Person ID	טו	Question 2.13 - Wirral Waters	Question 2.13 - Hind Street	Question 2.13 - Woodside	Question 2.13 - Central Birkenhead	Question 2.13 - Birkenhead / Town Centre	Question 2.13a - If No, please explain why, and what your alternative approach would be. If Yes, you can comment here. (Please identify the site you are commenting on.)	chment 1	Attachment 2	Attachment 3	Attachment 4	Attachment 5	Attachment 6	Attachment 7
1246747	LPIO-10029	Yes	Yes	Yes	Yes	Yes	Yes, as long as each site is developed to its maximum potential / social value.							
1246732	LPIO-10032	Yes	Yes	Yes										
1241924	LPIO-1007	Yes	Yes	Yes	Yes	Yes								
1246792	LPIO-10089	Yes	Yes	Yes	Yes	Yes								
1244412	LPIO-1014	Yes	Yes	Yes	Yes	Yes								
1246743	LPIO-10142				Yes	Yes								
1241629	LPIO-10205	Yes	Yes	Yes	Yes	Yes								
1246772	LPIO-10292	Yes		Yes	Yes	Yes								
1238582	LPIO-10641	Yes	Yes	Yes	Yes	Yes								
1248825	LPIO-10656	Yes					surrounding areas and the wider Urban Conurbation. The relationship between the various areas should be represented consul	://wirral- ult.objective k/file/56842						
1243890	LPIO-1084	Yes	Yes	Yes	Yes	Yes								
1247066	LPIO-11243						We are pleased to see that the Council will look at brown field sites and ongoing projects first to satisfy the housing needs, and in view of the comments above we do not think there will be a need to release any green belt for additional housing.							
1247193	LPIO-11256						Plans for Regeneration of New Ferry I have studied the plans at the consultation for this area and would like to submit the following suggestions: • Go ahead with either Plan A or B. Either would be acceptable. • Knock down as many shops as possible (compulsory purchase if no owners can be traced) and create a new smaller shopping precinct with modern facilities so that it becomes a pleasant place to be, such as the new Rock Ferry precinct near Well Lane and the new Precinct near St. Cath's Hospital in Tranmere. • This should release further land for flats or small affordable houses. • Convert the modern Co-Op building into a drop-in Community Day Centre for the use of the elderly and younger disabled people with staff and activities. I am a regular visitor to the area and taught for many years at Grove St School. I now visit the Village Hall twice a week for keep fit classes. I am also a member of the Village Hall Committee. I do all my shopping in the area.							
1247225	LPIO-11362						In fact priority should be given to regenerating the urban areas, to protect farmland and wildlife for the benefit of people who visit the Wirral because of its beauty and therefore protect it for future generations.							
1247196	LPIO-11561						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1247015	LPIO-11759	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1240731	LPIO-1182	Yes	Yes	Yes	Yes	Yes	The council needs to secure more funding from various sources such as Homes England							
1244681	LPIO-1219	Yes	Yes	Yes	Yes	Yes	Yes, but there should be acceleration development for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1247214	LPIO-12388						l agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1241412	LPIO-124	Yes	Yes	Yes	Yes	No	Regeneration is good but prioritise less use of cars in the areas and more use of public transport.							
1247492	LPIO-12484						a gree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							

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1240843 LI	_PIO-12651						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1247578 LI	_PIO-12849						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1247510 LI	_PIO-12973						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1246335 LI	_PIO-13096						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1246853 LI	_PIO-13365						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1243700 LI	PIO-1339	Yes	Yes	Yes	Yes	Yes								
1242155 LI	_PIO-13450						Yes. However without prejudice to future employment opportunities and potential (yet unknown) changes in industry and associated spatial demands. Those sites of unique benefit (eg portside) should be given careful consideration against potential future demand.							
1246852 LI	.PIO-13487						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1247746 LI	.PIO-13641						l agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1238192 LI	PIO-13784	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247012 LI	PIO-13839	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247014 LI	PIO-13893	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1242183 LI	_PIO-13958						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1247218 LI	_PIO-14054						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1244900 LI	PIO-1409	Yes	Yes	Yes	Yes	Yes								
1247219 LI	_PIO-14159						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1247220 LI	_PIO-14256						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1247222 LI	_PIO-14388						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1247226 LI	_PIO-14476						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1247245 LI	_PIO-14566						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1244905 LI	_PIO-1464	Yes	Yes	Yes	Yes	Yes								
1246827 LI	.PIO-14695						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1247016 LI	PIO-14829	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247018 LI	PIO-14886	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.				1	1		1
1238043 LI	PIO-1495	Yes	Yes	Yes	Yes	Yes								
1239377 LI	_PIO-1501	Yes	Yes	Yes	Yes	Yes	I agree there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1247021 LI	PIO-15302	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							1

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1247246	LPIO-15315						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1247248	LPIO-15416						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1247251	LPIO-15532						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1247252	LPIO-15624						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1247274	LPIO-15717						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1247275	LPIO-15826						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1247936	LPIO-15970						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1247935	LPIO-16010						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1244969	LPIO-1602	Yes	Yes	Yes	Yes	Yes								
1247287	LPIO-16190						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1247344	LPIO-16277						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1247349	LPIO-16365						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1244898	LPIO-1640	Yes	Yes	Yes	Yes	Yes	YES but nowhere near enough work has been done yet, even for Reg 18 stage, and too much work needs to have been done before Reg 19 on the present Timetable. More time needs to be negotiated in order to realise the correct outcomes. Presently, the Council is set up to fail and deliver developers and landowners an undeserved bonanza which would not serve Wirral well, particularly the most disadvantaged. Remember, if you live in the Birkenhead area with poor job and housing prospects, your life-expectancy is 10 years less than those to the west of the Peninsula. Please don't let this continue. Building on Green Belt would condemn those in deprived areas to years more delay and hardship. Make sure this doesn't happen by doing such as outlined above and earlier and much more. Start to be more assertive in this whole process and ditch any advice which treats the Council like an impotent 'also-ran'.							
1247353	LPIO-16452						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1247354	LPIO-16541						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1247434	LPIO-16639						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1247436	LPIO-16753						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1247437	LPIO-16868						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1247439	LPIO-16869						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1247441	LPIO-17052						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1247960	LPIO-17173						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							

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1247962	LPIO-17260						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1247966	LPIO-17365						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1247971	LPIO-17467						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1241726	LPIO-17560						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1247979	LPIO-17668						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1247980	LPIO-17669						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1245502	LPIO-17852						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1247541	LPIO-17954						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1247539	LPIO-18057						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1245069	LPIO-1816	Yes	Yes	Yes	Yes	Yes								
1237857	LPIO-18161						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1247996	LPIO-18213						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1247022	LPIO-18434	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247023	LPIO-18488	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247024	LPIO-18544	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247025	LPIO-18599	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247038	LPIO-18600	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247039	LPIO-18723	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247040	LPIO-18724	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247041	LPIO-18832	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247060	LPIO-18968	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247061	LPIO-18969	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1241669	LPIO-190	Yes	Yes	Yes	Yes	Yes								
1247063	LPIO-19075	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247064	LPIO-19129	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247068	LPIO-19183	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247071	LPIO-19238	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247072	LPIO-19295	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247078	LPIO-19352	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247080	LPIO-19409	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247081	LPIO-19410	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247082	LPIO-19620	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247083	LPIO-19675	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247084	LPIO-19729	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247085	LPIO-19793	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							

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1247088	LPIO-19854	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247089	LPIO-19915	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247090	LPIO-19975	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247091	LPIO-20030	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247092	LPIO-20085	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247093	LPIO-20147	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1245083	LPIO-2018	Yes	Yes	Yes	Yes	Yes								
1247094	LPIO-20208	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247095	LPIO-20264	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247096	LPIO-20319	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247099	LPIO-20375	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247101	LPIO-20430	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247108	LPIO-20553	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247102	LPIO-20554	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247106	LPIO-20593	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247105	LPIO-20594	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1241016	LPIO-206	Yes	Yes	Yes	Yes	Yes	These are the areas with the highest need for regeneration.							
1247109	LPIO-20700	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1245100	LPIO-2073	Yes	Yes	Yes	Yes	Yes	All sites. There should be accelerated development of brownfield land through Housing Zone status. The council needs to secure more funding from the Housing Infra Structure Fund and Homes England							
1247110	LPIO-20755	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247111	LPIO-20756	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247112	LPIO-20919	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247113	LPIO-20974	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247115	LPIO-21028	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247116	LPIO-21084	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1238835	LPIO-2113	Yes	Yes	Yes	Yes	Yes	I agree that there should be an accelerated pace of building houses on brownfield land, through the Housing Zone status. Wirral Borough Council need to secure more funding through the Housing Infrastructure Fund and Homes England.							
1246851	LPIO-21147						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1246918	LPIO-21251						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1246924	LPIO-21252						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1246928	LPIO-21254						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1245112	LPIO-2134	Yes	Yes	Yes	Yes	Yes								
1246920	LPIO-21507						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1246926	LPIO-21508						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1247117	LPIO-21665	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247118	LPIO-21666	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.			1				
1247145	LPIO-21773	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247147	LPIO-21774	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.						1	

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1247148	LPIO-21881	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247150	LPIO-21882	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1244329	LPIO-21993	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247119	LPIO-22053	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1246678	LPIO-22054	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247151	LPIO-22162	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247152	LPIO-22163	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247153	LPIO-22276	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247155	LPIO-22277	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247156	LPIO-22384	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247158	LPIO-22385	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247159	LPIO-22572	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247160	LPIO-22573	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247161			Yes	Yes		Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247164	LPIO-22620		Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247167	LPIO-22752		Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247168	LPIO-22753		Yes	Yes		Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247169	LPIO-22940		Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247170	LPIO-22941		Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247173	LPIO-23029		Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247173	LPIO-23029		Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247174	LPIO-23030	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this. We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247175	LPIO-23137	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247170	LPIO-23138						we agree with this approach, but we would like maximum endeavoors to obtain grant funding to facilitate this.							
1245146	LPIO-2322	Yes	Yes	Yes	Yes Yes	Yes								
1247177	LPIO-23262	Yes	Yes	Yes		Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247178	LPIO-23263		Yes	Yes Yes	Yes	Yes Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this. We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1248345	LPIO-23507 1 of 2						The agree with this approach, but we would nee maan turn enceavours to obtain grant turning to realinate this. I am a long standing resident of the Wirral and would be most grateful if you can take into consideration my views. Firstly, I consider Wirral to be a very different borough to other boroughs in Merseyside. It has a wealth of natural beauty, a farming and agricultural heritage and has areas designated at SSI status. I worry that the Local Plan aims to turn the Wirral into a conurbation of Liverpool and risks sacrificing the green belt and it's natural heritage as a result. The need to find 12,000 new houses must not be found at the cost of the Green belt. Wirral council must request from central government exceptional status if there is insufficient brownfield land to meet this requirement. My first question to the council is why the vast expanse of land which Peel Ltd is planning to convert into office space, shops, conference centre and student accommodation cannot be designated for some of the housing? It is a brownfield site and it would make more sense to use this vast area for the new houses rather than surperflous shops, offices and student blocks. There are enough of these buildings all over Liverpool city centre, many of which are only partially occupied.							
1248345	LPIO-23507 2 of 2						The existing Birkenhead shopping area and market could be regenerated to accommodate business and shopping, office space, as it already has excellent transport links and historically used to be a key part of not only the local community but the rest of the Wirral. I do not see how the proposed Wirral Waters scheme can be justified. We do not need office space and student accommodation we need houses for ordinary people, not executives or international students. I certainly believe that there is no justification for more student accommodation- the best cash cow that has been abused by Liverpool city council. The plans, especially the proposed tower blocks, look so out of character with the existing environment. Is it a means of expanding Liverpool One? Peel Ltd speak of making the area an international destination. Wirral is already a magnet for tourism, not because of its shopping, but more to do with its leisure - the estuary, the natural environment, the beaches, open woodland and space for walking and cycling. In view of Brexit and the coronavirus, it is of utmost importance to preserve our farming and agricultural land on the Wirral. Wirral council must invest in our local farmers to ensure that local produce continues and that it is not lost to developers. We need to safeguard our green belt for contingency purposes and our future generations.							

Person ID	ID	Question 2.13 - Wirral Waters	Question 2.13 - Hind Street	Question 2.13 - Woodside	Question 2.13 - Central Birkenhead	Question 2.13 - Birkenhead / Town Centre	Question 2.13a - If No, please explain why, and what your alternative approach would be. If Yes, you can comment here. (Please identify the site you are commenting on.)	Attachment 1	Attachment 2	Attachment 3	Attachment 4	Attachment 5	Attachment 6	Attachment 7
1248389 Highways England	LPIO-23752						This section states how the regeneration of Birkenhead is at the heart of the Local Plan Vision and the Preferred Urban Intensification Option, thus realising Birkenhead as an exemplar 'Urban Garden City'. There is a suite of evidence supporting these aspirations including Wirral Waters Vision Statement and Design and Access Statement 2010, prepared as part of the planning documentation for the Wirral Waters strategic mixed-use development area. This includes the development of the current vacant dockland with several adjoining Partnership neighbourhoods. It is noted that focus is given to the Wirral Waters scheme by the Integrated Regeneration Strategy for Birkenhead and Wirral Waters and that part of this Strategy led to the evolvement of the East Wirral Transport Study (2017), which provides more context to the inter-relationship of all transport modes. Moving on from the 2017 studies, in 2019 a Wirral Strategic Transport Framework was developed to underpin the developing Strategic Regeneration Framework; and align the development of specific packages. This study identifies potential schemes to enable growth in Birkenhead Town Centre, the A41 and Wirral Waters. Additionally, there is also a A41 Feasibility Study emerging and an ongoing Wirral Waters Gateways Feasibility Study. Infrastructure improvements include a mass transit system to connect these areas to each other, Birkenhead Town Centre and the Merseyrail system. Highways England would highlight that the development of any mass transit systems would need to be balanced against the requirements on the local road network which then filters onto the SRN at both the construction stages and for commuting or retail / leisure activities.							
1248389 Highways England	LPIO-23755						We note that WMBC has expressed interest in Governmental funding in November 2019 for a proposal including a possible Urban Development Corporation Model from Birkenhead and that the Council intends to base its regeneration strategies on an Urban Development Corporation Status, which will emanate the approach taken by the Liverpool City Centre in transforming the city in past decade. Highways England appreciate this is an ambitious vision and will need to have supporting infrastructure in all respects including highways and would therefore encourage continued engagement with Highways England on these strategic goals. Considering the Framework boundary map for the UDC we acknowledge that the section of the M53 around Junction 1 and near the Kingsway exit slips forms part of the northern boundary.							
1248438	LPIO-23759						We have significant concerns regarding the Council's projected rates of delivery at Wirral Waters, and object to the scale of development which is proposed during the emerging Local Plan period. We have no objection to the development of the site at Hind Street, based on the delivery rates set out in Table 1, subject to evidence of funding. At this time, we do not consider that there is sufficient evidence for the Council to make an allowance for housing delivery at the Woodside Development Area during the emerging Local Plan period. The same applies to the Former Rose Brae site. In view of the concerns outlined above, there is evidently a requirement to identify alternative sources of housing land supply across the Borough.	https://wirral_ consult.objective .co.uk/file/56848 50						
1248794	LPIO-23838						Hind Street strategic development area (illustrated by figure A2.3 of the Council's Local Plan Issues and Options document), sits at a key gateway to the Urban Conurbation from Liverpool where the Queensway Mersey tunnel emerges into the Borough of Wirral, which alongside the Council's other identified strategic sites and development areas, clearly presents a strategic opportunity of national significance to realise the regeneration of Birkenhead as an exemplar 'Urban Garden City' or Left Bank Regeneration Zone. This will only be achieved by maximising the scale of the opportunity at the Hind Street strategic mixed site alongside coordinated planning and action, which the Birkenhead Regeneration Framework (BRF) and detailed Delivery Action Plans is seeking to achieve. It is understood that the BRF will examine the Hind Street strategic mixed site in greater detail as a specific Action Area.	https://wirral- consult.objective						
1244826	LPIO-2385	Yes	Yes	Yes	Yes	Yes				1			1	1
1242185	LPIO-23887						Yes. We recommend Green Infrastructure is specifically referred to with regards to Wirral Waters in the Local Plan.	https://wirral- consult.objective .co.uk/file/56591 21	https://wirral- consult.objective .co.uk/file/56842 63	https://wirral- consult.objective .co.uk/file/56570 06				
1248472	LPIO-24010						In the first instance it appears that there is missing text from this question in the Issues and Options document. However, we do not agree that the approach advocated by the Council is sound.	https://wirral- consult.objective .co.uk/file/56848 24		<u>a</u>				

Person ID	ID	Question 2.13 - Wirral Waters		Question 2.13 - Woodside	Question 2.13 - Central Birkenhead	Question 2.13 - Birkenhead / Town Centre	Question 2.13a - If No, please explain why, and what your alternative approach would be. If Yes, you can comment here. (Please identify the site you are commenting on.)	Attachment 1	Attachment 2	Attachment 3	Attachment 4	Attachment 5	Attachment 6	Attachment 7
1247798	LPIO-24231						We have significant concerns regarding the Council's projected rates of delivery at Wirral Waters, and object to the scale of development which is proposed during the emerging Local Plan period. We have no objection to the development of the site at Hind Street, based on the delivery rates set out in Table 1, subject to evidence of funding. At this time, we do not consider that there is sufficient evidence for the Council to make an allowance for housing delivery at the Woodside Development Area during the emerging Local Plan period. The same applies to the Former Rose Brae site. In view of the concerns outlined above, there is evidently a requirement to identify alternative sources of housing land supply across the Borough.	https://wirral- consult.objective .co.uk/file/56848 46						
1248520	LPIO-24313						Hind Street mixed site (illustrated by figure A2.3 of the Council's Local Plan Issues and Options document), sits at a key gateway to the Urban Conurbation from Liverpool where the Queensway Mersey tunnel emerges into the Borough of Wirral, and alongside the Council's other identified strategic sites and development areas, there becomes a clear proposition for Birkenhead as a strategic opportunity of regional and national significance, specifically as an exemplar 'Urban Garden City'. This will only be achieved through coordinated planning and action, which the Birkenhead Regeneration Framework (BRF) and detailed Delivery Action Plans seeks to explore. It is understood that the BRF will examine Hind Street in greater detail as a strategic site/development area.	https://wirral- consult.objective .co.uk/file/56842 65						
1248542	LPIO-24354	ŀ					We do not agree with the exclusion of the town centre masterplan area as a strategic site. It should be specifically referenced in the same way as Wirral Waters, Hind Street and Woodside because it sits alongside them within the wider regeneration area of Birkenhead and is pivotal to the success of all the strategic sites because it will deliver a new 'civic hub' and improved community facilities as well as enhancing connectivity within the town centre. A healthy and thriving Birkenhead town centre is needed to support the development of Woodside, Hind Street and Wirral Waters.	https://wirral- consult.objective .co.uk/file/56848 94						
1248551	LPIO-24410						A significant proportion of the Local Plan housing target is expected to be delivered on Wirral Waters, Hind Street and Woodside – which are identified to deliver approximately 5,480 homes over the plan period. A significant number is to be delivered on Wirral Waters. Whilst we appreciate that this is the Council's preferred approach, it is important to recognise that the Wirral Waters scheme is a 500 acre site and part of a wider 30 year strategy to transform this location into an international destination. Given the level of planned infrastructure improvements the delivery of the scheme in full may stall due to the level of infrastructure improvements required to enable its delivery. Accordingly, it is important that the Council's identified sites in the BRF are supported by a range of sites by size and location to ensure the Council's able to demonstrate a flexible and responsive supply of housing land.	https://wirral- consult.objective .co.uk/file/56559 <u>18</u>						
1242697	LPIO-24651						In general, yes but greenfield spaces should not be in the allocation. Traffic issues are a menace in these areas/adjacent roads and the greenspace is part of the character in these areas.	https://wirral- consult.objective .co.uk/file/56591	https://wirral- consult.objective .co.uk/file/56591	https://wirral- consult.objective .co.uk/file/56591	https://wirral- consult.objective .co.uk/file/56591			
1248749	LPIO-24816						The delivery of a large number of the strategic sites is not feasible within the first 5 years of the plan and it is only likely that Wirral Waters will provide any new development within this period. Even then, the numbers proposed are far off those that have been evidenced as being deliverable. This will only lead to dramatically more Green Belt release. We would want to see a more realistic projection of housing numbers coming from strategic sites	https://wirral- consult.objective .co.uk/file/56848 47	https://wirral- consult.objective .co.uk/file/56848 48	https://wirral- consult.objective .co.uk/file/56848				
1248769	LPIO-24938						The delivery of a large number of the strategic sites is not feasible within the first 5 years of the plan and it is only likely that Wirral Waters will provide any new development within this period. Even then, the numbers proposed are far off those that have been evidenced as being deliverable. This will only lead to dramatically more Green Belt release. We would want to see a more realistic projection of housing numbers coming from strategic sites	https://wirral- consult.objective .co.uk/file/56590 45	https://wirral- consult.objective .co.uk/file/56849 57	https://wirral- consult.objective .co.uk/file/56590 39	https://wirral- consult.objective .co.uk/file/56590 38	https://wirral- consult.objective .co.uk/file/56849 56	2	
1237647	LPIO-250	Yes	Yes	Yes	Yes	Yes								
1248823	LPIO-25041						The delivery of a large number of the strategic sites is not feasible within the first 5 years of the plan and it is only likely that Wirral Waters will provide any new development within this period. Even then, the numbers proposed are far off those that have been evidenced as being deliverable. This will only lead to dramatically more Green Belt release. We would want to see a more realistic projection of housing numbers coming from strategic sites.	https://wirral- consult.objective .co.uk/file/56743 17	https://wirral- consult.objective .co.uk/file/56848 65	https://wirral- consult.objective .co.uk/file/56848 49				
1248832	LPIO-25145						The delivery of a large number of the strategic sites is not feasible within the first 5 years of the plan and it is only likely that Wirral Waters will provide any new development within this period. Even then, the numbers proposed are far off those that have been evidenced as being deliverable. This will only lead to dramatically more Green Belt release. We would want to see a more realistic projection of housing numbers coming from strategic sites.	<u>https://wirral-</u> consult.objective .co.uk/file/56848 <u>57</u>	https://wirral- consult.objective .co.uk/file/56595 62					

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1248833	LPIO-25255						The delivery of a large number of the strategic sites is not feasible within the first 5 years of the plan and it is only likely that Wirral Waters will provide any new development within this period. Even then, the numbers proposed are far off those that have been evidenced as being deliverable. This will only lead to dramatically more Green Belt release. We would want to see a more realistic projection of housing numbers coming from strategic sites.	<u>https://wirral-</u> consult.objective .co.uk/file/56611 25	https://wirral- consult.objective .co.uk/file/56611 00	https://wirral- consult.objective .co.uk/file/56611 24	https://wirral- consult.objective .co.uk/file/56611 29			
1248956	LPIO-25355						Our analysis shows that only 1,034 homes, against the 5,484 homes identified by the Council, are expected to come forward, all of which will be at Wirral Waters, with Hind Street and Woodside not providing any new homes.	https://wirral- consult.objective .co.uk/file/56848 59	https://wirral- consult.objective .co.uk/file/56774 75					
1248986	LPIO-25451						The delivery of a large number of the strategic sites is not feasible within the first 5 years of the plan and it is only likely that Wirral Waters will provide any new development within this period. Even then, the numbers proposed are far off those that have been evidenced as being deliverable. This will only lead to dramatically more Green Belt release. We would want to see a more realistic projection of housing numbers coming from strategic sites.	https://wirral- consult.objective .co.uk/file/56627 23	https://wirral- consult.objective .co.uk/file/56627 25	https://wirral- consult.objective .co.uk/file/56627 70				
1243721	LPIO-2559	Yes	Yes	Yes	Yes	Yes	Without grant funding this will not be attractive to developers, therefore all endeavours should be made to get this to enable regeneration and re-use of brownfield sites must be made.							
1246458	LPIO-25697						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1246459	LPIO-25698						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1249100	LPIO-25867 1 of 3						Our analysis shows that only 1,034 homes, against the 5,484 homes identified by the Council, are expected to come forward, all of which will be at Wirral Waters, with Hind Street and Woodside not providing any new homes. There would need to be both a significant increase in net market sales values, far in excess of any increase in build cost inflation and substantial levels of public funding for these sites to come forward. It seems inconceivable that this would represent good use of limited public funds. There is a significant disconnect between the Council's preferred option and actual housing needs - mix and affordable.	consult.objective		https://wirral- consult.objective .co.uk/file/56848 95	https://wirral- consult.objective .co.uk/file/56775 08	https://wirral- consult.objective .co.uk/file/56775 11	2	
1249100	LPIO-25867 2 of 3						Our analysis shows that only 1,034 homes, against the 5,484 homes identified by the Council, are expected to come forward, all of which will be at Wirral Waters, with Hind Street and Woodside not providing any new homes. There would need to be both a significant increase in net market sales values, far in excess of any increase in build cost inflation and substantial levels of public funding for these sites to come forward. It seems inconceivable that this would represent good use of limited public funds. There is a significant disconnect between the Council's preferred option and actual housing needs - mix and affordable.	consult.objective	https://wirral- consult.objective .co.uk/file/56775 12	https://wirral- consult.objective .co.uk/file/56848 98	https://wirral- consult.objective .co.uk/file/56849 49	https://wirral- consult.objective .co.uk/file/56775 09	2	
1249100	LPIO-25867 3 of 3						Our analysis shows that only 1,034 homes, against the 5,484 homes identified by the Council, are expected to come forward, all of which will be at Wirral Waters, with Hind Street and Woodside not providing any new homes. There would need to be both a significant increase in net market sales values, far in excess of any increase in build cost inflation and substantial levels of public funding for these sites to come forward. It seems inconceivable that this would represent good use of limited public funds. There is a significant disconnect between the Council's preferred option and actual housing needs - mix and affordable.	consult.objective	https://wirral- consult.objective .co.uk/file/56775 16	https://wirral- consult.objective . <u>co.uk/file/56775</u> 07				
1244896	LPIO-2591	Yes	Yes	Yes	Yes	Yes	YES but nowhere near enough work has been done yet, even for Reg 18 stage, and too much work needs to have been done before Reg 19 on the present Timetable. More time needs to be negotiated in order to realise the correct outcomes. Presently, the Council is set up to fail and deliver developers and landowners an undeserved bonanza which would not serve Wirral well, particularly the most disadvantaged. Remember, if you live in the Brikenhead area with poor job and housing prospects, your life-expectancy is 10 years less than those to the west of the Peninsula. Please don't let this continue. Building on Green Belt would condern those in deprived areas to years more delay and hardship. Make sure this doesn't happen by doing such as outlined above and earlier and much more. Start to be more assertive in this whole process and ditch any advice which treats the Council like an impotent 'also-ran'.							

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1249206	LPIO-26092						I wish to make my concerns known about using GREENBELT land for property development. I would like all future development to be concentrated on Brownfield sites rather than green, open spaces as a priority, initially redeveloping areas of disused waste land (such as opposite Birkenhead north train station car park) and properties that lie empty. I support protecting St Bridget's School Playing Field from development, and the areas between West Kirby, Saughall Massie and Hoylake that we're planned to build on with an unnecessary golf resort and housing. West Kirby, Hoylake and Saughall Massie are not areas that are in need of housing, and given the global crisis of circa 7 billion people and the destruction of land damaging the environment, I am astonished and appalled at the contradiction in the disaccord between managing this apparent issues whilst at the same time engaging in more building work which is at odds with helping the environmental Crisis.							
1249638	LPIO-26273 1 of 2						One of the key strategy documents, the Birkenhead Regeneration Framework and Delivery Action Plan Study is ongoing and hasn't been completed. Until this critical work is completed, we question how critical planning policy decisions relating to the future growth strategy for Wirral can be made when the scope covers matters of prioritisation, infrastructure requirements, local plan evidence and delivery. The High Streets Fund and Town Deal is also still work in progress and so there is no guarantee that the bid will be successful. Notwithstanding the outcome, it is not clear how much funding is going to be available and specifically how it will contribute to meeting infrastructure funding gaps to help unlock housing sites. The Issues and Options document states that the Birkenhead Regeneration Framework (BRF) was commissioned in November 2019 and that it would cover a number of fundamental issues and 'provide evidence in support of the Local Plan Preferred Urban Option'. Surely, given the critical nature of this evidence base work, the spatial option for Wirral should be decided after it has been completed, rather than effectively seeking to retro-fit evidence to suit the option currently being proposed as part of this consultation. It is also stated at paragraph 2.98 that the BRF will 'take account of the potentially significant funding for project delivery which may become available through successful bids for Future High Streets Fund and the Town Deal, and other sources of funding which may become available from the Combined Authority and Homes England'.	consult.objective .co.uk/file/56757 35		https://wirral- consult.objective co.uk/file/5685( 64	https://wirral- consult.objective j.co.uk/file/5685( 62	https://wirral- consult.objective 2.co.uk/file/5685( <u>66</u>	https://wirral- consult-objective 0.co.ul/file/56850 65	https://wirral- consult.objective co.uk/file/56850 
1249638	LPIO-26273 2 of 2						The statement 'which may become available' infers that the level, type and route of public sector funding is completely unknown at this stage. In order that the WLP can be considered sound, we are of the view that absolute certainty must be provided in this regard. Should a Local Plan be relying upon a flexible source of housing land supply that takes all viability considerations into account, where for example there may be some confidence around early delivery on greenfield sites or in high value areas that are known to be viable, there may be scope for some flexibility on this matter, but this is not currently the case as the whole Local Plan is predicated on a regeneration supply argument. The viability work undertaken by the Consortium underlines the extent of the viability issue that currently exists. At paragraph 2.106 there is mention of the BRF 'exploring the concept of a Left Bank Regeneration Zone and a Birkenhead Urban Garden City'. Again, these are clearly only early thoughts and we would expect that in order to be found sound, the WLP will need to provide absolute clarity regarding what the delivery of an 'Urban Garden City' actually consists of given the massive public sector funding that would clearly be needed for something of this scale.							
1249638	LPIO-26304 1 of 2						One of the key strategy documents, the Birkenhead Regeneration Framework and Delivery Action Plan Study is ongoing and hasn't been completed. Until this critical work is completed, we question how critical planning policy decisions relating to the future growth strategy for Wirral can be made when the scope covers matters of prioritisation, infrastructure requirements, local plan evidence and delivery. The High Streets Fund and Town Deal is also still work in progress and so there is no guarantee that the bid will be successful. Notwithstanding the outcome, it is not clear how much funding is going to be available and specifically how it will contribute to meeting infrastructure funding gaps to help unlock housing sites. The Issues and Options document states that the Birkenhead Regeneration Framework (BRF) was commissioned in November 2019 and that it would cover a number of fundamental issues and 'provide evidence in support of the Local Plan Preferred Urban Option'. Surely, given the critical nature of this evidence base work, the spatial option for Wirral should be decided after it has been completed, rather than effectively seeking to retro-fit evidence to suit the option currently being proposed as part of this consultation. It is also stated at paragraph 2.98 that the BRF will take account of the potentially significant funding for project delivery which may become available through successful bids for Future High Streets Fund and the Town Deal, and other sources of funding which may become available from the Combined Authority and Homes England'.	consult.objective .co.uk/file/56757 35	https://wirral- consult.objectiv .co.uk/file/56856	https://wirral- consult.objective c.c.uk/file/5685( 54	https://wirral- consult.objective c.co.uk/file/5685( <u>62</u>	https://wirral- consult.objective .co.uk/file/5685( .56	https://wirral- consult.objective .co.uk/file/56850 <u>65</u>	https://wirral- consult.objective .co.uk/file/56850 63

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1249638	LPIO-26304 2 of 2						The statement 'which may become available' infers that the level, type and route of public sector funding is completely unknown at this stage. In order that the WLP can be considered sound, we are of the view that absolute certainty must be provided in this regard. Should a Local Plan be relying upon a flexible source of housing land supply that takes all viability considerations into account, where for example there may be some confidence around early delivery on greenfield sites or in high value areas that are known to be viable, there may be scope for some flexibility on this matter, but this is not currently the case as the whole Local Plan is predicated on a regeneration supply argument. The viability work undertaken by the Consortium underlines the extent of the viability issue that currently exists. At paragraph 2.106 there is mention of the BRF 'exploring the concept of a Left Bank Regeneration Zone and a Birkenhead Urban Garden City'. Again, these are clearly only early thoughts and we would expect that in order to be found sound, the WLP will need to provide absolute clarity regarding what the delivery of an 'Urban Garden City' actually consists of given the massive public sector funding that would clearly be needed for something of this scale.							
1249745	LPIO-26376						We advocate the delivery of housing on previously developed as a first priority and acknowledges that a 'brownfield first' approach should be pursued where evidenced and possible in line with national planning policy. However, we have strong concerns that the evidence presented highlights the existence of an insufficient capacity in Wirral's urban area to deliver the required growth over the plan period.	https://wirral- consult.objective .co.uk/file/56800 05	https://wirral- consult.objective .co.uk/file/56848 64	https://wirral- consult.objective co.uk/file/56848	https://wirral- consult.objective .co.uk/file/56800 06	https://wirral- consult.objective co.uk/file/56848	https://wirral- consult.objective .co.uk/file/56848 62	https://wirral- consult.objective .co.uk/file/56800 01
1249746	LPIO-26392 1 of 2						Appendix 2.1 discusses a sequence of appraisals of individual strategic site and development areas: Wirral Wates, Hind Street, Woodside and Birkenhead centre. The regeneration of inner areas of Birkenhead and Wallasey must be regarded as an important priority for the Local Plan, and the Council has obviously undertaken useful work in identifying and appraising development opportunities. What is wholly unrealistic is the rate of housing delivery assumed to come from locations with no track record of delivery, known issues over viability and no strong established housing market. The Council is failing to consider the realistic rates at which the number of new dwellings envisaged could be absorbed into relatively poor market areas. The starting point of the Issues and Options Paper appears to be what level of delivery is needed to avoid the need for Green Belt release, rather than what can realistically be achieved within the urban area using an evidence-based approach. The realism of the proposed approach is considered in more detail in the Consortium representations, but the key issue is that, however laudable the Councils intentions may be, these are highly complex and uncertain projects which will make only a limited contribution up to 2035 and will stretch well beyond the plan period. It is instructive to compare previous expectations for Wirral Waters with actual delivery in this respect. Despite the Council having relied upon Wirral Waters to deliver a significant proportion of its housing needs for almost 15 years, not a single unit has been delivered to date.	https://wirral- consult.objective .co.uk/file/56836 33	https://wirral- consult.objective .co.uk/file/56836 <u>37</u>	https://wirral- consult.objective .co.ul/file/56836 35	https://wirral- consult.objectiw .co.ulc/file/5683/ 38	https://wirral- consult.objective c.co.uk/file/56836 39	https://wirral- consult.objective .co.uk/file/56836 36	https://wirral- consult.objective .co.uk/file/56836 <u>57</u>
1249746	LPIO-26392 2 of 2						The Council's approach is irrationally optimistic, not only reliant upon aspirational delivery rates but assuming significant increases in dwelling capacity. Critical tests of soundness for a Local Plan are that it should be justified (based on proportionate evidence) and effective (deliverable over the plan period). A Plan failing these tests would not be fit for adoption, yet Wirral urgently requires an operational plan to be in place. We support a proactive approach by the Council to delivering the strategic sites and development areas. However, to depend on these sites with a lack of alternative options is to fail to learn the lessons of recent history, involving a failure to deliver market and affordable housing and contributing to relative economic decline. Paragraph 72 of the NPPF states 'The supply of large numbers of new homes can often be best achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages and towns, provided they are well located and designed, and supported by the necessary infrastructure and facilities.'' It is apparent in Wirral that the only realistic approach to achieving the scale, affordability and mix of housing that is required is to plan for significant urban extensions to complement long term regeneration initiatives. Furthermore, the early housing delivery which is essential will only be achieved by avoiding dependence on any single such location, but through providing a choice of outlets.							
1249219	LPIO-26456						We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.	https://wirral- consult.objective .co.uk/file/56775 29	https://wirral- consult.objective .co.uk/file/56775 28					

Person ID	ID	Question 2.13 - Wirral Waters	Question 2.13 - Hind Street	Question 2.13 - Woodside	Question 2.13 - Central Birkenhead	Question 2.13 - Birkenhead / Town Centre	Question 2.13a - If No, please explain why, and what your alternative approach would be. If Yes, you can comment here. (Please identify the site you are commenting on.)	Attachment 1	Attachment 2	Attachment 3	Attachment 4	Attachment 5	Attachment 6	Attachment 7
1249812	LPIO-26509 1 of 3						In addition to assessing individual sites within the council's supply for years 0-5 and years 11-15, we have also reviewed Wirral Waters, where arguably given that no dwellings have yet been delivered, the council require the most robust evidence to demonstrate that their proposed delivery rates are achievable. Whilst it is acknowledged that more recently the regeneration proposal has gathered momentum, overcoming environmental constraints and a weak housing market, significant barriers remain to delivering the proposed number of dwellings during the plan period. In terms of years 1-5 the Council state that Wirral Waters will deliver 500 dwellings primarily through Wirral Waters 1 (legacy). Tower Road Roundabout and Urban Splash phases 1 – 4. Whilst the ongoing infrastructure works secured in March 2019 under a housing infrastructure grant suggest that some delivery is likely within years 1-5, the Council's assumption of 1,000 dwellings over a five-year period is overly optimistic and appears to be based on very limited evidence. A planning application (DLS/18/00715) for Wirral Waters 1 (legacy), is currently awaiting determination for 500 dwellings. However, considerable time will be required to discharge planning continos, await the completion of remediation work and supporting infrastructure work before delivery can commence. The Council also state that a further 470 dwellings have planning permission with no planning applications submitted for the other land parcels. Given that the application for Wirral Waters 1 (legacy) has still not been granted planning permission nearly 2 years on, there is very limited evidence to demonstrate that the sites will be able to achieve planning permission, discharge conditions and be delivered within a 5 year period.	https://wirral- consult.objective _co.uk/file/56841 13	https://wirral- consult-objective <u>co.uk/file/56848</u> 11	https://wirral- consult.objective .co.uk/file/56848 12				
1249812	LPIO-26509 2 of 3						The Council themselves acknowledge this is optimistic and requires further evidence commenting that delivery issues are yet to be resolved. Whilst Wirral Waters is a positive and well supported scheme, its optimistic delivery rates in years 1-5 are currently undermining the Council's ability to demonstrate a five year housing land supply. With uncertainty remaining over current pedestrian/cyclist accessibility, it is very unlikely the sites will deliver in full during the plan period. The timely provision of housing will depend upon the successful outcome of a very tight infrastructure plan which is yet to be fully costed, leaving very little time for slippage or delay. At this stage with such limited evidence available, little confidence can be taken the current programme is realistic with delivery likely to slip into the next plan period. Adopting a conservative approach, we consider that it is more likely 500 dwellings will be delivered within the plan period during years 11-5 rather than 1,000 quoted by the Council. Delivery rates are based on developer submissions and do not factor in Wirral's past delivery rates the significant delays associated with the scheme. In light of the above, 500 dwellings have been removed from the Council's supply, this is considered a conservative approach given that currently Wirral Waters 1 has not been granted planning permission with the majority of dwellings yet to be included within a planning application. The Council are reliant to delivery from Wirral Waters across the entire plan period with a further 1,000 dwellings expected in years 11- 5. These are primarily proposed to be delivered through land parcels known as Marina View and Vittoria Studios.							
1249812	LPIO-26509 3 of 3						Whilst it is reasonable for these sites to be included within years 11-15 without detailed planning permission, it is not appropriate to predict delivery of 1,000 dwellings when there remains significant barriers and uncertainty over them coming forward within such a short period of time. Marina View and Vittoria Studios are currently occupied dockyards with the Council acknowledging there is no developer yet identified. In addition, considerable infrastructure will be required to be in place prior to the delivery of residential development. Both sites currently facture poor pedestrian access and very limited public transport access and as such are unsustainable without the provision of supporting infrastructure. The Council state themselves in the Wirral Waters Current and Potential Housing Delivery Trajectory that delivery is reliant upon the availability of a transit system. Whilst progress has been made through a series of Option and Feasibility studies, exploring and identifying specific transport packages to assist the delivery or Wirral Waters, a fully costed and funded plan for the delivering the required infrastructure has not yet been established or approved. Therefore, the Council are committing to delivering Marina View and Vittoria within the plan period without evidencing that a transit system, highways upgrades and pedestrian/cyclists' improvements can be delivered. The transit system cannot be relied upon at this stage, there is serious doubt whether the infrastructure required will be in place during the plan period and as such whether 1,000 dwellings can be delivered. Both sites are currently in active use without a confirmed development program.							
1245180	LPIO-2657	Yes	Yes	Yes	Yes	Yes	I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							

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1240932	LPIO-26592 1 of 2						No, we disagree with the Council's Preferred Approach for delivering the strategic sites and development areas. The Council has been relying on Wirral Waters to deliver a significant proportion of its housing needs for around 15 years yet not one unit has been delivered. As evidenced in the attached Technical Assessment, the site's promoter has always been overly optimistic about the development potential of the site and has persistently underdelivered on its stated trajectory, which now appears to require major public funding to bring forward and address its significant viability gaps. The majority of the units envisaged comprise smaller apartment-style dwellings – an approach severely missligned with the Council's stated need for predominantly larger homes. It is unlikely that the future development across the Legacy site will be policy compliant in terms of affordable housing delivery. The scheme proposes 20% affordable units and there is an acknowledgement from both the site's promoter and the Council itself that the full affordable housing requirement is unlikely to be delivered on these sites. As such, there is a clear disconnect between the Council's aspirations of delivering significant numbers of apartment style units and delivering the Local Plan Preferred Approach. Moreover, no evidence has been provided by the Council or the site's developer to demonstrate that the delivery of approximately 4,500 units of a broadly homogenous apartment-based house type over a relatively short period of time in a new market area is achievable and realistic.	https://wirral- / consult.objective .co.uk/file/56836 89		https://wirral- consult.objective c.c.uk/file/56827 01				
1240932	LPIO-26592 2 of 2						The Hind Street development has also been promoted for a number of years with the Council's support and no homes have been delivered. Despite this the Council now states it could deliver anywhere between 450 (2019 SHLAA) and 1,000 dwellings over the plan period. We are concerned that despite the fact that the developability of the site is yet to be established, the Council is now looking to more than double the SHLAA capacity of the site to 2035 without any justification of how the ownership, access, contamination and ground work constraints will be resolved. These factors, coupled with the significant infrastructure upgrades required in order to deliver the site, result in huge viability gaps, both for the 580 dwellings the Council has assumed in its 'Potential Future Position' and for the, somewhat incredible, 1,000 dwellings that the Council considers there to be potential for by the time the Regulation 19 Draft of the Local Plan is submitted. The evidence presented by the Council to demonstrate the developability of the Woodside strategic redevelopment area is negligible and there are considerable issues which need to be overcome, including availability and infrastructure constraints. Again, these factors coupled with a significant viability gap lead us to question the Council's approach for delivering the strategic sites and development areas is not sound and will not address the Borough's development needs. Even when only accounting for the Council's position on the level of housing required (a position which we feel significantly underestimates Wirral's housing need).							
1237961	LPIO-26693						Developer Consortium The x submission remarks that the a significant level of public subsidy would be required to deliver and support a host of draft allocations being depended upon as part of the Councils housing trajectory; it also concludes that there is unproven deliverability of key strategic sites being relied upon and suggests that if put under the microscope they are very likely to fail any viability test. Thus, the Council's reliance upon a host of brownfield sites for housing land supply is found "wanting". Para 11 of NPPF is clear in that both "plans and decisions" should apply a presumption in favour of sustainable development and provide for objectively assessed housing need. We appreciate the site is located in the Green Belt, but so are many of the necessary alternatives and yet the Authority failing to deliver their OAN when the evidence base clearly indicates a requirement to release Green Belt to fulfil this need is a gross derogation of duty.	<u>9</u>	https://wirral- consult.objectivi .co.uk/file/5685i 8					
1245073	LPIO-2894	Yes	Yes	Yes	Yes	Yes	Yes, and I am particularly supportive of the proposals for Wirral Waters and the use of Housing Zone status to obtain funding from the Housing Infrastructure Fund and Homes England.							
1238156	LPIO-29	Yes	Yes	Yes	Yes	Yes								
1245159	LPIO-2962	Yes	Yes	Yes	Yes	Yes								
1241315	LPIO-3032	Yes	Yes	Yes	Yes	Yes	I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1237944	LPIO-305	No	Yes	No	Yes	Yes	It is a little unclear what is meant by "Left Bank – Regeneration Zone". Is the council proposing an arts/social development, like the "Left Bank in Paris, or to echo the high-rise commercial (glass & steel) construction of Liverpool One? As Liverpool One has already accommodated the financial development for the North West, the "Left Bank 'should be in contrast, rather than in competition, with Liverpool One, to ensure long-term economic viability by creating a desirable, generational, place to live, whilst being close to employment opportunities across the River Mersey. Further, the Left Bank could provide the desperately needed Urban Green Environment. Such a proposal is likely to receive significant UK government financial and policy support in order to to meet UK environmental targets within 2025.	2						
	LPIO-3056	Yes	Yes	Yes	Yes	Yes								
1245287	LI 10-3030													

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1237904	LPIO-3161	Yes	Yes	Yes	Yes	Yes	I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1245346	LPIO-3252						There should be accelerated development for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1239571	LPIO-3342	Yes	Yes	Yes	Yes	Yes								
1245416	LPIO-3358	Yes	Yes	Yes	Yes	Yes								
1238549	LPIO-343	Yes	Yes	Yes	Yes									
1240653	LPIO-3457	Yes	Yes	Yes	Yes	Yes								
1241770	LPIO-3461	Yes	Yes	Yes	Yes	Yes								
1245451	LPIO-3540	Yes	Yes	Yes	Yes	Yes								
1245457	LPIO-3606	Yes	Yes	Yes	Yes	Yes								
1245462	LPIO-3615	Yes	Yes	Yes	Yes	Yes								
1245288	LPIO-3704	Yes	Yes	Yes	Yes	Yes								
1237827	LPIO-3773	Yes	Yes	Yes	Yes	Yes								
1245500	LPIO-3944	Yes	Yes	Yes	Yes	Yes								
1245501	LPIO-3994	Yes	Yes	Yes	Yes	Yes	Acceleration of the process to zone brownfield land through Housing Zone status is critical and Wirral Council must secure funding from the Housing Infrastructure Fund and Homes England.							
1245289	LPIO-4076	Yes	Yes	Yes	Yes	Yes								
1240939	LPIO-4106	Yes	Yes	Yes	Yes	Yes								
1237823	LPIO-4197	No	No	No	No	Yes	No - see response to 4.12.							
1245638	LPIO-4214	Yes	Yes	Yes	Yes	Yes	I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1245663	LPIO-4251	Yes	Yes	Yes	Yes	Yes								-
1238379	LPIO-426	Yes	Yes	Yes	Yes	Yes	I agree that there should be more acceleration of pace for brownfield land through the Housing Zone status. The Council needs to secure more funding from the housing Infrastructure Fund and homes England.							
1241868	LPIO-4284	Yes	Yes	Yes	Yes	Yes	Should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1245153	LPIO-4352	Yes	Yes	Yes	Yes	Yes								
1244629	LPIO-4505	Yes	Yes	Yes	Yes	Yes	I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Please can the Council go and secure more funding from the Housing Infrastructure Fund and Homes England.							
1237724	LPIO-4518	Yes	Yes	Yes	Yes	Yes	Agree with this approach but would like to see determined effort to obtain Central Governement funding so that it can be done properly and with regard to existing stakeholders. Possibly Housing Infrastructure Fund and Homes England.	2						
1245607	LPIO-4616	Yes	Yes	Yes	Yes	Yes								
1237696	LPIO-4678	Yes	Yes	Yes	Yes	Yes	As a resident of Priory Wharf, Rose Brae must not intrude into Priory Wharf with traffic access.							1
1242528	LPIO-471	No	No	No	No	No	this whole scheme is for profit not to accommodate the needs of the people most in need of affordable housing wirral waters should not be allowed to go ahead it will not benefit the people who need housing							
1237873	LPIO-4818	Yes	Yes	Yes	Yes	Yes	I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1245794	LPIO-4899	Yes	Yes	Yes	Yes	Yes								1
1241661	LPIO-4917	Yes	Yes	Yes	Yes	Yes	There should be acceleration development for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1241327	LPIO-4955	Yes	Yes	Yes	Yes	Yes	· • •			1				1
1245713	LPIO-4997	Yes	Yes	Yes	Yes	Yes			+		+			+
1241065	LPIO-501	Yes	Yes		Yes									+
				Yes		Yes								+
1245496	LPIO-5193	Yes	Yes	Yes	Yes	Yes			+		+			+
1242372	LPIO-5309	Yes	Yes	Yes	Yes	Yes			1					1

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1240383	LPIO-5413	Yes	Yes	Yes	Yes	Yes								
1242947	LPIO-543	Yes	Yes	Yes	Yes									
1245954	LPIO-5487	Yes	Yes	Yes	Yes	Yes								
1245767	LPIO-5845	Yes	Yes	Yes	Yes	Yes								
1246303	LPIO-5870	Yes	Yes	Yes	Yes	Yes	I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1242751	LPIO-588	Yes	Yes	Yes	Yes	Yes	I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1246310	LPIO-5912	Yes	Yes	Yes	Yes	Yes	l agree that there should be more acceleration of pace for brownfield land through Housing Zone status. The council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1246339	LPIO-6092	Yes	Yes	Yes	Yes									
1238310	LPIO-6121	Yes	Yes	Yes	Yes	Yes	WBC are not applying the stated approach to the development of the local plan WBC need to increase projected housing numbers in the plan for the strategic regeneration areas. The numbers can be proved developable, using typology assessments. This will attract larger developers and government funding. Governments like landmark developments with big numbers. Including only 2500 (potential 4500) homes for Wirral Waters when there is total potential for 13800 is clearly not "maximising" birkenhead's development "potential". Option 1 a is committing 2500 home on Wirral Waters brownfields site and committing 2500 home on greenbelt . This is completely at odds with the stated approach. A more positive approach from WBC must be employed to maximise Birkenhead's potential Birkenhead still has demolition sites from the 60s and seventies when people were moved out to the Woodchurch and Ford (Beachwood) estates. This is because greenfield sites have been made available to developers. Lessons have been learnt from the disastrous planning principle of forming estates on Greenfields without services amenities or community identity. The NPPF has recognised this by making the use of brownfield sites and sustainable development patterns the overarching principles. The plan is not providing, the government, developers or people of Wirral with evidence that WBC has any confidence in its own regeneration plans. The proposed plan is not following that assertion.							
1240964	LPIO-6137	Yes	Yes	Yes	Yes	Yes	Go bigger, go better, go bolder! We need to be seen as a dynamic, driven community of leaders, businesses and workers with a bright vision for the future of the Wirral. Birkenhead is the key to that, it should be somewhere people want to be, want to invest in and want to cross the water to visit. Manchester and their strong leadership should be a lesson, Manchester is reinventing itself from the bottom up with no sentimentality for the past, the same lesson as can be learned by how the traditionally poorer parts of the London waterfront are poor cousins no more with splendid developments.							
1245086	LPIO-6266	Yes	Yes	Yes	Yes	Yes	I fully support the regeneration of all these sites.							
1246402	LPIO-6397	Yes	Yes	Yes	Yes	Yes								
1241723	LPIO-6554	Yes	Yes	Yes	Yes	Yes	Accelerated development for brownfield land through Housing Zone status should be obtained. Council needs to secure much more funding from the Housing Infrastructure Fund and Homes England							
1246348	LPIO-6580	Yes	Yes			Yes	Answering yes to those areas that require complete overhaul.							
1241096	LPIO-6716	Yes	Yes	Yes	Yes	Yes	These areas are in dire need of redevelopment.	https://wirral- consult.objective .co.uk/file/56842	https://wirral- consult.objective .co.uk/file/56619 44	2				
1246401	LPIO-6913	Yes	Yes	Yes	Yes	Yes	Brownfield sites have long been ignored in these areas. Now is the time to forge ahead and secure funding available to accelerate the process.							
1246482	LPIO-7012	Yes		Yes	Yes	Yes	I agree that there should be more acceleration of pace for brownfield land through Housing Zone status.							
1246488	LPIO-7111						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1241958	LPIO-735	Yes	Yes	Yes	Yes	Yes								
1246581	LPIO-7597	Yes	Yes	Yes	Yes	Yes	The council should make maximum endeavours to obtain grant funding to facilitate this approach							

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1240932	LPIO-7602	No	No	No	No	No	No, Our Client disagrees with the Council's Preferred Approach which overly relies on key sites and areas which have significant technical, infrastructure and viability issues as well as being poorly suited to delivering the required mix and tenure of housing. Whilst the Council has been relying on Wirral Waters to deliver a significant proportion of its housing needs for almost 15 years, no homes have been delivered and it now appears to require public funding to address its significant viability agas. There is a clear disconnect with the mix and tenure requirements outlined in the Council's evidence base; the majority of the units envisaged comprise smaller apartment-type developments misaligned with the Council's stated need for predominantly larger homes. Moreover, no evidence has been provided that the delivery of approximately 4,500 units over a relatively short period of a broadly homogenous house type in a new market area is achievable and realistic. The Council seeks to more than double the SHLAA capacity of the Hind Street site without justifying how ownership, access, contamination and ground work constraints will be resolved. These factors, coupled with the significant infrastructure upgrades which will be required to deliver the site, result in significant viability sissus. The evidence presented to demonstrate Woodside's developability is negligible and there are considerable issues regarding its availability, viability and infrastructure constraints. Our evidence demonstrates that the sites outlined in the Appendices of the consultation document can only deliver 6.78 years' worth of the Council's stated 15-year housing requirement, reducing to 4.17 years when factoring in our estimated requirement. We strongly recommend an alternative, more deliverable approach, complementing a reduced quantum of development on brownfield sites with the release of Green Belt land. Further comments can be found in paragraphs 3.43-3.47 of our representations.	https://wirral- consult.objectiv .co.uk/file/5683/ 89	https://wirral- consult.objective .co.uk/file/56826 97	https://wirral- consult.objective .co.ul/file/56827 01				
1246592	LPIO-7689	Yes	Yes	Yes	Yes	Yes	I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1246431	LPIO-7705	Yes	Yes	Yes	Yes	Yes								
1246594	LPIO-7751	Yes	Yes	Yes	Yes	Yes	I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1240903	LPIO-7823	Yes	Yes	No	Yes	Yes	I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1239029	LPIO-793	Yes	Yes	Yes	Yes	Yes	All these sites should be used for residential purpose.							
1246596	LPIO-7973	Yes	Yes	Yes	Yes	Yes								
1246605	LPIO-8122	Yes	Yes	Yes	Yes	Yes	I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England							
1246598 Hoylake Vision	LPIO-8123	Yes	Yes	Yes	Yes	Yes								
1237882	LPIO-8266	Yes	Yes	Yes	Yes	Yes	I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England. In light of the current COVID-19 pandemic surely post pandemic this is a perfect opportunity for WBC to have frank conversations with central Gov about how more funding can be obtained to ensure good standards of regeneration and living for all.							
1246612	LPIO-8268	Yes	Yes	Yes	Yes	Yes	A long term vision to develop the whole of this area is what is needed. The council should be targeting all investment in this area to make a real difference							
1243448	LPIO-827	Yes	Yes	Yes	Yes	Yes	These areas should be developed to include high density housing, leisure facilities, tourism and hotels. These areas must be developed and NOT greenbelt/field sites.							
1246624	LPIO-8532	Yes	Yes	Yes	Yes	Yes	Council needs to strongly lead on this and secure funding -Housing Infrastructure Fund and Homes England. Also look at Housing Zone Status for brownfield sites. What we dont need is another Wirral Waters fiasco with no development for years							
1240872	LPIO-8599	Yes	Yes	Yes	Yes	Yes								
1237832	LPIO-8604	Yes	Yes	Yes										
1246631	LPIO-8661	Yes	Yes	Yes	Yes	Yes								
1246638	LPIO-8676	Yes	Yes	Yes	Yes									
1246544	LPIO-8733	Yes	Yes	Yes	Yes	Yes	Accelerated development is needed - there is a perception that "nothing is happening in spite of years of talk about Wirral Waters". Is there not possibility of obtaining more funding from the Housing Infrastructure Fund, and Homes England, through Housing Zone status?							
1246202	LPIO-8744	Yes	Yes	Yes	Yes	Yes								

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1246286	LPIO-8835	Yes	Yes	Yes	Yes	Centre Yes								
1246651	LPIO-8928	Yes	Yes	Yes	Yes	Yes	There should be acceleration development for Brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1246667	LPIO-9017	Yes	Yes	Yes	Yes	Yes								
1246678	LPIO-9278	Yes	Yes	Yes	Yes	Yes								
1241495	LPIO-9498	Yes	Yes	Yes	Yes	Yes								
1246699	LPIO-9529	Yes	Yes	Yes	Yes	Yes								
1246712	LPIO-9570	No	No	No	No	No	Please see our attached statement for our full case.							
1246693	LPIO-9585	Yes	Yes	Yes	Yes	Yes	I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England							
1246691	LPIO-9623	Yes	Yes	Yes	Yes	Yes	I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1238193	LPIO-9629		Yes				Our Client agree with the Council's proposed approach to focusing development and investment within the Urban Conurbation. This will provide the opportunity to position this large urban area on the opposite bank of the River Mersey to Liverpool as an engine that will drive economic and social growth and revitalisation for the benefit of the City Region. Hind Street Mixed site sits at a key gateway to the Urban Conurbation from Liverpool where the Queensway Mersey tunnel emerges into the Borough of Wirral, and alongside the Council's other identified strategic sites and development areas, there becomes a clear proposition for Birkenhead as a strategic opportunity of regional and national significance, specifically as an exemplar 'Urban Garden City'. DUE TO THE WORD LIMIT, A DETAILED RESPONSE TO THIS QUESTION HAS BEEN PROVIDED WITHIN THE REPRESENTATIONS DOCUMENT SUBMITTED AS PART OF QUESTION 10.1.							
1242554 Port Sunlight Village Trust	LPIO-9639	Yes	No	Yes	Yes	Yes	However, where does New Ferry fit in this model? The Local Plan is strangely muted on the proposals for New Ferry's regeneration. Why is this?							
1238147	LPIO-9814	Yes	Yes	Yes	Yes	Yes	Strongly agree with this, but would want to see much better performance on seeking government grantss.							
1246724	LPIO-9875	Yes	Yes	Yes	Yes	Yes	I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1241337	LPIO-9886	Yes	Yes	Yes	Yes	Yes	Totally agree - please maximise Council efforts to get grant funding to support this.							
1245994	LPIO-9936	Yes	Yes	Yes	Yes	Yes	Yes, and I am particularly supportive of the proposals for Wirral Waters and the use of Housing Zone status to obtain funding from the Housing Infrastructure Fund and Homes England.							
1238193	LPIO-9953		Yes				Further to the response to question 2.4, our Client agree with the Council's proposed approach to enable the positive regeneration and development of Birkenhead to maximise its potential to accommodate a significant proportion of the Borough's development needs. As previously stated, focusing development and investment within the Urban Conurbation will provide the opportunity to position this large urban area on the opposite bank of the river to Liverpool as an engine that will drive economic and social growth and revitalisation at the heart of the City Region. Hind Street strategic development area, as defined in the promotional vision document appended to this letter, sits at a key gateway to the Urban Conurbation from Liverpool where the Queensway Mersey tunnel emerges into the Borough of Wirral, which alongside the Council's other identified strategic sites and development areas, clearly presents a strategic opportunity of national significance to realise the regeneration of Birkenhead as an exemplar 'Urban Garden City' or Left Bank Regeneration Zone. DUE TO THE WORD LIMIT, A DETAILED RESPONSE TO THIS QUESTION HAS BEEN PROVIDED WITHIN THE REPRESENTATIONS DOCUMENT SUBMITTED AS PART OF QUESTION 10.1.							
1245044	LPIO-9972	Yes	Yes	Yes	Yes	Yes								