

Person ID	ID	Question 2.11 - Are you aware of any other ways that potential gaps in viability could be addressed in the Local Plan, to bring more urban brownfield sites forward for development?	Question 2.11a - If you answered Yes, what are they, for example? (please select):	Question 2.11b - If you answered Other, give details here:	Question 2.11c - Please give details below:	Attachment 1	Attachment 2	Attachment 3	Attachment 4	Attachment 5	Attachment 6
1246747	LPIO-10024	yes	Other (please state);	Incentivise individuals/companies who own undeveloped brownfield sites, to either sell their land, or develop dwellings/regenerate on their land. This would discourage land banking in urban areas and protect the greenbelt.	See previous comments.						
1246760	LPIO-10087	yes	Other (please state);		Remove the option for developers to build on Green Belt. Then they can focus on Brownfield land. If there are exceptional issues with specific sites (e.g. ground contamination) then the Council needs to explore ways to incentivise the developers to deal with it, possibly through grants or concessions.						
1244412	LPIO-1010	yes	Greater density; External funding; Community infrastructure levy (CIL);								
1246792	LPIO-10126	yes	Greater density;		The use of Brownfield already sold by the council.						
1241065	LPIO-10151		Greater density;								
1240223	LPIO-10216	yes	Other (please state);	Through the use of tailored allocations for "Flexible Commercial Use" where there is poor evidence that a presumption for B1/B2/B8 will be consistent with an approach that can maximise sustainable economic development over the Plan period.	We feel that it is hugely important to reflect upon paragraph 2.80 which we refer you to. This recognises that these B1/B2/B8 uses are not commercially viable without subsidy. That being the case, the Council should be much more pragmatic in terms of taking blanket approaches to allocating very large tracts as Primarily Industrial Areas where their own evidence shows that this is not deliverable. Opportunities should be taken to introduce more flexibility to allow other commercial uses which generate employment to be accommodated. That was best addressed through the proposed Flexible Commercial Use zoning identified in the previous consultation and this approach should have been retained and its utilisation extended. As an example of this approach, we previously supported the identification of parcel ELPS094 for "flexible commercial use" subject to it being extended to include the Prenton Office Park and Total Fitness to the south. Total Fitness is a large established D2 use whilst the land identified under ELPS094 is now subject of a planning approval for an A3/A5 McDonald's. The Prenton Office Park is sandwiched between the two and has proved over many years to be very difficult to secure sufficient lettings to make it a sustainable viable proposition. This area of land should (in totality) be identified for "flexible commercial use" rather than a restrictive B1/B2/B8 allocation which does not even represent the reality of what has been found acceptable to date.						
1246772	LPIO-10278	yes	External funding;								
1248825	LPIO-10650	yes	External funding;		It will be necessary for the Council to work with Homes England and the Combined Authority to secure funding to address viability issues and help to accelerate housing delivery on major brownfield sites across the Council area. The level of affordable housing and S106 contributions must be amended where application stage viability assessments prove that viability constraints require reduced levels of policy provision.	https://wirral-consult.objective.co.uk/file/5684264					
1243890	LPIO-1082	yes	Greater density; External funding;								
1247015	LPIO-11426				The Council should be maximising identification and pursuit of the many grants available from the Government and other sources (e.g. Houses England) that are available to promote land remediation and regeneration.						
1247196	LPIO-11559				The gaps in viability comes down to Council in days gone by having no foresight in growth, either economic or population. This still applies today. These studies should be scrapped and redone realistically.						

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1240731	LPIO-1179	yes	Other (please state); Greater density; External funding;	WBC should look for more funding sources to make all urban sites more viable and deliverable. They should be more proactive in ensuring that small developers are aware of all grants and tax breaks available to them for regenerating urban areas.	WBC should look for more funding sources to make all urban sites more viable and deliverable. They should be more proactive in ensuring that small developers are aware of all grants and tax breaks available to them for regenerating urban areas. The Government in its Policy Paper Budget 2020 updated 12th March 2020 launched a £400 million Brownfield Housing Fund – with the aim of creating more homes by bringing more brownfield land into development.						
1241412	LPIO-122	yes	Other (please state);	New bus routes or train station	Too easy to just dismiss zone 1 because developers won't make money. If new bus route/rail station were included then the issue lessens. Council should be developing Brownfield land first and Greenbelt areas as a last resort.						
1247214	LPIO-12386				The gaps in viability comes down to Council in days gone by having no foresight in growth, either economic or population. This still applies today. These studies should be scrapped and redone realistically.						
1247492	LPIO-12481				The gaps in viability comes down to Council in days gone by having no foresight in growth, either economic or population. This still applies today. These studies should be scrapped and redone realistically.						
1240843	LPIO-12649				The gaps in viability comes down to Council in days gone by having no foresight in growth, either economic or population. This still applies today. These studies should be scrapped and redone realistically.						
1247578	LPIO-12847				The gaps in viability comes down to Council in days gone by having no foresight in growth, either economic or population. This still applies today. These studies should be scrapped and redone realistically.						
1247510	LPIO-12971				The gaps in viability comes down to Council in days gone by having no foresight in growth, either economic or population. This still applies today. These studies should be scrapped and redone realistically.						
1243700	LPIO-1307	yes	Community infrastructure levy (CIL); External funding;		The gaps in viability are the result of WBC not having a development plan in place since 2001. The current studies should be recalibrated to reflect the real picture of Wirral today based upon the needs of the people of Wirral and not on the needs of developers. Presently Wirral is to developers as the Klondyke was to goldminers. - Fortunes to be made!						
1246335	LPIO-13094				The gaps in viability comes down to Council in days gone by having no foresight in growth, either economic or population. This still applies today. These studies should be scrapped and redone realistically.						
1246853	LPIO-13363				The gaps in viability comes down to Council in days gone by having no foresight in growth, either economic or population. This still applies today. These studies should be scrapped and redone realistically.						
1246852	LPIO-13485				The gaps in viability comes down to Council in days gone by having no foresight in growth, either economic or population. This still applies today. These studies should be scrapped and redone realistically.						
1247746	LPIO-13639				The gaps in viability comes down to Council in days gone by having no foresight in growth, either economic or population. This still applies today. These studies should be scrapped and redone realistically.						
1244629	LPIO-1376				The studies in growth from an economic viewpoint and population growth viewpoint would seem to need to be addressed again. Whatever has happened in the past with Council should be forgotten, we need to move on.						
1238192	LPIO-13833				The Council should be maximising identification and pursuit of the many grants available from the Government and other sources (e.g. Houses England) that are available to promote land remediation and regeneration.						
1247012	LPIO-13887				The Council should be maximising identification and pursuit of the many grants available from the Government and other sources (e.g. Houses England) that are available to promote land remediation and regeneration.						
1247014	LPIO-13941				The Council should be maximising identification and pursuit of the many grants available from the Government and other sources (e.g. Houses England) that are available to promote land remediation and regeneration.						
1242183	LPIO-13956				The gaps in viability comes down to Council in days gone by having no foresight in growth, either economic or population. This still applies today. These studies should be scrapped and redone realistically.						
1247218	LPIO-14052				The gaps in viability comes down to Council in days gone by having no foresight in growth, either economic or population. This still applies today. These studies should be scrapped and redone realistically.						

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1247219	LPIO-14157				The gaps in viability comes down to Council in days gone by having no foresight in growth, either economic or population. This still applies today. These studies should be scrapped and redone realistically.						
1247220	LPIO-14268				The gaps in viability comes down to Council in days gone by having no foresight in growth, either economic or population. This still applies today. These studies should be scrapped and redone realistically.						
1247222	LPIO-14386				The gaps in viability comes down to Council in days gone by having no foresight in growth, either economic or population. This still applies today. These studies should be scrapped and redone realistically.						
1247226	LPIO-14474				The gaps in viability comes down to Council in days gone by having no foresight in growth, either economic or population. This still applies today. These studies should be scrapped and redone realistically.						
1247245	LPIO-14564				The gaps in viability comes down to Council in days gone by having no foresight in growth, either economic or population. This still applies today. These studies should be scrapped and redone realistically.						
1246827	LPIO-14693				The gaps in viability comes down to Council in days gone by having no foresight in growth, either economic or population. This still applies today. These studies should be scrapped and redone realistically.						
1247016	LPIO-14878				The Council should be maximising identification and pursuit of the many grants available from the Government and other sources (e.g. Houses England) that are available to promote land remediation and regeneration.						
1238043	LPIO-1491	yes	Greater density; External funding; Community infrastructure levy (CIL);								
1239377	LPIO-1492	yes	Other (please state);		The problem is, the current Council leadership is picking up the broken baggage from their lacklustre predecessors who lacked the foresight to tackle the Local Plan process when it needed doing. There is no mileage in taking the 'best' of the previous administration's efforts (there is probably very little to pick from) and trying to build a cohesive Local Plan which people can actually believe in. Council should treat previous data as 'contaminated' and start afresh with studies which actually hold water.						
1247018	LPIO-14947				The Council should be maximising identification and pursuit of the many grants available from the Government and other sources (e.g. Houses England) that are available to promote land remediation and regeneration.						
1247246	LPIO-15313				The gaps in viability comes down to Council in days gone by having no foresight in growth, either economic or population. This still applies today. These studies should be scrapped and redone realistically.						
1247248	LPIO-15413				The gaps in viability comes down to Council in days gone by having no foresight in growth, either economic or population. This still applies today. These studies should be scrapped and redone realistically.						
1247251	LPIO-15530				The gaps in viability comes down to Council in days gone by having no foresight in growth, either economic or population. This still applies today. These studies should be scrapped and redone realistically.						
1247252	LPIO-15622				The gaps in viability comes down to Council in days gone by having no foresight in growth, either economic or population. This still applies today. These studies should be scrapped and redone realistically.						
1247274	LPIO-15714				The gaps in viability comes down to Council in days gone by having no foresight in growth, either economic or population. This still applies today. These studies should be scrapped and redone realistically.						
1247275	LPIO-15823				The gaps in viability comes down to Council in days gone by having no foresight in growth, either economic or population. This still applies today. These studies should be scrapped and redone realistically.						
1247935	LPIO-15959				The gaps in viability comes down to Council in days gone by having no foresight in growth, either economic or population. This still applies today. These studies should be scrapped and redone realistically.						
1247936	LPIO-15968				The gaps in viability comes down to Council in days gone by having no foresight in growth, either economic or population. This still applies today. These studies should be scrapped and redone realistically.						

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1244969	LPIO-1600	yes	Greater density; External funding; Community infrastructure levy (CIL);		The offer to release Green Belt deters the opportunity to regenerate where the need is required. Affordable housing on a large scale never happens in leafy lanes. We do not need any more large houses in Wirral.						
1247287	LPIO-16188				The gaps in viability comes down to Council in days gone by having no foresight in growth, either economic or population. This still applies today. These studies should be scrapped and redone realistically.						
1247344	LPIO-16275				The gaps in viability comes down to Council in days gone by having no foresight in growth, either economic or population. This still applies today. These studies should be scrapped and redone realistically.						
1247349	LPIO-16363				The gaps in viability comes down to Council in days gone by having no foresight in growth, either economic or population. This still applies today. These studies should be scrapped and redone realistically.						
1244898	LPIO-1637	yes	Other (please state); Greater density; External funding; Community infrastructure levy (CIL);	There are many ways to improve chances of having deliverability of sites accepted. Some given in 2.11c.	Wirral doesn't need 12,000 dwellings adding to existing Stock. Reduce Housing Requirement to the scale of figure calculated/agreed by the Council's own expert Consultants, Liverpool and Manchester Universities, and WGSAs experts, Prof. David Gregg and Graham Stevens – circa 3,000. Delay Regulation 19 by 3 months to allow the time necessary to validate more brownfield sites as 'sound' and funded. Until May 2019, Council admit by policy aiming at Green Belt release/development and so, having been forced to change, are strapped for time and are not as advanced as they need to be to deliver an appropriate Local Plan. Go for a 'stepped' approach, Option 1B. This would produce more time to validate sites and increase Inspector's confidence that marginal sites can be brought forward in due time. Have a 'Vision' which captures the attention and imagination of the public and developers. Improve demand and involvement by being more attractive to business and inward investment. Council to progress plans and funding for 'hinterland' around Docks and Waterfront to increase critical mass of Regeneration and help address Market Resistance. Change Leadership on the Council and employ more expertise. Listen to and support smaller brownfield landowners/developers who say they are being ignored by the Council, who are only concerned with large projects. Involve and direct more positively 'registered providers' who complain of a lack of Vision and clarity as to what is wanted and where. Council admit their failings here but need to harness the potential of RPs who have easier access to English Homes and other funding sources.						
1247353	LPIO-16450				The gaps in viability comes down to Council in days gone by having no foresight in growth, either economic or population. This still applies today. These studies should be scrapped and redone realistically.						
1247354	LPIO-16539				The gaps in viability comes down to Council in days gone by having no foresight in growth, either economic or population. This still applies today. These studies should be scrapped and redone realistically.						
1247434	LPIO-16637				The gaps in viability comes down to Council in days gone by having no foresight in growth, either economic or population. This still applies today. These studies should be scrapped and redone realistically.						
1247436	LPIO-16749				The gaps in viability comes down to Council in days gone by having no foresight in growth, either economic or population. This still applies today. These studies should be scrapped and redone realistically.						
1247437	LPIO-16861				The gaps in viability comes down to Council in days gone by having no foresight in growth, either economic or population. This still applies today. These studies should be scrapped and redone realistically.						
1247439	LPIO-16863				The gaps in viability comes down to Council in days gone by having no foresight in growth, either economic or population. This still applies today. These studies should be scrapped and redone realistically.						
1247441	LPIO-17050				The gaps in viability comes down to Council in days gone by having no foresight in growth, either economic or population. This still applies today. These studies should be scrapped and redone realistically.						
1247960	LPIO-17171				The gaps in viability comes down to Council in days gone by having no foresight in growth, either economic or population. This still applies today. These studies should be scrapped and redone realistically.						
1247962	LPIO-17258				The gaps in viability comes down to Council in days gone by having no foresight in growth, either economic or population. This still applies today. These studies should be scrapped and redone realistically.						

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1247966	LPIO-17363				The gaps in viability comes down to Council in days gone by having no foresight in growth, either economic or population. This still applies today. These studies should be scrapped and redone realistically.						
1247971	LPIO-17465				The gaps in viability comes down to Council in days gone by having no foresight in growth, either economic or population. This still applies today. These studies should be scrapped and redone realistically.						
1241726	LPIO-17558				The gaps in viability comes down to Council in days gone by having no foresight in growth, either economic or population. This still applies today. These studies should be scrapped and redone realistically.						
1242966	LPIO-17588				I am pleased to see that the Council has developed a housing delivery team, but this is rather late as many Councils developed these several years ago to facilitate the development of housing on brownfield sites to meet the housing needs of residents. This team needs to more proactively explore further potential of brownfield sites. The Council needs to develop a strategy to overcome the challenges of lack of viability on the eastern side of the Borough of the brownfield land supply. This can include, seeking external funding resource, the flexible use of its land assets, intervention in place making creating development platforms to create value and improve viability of sites and in some instances of a the use of Compulsory Purchase powers.						
1247979	LPIO-17664				The gaps in viability comes down to Council in days gone by having no foresight in growth, either economic or population. This still applies today. These studies should be scrapped and redone realistically.						
1247980	LPIO-17665				The gaps in viability comes down to Council in days gone by having no foresight in growth, either economic or population. This still applies today. These studies should be scrapped and redone realistically.						
1245502	LPIO-17850				The gaps in viability comes down to Council in days gone by having no foresight in growth, either economic or population. This still applies today. These studies should be scrapped and redone realistically.						
1247541	LPIO-17952				The gaps in viability comes down to Council in days gone by having no foresight in growth, either economic or population. This still applies today. These studies should be scrapped and redone realistically.						
1245060	LPIO-1805	yes	Other (please state);		The gaps in viability comes down to Council in days gone by having no foresight in growth, either economic or population. This still applies today. These studies should be scrapped and redone realistically.						
1247539	LPIO-18054				The gaps in viability comes down to Council in days gone by having no foresight in growth, either economic or population. This still applies today. These studies should be scrapped and redone realistically.						
1245069	LPIO-1811	yes	Other (please state);		Require the Wirral Waters development to be accelerated. This one project could help address the needs of Wirral and remove the need to develop elsewhere. Encouragement should be sought to move this forward, the benefit being to protect the whole of the Wirral for the future benefit of everyone. Whilst it is appreciated it is never that simple, perhaps in fact it really is. Why jeopardize everything when there is any easy solution starring us in the face. Also do we need to build the number of dwellings proposed? Not if population growth is accurate.						
1237857	LPIO-18155				The gaps in viability comes down to Council in days gone by having no foresight in growth, either economic or population. This still applies today. These studies should be scrapped and redone realistically.						
1247996	LPIO-18211				The gaps in viability comes down to Council in days gone by having no foresight in growth, either economic or population. This still applies today. These studies should be scrapped and redone realistically.						
1247022	LPIO-18482				The Council should be maximising identification and pursuit of the many grants available from the Government and other sources (e.g. Houses England) that are available to promote land remediation and regeneration.						
1247023	LPIO-18537				The Council should be maximising identification and pursuit of the many grants available from the Government and other sources (e.g. Houses England) that are available to promote land remediation and regeneration.						
1247024	LPIO-18592				The Council should be maximising identification and pursuit of the many grants available from the Government and other sources (e.g. Houses England) that are available to promote land remediation and regeneration.						
1247025	LPIO-18709				The Council should be maximising identification and pursuit of the many grants available from the Government and other sources (e.g. Houses England) that are available to promote land remediation and regeneration.						
1247038	LPIO-18710				The Council should be maximising identification and pursuit of the many grants available from the Government and other sources (e.g. Houses England) that are available to promote land remediation and regeneration.						

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1241669	LPIO-188	yes									
1247039	LPIO-18821				The Council should be maximising identification and pursuit of the many grants available from the Government and other sources (e.g. Houses England) that are available to promote land remediation and regeneration.						
1247040	LPIO-18822				The Council should be maximising identification and pursuit of the many grants available from the Government and other sources (e.g. Houses England) that are available to promote land remediation and regeneration.						
1247041	LPIO-18885				The Council should be maximising identification and pursuit of the many grants available from the Government and other sources (e.g. Houses England) that are available to promote land remediation and regeneration.						
1247042	LPIO-18950				The Council should be maximising identification and pursuit of the many grants available from the Government and other sources (e.g. Houses England) that are available to promote land remediation and regeneration.						
1247060	LPIO-19064				The Council should be maximising identification and pursuit of the many grants available from the Government and other sources (e.g. Houses England) that are available to promote land remediation and regeneration.						
1247061	LPIO-19065				The Council should be maximising identification and pursuit of the many grants available from the Government and other sources (e.g. Houses England) that are available to promote land remediation and regeneration.						
1247063	LPIO-19123				The Council should be maximising identification and pursuit of the many grants available from the Government and other sources (e.g. Houses England) that are available to promote land remediation and regeneration.						
1247064	LPIO-19177				The Council should be maximising identification and pursuit of the many grants available from the Government and other sources (e.g. Houses England) that are available to promote land remediation and regeneration.						
1247068	LPIO-19231				The Council should be maximising identification and pursuit of the many grants available from the Government and other sources (e.g. Houses England) that are available to promote land remediation and regeneration.						
1238379	LPIO-1925		Other (please state);		The gaps in viability comes down to the Council previously having no foresight in either economic or population growth. This remains true today. These studies should be scrapped and carried out again realistically.						
1247071	LPIO-19288				The Council should be maximising identification and pursuit of the many grants available from the Government and other sources (e.g. Houses England) that are available to promote land remediation and regeneration.						
1247072	LPIO-19346				The Council should be maximising identification and pursuit of the many grants available from the Government and other sources (e.g. Houses England) that are available to promote land remediation and regeneration.						
1247078	LPIO-19402				The Council should be maximising identification and pursuit of the many grants available from the Government and other sources (e.g. Houses England) that are available to promote land remediation and regeneration.						
1247080	LPIO-19523				The Council should be maximising identification and pursuit of the many grants available from the Government and other sources (e.g. Houses England) that are available to promote land remediation and regeneration.						
1247081	LPIO-19524				The Council should be maximising identification and pursuit of the many grants available from the Government and other sources (e.g. Houses England) that are available to promote land remediation and regeneration.						
1247082	LPIO-19669				The Council should be maximising identification and pursuit of the many grants available from the Government and other sources (e.g. Houses England) that are available to promote land remediation and regeneration.						
1247083	LPIO-19723				The Council should be maximising identification and pursuit of the many grants available from the Government and other sources (e.g. Houses England) that are available to promote land remediation and regeneration.						
1247084	LPIO-19787				The Council should be maximising identification and pursuit of the many grants available from the Government and other sources (e.g. Houses England) that are available to promote land remediation and regeneration.						
1247085	LPIO-19844				The Council should be maximising identification and pursuit of the many grants available from the Government and other sources (e.g. Houses England) that are available to promote land remediation and regeneration.						
1247088	LPIO-19908				The Council should be maximising identification and pursuit of the many grants available from the Government and other sources (e.g. Houses England) that are available to promote land remediation and regeneration.						
1247089	LPIO-19969				The Council should be maximising identification and pursuit of the many grants available from the Government and other sources (e.g. Houses England) that are available to promote land remediation and regeneration.						

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1247090	LPIO-20024				The Council should be maximising identification and pursuit of the many grants available from the Government and other sources (e.g. Houses England) that are available to promote land remediation and regeneration.						
1247091	LPIO-20079				The Council should be maximising identification and pursuit of the many grants available from the Government and other sources (e.g. Houses England) that are available to promote land remediation and regeneration.						
1247092	LPIO-20139				The Council should be maximising identification and pursuit of the many grants available from the Government and other sources (e.g. Houses England) that are available to promote land remediation and regeneration.						
1245083	LPIO-2016	yes			These studies should be scrapped and redone realistically						
1247093	LPIO-20202				The Council should be maximising identification and pursuit of the many grants available from the Government and other sources (e.g. Houses England) that are available to promote land remediation and regeneration.						
1247094	LPIO-20258				The Council should be maximising identification and pursuit of the many grants available from the Government and other sources (e.g. Houses England) that are available to promote land remediation and regeneration.						
1247095	LPIO-20312				The Council should be maximising identification and pursuit of the many grants available from the Government and other sources (e.g. Houses England) that are available to promote land remediation and regeneration.						
1247096	LPIO-20369				The Council should be maximising identification and pursuit of the many grants available from the Government and other sources (e.g. Houses England) that are available to promote land remediation and regeneration.						
1247099	LPIO-20424				The Council should be maximising identification and pursuit of the many grants available from the Government and other sources (e.g. Houses England) that are available to promote land remediation and regeneration.						
1247101	LPIO-20478				The Council should be maximising identification and pursuit of the many grants available from the Government and other sources (e.g. Houses England) that are available to promote land remediation and regeneration.						
1247108	LPIO-20501				The Council should be maximising identification and pursuit of the many grants available from the Government and other sources (e.g. Houses England) that are available to promote land remediation and regeneration.						
1247102	LPIO-20502				The Council should be maximising identification and pursuit of the many grants available from the Government and other sources (e.g. Houses England) that are available to promote land remediation and regeneration.						
1247106	LPIO-20689				The Council should be maximising identification and pursuit of the many grants available from the Government and other sources (e.g. Houses England) that are available to promote land remediation and regeneration.						
1247105	LPIO-20690				The Council should be maximising identification and pursuit of the many grants available from the Government and other sources (e.g. Houses England) that are available to promote land remediation and regeneration.						
1247109	LPIO-20748				The Council should be maximising identification and pursuit of the many grants available from the Government and other sources (e.g. Houses England) that are available to promote land remediation and regeneration.						
1247110	LPIO-20851				The Council should be maximising identification and pursuit of the many grants available from the Government and other sources (e.g. Houses England) that are available to promote land remediation and regeneration.						
1247111	LPIO-20852				The Council should be maximising identification and pursuit of the many grants available from the Government and other sources (e.g. Houses England) that are available to promote land remediation and regeneration.						
1247112	LPIO-20968				The Council should be maximising identification and pursuit of the many grants available from the Government and other sources (e.g. Houses England) that are available to promote land remediation and regeneration.						
1247113	LPIO-21022				The Council should be maximising identification and pursuit of the many grants available from the Government and other sources (e.g. Houses England) that are available to promote land remediation and regeneration.						
1247115	LPIO-21078				The Council should be maximising identification and pursuit of the many grants available from the Government and other sources (e.g. Houses England) that are available to promote land remediation and regeneration.						

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1238835	LPIO-2109	yes	Other (please state);		This question would have been irrelevant if the Council had submitted a Local Plan, when originally requested in 2004. Today, the Council find themselves under pressure, because of their inability to comply with simple Government requests. Whatever gaps exists, do so because Wirral Borough Council have absolutely no foresight in terms of economic or population growth. It is incomprehensible to me that even though we have a reducing population, the council still think we need to build over 800 house per annum, for the next 15 years. Clearly, this calls for a scrapping of these studies and realistic ones undertaken.						
1247116	LPIO-21132				The Council should be maximising identification and pursuit of the many grants available from the Government and other sources (e.g. Houses England) that are available to promote land remediation and regeneration.						
1246851	LPIO-21145				The gaps in viability comes down to Council in days gone by having no foresight in growth, either economic or population. This still applies today. These studies should be scrapped and redone realistically.						
1246918	LPIO-21245				The gaps in viability comes down to Council in days gone by having no foresight in growth, either economic or population. This still applies today. These studies should be scrapped and redone realistically.						
1246924	LPIO-21246				The gaps in viability comes down to Council in days gone by having no foresight in growth, either economic or population. This still applies today. These studies should be scrapped and redone realistically.						
1246928	LPIO-21247				The gaps in viability comes down to Council in days gone by having no foresight in growth, either economic or population. This still applies today. These studies should be scrapped and redone realistically.						
1245112	LPIO-2132	yes	Greater density; External funding;								
1246920	LPIO-21503				The gaps in viability comes down to Council in days gone by having no foresight in growth, either economic or population. This still applies today. These studies should be scrapped and redone realistically.						
1246926	LPIO-21504				The gaps in viability comes down to Council in days gone by having no foresight in growth, either economic or population. This still applies today. These studies should be scrapped and redone realistically.						
1247117	LPIO-21761				The Council should be maximising identification and pursuit of the many grants available from the Government and other sources (e.g. Houses England) that are available to promote land remediation and regeneration.						
1247118	LPIO-21762				The Council should be maximising identification and pursuit of the many grants available from the Government and other sources (e.g. Houses England) that are available to promote land remediation and regeneration.						
1247145	LPIO-21869				The Council should be maximising identification and pursuit of the many grants available from the Government and other sources (e.g. Houses England) that are available to promote land remediation and regeneration.						
1247147	LPIO-21870				The Council should be maximising identification and pursuit of the many grants available from the Government and other sources (e.g. Houses England) that are available to promote land remediation and regeneration.						
1247148	LPIO-21980				The Council should be maximising identification and pursuit of the many grants available from the Government and other sources (e.g. Houses England) that are available to promote land remediation and regeneration.						
1247150	LPIO-21981				The Council should be maximising identification and pursuit of the many grants available from the Government and other sources (e.g. Houses England) that are available to promote land remediation and regeneration.						
1244329	LPIO-22046				The Council should be maximising identification and pursuit of the many grants available from the Government and other sources (e.g. Houses England) that are available to promote land remediation and regeneration.						
1247119	LPIO-22150				The Council should be maximising identification and pursuit of the many grants available from the Government and other sources (e.g. Houses England) that are available to promote land remediation and regeneration.						
1246678	LPIO-22151				The Council should be maximising identification and pursuit of the many grants available from the Government and other sources (e.g. Houses England) that are available to promote land remediation and regeneration.						
1247151	LPIO-22258				The Council should be maximising identification and pursuit of the many grants available from the Government and other sources (e.g. Houses England) that are available to promote land remediation and regeneration.						

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1247152	LPIO-22259				The Council should be maximising identification and pursuit of the many grants available from the Government and other sources (e.g. Houses England) that are available to promote land remediation and regeneration.						
1247153	LPIO-22372				The Council should be maximising identification and pursuit of the many grants available from the Government and other sources (e.g. Houses England) that are available to promote land remediation and regeneration.						
1247155	LPIO-22373				The Council should be maximising identification and pursuit of the many grants available from the Government and other sources (e.g. Houses England) that are available to promote land remediation and regeneration.						
1247156	LPIO-22487				The Council should be maximising identification and pursuit of the many grants available from the Government and other sources (e.g. Houses England) that are available to promote land remediation and regeneration.						
1247158	LPIO-22488				The Council should be maximising identification and pursuit of the many grants available from the Government and other sources (e.g. Houses England) that are available to promote land remediation and regeneration.						
1247159	LPIO-22518				The Council should be maximising identification and pursuit of the many grants available from the Government and other sources (e.g. Houses England) that are available to promote land remediation and regeneration.						
1247160	LPIO-22519				The Council should be maximising identification and pursuit of the many grants available from the Government and other sources (e.g. Houses England) that are available to promote land remediation and regeneration.						
1247161	LPIO-22736				The Council should be maximising identification and pursuit of the many grants available from the Government and other sources (e.g. Houses England) that are available to promote land remediation and regeneration.						
1247164	LPIO-22737				The Council should be maximising identification and pursuit of the many grants available from the Government and other sources (e.g. Houses England) that are available to promote land remediation and regeneration.						
1247167	LPIO-22860				The Council should be maximising identification and pursuit of the many grants available from the Government and other sources (e.g. Houses England) that are available to promote land remediation and regeneration.						
1247168	LPIO-22861				The Council should be maximising identification and pursuit of the many grants available from the Government and other sources (e.g. Houses England) that are available to promote land remediation and regeneration.						
1247169	LPIO-22888				The Council should be maximising identification and pursuit of the many grants available from the Government and other sources (e.g. Houses England) that are available to promote land remediation and regeneration.						
1247170	LPIO-22889				The Council should be maximising identification and pursuit of the many grants available from the Government and other sources (e.g. Houses England) that are available to promote land remediation and regeneration.						
1247173	LPIO-23125				The Council should be maximising identification and pursuit of the many grants available from the Government and other sources (e.g. Houses England) that are available to promote land remediation and regeneration.						
1247174	LPIO-23126				The Council should be maximising identification and pursuit of the many grants available from the Government and other sources (e.g. Houses England) that are available to promote land remediation and regeneration.						
1247175	LPIO-23244				The Council should be maximising identification and pursuit of the many grants available from the Government and other sources (e.g. Houses England) that are available to promote land remediation and regeneration.						
1247176	LPIO-23245				The Council should be maximising identification and pursuit of the many grants available from the Government and other sources (e.g. Houses England) that are available to promote land remediation and regeneration.						
1247177	LPIO-23406				The Council should be maximising identification and pursuit of the many grants available from the Government and other sources (e.g. Houses England) that are available to promote land remediation and regeneration.						
1247178	LPIO-23407				The Council should be maximising identification and pursuit of the many grants available from the Government and other sources (e.g. Houses England) that are available to promote land remediation and regeneration.						
1247179	LPIO-23408				The Council should be maximising identification and pursuit of the many grants available from the Government and other sources (e.g. Houses England) that are available to promote land remediation and regeneration.						

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1244826	LPIO-2383	yes	Other (please state);	Incentivise or forced purchase of brownfield sites and urban areas that have been left to deteriorate.	Incentivise or forced purchase of brownfield sites and urban areas that have been left to deteriorate.						
1242185	LPIO-23885				The Government has negotiated various powers with the newly devolved Combined Authorities. It is important that the Liverpool City Region Combined Authority, and its constituent Local Planning authorities better understand the available powers to raise capital for remediation and land assembly, including the compulsory purchase of land as appropriate. Locally, Peel is a major strategic landowning interest. We are aware of a partnership approach between the Greater Manchester Mayor, Trafford Council and Peel Holdings in the regeneration of Pomona Dock. This may well be an exemplar.	https://wirral-consult.objective.co.uk/file/5659121	https://wirral-consult.objective.co.uk/file/5684263	https://wirral-consult.objective.co.uk/file/5657006			
1248472	LPIO-24008				It is of considerable concern that large areas of the Borough where the Council wishes to focus significant amounts of residential development (Zone 1) are unviable without adjustments to the level of developers profit or land price or both. At this stage of Plan preparation there simply isn't sufficient detail available for scrutiny to explain how the Council will ensure the delivery of houses in this area within the Plan period. Given the number of dwellings involved it is essential that this matter is clarified.	https://wirral-consult.objective.co.uk/file/5684824	https://wirral-consult.objective.co.uk/file/5684823				
1248542	LPIO-24352				It is clear that special distinctions exist in the Wirral housing market. The findings within the Viability Study about sites in Zone 1 align with our baseline findings and work is ongoing to identify public and private funding streams to aid the viability of emerging projects. Submissions have been made to the Government's Future High Street Fund and Homes England's Housing Infrastructure Fund (HIF) and with the Liverpool City Region Combined Authority to target funding streams. Birkenhead has recently been announced as one of the applications that has progressed to the final stage. We will continue to identify and progress submissions for potential funding streams so that opportunities to unlock development sites and infrastructure opportunities are not lost.	https://wirral-consult.objective.co.uk/file/5684894					
1248557 Environment Agency	LPIO-24427				We have no specific suggestions of filling viability gaps as this is outside our field of expertise. But should a site prove, for whatever reason, to not be viable for built development then the proposed end use could be reconsidered to other types of use, such as open greenspaces providing multiple benefits including but not restricted to environmental and biodiversity net gain. We would cite the Bromborough Landfill site as an example of how a site with previous contaminated uses was transformed into Sunlight River Park providing a multitude of benefits. Paragraph 2.98 (page 33) explains the purpose of the ongoing Birkenhead Regeneration Framework and Delivery Action Plan Study, including one of the key outputs to be '...infrastructure requirements'. Given the declaration of a 'Climate Emergency' by the Liverpool City Region it is our belief the Study should consider green and blue infrastructure. Green and blue infrastructure incorporated into regeneration not only provides wide environmental net gain but also social and economic benefits all of which contributes to making investment more attractive.						
1242697	LPIO-24649				Make it clear to developers that regeneration is the priority and permissions in Settlement Areas 1-3 are likely. Contact the green space and community societies to identify more brownfield sites and offer funds to remediate those with most potential for housing. The Council should work very hard and offer funds to developers to help with its application for funding as at para 2.8.11, and to support the EOI in the NDCC. The Council should not give up at first hurdles as para 2.8.12 seems to imply. It takes more work and funding to get all sites viable - work harder and get more funds and offer funds to developers/contractors who remediate sites.	https://wirral-consult.objective.co.uk/file/5659118	https://wirral-consult.objective.co.uk/file/5659119	https://wirral-consult.objective.co.uk/file/5659120	https://wirral-consult.objective.co.uk/file/5659121		
1248749	LPIO-24814				CIL charges for viable developments in viability Zones 3 and 4, including in the Green Belt, could be used to assist the development of brownfield sites/ regeneration in Zones 1 and 2.	https://wirral-consult.objective.co.uk/file/5684847	https://wirral-consult.objective.co.uk/file/5684848	https://wirral-consult.objective.co.uk/file/5684845			
1248769	LPIO-24936				CIL charges for viable developments in viability Zones 3 and 4, including in the Green Belt, could be used to assist the development of brownfield sites/ regeneration in Zones 1 and 2.	https://wirral-consult.objective.co.uk/file/5659045	https://wirral-consult.objective.co.uk/file/5684957	https://wirral-consult.objective.co.uk/file/5659049	https://wirral-consult.objective.co.uk/file/5659048	https://wirral-consult.objective.co.uk/file/5684956	

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1248823	LPIO-25039				CIL charges for viable developments in viability Zones 3 and 4, including in the Green Belt, could be used to assist the development of brownfield sites/ regeneration in Zones 1 and 2.	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-25143				CIL charges for viable developments in viability Zones 3 and 4, including in the Green Belt, could be used to assist the development of brownfield sites/ regeneration in Zones 1 and 2.	https://wirral-consult.objective.co.uk/file/5684857	https://wirral-consult.objective.co.uk/file/5659562				
1248833	LPIO-25253				CIL charges for viable developments in viability Zones 3 and 4, including in the Green Belt, could be used to assist the development of brownfield sites/ regeneration in Zones 1 and 2.	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		
1242950	LPIO-2544	yes	Other (please state);	See below	Any gap in funding for the development of urban sites could be brought forward by LEP funding grants. The Local Plan should be worked up in partnership with the LEP Board.						
1248986	LPIO-25449				CIL charges for viable developments in viability Zones 3 and 4, including in the Green Belt, could be used to assist the development of brownfield sites/ regeneration in Zones 1 and 2.	https://wirral-consult.objective.co.uk/file/5662723	https://wirral-consult.objective.co.uk/file/5662725	https://wirral-consult.objective.co.uk/file/5662770			
1243721	LPIO-2556	yes	External funding; Greater density;								
1244896	LPIO-2568	yes	Other (please state); Greater density; External funding; Community infrastructure levy (CIL);	There are many ways to improve chances of having deliverability of sites accepted. Some given in 2.11c	Wirral doesn't need 12,000 dwellings adding to existing Stock. Reduce Housing Requirement to the scale of figure calculated/agreed by the Council's own expert Consultants, Liverpool and Manchester Universities, and WGSA's experts, Prof. David Gregg and Graham Stevens – circa 3,000. Delay Regulation 19 by 3 months to allow the time necessary to validate more brownfield sites as 'sound' and funded. Until May 2019, Council admit by policy aiming at Green Belt release/development and so, having been forced to change, are strapped for time and are not as advanced as they need to be to deliver an appropriate Local Plan. Go for a 'stepped' approach, Option 1B. This would produce more time to validate sites and increase Inspector's confidence that marginal sites can be brought forward in due time. Have a 'Vision' which captures the attention and imagination of the public and developers. Improve demand and involvement by being more attractive to business and inward investment. Council to progress plans and funding for 'hinterland' around Docks and Waterfront to increase critical mass of Regeneration and help address Market Resistance. Change Leadership on the Council and employ more expertise. Listen to and support smaller brownfield landowners/developers who say they are being ignored by the Council, who are only concerned with large projects. Involve and direct more positively 'registered providers' who complain of a lack of Vision and clarity as to what is wanted and where. Council admit their failings here but need to harness the potential of RPs who have easier access to English Homes and other funding sources.						
1246458	LPIO-25693				The gaps in viability comes down to Council in days gone by having no foresight in growth, either economic or population. This still applies today. These studies should be scrapped and redone realistically.						
1246459	LPIO-25694				The gaps in viability comes down to Council in days gone by having no foresight in growth, either economic or population. This still applies today. These studies should be scrapped and redone realistically.						

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1249746	LPIO-26391 (1 of 2)				The Local Plan needs to take a realistic view of the viability of brownfield land when allocating sites for development and must avoid sterilising sites through maintaining inappropriate allocations. It is also important to avoid generic policies to protect land which was last in employment use, although it may not be specifically designated for this purpose on the Proposals Map. In particular, it must be recognised that land values associated with residential use are higher than employment values, making it easier to overcome abnormal costs. Whilst redevelopment of vacant or underperforming historic employment sites for employment use is typically unviable without grant funding, the higher land values associated with residential development mean a greatly increased prospect of beneficial use being made of the land. One example is the former Croda site at the far north of the Wirral International Business Park (SHLAA site 2072), which is the subject of a separate representation to the 'Call for Sites' exercise. The Council has recognised that this has potential for housing within Appendix 4.2 of the Issues and Options document but at present it is not proposed as a draft allocation. This cleared site has proved unattractive to the market for industrial or storage use, being in a secondary location next to new housing (which would constrain the activities of a future occupier) and unviable.	https://wirral-consult.objective.co.uk/file/5683633	https://wirral-consult.objective.co.uk/file/5683637	https://wirral-consult.objective.co.uk/file/5683635	https://wirral-consult.objective.co.uk/file/5683638	https://wirral-consult.objective.co.uk/file/5683639	https://wirral-consult.objective.co.uk/file/5683636
1249746	LPIO-26391 (2 of 2)				Therefore the only interest in redevelopment has come from a housebuilder. The Local Plan should avoid policy wording which has the effect of sterilising such land through outdated policy restrictions. The issue of viability is of course critical to the allocation of brownfield sites for housing, and this is further addressed within the Consortium representations. The Council has advised that it is working with Homes England and the Combined Authority to secure funding to address viability issues, and this may help to secure delivery from complex brownfield sites over time. However, paragraph 67 of the NPPF requires planning policies to identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. Policies must identify specific, deliverable sites for years one to five of the plan period and it is unlikely that an unviable site can be regarded as deliverable without gap funding in place. This would result in the Plan being set up to fail. Furthermore, such sites may not be able to contribute towards affordable housing needs or allow other developer contributions. Paragraph 57 states that, where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It would not be possible at present to secure such contributions for a high proportion of the allocations envisaged, meaning that either the infrastructure required to support housing will not be provided or that the plan will be unsound.	https://wirral-consult.objective.co.uk/file/5683657					
1249219	LPIO-26454				The Council should be maximising identification and pursuit of the many grants available from the Government and other sources (e.g. Houses England) that are available to promote land remediation and regeneration.	https://wirral-consult.objective.co.uk/file/5677529	https://wirral-consult.objective.co.uk/file/5677528				
1245180	LPIO-2654	yes			The gaps in viability comes down to Council in days gone by having no foresight in growth, either economic or population. This still applies today. These studies should be scrapped and redone realistically.						
1240932	LPIO-26590	yes			Yes, this is only possible through release of more viable Green Belt land. Given the severe viability issues affecting many of the sites that the Council has alluded to and that has been demonstrated through the factual evidence-based assessments in the attached Technical Assessment, we are concerned that there is nothing the Council could do to address these gaps which would represent good use of limited public funds. Therefore, we recommend that the Council revises its Preferred Approach to include the release of Green Belt land where development is more viable and deliverable in line with the advice given by the Government in national planning policy and guidance as well as its own evidence base.	https://wirral-consult.objective.co.uk/file/5683689	https://wirral-consult.objective.co.uk/file/5682697	https://wirral-consult.objective.co.uk/file/5682701			
1245073	LPIO-2696	yes	External funding; Other (please state below); Community infrastructure levy (CIL); Greater density;	Remove the green belt options to focus developers towards brownfield sites. It's what the green belt is for.	Remove the option for developers to build on Green Belt. Then they can focus on Brownfield land. If there are exceptional issues with specific sites (e.g. ground contamination) then the Council needs to explore ways to incentivise the developers to deal with it, possibly through grants or concessions.						

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1245159	LPIO-2960	yes	Greater density; External funding; Community infrastructure levy (CIL);								
1237944	LPIO-303	yes	Other (please state); Community infrastructure levy (CIL);		Viability can be changed by making the development of brownfield sites more profitable to developers, by adding a significant levy on development in other Zones (2, 3, 4). This levy could provide the Council income to assist the creation of an exemplar "Urban Garden City". Further justification for using Zone 1 would be the ability to provide high-density residential use in areas with existing public transport available in Zone1. The Council's own proposal (paragraph 2.90) supports the location of a central transport hub at Europa Boulevard/Price Street/Conway Street, which is in Zone 1. ADD. Access to more urban brownfield sites: Utilising the existing deep cut railway pathways between Green Lane railway station and the existing Birkenhead docks area, Metropolitan College, and brownfield sites with an electric train/tram (significant Ecological Progress) could open up these areas for the East Wirral Transport Study and the exemplar "Urban Garden City" (see paragraph 2.86).						
1241315	LPIO-3030	yes	Other (please state);		The gaps in viability comes down to Council in days gone by having no foresight in growth, either economic or population. This still applies today. These studies should be scrapped and redone realistically.						
1245287	LPIO-3047	yes	Other (please state);		Having a design lead, environmentally sound, landscape masterplan proposal that shows the councils ambitions for development, and that these are of the highest standard						
1237904	LPIO-3159	yes	Other (please state);		The gaps in viability comes down to Council in days gone by having no foresight in growth, either economic or population. This still applies today. These studies should be scrapped and redone realistically.						
1245311	LPIO-3207	no	Other (please state);		This is based on a clear objective to drive return on investment for a limited group of investors/developers & landowners & ignores the wider economic, social & environmental impact for the majority living on the Wirral. Think of the wider implications. Using green belt land is the easiest way to satisfy the few & the alienate the majority. Making the proposed changes, losing valuable green spaces ironically will make the Wirral less attractive to many making your projections invalid.						
1245416	LPIO-3356	no									
1241770	LPIO-3449	no									
1240653	LPIO-3450	no									
1245457	LPIO-3603	yes	Greater density; External funding;		Start with realistic assessments of projected population and economic growth, not what has been seen recently. If you feel previous figures have been imposed on you by central Government, tell them so and reject them.						
1245288	LPIO-3700	yes	External funding;								
1237827	LPIO-3771	no									
1245498	LPIO-3926	yes	External funding;	£400m brownfeild funding for development of brownfield sites just made available to City Regions Combined Authorities							
1245501	LPIO-3992	yes	Greater density; External funding;		Despite the genuine efforts of planning employees, the whole development proposal by Wirral Council is, due to the short time scale from draft to proposal monumentally flawed, rushed, biased and feels like it was created on the back of a fag packet in a smokey back room in Wallasey Town Hall. The lack of foresight in regard to a growth plan, either economic or population until this flimsy plan was proposed, should be recognised as inadequate for such an important process and re-done in a clear and methodical method that allows for all relevant criteria to be assessed and evaluated. If a job is worth doing, its worth doing properly.						
1240939	LPIO-4104	yes	External funding;								
1245638	LPIO-4208	yes	Greater density;		The gaps in viability comes down to Council in days gone by having no foresight in growth, either economic or population. This still applies today. These studies should be scrapped and redone realistically.						

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1237724	LPIO-4338	yes	External funding; Community infrastructure levy (CIL); Other (please state);	There are many grants available and the council should be pursuing these vigorously.	The Council should be maximising the identification and pursuit of the many grants available to promote land remediation and regeneration. I am not convinced that the studies properly identify the complete brownfield sites which are available and that they are happy to accept estimates for regeneration costs which are way over the top.						
1244720	LPIO-4588	yes	Other (please state); Greater density; External funding;	Use already built homes to go towards the target figure. Examples include Tranmere, Bromborough and New Ferry development. See below	Compel landowners to bring land forward for development instead of hoarding it						
1237696	LPIO-4674	no									
1242528	LPIO-469			get your surveyors to do their job							
1237873	LPIO-4816				The gaps in viability comes down to Council in days gone by having no foresight in growth, either economic or population. This still applies today. These studies should be scrapped and redone realistically.						
1245782	LPIO-4847	yes	External funding;		The council should have a campaign making land owners of brownfield sites aware of all sources of funding to make sure the sites are viable. In the March 2020 budget, the Government has announced £400 million for local areas to establish housing on brownfield land across the country. Wirral should apply for funding from this to help make sites viable, along with other funding from organisations such as Homes England.						
1245794	LPIO-4897	yes	External funding;		Has WBC completely explored all the Government sources of support for Urban regeneration?						
1245713	LPIO-4990	yes	External funding; Greater density;								
1240383	LPIO-5411	yes			WBC has a responsibility to source all grant aid to improve the viability of development in Zone 1 in particular but also Zones 2 and 3 to encourage engagement from Developers. The inclusion of Green Belt options within this consultation is a distraction for Developers where Brownfield opportunities exist.						
1245607	LPIO-5496	yes	Greater density;								
1241133	LPIO-57	yes	External funding; Community infrastructure levy (CIL);		The council should take legal possession of any property in decay, vacant , lying dormant and redevelop it.						
1241868	LPIO-5776	yes	Other (please state);		Prevent land banking and requisition empty properties on brownfield sites.						
1245767	LPIO-5821	yes	Other (please state); Greater density; External funding; Community infrastructure levy (CIL);	Obviously grant assistance where available, and use of S106 payments. Rather than requiring affordable housing within new developments in the more affluent/higher land value parts of the Wirral, equivalent financial mitigation should help generate a greater number of units if applied to bringing forward development in the less valuable regeneration areas where it will bring the greatest benefit.	Obviously grant assistance where available, and use of S106 payments. Rather than requiring affordable housing within new developments in the more affluent/higher land value parts of the Wirral, equivalent financial mitigation should help generate a greater number of units if applied to bringing forward development in the less valuable regeneration areas where it will bring the greatest benefit.						
1242751	LPIO-586	no			The gaps in viability comes down to Council in days gone by having no foresight in growth, either economic or population. This still applies today. These studies should be scrapped and redone realistically.						
1246303	LPIO-5868	no			As suggested in my previous answers, the current gaps in viability comes down to Council in days gone by having no foresight in growth, either economic or population. This still applies today. These studies should be redone in light of a longer term, and more realistic, vision for the Wirral.						

Person ID	ID	Question 2.11 - Are you aware of any other ways that potential gaps in viability could be addressed in the Local Plan, to bring more urban brownfield sites forward for development?	Question 2.11a - If you answered Yes, what are they, for example? (please select):	Question 2.11b - If you answered Other, give details here:	Question 2.11c - Please give details below:	Attachment 1	Attachment 2	Attachment 3	Attachment 4	Attachment 5	Attachment 6
1246310	LPIO-5905	yes	Other (please state);		The gaps in viability are due to incompetence of the council. In the past they showed no foresight. The studies should be scrapped and redone realistically.						
1246306	LPIO-6054	yes	External funding;		Economic incentives should be given to developers to build in the areas that need housing.						
1246339	LPIO-6089	no									
1238310	LPIO-6118	yes	Other (please state); Greater density; External funding;		Yes. USE the stepped option1b approach. This would allow more time to appraise sites. There would be more time to make site specific viability assessment on brownfield sites that are currently available without sufficient deliverability or developability evidence. WBC should be able to find a further 1272 deliverable and developable urban sites to complete year 0-5 allocation out of the 15500 listed Use the brownfield typology data available from the Keppie Massie viability report to bring brownfields sites forward into the developable category (year 6 to 15) Commission a new viability report focusing on the regeneration sites such as Wirral Waters Only 1000 sites have been included in the plan for Wirral waters for years 11-15. This is very pessimistic. There are 13800 homes in the offing at Wirral waters and WBC has only currently included 2500. Peel Wirral Waters are offering 4500. WBC should include them. WBC is showing little commitment to the regeneration plan by including such low numbers. This sends a negative message to citizens' potential developers and funding agents. WBC should bring forward higher numbers for Wirral waters and other strategic regeneration schemes to drive the regeneration programme WBC willingness to look to the greenbelt for an easy answer is not in line with the overriding principle of the NPPF to exhaust the supply of brownfield sites for regeneration and sustainable patterns of development.						
1240964	LPIO-6129	yes	Greater density;		The Mersey Waterfront proposals are to be admired but they can be taken so much further along the Estuary						
1246161	LPIO-6219	no									
1245086	LPIO-6264	yes	Greater density; External funding; Community infrastructure levy (CIL);		Developers should be told that if they want to build their profitable large houses, they must also build many more less profitable affordable dwellings. But all of this must be on land which has already been used for housing or on brownfield sites. Non of this should be on green belt land.						
1246402	LPIO-6393	yes	Other (please state);		The projections for economic growth and population should be rewritten based on more realistic data.						
1246401	LPIO-6909	yes	Other (please state);		The fundamental problem is that the Local Plan is flawed. It would be sensible for the Council to begin this process again and using relevant data. Birkenhead Docklands is an example of the Council's lack of forward planning. Decades have passed without addressing the issue of what to do in the area post industrial era.						
1246482	LPIO-7010	yes	Other (please state);	Poor quality study	These studies should be scrapped and redone realistically.						
1246488	LPIO-7109				The gaps in viability comes down to Council in days gone by having no foresight in growth, either economic or population. This still applies today. These studies should be scrapped and redone realistically.						
1246551	LPIO-7472	yes	Other (please state);	Pausifield Drive woodland re-allocation	In response to Q2.11 the re-allocation of the particular site north of the Upton-By-Pass referenced as Paulsfield Drive Woodland constitutes a potential gap in viability that could be addressed in the Local Plan and should therefore be brought forward from its presently proposed allocation as Urban Open Space to be a site for affordable housing as it is previously developed land that is brownfield and deliverable and the allocation is therefore incorrect and should be brought forward for future residential development. The site represents an opportunity to provide a sufficient supply and mix of sites for Wirral taking into account their availability, suitability and like economic viability. As the deliverability of the site would not be undermined by the provision of affordable housing, the site meets all the criteria to be defined as deliverable. The site is achievable and there is a realistic prospect that development would be delivered on the site within 5 years. There is a realistic opportunity to provide instant delivery and the only hold up is the unsound allocation of the site for urban open space as opposed to future residential development.	https://wirral-consult.objective.co.uk/file/5679665					

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1246581	LPIO-7595	yes	Other (please state);	The Council should be identifying and pursuing the many grants available from the Government and other sources that are available to promote land remediation and regeneration.							
1240932	LPIO-7599	yes	Use Green belt land which has better viability;		Yes, this is only possible through release of more viable Green Belt land. Given the severe viability issues affecting many of the sites that the Council has alluded to in the Issues and Options consultation and that the Consultant has demonstrated through its factual evidence-based assessments, Our Client is concerned that there is nothing the Council could do to address these gaps which would represent good use of limited public funds. Therefore, Our Client recommends that the Council revises its Preferred Approach to include the release of Green Belt land where development is more viable and deliverable in line with the advice given by the Government in national planning policy and guidance as well as its own evidence base. The Council can find more detailed information on Our Client's recommended approach in these representations as a whole and the accompanying Vision Document.	https://wirral-consult.objective.co.uk/file/5683689	https://wirral-consult.objective.co.uk/file/5682697	https://wirral-consult.objective.co.uk/file/5682701			
1246592	LPIO-7687	yes	Greater density;		The gaps in viability comes down to Council in days gone by having no foresight in growth, either economic or population. This still applies today. These studies should be scrapped and redone realistically.						
1246594	LPIO-7731	yes			See previous question response. Make Developers regenerate suitable sites not just the easiest for them to make profit levels stack up!						
1240903	LPIO-7815	yes	Other (please state);		The gaps in viability comes down to Council in days gone by having no foresight in growth, either economic or population. This still applies today. These studies should be scrapped and redone realistically.						
1239029	LPIO-791	yes	Greater density; External funding;		It is imperative that the Brownfield sites are made available. I am concerned the Council will take the easy option and go for the Green Belt sites because landowners will be only too happy to offer them and they are an easy option for developers.						
1246596	LPIO-7968	yes	External funding;								
1246605	LPIO-8116	yes	Other (please state);	Should be scrapped and redone	The gaps in viability comes down to Council in days gone by having no foresight in growth, either economic or population. This still applies today. These studies should be scrapped and redone realistically.						
1246598 Hoylake Vision	LPIO-8119	yes	Community infrastructure levy (CIL);								
1243448	LPIO-825	yes	External funding; Community infrastructure levy (CIL); Greater density;								
1237882	LPIO-8251	yes	Other (please state);	The gaps in viability comes down to Council in days gone by having no foresight in growth, either economic or population. This still applies today. These studies should be scrapped and redone realistically.	The gaps in viability comes down to Council in days gone by having no foresight in growth, either economic or population. This still applies today. These studies should be scrapped and redone realistically.						
1246612	LPIO-8263	yes	Other (please state);	come up with a better plan/vision	We don't need more brownfield sites. We need a coherent long term vision of what East Wirral could be and then a short and medium term plan about how we get there. If the vision is good enough you will get the investment you need to deliver it. Again, think Shanghai!!						

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1246624	LPIO-8529	yes	Other (please state);		Having looked at the viability assessment. I would like the council to reject any potential development outside urban brownfield sites until such time as they are fully utilised. However I fear the only way developers would look at zones 1 and 2 currently are if large swathes of 19th and early 20th century properties were swept away and redeveloped from scratch. Why not consider creating 1 large industrial zone for example on the A41 corridor and relocating all businesses surrounding Wirral Waters thus opening that for residential development,						
1240872	LPIO-8597	yes	Other (please state);	Use powers to free up land that is banked by developers. Use the 5000 empty homes that are idle on the Wirral	You must address the issue that Zone four has omitted greenbelt on the east of the M53. This is a mistake and must be corrected. You must also remove places that clearly cannot be developed like Spital from zone 3. You must then force land banking to stop and take this land into account in your calculations. Before this though you must address the fundamental issue that 12000 is too high and based on incorrect growth data.						
1246638	LPIO-8673	yes	Other (please state);		Limit/restrict planning permission for housing to areas of low viability. Seek external subsidy.						
1246544	LPIO-8720	yes	External funding; Community infrastructure levy (CIL);		All Councils should get together to persuade the Government to allow borrowing for building, and to allow increases in Council Tax on the most expensive properties						
1237807	LPIO-8806	yes	Greater density; Other (please state below); External funding;	Disused railway tracks	Greater density is obvious. Use commercial experts such as Peel to help with funding. Look at not only disused railway tracks (Rock Ferry to Birkenhead Docks area) but also Quadruple track lines are now double track such as the section from Eastham to Rock Ferry.						
1246678	LPIO-9275	no									
1241495	LPIO-9497	yes	Greater density; External funding; Community infrastructure levy (CIL);								
1246699	LPIO-9527	yes	External funding;		Could work more closely with housing associations to innovatively deliver grant to support affordable housing programmes in the urban areas						
1246693	LPIO-9563	yes	Other (please state);		Are you aware of any other ways that potential gaps in viability could be addressed in the Local Plan, to bring more urban brownfield sites forward for development? The absolute failure of the Council over the last 2 decades to have any forward planning and foresight has resulted in this current situation of historic areas of Wirral which should be thriving having fallen into disrepair. I feel the Council is currently paying 'lip service' to the public and doing everything it can to justify a release of greenbelt land - the studies that have been completed are not realistic, they are outdated and there are gaps in evidence. The studies should be scrapped and redone realistically and fully evidenced.						
1246691	LPIO-9616	yes	Greater density; External funding; Community infrastructure levy (CIL);		WBC need to access government funding to support brownfield regeneration and stand strong against developers targeting green belt sites.						
1238424	LPIO-9740	yes	External funding; Community infrastructure levy (CIL); Greater density;		It will be necessary for public funding to be allocated to plant the seeds for urban development on brownfield sites. The areas can be made more attractive to developers by putting in the infrastructure to support development. This was a success in London Docklands and a similar approach could be taken for Wirral Waters. It is essential to develop brownfield land before any further erosion of the green belt is allowed.						

