

Person ID	ID	Question 8.12 - Do you agree with the Council using a sequential risk-based approach to direct development to areas at lowest risk of flooding?	Question 8.12a - If you answered No, what what would you change and why? Do you have an alternative approach? If Yes, you can make comments here.	Attachment 1	Attachment 2	Attachment 3	Attachment 4	Attachment 5	Attachment 6
1245044	LPIO-10343	yes							
1246544	LPIO-10561	yes	..except that "mitigation of flood risks" is too much of a get-out clause; there should be NO developement on flood plains, or low-lying land next to the coast. More tree-planting, and use of soft landscaping in developments, would help reduce flood risk						
1241065	LPIO-10575	no	Localised flooding may well occur due to the poor run off from roads because the drainage is full of silt and that most front of houses are slabbed.						
1246724	LPIO-10600	no	Any area which is prone to flooding (no matter how small) should be risk assessed vigorously, with preventative measures put in place and monitored.						
1246803	LPIO-10742	yes							
1246242	LPIO-11000		With the present conditions in parts of the country experiencing flooding it is abundantly clear that we must NOT BUILD ON FLOOD PLAIN. The Council have sufficient Brownfield and Dockland sites to negate the need for a sequential risk-based approach.						
1243890	LPIO-1146	yes							
1247196	LPIO-11622		Any area which is prone to flooding (no matter how small) should be risk assessed vigorously, with preventative measures put in place and monitored.						
1247214	LPIO-12454		Any area which is prone to flooding (no matter how small) should be risk assessed vigorously, with preventative measures put in place and monitored.						
1247492	LPIO-12557		Any area which is prone to flooding (no matter how small) should be risk assessed vigorously, with preventative measures put in place and monitored.						
1240843	LPIO-12713		Any area which is prone to flooding (no matter how small) should be risk assessed vigorously, with preventative measures put in place and monitored.						
1247578	LPIO-12912		Any area which is prone to flooding (no matter how small) should be risk assessed vigorously, with preventative measures put in place and monitored.						
1247510	LPIO-13037		Any area which is prone to flooding (no matter how small) should be risk assessed vigorously, with preventative measures put in place and monitored.						
1246335	LPIO-13175		Any area which is prone to flooding (no matter how small) should be risk assessed vigorously, with preventative measures put in place and monitored.						
1246853	LPIO-13428		Any area which is prone to flooding (no matter how small) should be risk assessed vigorously, with preventative measures put in place and monitored.						
1246852	LPIO-13554		Any area which is prone to flooding (no matter how small) should be risk assessed vigorously, with preventative measures put in place and monitored.						
1247746	LPIO-13709		Any area which is prone to flooding (no matter how small) should be risk assessed vigorously, with preventative measures put in place and monitored.						
1244681	LPIO-1393	yes	<ul style="list-style-type: none"> • No building on flood-plains, or on low-lying land next to the coast. • More tree-planting and use of sustainable drainage (ie including soft landscaping on developments) will reduce flood-risk. • Rivers should not be canalised where they could be allowed to flood fields in times of heavy rainfall. • Where redevelopment takes place policy should make clear that SUDs and nature based solutions to flood management and mitigation should be used. 						
1242183	LPIO-14026		Any area which is prone to flooding (no matter how small) should be risk assessed vigorously, with preventative measures put in place and monitored.						
1247218	LPIO-14121		Any area which is prone to flooding (no matter how small) should be risk assessed vigorously, with preventative measures put in place and monitored.						

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1247219	LPIO-14224		Any area which is prone to flooding (no matter how small) should be risk assessed vigorously, with preventative measures put in place and monitored.						
1247220	LPIO-14321		Any area which is prone to flooding (no matter how small) should be risk assessed vigorously, with preventative measures put in place and monitored.						
1247222	LPIO-14450		Any area which is prone to flooding (no matter how small) should be risk assessed vigorously, with preventative measures put in place and monitored.						
1247226	LPIO-14540		Any area which is prone to flooding (no matter how small) should be risk assessed vigorously, with preventative measures put in place and monitored.						
1247245	LPIO-14638		Any area which is prone to flooding (no matter how small) should be risk assessed vigorously, with preventative measures put in place and monitored.						
1246827	LPIO-14756		Any area which is prone to flooding (no matter how small) should be risk assessed vigorously, with preventative measures put in place and monitored.						
1243700	LPIO-1521	yes	Any area prone to flooding should not be built on. The sequential risk based approach is obviously not fool proof otherwise the Council would not have championed the developer of the Hoylake Golf resort to build a development on a flood plain.						
1247246	LPIO-15376		Any area which is prone to flooding (no matter how small) should be risk assessed vigorously, with preventative measures put in place and monitored.						
1247248	LPIO-15506		Any area which is prone to flooding (no matter how small) should be risk assessed vigorously, with preventative measures put in place and monitored.						
1247251	LPIO-15598		Any area which is prone to flooding (no matter how small) should be risk assessed vigorously, with preventative measures put in place and monitored.						
1247252	LPIO-15685		Any area which is prone to flooding (no matter how small) should be risk assessed vigorously, with preventative measures put in place and monitored.						
1247274	LPIO-15789		Any area which is prone to flooding (no matter how small) should be risk assessed vigorously, with preventative measures put in place and monitored.						
1247275	LPIO-15943		Any area which is prone to flooding (no matter how small) should be risk assessed vigorously, with preventative measures put in place and monitored.						
1247936	LPIO-16057		Any area which is prone to flooding (no matter how small) should be risk assessed vigorously, with preventative measures put in place and monitored.						
1247287	LPIO-16251		Any area which is prone to flooding (no matter how small) should be risk assessed vigorously, with preventative measures put in place and monitored.						
1241381	LPIO-163	yes							
1247344	LPIO-16339		Any area which is prone to flooding (no matter how small) should be risk assessed vigorously, with preventative measures put in place and monitored.						
1247349	LPIO-16426		Any area which is prone to flooding (no matter how small) should be risk assessed vigorously, with preventative measures put in place and monitored.						
1247353	LPIO-16514		Any area which is prone to flooding (no matter how small) should be risk assessed vigorously, with preventative measures put in place and monitored.						
1247354	LPIO-16609		Any area which is prone to flooding (no matter how small) should be risk assessed vigorously, with preventative measures put in place and monitored.						
1247434	LPIO-16710		Any area which is prone to flooding (no matter how small) should be risk assessed vigorously, with preventative measures put in place and monitored.						

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1247436	LPIO-16817		Any area which is prone to flooding (no matter how small) should be risk assessed vigorously, with preventative measures put in place and monitored.						
1247935	LPIO-16941		Any area which is prone to flooding (no matter how small) should be risk assessed vigorously, with preventative measures put in place and monitored.						
1247437	LPIO-17010		Any area which is prone to flooding (no matter how small) should be risk assessed vigorously, with preventative measures put in place and monitored.						
1247439	LPIO-17011		Any area which is prone to flooding (no matter how small) should be risk assessed vigorously, with preventative measures put in place and monitored.						
1247441	LPIO-17113		Any area which is prone to flooding (no matter how small) should be risk assessed vigorously, with preventative measures put in place and monitored.						
1247960	LPIO-17234		Any area which is prone to flooding (no matter how small) should be risk assessed vigorously, with preventative measures put in place and monitored.						
1247962	LPIO-17323		Any area which is prone to flooding (no matter how small) should be risk assessed vigorously, with preventative measures put in place and monitored.						
1244969	LPIO-1739	no	Large development sites proposed in settlement area 8 have not been considered in the evidence base document The Water Cycle Report 2013, with less than 10% of the current proposals allowed for in the report. Development in low risk areas could well impact significantly on other areas in flood risk category zones, both in terms of surface water and foul water which has a poorly served network in this settlement area						
1247966	LPIO-17434		Any area which is prone to flooding (no matter how small) should be risk assessed vigorously, with preventative measures put in place and monitored.						
1247971	LPIO-17532		Any area which is prone to flooding (no matter how small) should be risk assessed vigorously, with preventative measures put in place and monitored.						
1241726	LPIO-17632		Any area which is prone to flooding (no matter how small) should be risk assessed vigorously, with preventative measures put in place and monitored.						
1247979	LPIO-17797		Any area which is prone to flooding (no matter how small) should be risk assessed vigorously, with preventative measures put in place and monitored.						
1247980	LPIO-17798		Any area which is prone to flooding (no matter how small) should be risk assessed vigorously, with preventative measures put in place and monitored.						
1245502	LPIO-17928		Any area which is prone to flooding (no matter how small) should be risk assessed vigorously, with preventative measures put in place and monitored.						
1247541	LPIO-18027		Any area which is prone to flooding (no matter how small) should be risk assessed vigorously, with preventative measures put in place and monitored.						
1247539	LPIO-18134		Any area which is prone to flooding (no matter how small) should be risk assessed vigorously, with preventative measures put in place and monitored.						
1247996	LPIO-18306		Any area which is prone to flooding (no matter how small) should be risk assessed vigorously, with preventative measures put in place and monitored.						
1237857	LPIO-18350		Any area which is prone to flooding (no matter how small) should be risk assessed vigorously, with preventative measures put in place and monitored.						
1245060	LPIO-1927	yes	Any area which is prone to flooding (no matter how small) should be risk assessed vigorously, with preventative measures put in place and monitored.						
1241669	LPIO-194	yes							

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1246851	LPIO-21208		Any area which is prone to flooding (no matter how small) should be risk assessed vigorously, with preventative measures put in place and monitored.						
1246918	LPIO-21439		Any area which is prone to flooding (no matter how small) should be risk assessed vigorously, with preventative measures put in place and monitored.						
1246924	LPIO-21440		Any area which is prone to flooding (no matter how small) should be risk assessed vigorously, with preventative measures put in place and monitored.						
1246928	LPIO-21441		Any area which is prone to flooding (no matter how small) should be risk assessed vigorously, with preventative measures put in place and monitored.						
1246920	LPIO-21629		Any area which is prone to flooding (no matter how small) should be risk assessed vigorously, with preventative measures put in place and monitored.						
1246926	LPIO-21630		Any area which is prone to flooding (no matter how small) should be risk assessed vigorously, with preventative measures put in place and monitored.						
1245112	LPIO-2192	yes							
1248150	LPIO-22497		The housing stock in thee areas to be upgraded and retrofitted to make them carbon zero. Empty houses to be brought into use. Extra community policing to make residents feel more secure. Better public transport in these areas in particular, including trams. Squeeze pocket parks into these areas rather than more housing. These areas shame us all. The quality of life and mental and physical well being of residents is massively affected by the run-down housing stock and the general lack of possibilities for contact with nature. Repair recycling and upcycling of resources to be encouraged in these areas in the form of workshops. All community centres to be upgraded to the standard of the same in affluent areas. The difference between a community centre in Seacombe and in Hoylake is enormous. Even the one in New Brighton is small dank and miserable. People without resources deserve bright attractive spaces where they can pass their time. Access to such places should not just be for the affluent.						
1246762	LPIO-23687		Additionally, many green field sites on Wirral, including those highlighted in the local plan very visibly flood every year. Several developments on Wirral in recent years such as Upton Pines and Low Hill Gardens were built on similar such sites, and despite somehow being approved already have complaints of flooding. It's a simple demonstration that the protocols in place to turn greenfield land in to high quality housing are simply not good enough.						
1248438	LPIO-23801		The Council should be satisfied that its proposed housing allocations are located in areas identified as being at a low risk of flooding as part of its Strategic Flood Risk Assessment; the plan-making stage provides the opportunity to undertake the sequential testing of sites across the Borough consistent with paragraph 157 of the NPPF. Paragraph 158 is clear that development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. Accordingly, any proposed urban housing allocations listed in Appendix 4.1 of the I&O document, located in flood zones 2 and 3, should be subject to the sequential test to demonstrate that no reasonably available alternatives sites are available across the Borough to meet this housing need. The use of sustainable urban drainage systems as part of new developments is supported, consistent with paragraph 165 of the NPPF.	https://wirral-consult.objective.co.uk/file/5684850	https://wirral-consult.objective.co.uk/file/5657890				
1242185	LPIO-23951		It is right that the Council's preferred approach should have proper regard to the sequential test for flood risk. The recent flooding events across several counties are a timely reminder of the harm to communities and threat posed by unsustainable development in the flood plain. Flood avoidance and guidance for good design for alleviation and mitigation are important topics for the Local Plan.	https://wirral-consult.objective.co.uk/file/5659121	https://wirral-consult.objective.co.uk/file/5684263	https://wirral-consult.objective.co.uk/file/5657006			
1247798	LPIO-24268		The Council should be satisfied that its proposed housing allocations are located in those areas identified as being at a low risk of flooding as part of its Strategic Flood Risk Assessment; the plan-making stage provides the opportunity to undertake the sequential testing of sites across the Borough consistent with paragraph 157 of the NPPF. Paragraph 158 is clear that development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. This should also apply to any urban housing allocations. The use of sustainable urban drainage systems as part of new developments is supported, consistent with paragraph 165 of the NPPF.	https://wirral-consult.objective.co.uk/file/5684846					
1248557 (Environment Agency)	LPIO-24462		Applying the Sequential Test to direct development to areas at the lowest risk of flooding is a requirement of the National Planning Policy Framework, so we therefore fully support this approach.						

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1244826	LPIO-2476	yes	Any area which is prone to flooding (no matter how small) should be risk assessed vigorously, with preventative measures put in place and monitored.						
1248749	LPIO-24904		We promote the use of the sequential test for flooding. It should, however, be noted that major allocations within Birkenhead are within flood zone 3 under the EA flooding guidance map (reproduced in Figure 11.1 of our attachment). The sequential test would not support the development of these sites in the first instance and we would want to see further assessment as to how these sites will be deliverable in line with the climate change policies that are likely to be drafted and want opportunity to comment on the draft policies in the future.	https://wirral-consult.objective.co.uk/file/5684847	https://wirral-consult.objective.co.uk/file/5684848	https://wirral-consult.objective.co.uk/file/5684845			
1248524	LPIO-24919		We are concerned that the Council should have proper regard to the sequential test for flood risk. The recent flooding events across several counties are a timely reminder of the harm to communities and threat posed by unsustainable development in the flood plain. Flood alleviation and mitigation are important topics for the policies and allocations of the Local Plan.	https://wirral-consult.objective.co.uk/file/5684261					
1248769	LPIO-25023		We promote the use of the sequential test for flooding. It should, however, be noted that major allocations within Birkenhead are within flood zone 3 under the EA flooding guidance map (reproduced in Figure 11.1 of our attachment). The sequential test would not support the development of these sites in the first instance and we would want to see further assessment as to how these sites will be deliverable in line with the climate change policies that are likely to be drafted and want opportunity to comment on the draft policies in the future.	https://wirral-consult.objective.co.uk/file/5659045	https://wirral-consult.objective.co.uk/file/5684957	https://wirral-consult.objective.co.uk/file/5659039	https://wirral-consult.objective.co.uk/file/5659038	https://wirral-consult.objective.co.uk/file/5684956	
1248823	LPIO-25127		We promote the use of the sequential test for flooding. It should, however, be noted that major allocations within Birkenhead are within flood zone 3 under the EA flooding guidance map (reproduced in Figure 11.1 of our attachment). The sequential test would not support the development of these sites in the first instance and we would want to see further assessment as to how these sites will be deliverable in line with the climate change policies that are likely to be drafted and want opportunity to comment on the draft policies in the future.	https://wirral-consult.objective.co.uk/file/5674317	https://wirral-consult.objective.co.uk/file/5684865	https://wirral-consult.objective.co.uk/file/5684849			
1248832	LPIO-25237		We promote the use of the sequential test for flooding. It should, however, be noted that major allocations within Birkenhead are within flood zone 3 under the EA flooding guidance map (reproduced in Figure 11.1 of our attachment). The sequential test would not support the development of these sites in the first instance and we would want to see further assessment as to how these sites will be deliverable in line with the climate change policies that are likely to be drafted and want opportunity to comment on the draft policies in the future.	https://wirral-consult.objective.co.uk/file/5684857	https://wirral-consult.objective.co.uk/file/5659562				
1248833	LPIO-25341		We promote the use of the sequential test for flooding. It should, however, be noted that major allocations within Birkenhead are within flood zone 3 under the EA flooding guidance map (reproduced in Figure 11.1 of our attachment). The sequential test would not support the development of these sites in the first instance and we would want to see further assessment as to how these sites will be deliverable in line with the climate change policies that are likely to be drafted and want opportunity to comment on the draft policies in the future.	https://wirral-consult.objective.co.uk/file/5661125	https://wirral-consult.objective.co.uk/file/5661100	https://wirral-consult.objective.co.uk/file/5661124	https://wirral-consult.objective.co.uk/file/5661129		
1248956	LPIO-25430		We have no particular view on the use of a sequential risk-based approach as this is endorsed within the national policy and guidance but reserve the right to comment on the relevant policies within the Draft Local Plan.	https://wirral-consult.objective.co.uk/file/5677474	https://wirral-consult.objective.co.uk/file/5684859				
1248986	LPIO-25551		We promote the use of the sequential test for flooding. It should, however, be noted that major allocations within Birkenhead are within flood zone 3 under the EA flooding guidance map (reproduced in Figure 11.1 of our attachment). The sequential test would not support the development of these sites in the first instance and we would want to see further assessment as to how these sites will be deliverable in line with the climate change policies that are likely to be drafted and want opportunity to comment on the draft policies in the future.	https://wirral-consult.objective.co.uk/file/5662723	https://wirral-consult.objective.co.uk/file/5662725	https://wirral-consult.objective.co.uk/file/5662770			
1249015	LPIO-25609		We have no particular view on the use of a sequential risk-based approach as this is endorsed within the national policy and guidance but reserve the right to comment on the relevant policies within the Draft Local Plan.	https://wirral-consult.objective.co.uk/file/5684897					
1246458	LPIO-25824		Any area which is prone to flooding (no matter how small) should be risk assessed vigorously, with preventative measures put in place and monitored.						
1246459	LPIO-25825		Any area which is prone to flooding (no matter how small) should be risk assessed vigorously, with preventative measures put in place and monitored.						

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1249100	LPIO-26010 1 of 3		We have no particular view on the use of a sequential risk-based approach as this is endorsed within the national policy and guidance but reserve the right to comment on the relevant policies within the Draft Local Plan.	https://wirral-consult.objective.co.uk/file/5677514	https://wirral-consult.objective.co.uk/file/5677512	https://wirral-consult.objective.co.uk/file/5684898	https://wirral-consult.objective.co.uk/file/5677513	https://wirral-consult.objective.co.uk/file/5677509	https://wirral-consult.objective.co.uk/file/5684951
1249100	LPIO-26010 2 of 3		We have no particular view on the use of a sequential risk-based approach as this is endorsed within the national policy and guidance but reserve the right to comment on the relevant policies within the Draft Local Plan.	https://wirral-consult.objective.co.uk/file/5677510	https://wirral-consult.objective.co.uk/file/5684895	https://wirral-consult.objective.co.uk/file/5677508	https://wirral-consult.objective.co.uk/file/5677511	https://wirral-consult.objective.co.uk/file/5684949	https://wirral-consult.objective.co.uk/file/5677516
1249100	LPIO-26010 3 of 3		We have no particular view on the use of a sequential risk-based approach as this is endorsed within the national policy and guidance but reserve the right to comment on the relevant policies within the Draft Local Plan.	https://wirral-consult.objective.co.uk/file/5677507					
1249116	LPIO-26045		We have no objection to the Council using a sequential risk-based approach to direct development to areas at lowest risk of flooding providing this fully accords with national guidance but reserve the right to comment when further detail is released.	https://wirral-consult.objective.co.uk/file/5684802	https://wirral-consult.objective.co.uk/file/5684835	https://wirral-consult.objective.co.uk/file/5677041	https://wirral-consult.objective.co.uk/file/5677037	https://wirral-consult.objective.co.uk/file/5684804	
1249116	LPIO-26047		We have no objection to the Council using a sequential risk-based approach to direct development to areas at lowest risk of flooding providing this fully accords with national guidance but reserve the right to comment when further detail is released.	https://wirral-consult.objective.co.uk/file/5684802	https://wirral-consult.objective.co.uk/file/5684835	https://wirral-consult.objective.co.uk/file/5677041	https://wirral-consult.objective.co.uk/file/5677037	https://wirral-consult.objective.co.uk/file/5684804	
1249116	LPIO-26003 1 of 2		We have no objection to the Council using a sequential risk-based approach to direct development to areas at lowest risk of flooding providing this fully accords with national guidance but reserve the right to comment when further detail is released.	https://wirral-consult.objective.co.uk/file/5675698	https://wirral-consult.objective.co.uk/file/5675693	https://wirral-consult.objective.co.uk/file/5675700	https://wirral-consult.objective.co.uk/file/5675692	https://wirral-consult.objective.co.uk/file/5675697	https://wirral-consult.objective.co.uk/file/5675694
1249116	LPIO-26003 2 of 2		We have no objection to the Council using a sequential risk-based approach to direct development to areas at lowest risk of flooding providing this fully accords with national guidance but reserve the right to comment when further detail is released.	https://wirral-consult.objective.co.uk/file/5675696					
1249116	LPIO-26081		We have no objection to the Council using a sequential risk-based approach to direct development to areas at lowest risk of flooding providing this fully accords with national guidance but reserve the right to comment when further detail is released.	https://wirral-consult.objective.co.uk/file/5674240	https://wirral-consult.objective.co.uk/file/5684832	https://wirral-consult.objective.co.uk/file/5674256	https://wirral-consult.objective.co.uk/file/5684834	https://wirral-consult.objective.co.uk/file/5684837	
1237870	LPIO-2615	no	If there is any risk of flooding, no matter how small, then this land should NOT be used for development.						
1245180	LPIO-2787	yes	Any area which is prone to flooding (no matter how small) should be risk assessed vigorously, with preventative measures put in place and monitored.						
1245100	LPIO-2812	no	There should be no building on flood plains or on low lying land next to the coast. More tree planting and the use of sustainable drainage (soft landscape on all developments) will reduce flood risk. Rivers should not be canalised where they could be allowed to flood to fields in times of heavy rainfall Where redevelopment takes place policy should make clear that SUDs and nature based solutions to flood management and mitigation should be used.						
1245159	LPIO-3090	yes	Reject the Hoylake Golf Resort and develop a nature/bird reserve on the flood plain of Carr Fields.						
1238645	LPIO-3190	yes	No building on flood-plains, or on low-lying land next to the coast. More tree-planting and use of sustainable drainage (ie including soft landscaping on developments) will reduce flood-risk. Rivers should not be canalised where they could be allowed to flood fields in times of heavy rainfall. Where redevelopment takes place policy should make clear that SUDs and nature based solutions to flood management and mitigation should be used.						
1241315	LPIO-3319	no	Any area which is prone to flooding (no matter how small) should be risk assessed vigorously, with preventative measures put in place and monitored.						
1237944	LPIO-3463	yes							
1245462	LPIO-3646	yes							
1237827	LPIO-3831	yes							
1245288	LPIO-3900	yes							
1238835	LPIO-4042	no	We have very recently seen, how much flood protection we are afforded by our Greenbelt and green spaces. We have a lot of areas which are prone to flooding. All areas, irrespective of size, should be risk assessed and preventative measures introduced with constant monitoring. We have already seen the damage that can be afflicted in other areas of the country, due to flooding (as a consequence of climate change), therefore Council needs to be vigilant in it approach.						

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1240939	LPIO-4180	yes							
1245346	LPIO-4256	yes	No building on flood-plains, or on low-lying land next to the coast. More tree-planting and use of sustainable drainage (ie including soft landscaping on developments) will reduce flood-risk. Rivers should not be canalised where they could be allowed to flood fields in times of heavy rainfall. Where redevelopment takes place policy should make clear that SUDs and nature based solutions to flood management and mitigation should be used.						
1245638	LPIO-4318	yes	Any area which is prone to flooding (no matter how small) should be risk assessed vigorously, with preventative measures put in place and monitored. As seen in the last few months any building on flood prone land should not be allowed.						
1244720	LPIO-4770	yes							
1245713	LPIO-5127		Do not build housing development on areas prone to flooding						
1245501	LPIO-5157	no	Prioritising areas with lower risk to flooding above other criteria, with the result of rezoning green field agricultural sites to potential residential development areas should not be considered. Effective management of the entire catchment areas and basin through active land management including agriculture and reforestation would mitigate risk of flooding in more suitable brownfield sites and urban areas ready for urban regeneration.						
1245496	LPIO-5246	yes	Any area which is prone to flooding should be risk assessed with preventative measures put into place. The area around Arroe Book and Harrock Wood is an area liable to flooding and no development should take place in the surrounding area.						
1246006	LPIO-5354	no	No building on flood-plains, or on low-lying land next to the coast. More tree-planting and use of sustainable drainage (ie including soft landscaping on developments) will reduce flood-risk. Rivers should not be canalised where they could be allowed to flood fields in times of heavy rainfall. Where redevelopment takes place policy should make clear that SUDs and nature based solutions to flood management and mitigation should be used.						
1245984	LPIO-5770		Even areas at low risk of flooding may be at greater risk in the future due to global warming. Therefore development should not be undertaken on any land with even the slightest risk of flooding.						
1246310	LPIO-5977	no	Any area which is prone to flooding (no matter how small) should be risk assessed vigorously, with preventative measures put in place and monitored.						
1238310	LPIO-6194	no	The draft final plan should be delayed. JBA flood risk report clearly insists that prior to any final site selection a detailed flood risk analysis is required. This has not been done. There is not enough time to assess each site selected. This is particularly relevant to previously undeveloped green belt sites. The JBA report is currently not detailed or specific enough to any greenbelt parcel to make site selections. It is a desk top exercise that is not co-ordinated with Arup's greenbelt parcels or the SHLAA maps. It therefore understandably contains contradictions and is inconsistent interpretations between the areas that have been assessed are required when looking at a specific site. Site selection is too early. Detailed and specific information is not available to make sound decisions on the flood risk consequences of developing a specific site.						
1244896	LPIO-6275	yes	It is right that the Council's preferred approach should have proper regard to the sequential test for flood risk. The recent flooding events across several counties are a timely reminder of the harm to communities and threat posed by unsustainable development in the flood plain. Flood avoidance and guidance for good design for alleviation and mitigation are important topics for the Local Plan. Any area which is prone to flooding (no matter how small) should be risk assessed thoroughly, with preventative measures put in place and monitored. Make tackling climate change the priority for the whole Plan. Protect land for natural flood defence measures such as carefully-located tree planting, marshland, flood storage: e.g. Ditton Lane nature area and the fields west of it (new LWS). Demand SuDS for all development.						
1246402	LPIO-6482	yes							
1242751	LPIO-650	no	Any area which is prone to flooding (no matter how small) should be risk assessed vigorously, with preventative measures put in place and monitored.						
1241661	LPIO-6839	yes	<ul style="list-style-type: none"> • No more non-permeable surfacing for drive ways, front/side gardens • No building on flood-plains, or on low-lying land next to the coast. • More tree-planting and use of sustainable drainage (ie including soft landscaping on developments) will reduce flood-risk. • Rivers should not be canalised where they could be allowed to flood fields in times of heavy rainfall. • Where redevelopment takes place policy should make clear that SUDs and nature based solutions to flood management and mitigation should be used. 						

Person ID	ID	Question 8.12 - Do you agree with the Council using a sequential risk-based approach to direct development to areas at lowest risk of flooding?	Question 8.12a - If you answered No, what what would you change and why? Do you have an alternative approach? If Yes, you can make comments here.	Attachment 1	Attachment 2	Attachment 3	Attachment 4	Attachment 5	Attachment 6
1241723	LPIO-6941	yes	There should be no building on flood-plains, or on low-lying land next to the coast. We should have more tree-planting and use of sustainable drainage (ie including soft landscaping on developments) will reduce flood-risk. Rivers should not be canalised where they could be allowed to flood fields in times of heavy rainfall. Where redevelopment takes place policy should make clear that SUDs and nature based solutions to flood management and mitigation should be used. Efforts should be made to mitigate flooding in some areas with defence walls.						
1245086	LPIO-6968		All areas likely to have any level of flooding should be risk assessed.						
1237647	LPIO-717	yes	The Council should use available statutory powers to prohibit development on areas at high risk of flooding, and should require developers to plan for flood mitigation.						
1246488	LPIO-7303		Any area which is prone to flooding (no matter how small) should be risk assessed vigorously, with preventative measures put in place and monitored.						
1246348	LPIO-7365	no	No building on flood plains. The risk may be small but when houses are built who knows what the ramifications may be. Work with nature, not against it.						
1246592	LPIO-7842	yes	Any area which is prone to flooding (no matter how small) should be risk assessed vigorously, with preventative measures put in place and monitored and should not be developed						
1243342	LPIO-789	yes							
1246594	LPIO-8007		Any area which is prone to flooding (no matter how small) should be risk assessed vigorously, with preventative measures put in place and monitored						
1240903	LPIO-8033	yes	No flood land should be built on. Any area which is prone to flooding (no matter how small) should be risk assessed vigorously, with preventative measures put in place and monitored.						
1246605	LPIO-8203	yes	Any area which is prone to flooding (no matter how small) should be risk assessed vigorously, with preventative measures put in place and monitored						
1246612	LPIO-8401	yes	shouldn't build on flood plains						
1237882	LPIO-8469	yes	Any area which is prone to flooding (no matter how small) should be risk assessed vigorously, with preventative measures put in place and monitored.						
1241770	LPIO-8474	no	Cannot comment as unable to find explanation as to what a 'sequential risk based approach' actually means. The whole of Wirral is subject to flooding which is only going to increase as we get deeper into the climate crisis. Flood risk assessment needs to be rigorous and applied strictly when considering developments in all areas.						
1237832	LPIO-8626	yes	There should be no need for any exceptionalism						
1246523	LPIO-8652	yes	There is going to be a rise of sea level but how much is not certain. Development should take account of the worst possible scenario.						
1246598 (Hoylake Vision)	LPIO-8731	yes							
1240653	LPIO-8771	yes							
1246631	LPIO-8973	yes							
1240872	LPIO-9175	no	Flooding risk is increasing year on year. No areas in any risk rating should be included.						
1245034	LPIO-9211	yes							
1239377	LPIO-9218	yes	Any area which is prone to flooding (no matter how small) should be risk assessed vigorously, with preventative measures put in place and monitored.						
1246651	LPIO-9263	no	No building on floodplains or on low lying land next to the coast. More tree planting and use of sustainable drainage i.e. including soft landscaping on developments will reduce flood risk. Rivers should not be canalized where they could be allowed to flood fields in times of heavy rainfall. Where redevelopment takes place policy should make clear that SUDs and nature-based solutions to flood management and mitigation should be used.						

Person ID	ID	Question 8.12 - Do you agree with the Council using a sequential risk-based approach to direct development to areas at lowest risk of flooding?	Question 8.12a - If you answered No, what what would you change and why? Do you have an alternative approach? If Yes, you can make comments here.	Attachment 1	Attachment 2	Attachment 3	Attachment 4	Attachment 5	Attachment 6
1245289	LPIO-9358	yes							
1246678	LPIO-9392	yes							
1241495	LPIO-9480	yes							
1246624	LPIO-9485	yes	Any risk to flooding should be reviewed in depth						
1243448	LPIO-974	no	This approach does not solve the problem. There are green belt/field sites upstream from the areas of high flood risk which currently, naturally absorb a significant volume of surface water and prevent it from continuing down stream to increase the flood risk of the already high risk areas. Developing on these apparently lower risk areas would increase the level of flooding in the high risk areas. For example, developing on green field sites which run off into feeder streams and ditches which feed into Greasby Brook, Arrowe Brook and Newton Brook would increase the risk of flooding down stream in the already high risk areas.						
1242554	LPIO-9747	yes	We support this approach.						
1246693	LPIO-9901	yes	Any area which is prone to flooding (no matter how small) should be risk assessed vigorously, with preventative measures put in place and monitored. Reduction of greenbelt, agricultural land, green open spaces and trees will increase the flooding risks.						
1237724	LPIO-9906	no	I think the Council is missing a great opportunity to develop land which at the moment has the label of "at flood risk" but actually is only endangered by minor stream which could be easily and cost effectively either diverted or culverted or deepened (whatever) to release large tracts of land for development. (Moreton to Wallasey)						