

Person ID	ID	Question 2.4 - Do you agree with the proposed settlement hierarchy set out in Table 2.2 and an approach based towards focusing investment and regeneration toward the Urban Conurbation to the east of the M53 Motorway?	Question 2.4a - If No please explain what an alternative approach would you suggest and why? (If you agree with the proposed approach, you can also comment here.)	Attachment 1	Attachment 2	Attachment 3	Attachment 4	Attachment 5	Attachment 6	Attachment 7
1249070	LPIO-25629		Support the proposed settlement hierarchy, in particular the recognition of Storeton and the intention to 'meet locally identified needs, within the remaining surrounding urban settlements, large and small villages...' However, the explanatory paragraphs make no reference to the need to ensure that locally identified needs are met, including those within villages and that there is no evidence base or explanation of what these needs may be. Agree that the Urban Conurbation should continue to be a priority for regeneration but this has been the Council's strategy for many decades and that strategy alone is not meeting the housing needs of the Borough as a whole and has failed to deliver sufficient homes over many, many years. The Council's preferred spatial option effectively plans for the status quo. Many of the sites promoted under the Council's preferred spatial option are not new and have been available for residential development for a considerable period of time and will continue to fail to meet the overall housing requirement of the Borough and will continue to fail to meet locally identified needs within other urban settlements and villages including Storeton.	<a href="https://wirral-consultobjective.co.uk/file/5684896">https://wirral-consultobjective.co.uk/file/5684896</a>	<a href="https://wirral-consultobjective.co.uk/file/5679650">https://wirral-consultobjective.co.uk/file/5679650</a>					
1248438	LPIO-23754		The Council's intentions to focus new development in East Wirral, is the same approach that was adopted through the implementation of the Interim Housing Policy and which ultimately led to significant under-delivery of housing and the inability to demonstrate a 5-year housing land supply. Green Belt constraints across the Borough mean that there has been no alternative strategy through which to address the housing shortfall and no contingency in place to deal with it. Adopting an 'urban conurbation' approach over the next 15 years is evidence that the Council has failed to learn from its past mistakes and is once again adopting an 'all eggs in one basket' strategy. This is a totally flawed approach and which we strongly object to. The Council's Viability Study raises further doubts over the Council's preferred urban conurbation approach, given that this directs the majority of new development towards the least viable areas, but which will need to contribute towards the delivery of new social and physical infrastructure as a result of the scale of development which is proposed. The two do not appear to marry up and is very likely to result in new development in Zones 1 and 2 (as shown on Figure 2.1 of the I&O document) being unable to deliver the same social, economic and environmental benefits which would otherwise be achieved through the release of greenfield, Green Belt sites in Zones 3 and 4. We support the re-using previously developed land, consistent with Section 11 of the NPPF. However, it is crucial that the emerging Local Plan provides a balance between brownfield and greenfield land release and new development. As drafted, the Council's preferred approach is wholly reliant on the redevelopment and regeneration of brownfield sites, an approach which simply isn't considered to be sustainable based on historic trends and evidence in the Borough and carries much greater risk in terms of sites being unable to satisfy Local Plan policy requirements.	<a href="https://wirral-consultobjective.co.uk/file/5684850">https://wirral-consultobjective.co.uk/file/5684850</a>	<a href="https://wirral-consultobjective.co.uk/file/5657890">https://wirral-consultobjective.co.uk/file/5657890</a>					
1248749	LPIO-24808 1 of 2		Do not contest the hierarchy but do contest providing the majority of new development within the top tier of the Borough's settlement hierarchy, which will lead to disproportionate development across the Borough, with 94% of the housing allocations to the east of the M53, which doesn't necessarily respond to the needs of the population and has the potential of creating social, environmental and economic problems and is unsustainable. Table 7.2 and Table 7.3 in our attachment indicate that only low levels of growth will be directed to the majority of settlement areas, outside the Commercial Core of Birkenhead, which has very few services and facilities, including no primary schools, no secondary schools, no libraries and only one GP and only accommodates a population of just over 2,500 people. This essentially means creating a new community and a new housing market, largely from scratch, which will not happen swiftly and will not prove attractive to many different types of households, such as families or more elderly households, until such time that new essential services are provided. It is not clear how this new infrastructure will be provided, given market demand, competition from Liverpool City Centre, the viability of development in the Commercial Core and the associated costs in bringing such sites forward. As only western parts of Wirral can viably accommodate the 30% affordable housing recommended through traditional S106 contributions, this also has the potential to lead to further shortfalls in affordable housing.	<a href="https://wirral-consultobjective.co.uk/file/5684847">https://wirral-consultobjective.co.uk/file/5684847</a>	<a href="https://wirral-consultobjective.co.uk/file/5684848">https://wirral-consultobjective.co.uk/file/5684848</a>	<a href="https://wirral-consultobjective.co.uk/file/5684845">https://wirral-consultobjective.co.uk/file/5684845</a>				
1248749	LPIO-24808 2 of 2		Paragraph 59 of the NPPF states that it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. There are larger social benefits to supplying the right homes in the right locations. There can be no argument that development is required to the west of the M53 to respond to evidence highlighted in the SHMA and development should be focused to areas where there is genuine need, as outlined in the SHMA. Flats and apartments only make up 21% of the required need. Larger 3 and 4+ bedroom houses make up approximately 60% of the required mix of dwellings and developments within the urban conurbation are unlikely to be able to deliver these types of homes. The viability assessment advises that development of over 45dph will be required to give a small prospect of viability on sites in Zone 1, which indicates sites within these areas will not be able to deliver family homes. Green Belt release is required if local needs are to be met within the wider area. A more sustainable pattern of growth from Green Belt release would be truly dispersed and proportionate to the existing population and services and facilities within the settlement areas so that population growth can be sustained. All urban settlements should undergo proportionate Green Belt release, in line with their needs and the sustainability of the locations. Mid-Wirral and Heswall have greater services than Hoylake and West Kirby, therefore further Green Belt allocations should be representative of this, along with the local housing needs for each area.							
1246792	LPIO-24006		We SUPPORT the identification of Heswall as an Urban Settlement in the Settlement Hierarchy insofar as this settlement is in the highest tier outside of the Urban Conurbation which reflects the availability of shops and services in the settlement. Whilst we do not object as a matter of principle to regeneration objectives being focused on previously developed land to the east of the M53 we are concerned that many of the sites identified by the Council will not be delivered within the Plan period.	<a href="https://wirral-consultobjective.co.uk/file/5684824">https://wirral-consultobjective.co.uk/file/5684824</a>	<a href="https://wirral-consultobjective.co.uk/file/5684823">https://wirral-consultobjective.co.uk/file/5684823</a>					

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1240932	LPIO-26585		No, we disagree with the Council's proposals. This question has two separate elements, the settlement hierarchy and the Council's Preferred Approach of concentrating development to the east of the M53; we disagree with the Council's proposals in both these respects. As far as the proposed settlement hierarchy is concerned, our view is that it merely reflects the existing roles and functions of the Borough's main settlement areas and is as much geographical as it is based on settlement size with the highest level of the hierarchy located entirely east of the M53. In terms of the merits of taking an approach to development relying upon regeneration, whilst we are broadly supportive of appropriate regeneration within the Borough, we disagree that regeneration should be the sole focus of the Council's approach to meeting its development needs in this emerging Local Plan. Our recommendation is that the Local Plan's strategy needs to combine urban renewal to the east of the M53 together with provision for development in the rest of the Borough, including land currently in the Green Belt next to sustainable locations, in order to allow the whole of the Borough to grow sustainably. Paragraph 9 of the Framework requires planning policies to guide development towards sustainable solutions, but in doing so, to take local circumstances into account, including the needs, character and opportunities of each area. We believe that the Council has not taken the needs of each area in Wirral into account, but has focused an unduly high proportion of the proposed development around the Birkenhead area. For economic growth to be achieved in a manner that will benefit all of the communities across the Borough, new development needs to be spread proportionately across the urban conurbation east of the M53, urban settlements in the west and rural areas in the central belt.	<a href="https://wirral-consult.objective.co.uk/file/5682689">https://wirral-consult.objective.co.uk/file/5682689</a>	<a href="https://wirral-consult.objective.co.uk/file/5682697">https://wirral-consult.objective.co.uk/file/5682697</a>	<a href="https://wirral-consult.objective.co.uk/file/5682701">https://wirral-consult.objective.co.uk/file/5682701</a>				
1240932	LPIO-7584	no	No, Our Client disagrees with the Council's proposals. The proposed settlement hierarchy merely reflects the existing roles and functions of the Borough's main settlement areas and is as much geographical as it is based on settlement size with the highest level of the hierarchy located entirely east of the M53. Our recommendations for alterations to the settlement hierarchy are briefly outlined in our response to Q2.5. Whilst Our Client is broadly supportive of regeneration within the Borough, we disagree that this should be the sole focus of the Council's approach to meeting its development needs. Our recommendation is that the Local Plan's strategy needs to combine urban renewal to the east of the M53 with promoting development in the rest of the Borough, including land currently in the Green Belt next to sustainable locations to allow the rest of the Borough to grow sustainably. Our Client believes that the Council have not taken the needs of each area in Wirral into account by focussing such a high proportion of the proposed development around the Birkenhead area, contrary to paragraph 9 of the NPPF. The Council recognises elsewhere in the Issues and Options document and its supporting evidence base that the rural economy is important in Wirral Borough. Therefore, it is important that the rural areas have the ability to grow sustainably and support the rural economy in line with the requirements of paragraphs 77 and 78 of the NPPF. To achieve economic growth that will benefit all the communities across the Borough, new development needs to be spread proportionately across the urban conurbation east of the M53, urban settlements in the west and rural areas in the central belt. Please refer to paragraphs 3.10 to 3.15 of our full representations for further detail.	<a href="https://wirral-consult.objective.co.uk/file/5682689">https://wirral-consult.objective.co.uk/file/5682689</a>	<a href="https://wirral-consult.objective.co.uk/file/5682697">https://wirral-consult.objective.co.uk/file/5682697</a>	<a href="https://wirral-consult.objective.co.uk/file/5682701">https://wirral-consult.objective.co.uk/file/5682701</a>				
1249746	LPIO-26387		We note the classification of settlements contained within Table 2.2, with the 'Urban Conurbation' to the east of the M53 motorway at the top of the hierarchy. We agree that it is appropriate to take account of the differences between this area and the more commuter-based settlements to the west of the motorway. Such an approach will ensure the juxtaposition of additional planned housing with the larger urban centres and employment opportunities around Bromborough and Eastham, reducing the need to travel. This area also benefits from superior public transport connections and frequencies. However, the Council's preferred strategy is to direct development almost entirely to brownfield sites and the shortage of available, suitable and viable opportunities for this inevitably means that they would have to be developed in an ad hoc manner wherever they occur. The hierarchy will only be a meaningful and beneficial tool if the Council takes a proactive role in identifying strategic sites and/or urban extensions so that it has an objective basis for its choices about the most sustainable locations for development. The associated policy should therefore make it clear that the hierarchy will be used to guide the location of Wirral's future housing and employment needs, including the location of any greenfield release that may be required. The Preferred Approach refers to meeting 'locally identified needs' within the remaining surrounding urban settlements, large and small villages and then the single hamlet. It is unclear how any such locally arising needs away from the Urban Conurbation and land adjoining it are to be identified, given that these are primarily commuter settlements occupied by footloose residents. The Wirral SHMA and Housing Needs Study (May 2016) considers that Wirral functions as a single housing market area for the purpose of considering housing needs in the context of the Local Plan (paragraph 3.36). Instead, the emphasis should be on a sustainable pattern of development which does not encourage the expansion of dormitory settlements but directs development to the Urban Conurbation and adjoining sustainable urban extensions.	<a href="https://wirral-consult.objective.co.uk/file/5683633">https://wirral-consult.objective.co.uk/file/5683633</a>	<a href="https://wirral-consult.objective.co.uk/file/5683637">https://wirral-consult.objective.co.uk/file/5683637</a>	<a href="https://wirral-consult.objective.co.uk/file/5683635">https://wirral-consult.objective.co.uk/file/5683635</a>	<a href="https://wirral-consult.objective.co.uk/file/5683638">https://wirral-consult.objective.co.uk/file/5683638</a>	<a href="https://wirral-consult.objective.co.uk/file/5683630">https://wirral-consult.objective.co.uk/file/5683630</a>	<a href="https://wirral-consult.objective.co.uk/file/5683636">https://wirral-consult.objective.co.uk/file/5683636</a>	<a href="https://wirral-consult.objective.co.uk/file/5683657">https://wirral-consult.objective.co.uk/file/5683657</a>
1249745	LPIO-26373		At present, the Settlement Hierarchy identifies Storeton as a 'Small Village' which sits within the 4th tier of the 5 tier settlement hierarchy set out in Table 2.2. However, we consider that our site at Storeton Garden Village (SHLAA4010/4075/4076) should not be reviewed in the context of Storeton and should be viewed as a standalone sustainable development within close proximity to the areas of regeneration in the conurbation. The Storeton Garden Village site can deliver the family homes required and act as a good counterbalance to the high levels of smaller units being delivered nearby in Birkenhead.	<a href="https://wirral-consult.objective.co.uk/file/5680005">https://wirral-consult.objective.co.uk/file/5680005</a>	<a href="https://wirral-consult.objective.co.uk/file/5684864">https://wirral-consult.objective.co.uk/file/5684864</a>	<a href="https://wirral-consult.objective.co.uk/file/5684863">https://wirral-consult.objective.co.uk/file/5684863</a>	<a href="https://wirral-consult.objective.co.uk/file/5680006">https://wirral-consult.objective.co.uk/file/5680006</a>	<a href="https://wirral-consult.objective.co.uk/file/5684860">https://wirral-consult.objective.co.uk/file/5684860</a>	<a href="https://wirral-consult.objective.co.uk/file/5684862">https://wirral-consult.objective.co.uk/file/5684862</a>	<a href="https://wirral-consult.objective.co.uk/file/5680001">https://wirral-consult.objective.co.uk/file/5680001</a>
1249219	LPIO-26449		We agree with WBC over their classification of Urban Conurbation which allows investment to be focused on the East side of the peninsula. However, we are concerned with the use of Urban Settlement Areas which group individual settlements which should be viewed as discrete entities and not artificially grouped. (see answer to question 2.5)	<a href="https://wirral-consult.objective.co.uk/file/5677529">https://wirral-consult.objective.co.uk/file/5677529</a>	<a href="https://wirral-consult.objective.co.uk/file/5677528">https://wirral-consult.objective.co.uk/file/5677528</a>					

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1249271	LPIO-26115 1 of 3		We support the settlement hierarchy, which includes Meols as a second tier "Urban Settlement" and the proposal to meet locally identified needs within urban settlements but object that the current approach fails to properly understand those needs are or allocate land effectively to deliver them. Settlements such as Meols have effectively been mothballed by current planning policy and the emerging Local Plan as drafted seeks to do the same, which will only undermine the sustainability of those settlements and worsen affordability.	<a href="https://wirral-consult.objective.co.uk/file/5677494">https://wirral-consult.objective.co.uk/file/5677494</a>	<a href="https://wirral-consult.objective.co.uk/file/5685010">https://wirral-consult.objective.co.uk/file/5685010</a>	<a href="https://wirral-consult.objective.co.uk/file/5678243">https://wirral-consult.objective.co.uk/file/5678243</a>	<a href="https://wirral-consult.objective.co.uk/file/5678240">https://wirral-consult.objective.co.uk/file/5678240</a>	<a href="https://wirral-consult.objective.co.uk/file/5677490">https://wirral-consult.objective.co.uk/file/5677490</a>	<a href="https://wirral-consult.objective.co.uk/file/5678246">https://wirral-consult.objective.co.uk/file/5678246</a>	<a href="https://wirral-consult.objective.co.uk/file/5678238">https://wirral-consult.objective.co.uk/file/5678238</a>
1249271	LPIO-26115 2 of 3		We support the settlement hierarchy, which includes Meols as a second tier "Urban Settlement" and the proposal to meet locally identified needs within urban settlements but object that the current approach fails to properly understand those needs are or allocate land effectively to deliver them. Settlements such as Meols have effectively been mothballed by current planning policy and the emerging Local Plan as drafted seeks to do the same, which will only undermine the sustainability of those settlements and worsen affordability.	<a href="https://wirral-consult.objective.co.uk/file/5677492">https://wirral-consult.objective.co.uk/file/5677492</a>	<a href="https://wirral-consult.objective.co.uk/file/5678239">https://wirral-consult.objective.co.uk/file/5678239</a>	<a href="https://wirral-consult.objective.co.uk/file/5678247">https://wirral-consult.objective.co.uk/file/5678247</a>	<a href="https://wirral-consult.objective.co.uk/file/5684889">https://wirral-consult.objective.co.uk/file/5684889</a>	<a href="https://wirral-consult.objective.co.uk/file/5678241">https://wirral-consult.objective.co.uk/file/5678241</a>	<a href="https://wirral-consult.objective.co.uk/file/5678248">https://wirral-consult.objective.co.uk/file/5678248</a>	
1249271	LPIO-26115 3 of 3		We support the settlement hierarchy, which includes Meols as a second tier "Urban Settlement" and the proposal to meet locally identified needs within urban settlements but object that the current approach fails to properly understand those needs are or allocate land effectively to deliver them. Settlements such as Meols have effectively been mothballed by current planning policy and the emerging Local Plan as drafted seeks to do the same, which will only undermine the sustainability of those settlements and worsen affordability.	<a href="https://wirral-consult.objective.co.uk/file/5677491">https://wirral-consult.objective.co.uk/file/5677491</a>	<a href="https://wirral-consult.objective.co.uk/file/5677493">https://wirral-consult.objective.co.uk/file/5677493</a>	<a href="https://wirral-consult.objective.co.uk/file/5678242">https://wirral-consult.objective.co.uk/file/5678242</a>	<a href="https://wirral-consult.objective.co.uk/file/5684854">https://wirral-consult.objective.co.uk/file/5684854</a>	<a href="https://wirral-consult.objective.co.uk/file/5678236">https://wirral-consult.objective.co.uk/file/5678236</a>	<a href="https://wirral-consult.objective.co.uk/file/5678244">https://wirral-consult.objective.co.uk/file/5678244</a>	
1248956	LPIO-25348		Largely agree with the settlement hierarchy. However, the conurbation has clearly extended west beyond the M53, to include Moreton, Upton, Woodchurch and Greasby, which are no different to the likes of Eastham and other areas east of the M53. With that in mind, the Urban Conurbation as identified, should not sit head and shoulders above the other Urban Settlements when considering the spatial distribution of development. It is not entirely clear whether the townships are to be considered as separate settlements or collectively as per the previously defined settlement areas. This somewhat blurred approach raises difficulties when it comes to assessing the supporting evidence base, such as the Sustainability Appraisal, which use the previous settlement area categorisation, which does not strictly follow Table 2.2 in the Issues and Options report. For example, if the Council intends to distinguish between Irby, Pensby and Thingwall this should be reflected in the Green Belt Review, on the basis that they are separate townships and any exiting green gaps between them may therefore take on a greater importance under Green Belt purpose 2.	<a href="https://wirral-consult.objective.co.uk/file/5684859">https://wirral-consult.objective.co.uk/file/5684859</a>	<a href="https://wirral-consult.objective.co.uk/file/5677474">https://wirral-consult.objective.co.uk/file/5677474</a>					
1248956	LPIO-25349		We agree that the Urban Conurbation should continue to be a priority for regeneration but this has been the Council's strategy for many decades and that strategy alone is not meeting the housing needs of the Borough as a whole and has failed to deliver sufficient homes over many, many years. The Council's preferred spatial option, for urban intensification, effectively plans for the status quo. Many of the sites promoted under the Council's preferred spatial option are not new and have been available for residential development for a considerable period of time and will continue to fail to meet the overall housing requirement of the Borough. Whilst the Commercial Core is a suitable location for growth and an important component of the Urban Conurbation, such a large increase in the resident population is unachievable and unsustainable considering: the lack of existing population, services and facilities - there are no primary schools, no secondary schools, no libraries and only one GP and existing services within the surrounding areas are already utilised by highly populated areas; the market demand for new homes in this area, especially given the required housing mix - creating a new community and a new housing market largely from scratch will not happen swiftly and will not be attractive to many different types of household until essential services are provided; the competition for this type of household from Liverpool City Centre; the lack of past delivery in this area; the associated costs in bringing forward the strategic sites / development areas, with new services and facilities; and the impact on viability and the ability to deliver affordable housing.	<a href="https://wirral-consult.objective.co.uk/file/5684859">https://wirral-consult.objective.co.uk/file/5684859</a>	<a href="https://wirral-consult.objective.co.uk/file/5677474">https://wirral-consult.objective.co.uk/file/5677474</a>					
1249638	LPIO-26267		Guiding investment and development opportunities to areas where the most people will receive the benefit makes sense, however to limit this primarily to locations east of the M53 is flawed and ignores the principles of sustainable development. As an urban settlement, Greasby has existing physical infrastructure in place to allow new developments to come forward and be sustainably integrated with existing communities. Larger settlements such as this by their very nature contain a greater number and range of the required community and social infrastructure needed to support growing populations (i.e. schools, doctors, dentists, nurseries, banks, pharmacies). Greasby is well served by such social infrastructure. Greasby also has numerous physical and locational advantages, which justifies its position as an Urban Settlement in the development hierarchy. Locally, Greasby offers a range of employment opportunities nearby, providing local jobs for its residents, which supports the sustainability aspirations of the WLP. Greasby also has excellent local and strategic connectivity with a choice of local, regional and national rail, bus and road links all of which are readily accessible. We are firmly of the view that new development, and in particular housing, should be distributed on a proportionate basis across the whole of Wirral in order that all housing needs are being met across Wirral. The strategy to deliver housing predominantly on brownfield land to the east of the M53 does nothing to instigate a step change in the location or type of housing delivery across Wirral. The Strategic Housing Market Assessment 2019 (SHMA) confirms that affordable housing delivery is critical and that in Settlement Area 5 (Mid-Wirral)(SA5) within which Greasby is located, there is a net annual need of 95 affordable dwellings per annum. A failure to distribute a proportionate level of growth towards SA5 and in turn Greasby, in favour of a skewed distribution towards the east of the M53 and in particular Wirral Waters, will mean that affordable housing needs will not be met in Wirral as a whole. In fact, the strategy will only impact negatively upon this situation. There is also a recognition within the SHMA that Greasby has a higher than average proportion of elderly residents and so there is a need to attract more families and younger couples to the area in the interests of building sustainable communities by increasing the choice and availability of housing stock through the identification of new housing sites. Again, the current strategy will not achieve this.	<a href="https://wirral-consult.objective.co.uk/file/5675735">https://wirral-consult.objective.co.uk/file/5675735</a>	<a href="https://wirral-consult.objective.co.uk/file/5685061">https://wirral-consult.objective.co.uk/file/5685061</a>	<a href="https://wirral-consult.objective.co.uk/file/5685064">https://wirral-consult.objective.co.uk/file/5685064</a>	<a href="https://wirral-consult.objective.co.uk/file/5685062">https://wirral-consult.objective.co.uk/file/5685062</a>	<a href="https://wirral-consult.objective.co.uk/file/5685066">https://wirral-consult.objective.co.uk/file/5685066</a>	<a href="https://wirral-consult.objective.co.uk/file/5685065">https://wirral-consult.objective.co.uk/file/5685065</a>	<a href="https://wirral-consult.objective.co.uk/file/5685063">https://wirral-consult.objective.co.uk/file/5685063</a>

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1249638	LPIO-26299		<p>Irby has existing physical infrastructure in place to allow new developments to come forward and be sustainably integrated with existing communities. Larger settlements such as this by their very nature contain a greater number and range of the required community and social infrastructure needed to support growing populations (i.e. schools, doctors, dentists, nurseries, banks, pharmacies). Irby is well served by such social infrastructure. Irby also has numerous physical and locational advantages, which justifies its position as an Urban Settlement in the development hierarchy. Locally, Irby offers a range of employment opportunities nearby, providing local jobs for its residents, which supports the sustainability aspirations of the WLP. Irby also has excellent local and strategic connectivity with a choice of local, regional and national rail, bus and road links all of which are readily accessible. We are firmly of the view that new development, and in particular housing, should be distributed on a proportionate basis across the whole of Wirral in order that all housing needs are being met across Wirral. The strategy to deliver housing predominantly on brownfield land to the east of the M53 does nothing to instigate a step change in the location or type of housing delivery across Wirral. The Strategic Housing Market Assessment 2019 (SHMA) confirms that affordable housing delivery is critical and that in Settlement Area 7 (Heswall)(SA7) within which Irby is located, there is a net annual need of 131 affordable dwellings per annum. A failure to distribute a proportionate level of growth towards SA5 and in turn Irby, in favour of a skewed distribution towards the east of the M53 and in particular Wirral Waters, will mean that affordable housing needs will not be met in Wirral as a whole. In fact, the strategy will only impact negatively upon this situation. There is also a recognition within the SHMA that Irby has a higher than average proportion of elderly residents and so there is a need to attract more families and younger couples to the area in the interests of building sustainable communities by increasing the choice and availability of housing stock through the identification of new housing sites. Again, the current strategy will not achieve this.</p>	<a href="https://wirral-consult.objective.co.uk/file/5675735">https://wirral-consult.objective.co.uk/file/5675735</a>	<a href="https://wirral-consult.objective.co.uk/file/5685061">https://wirral-consult.objective.co.uk/file/5685061</a>	<a href="https://wirral-consult.objective.co.uk/file/5685064">https://wirral-consult.objective.co.uk/file/5685064</a>	<a href="https://wirral-consult.objective.co.uk/file/5685062">https://wirral-consult.objective.co.uk/file/5685062</a>	<a href="https://wirral-consult.objective.co.uk/file/5685066">https://wirral-consult.objective.co.uk/file/5685066</a>	<a href="https://wirral-consult.objective.co.uk/file/5685065">https://wirral-consult.objective.co.uk/file/5685065</a>	<a href="https://wirral-consult.objective.co.uk/file/5685063">https://wirral-consult.objective.co.uk/file/5685063</a>
1248823	LPIO-25033 1 of 2		<p>Do not contest the hierarchy but do contest providing the majority of new development within the top tier of the Borough's settlement hierarchy, which will lead to disproportionate development across the Borough, with 94% of the housing allocations to the east of the M53, which doesn't necessarily respond to the needs of the population and has the potential of creating social, environmental and economic problems and is unsustainable. Table 7.2 and Table 7.3 in our attachment indicate that only low levels of growth will be directed to the majority of settlement areas, outside the Commercial Core of Birkenhead, which has very few services and facilities, including no primary schools, no secondary schools, no libraries and only one GP and only accommodates a population of just over 2,500 people. This essentially means creating a new community and a new housing market, largely from scratch, which will not happen swiftly and will not prove attractive to many different types of households, such as families or more elderly households, until such time that new essential services are provided. It is not clear how this new infrastructure will be provided, given market demand, competition from Liverpool City Centre, the viability of development in the Commercial Core and the associated costs in bringing such sites forward. As only western parts of Wirral can viably accommodate the 30% affordable housing recommended through traditional S106 contributions, this also has the potential to lead to further shortfalls in affordable housing.</p>	<a href="https://wirral-consult.objective.co.uk/file/5674317">https://wirral-consult.objective.co.uk/file/5674317</a>	<a href="https://wirral-consult.objective.co.uk/file/5684865">https://wirral-consult.objective.co.uk/file/5684865</a>	<a href="https://wirral-consult.objective.co.uk/file/5684849">https://wirral-consult.objective.co.uk/file/5684849</a>				
1248823	LPIO-25033 2 of 2		<p>Paragraph 59 of the NPPF states that it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. There are larger social benefits to supplying the right homes in the right locations. There can be no argument that development is required to the west of the M53 to respond to evidence highlighted in the SHMA and development should be focused to areas where there is genuine need, as outlined in the SHMA. Flats and apartments only make up 21% of the required need. Larger 3 and 4+ bedroom houses make up approximately 60% of the required mix of dwellings and developments within the urban conurbation are unlikely to be able to deliver these types of homes. The viability assessment advises that development of over 45dph will be required to give a small prospect of viability on sites in Zone 1, which indicates sites within these areas will not be able to deliver family homes. Green Belt release is required if local needs are to be met within the wider area. A more sustainable pattern of growth from Green Belt release would be truly dispersed and proportionate to the existing population and services and facilities within the settlement areas so that population growth can be sustained. All urban settlements should undergo proportionate Green Belt release, in line with their needs and the sustainability of the locations. Mid-Wirral and Heswall have greater services than Hoylake and West Kirby, therefore further Green Belt allocations should be representative of this, along with the local housing needs for each area.</p>							
1249116	LPIO-25919		<p>The proposed settlement hierarchy has clearly been informed by the Settlement Areas identified and assessed as part of the Spatial Portrait 2020 but it is not clear how the grouping of settlement areas into the various definitions in the hierarchy has been decided. The Council must provide robust evidence to support its proposed hierarchy at the next stage of the plan preparation process. We cannot support an approach of focusing investment and regeneration toward the Urban Conurbation to the east of the M53 Motorway as it is fundamentally flawed. Whilst seeking to focus development within the existing urban area is a logical approach in planning terms, it is clear that there is a substantial lack of suitable, available and deliverable urban sites to meet the Borough's housing needs and therefore an over-riding need for substantial Green Belt release. Regeneration should be just one element of a comprehensive approach which also includes sufficient appropriate sites released from the Green Belt to contribute towards meeting the Borough's housing requirement. Appropriate amounts of development (and therefore sites for sensitive Green Belt release) should be identified at every level of the settlement hierarchy and not just focused towards the east of the peninsula.</p>	<a href="https://wirral-consult.objective.co.uk/file/5684802">https://wirral-consult.objective.co.uk/file/5684802</a>	<a href="https://wirral-consult.objective.co.uk/file/5684835">https://wirral-consult.objective.co.uk/file/5684835</a>	<a href="https://wirral-consult.objective.co.uk/file/5677041">https://wirral-consult.objective.co.uk/file/5677041</a>	<a href="https://wirral-consult.objective.co.uk/file/5677037">https://wirral-consult.objective.co.uk/file/5677037</a>	<a href="https://wirral-consult.objective.co.uk/file/5684804">https://wirral-consult.objective.co.uk/file/5684804</a>		

Person ID	ID	Question 2.4 - Do you agree with the proposed settlement hierarchy set out in Table 2.2 and an approach based towards focusing investment and regeneration toward the Urban Conurbation to the east of the M53 Motorway?	Question 2.4a - If No please explain what an alternative approach would you suggest and why? (If you agree with the proposed approach, you can also comment here.)	Attachment 1	Attachment 2	Attachment 3	Attachment 4	Attachment 5	Attachment 6	Attachment 7
1249116	LPIO-25955 1 of 2		The proposed settlement hierarchy has clearly been informed by the Settlement Areas identified and assessed as part of the Spatial Portrait 2020 but it is not clear how the grouping of settlement areas into the various definitions in the hierarchy has been decided. The Council must provide robust evidence to support its proposed hierarchy at the next stage of the plan preparation process. We cannot support an approach of focusing investment and regeneration toward the Urban Conurbation to the east of the M53 Motorway as it is fundamentally flawed. Whilst seeking to focus development within the existing urban area is a logical approach in planning terms, it is clear that there is a substantial lack of suitable, available and deliverable urban sites to meet the Borough's housing needs and therefore an over-riding need for substantial Green Belt release. Regeneration should be just one element of a comprehensive approach which also includes sufficient appropriate sites released from the Green Belt to contribute towards meeting the Borough's housing requirement. Appropriate amounts of development (and therefore sites for sensitive Green Belt release) should be identified at every level of the settlement hierarchy and not just focused towards the east of the peninsula.	<a href="https://wirral-consult.objective.co.uk/file/5675698">https://wirral-consult.objective.co.uk/file/5675698</a>	<a href="https://wirral-consult.objective.co.uk/file/5675693">https://wirral-consult.objective.co.uk/file/5675693</a>	<a href="https://wirral-consult.objective.co.uk/file/5675700">https://wirral-consult.objective.co.uk/file/5675700</a>	<a href="https://wirral-consult.objective.co.uk/file/5675692">https://wirral-consult.objective.co.uk/file/5675692</a>			
1249116	LPIO-25955 2 of 2		The proposed settlement hierarchy has clearly been informed by the Settlement Areas identified and assessed as part of the Spatial Portrait 2020 but it is not clear how the grouping of settlement areas into the various definitions in the hierarchy has been decided. The Council must provide robust evidence to support its proposed hierarchy at the next stage of the plan preparation process. We cannot support an approach of focusing investment and regeneration toward the Urban Conurbation to the east of the M53 Motorway as it is fundamentally flawed. Whilst seeking to focus development within the existing urban area is a logical approach in planning terms, it is clear that there is a substantial lack of suitable, available and deliverable urban sites to meet the Borough's housing needs and therefore an over-riding need for substantial Green Belt release. Regeneration should be just one element of a comprehensive approach which also includes sufficient appropriate sites released from the Green Belt to contribute towards meeting the Borough's housing requirement. Appropriate amounts of development (and therefore sites for sensitive Green Belt release) should be identified at every level of the settlement hierarchy and not just focused towards the east of the peninsula.	<a href="https://wirral-consult.objective.co.uk/file/5675697">https://wirral-consult.objective.co.uk/file/5675697</a>	<a href="https://wirral-consult.objective.co.uk/file/5675694">https://wirral-consult.objective.co.uk/file/5675694</a>	<a href="https://wirral-consult.objective.co.uk/file/5675696">https://wirral-consult.objective.co.uk/file/5675696</a>				
1249116	LPIO-26020		The proposed settlement hierarchy has clearly been informed by the Settlement Areas identified and assessed as part of the Spatial Portrait 2020 but it is not clear how the grouping of settlement areas into the various definitions in the hierarchy has been decided. The Council must provide robust evidence to support its proposed hierarchy at the next stage of the plan preparation process. We cannot support an approach of focusing investment and regeneration toward the Urban Conurbation to the east of the M53 Motorway as it is fundamentally flawed. Whilst seeking to focus development within the existing urban area is a logical approach in planning terms, it is clear that there is a substantial lack of suitable, available and deliverable urban sites to meet the Borough's housing needs and therefore an over-riding need for substantial Green Belt release. Regeneration should be just one element of a comprehensive approach which also includes sufficient appropriate sites released from the Green Belt to contribute towards meeting the Borough's housing requirement. Appropriate amounts of development (and therefore sites for sensitive Green Belt release) should be identified at every level of the settlement hierarchy and not just focused towards the east of the peninsula.	<a href="https://wirral-consult.objective.co.uk/file/5684802">https://wirral-consult.objective.co.uk/file/5684802</a>	<a href="https://wirral-consult.objective.co.uk/file/5684835">https://wirral-consult.objective.co.uk/file/5684835</a>	<a href="https://wirral-consult.objective.co.uk/file/5677041">https://wirral-consult.objective.co.uk/file/5677041</a>	<a href="https://wirral-consult.objective.co.uk/file/5677037">https://wirral-consult.objective.co.uk/file/5677037</a>	<a href="https://wirral-consult.objective.co.uk/file/5684804">https://wirral-consult.objective.co.uk/file/5684804</a>		
1249116	LPIO-26054		The proposed settlement hierarchy has clearly been informed by the Settlement Areas identified and assessed as part of the Spatial Portrait 2020 but it is not clear how the grouping of settlement areas into the various definitions in the hierarchy has been decided. The Council must provide robust evidence to support its proposed hierarchy at the next stage of the plan preparation process. We cannot support an approach of focusing investment and regeneration toward the Urban Conurbation to the east of the M53 Motorway as it is fundamentally flawed. Whilst seeking to focus development within the existing urban area is a logical approach in planning terms, it is clear that there is a substantial lack of suitable, available and deliverable urban sites to meet the Borough's housing needs and therefore an over-riding need for substantial Green Belt release. Regeneration should be just one element of a comprehensive approach which also includes sufficient appropriate sites released from the Green Belt to contribute towards meeting the Borough's housing requirement. Appropriate amounts of development (and therefore sites for sensitive Green Belt release) should be identified at every level of the settlement hierarchy and not just focused towards the east of the peninsula.	<a href="https://wirral-consult.objective.co.uk/file/5674240">https://wirral-consult.objective.co.uk/file/5674240</a>	<a href="https://wirral-consult.objective.co.uk/file/5684832">https://wirral-consult.objective.co.uk/file/5684832</a>	<a href="https://wirral-consult.objective.co.uk/file/5674256">https://wirral-consult.objective.co.uk/file/5674256</a>	<a href="https://wirral-consult.objective.co.uk/file/5684834">https://wirral-consult.objective.co.uk/file/5684834</a>	<a href="https://wirral-consult.objective.co.uk/file/5684837">https://wirral-consult.objective.co.uk/file/5684837</a>		
1248986	LPIO-25443 1 of 2		Do not contest the hierarchy but do contest providing the majority of new development within the top tier of the Borough's settlement hierarchy, which will lead to disproportionate development across the Borough, with 94% of the housing allocations to the east of the M53, which doesn't necessarily respond to the needs of the population and has the potential of creating social, environmental and economic problems and is unsustainable. Table 7.2 and Table 7.3 in our attachment indicate that only low levels of growth will be directed to the majority of settlement areas, outside the Commercial Core of Birkenhead, which has very few services and facilities, including no primary schools, no secondary schools, no libraries and only one GP and only accommodates a population of just over 2,500 people. This essentially means creating a new community and a new housing market, largely from scratch, which will not happen swiftly and will not prove attractive to many different types of households, such as families or more elderly households, until such time that new essential services are provided. It is not clear how this new infrastructure will be provided, given market demand, competition from Liverpool City Centre, the viability of development in the Commercial Core and the associated costs in bringing such sites forward. As only western parts of Wirral can viably accommodate the 30% affordable housing recommended through traditional S106 contributions, this also has the potential to lead to further shortfalls in affordable housing.	<a href="https://wirral-consult.objective.co.uk/file/5662723">https://wirral-consult.objective.co.uk/file/5662723</a>	<a href="https://wirral-consult.objective.co.uk/file/5662725">https://wirral-consult.objective.co.uk/file/5662725</a>	<a href="https://wirral-consult.objective.co.uk/file/5662770">https://wirral-consult.objective.co.uk/file/5662770</a>				

Person ID	ID	Question 2.4 - Do you agree with the proposed settlement hierarchy set out in Table 2.2 and an approach based towards focusing investment and regeneration toward the Urban Conurbation to the east of the M53 Motorway?	Question 2.4a - If No please explain what an alternative approach would you suggest and why? (If you agree with the proposed approach, you can also comment here.)	Attachment 1	Attachment 2	Attachment 3	Attachment 4	Attachment 5	Attachment 6	Attachment 7
1248986	LPIO-25443 2 of 2		Paragraph 59 of the NPPF states that it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. There are larger social benefits to supplying the right homes in the right locations. There can be no argument that development is required to the west of the M53 to respond to evidence highlighted in the SHMA and development should be focused to areas where there is genuine need, as outlined in the SHMA. Flats and apartments only make up 21% of the required need. Larger 3 and 4+ bedroom houses make up approximately 60% of the required mix of dwellings and developments within the urban conurbation are unlikely to be able to deliver these types of homes. The viability assessment advises that development of over 45dph will be required to give a small prospect of viability on sites in Zone 1, which indicates sites within these areas will not be able to deliver family homes. Green Belt release is required if local needs are to be met within the wider area. A more sustainable pattern of growth from Green Belt release would be truly dispersed and proportionate to the existing population and services and facilities within the settlement areas so that population growth can be sustained. All urban settlements should undergo proportionate Green Belt release, in line with their needs and the sustainability of the locations. Mid-Wirral and Heswall have greater services than Hoylake and West Kirby, therefore further Green Belt allocations should be representative of this, along with the local housing needs for each area.							
1248833	LPIO-25247 1 of 2		Do not contest the hierarchy but do contest providing the majority of new development within the top tier of the Borough's settlement hierarchy, which will lead to disproportionate development across the Borough, with 94% of the housing allocations to the east of the M53, which doesn't necessarily respond to the needs of the population and has the potential of creating social, environmental and economic problems and is unsustainable. Table 7.2 and Table 7.3 in our attachment indicate that only low levels of growth will be directed to the majority of settlement areas, outside the Commercial Core of Birkenhead, which has very few services and facilities, including no primary schools, no secondary schools, no libraries and only one GP and only accommodates a population of just over 2,500 people. This essentially means creating a new community and a new housing market, largely from scratch, which will not happen swiftly and will not prove attractive to many different types of households, such as families or more elderly households, until such time that new essential services are provided. It is not clear how this new infrastructure will be provided, given market demand, competition from Liverpool City Centre, the viability of development in the Commercial Core and the associated costs in bringing such sites forward. As only western parts of Wirral can viably accommodate the 30% affordable housing recommended through traditional S106 contributions, this also has the potential to lead to further shortfalls in affordable housing.	<a href="https://wirral-consult.objective.co.uk/file/5661125">https://wirral-consult.objective.co.uk/file/5661125</a>	<a href="https://wirral-consult.objective.co.uk/file/5661100">https://wirral-consult.objective.co.uk/file/5661100</a>	<a href="https://wirral-consult.objective.co.uk/file/5661124">https://wirral-consult.objective.co.uk/file/5661124</a>	<a href="https://wirral-consult.objective.co.uk/file/5661129">https://wirral-consult.objective.co.uk/file/5661129</a>			
1248833	LPIO-25247 2 of 2		Paragraph 59 of the NPPF states that it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. There are larger social benefits to supplying the right homes in the right locations. There can be no argument that development is required to the west of the M53 to respond to evidence highlighted in the SHMA and development should be focused to areas where there is genuine need, as outlined in the SHMA. Flats and apartments only make up 21% of the required need. Larger 3 and 4+ bedroom houses make up approximately 60% of the required mix of dwellings and developments within the urban conurbation are unlikely to be able to deliver these types of homes. The viability assessment advises that development of over 45dph will be required to give a small prospect of viability on sites in Zone 1, which indicates sites within these areas will not be able to deliver family homes. Green Belt release is required if local needs are to be met within the wider area. A more sustainable pattern of growth from Green Belt release would be truly dispersed and proportionate to the existing population and services and facilities within the settlement areas so that population growth can be sustained. All urban settlements should undergo proportionate Green Belt release, in line with their needs and the sustainability of the locations. Mid-Wirral and Heswall have greater services than Hoylake and West Kirby, therefore further Green Belt allocations should be representative of this, along with the local housing needs for each area.							
1248832	LPIO-25146 1 of 2		Do not contest the hierarchy but do contest providing the majority of new development within the top tier of the Borough's settlement hierarchy, which will lead to disproportionate development across the Borough, with 94% of the housing allocations to the east of the M53, which doesn't necessarily respond to the needs of the population and has the potential of creating social, environmental and economic problems and is unsustainable. Table 7.2 and Table 7.3 in our attachment indicate that only low levels of growth will be directed to the majority of settlement areas, outside the Commercial Core of Birkenhead, which has very few services and facilities, including no primary schools, no secondary schools, no libraries and only one GP and only accommodates a population of just over 2,500 people. This essentially means creating a new community and a new housing market, largely from scratch, which will not happen swiftly and will not prove attractive to many different types of households, such as families or more elderly households, until such time that new essential services are provided. It is not clear how this new infrastructure will be provided, given market demand, competition from Liverpool City Centre, the viability of development in the Commercial Core and the associated costs in bringing such sites forward. As only western parts of Wirral can viably accommodate the 30% affordable housing recommended through traditional S106 contributions, this also has the potential to lead to further shortfalls in affordable housing.	<a href="https://wirral-consult.objective.co.uk/file/5684857">https://wirral-consult.objective.co.uk/file/5684857</a>	<a href="https://wirral-consult.objective.co.uk/file/5659562">https://wirral-consult.objective.co.uk/file/5659562</a>					

Person ID	ID	Question 2.4 - Do you agree with the proposed settlement hierarchy set out in Table 2.2 and an approach based towards focusing investment and regeneration toward the Urban Conurbation to the east of the M53 Motorway?	Question 2.4a - If No please explain what an alternative approach would you suggest and why? (If you agree with the proposed approach, you can also comment here.)	Attachment 1	Attachment 2	Attachment 3	Attachment 4	Attachment 5	Attachment 6	Attachment 7
1248832	LPIO-25146 2 of 2		Paragraph 59 of the NPPF states that it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. There are larger social benefits to supplying the right homes in the right locations. There can be no argument that development is required to the west of the M53 to respond to evidence highlighted in the SHMA and development should be focused to areas where there is genuine need, as outlined in the SHMA. Flats and apartments only make up 21% of the required need. Larger 3 and 4+ bedroom houses make up approximately 60% of the required mix of dwellings and developments within the urban conurbation are unlikely to be able to deliver these types of homes. The viability assessment advises that development of over 45dph will be required to give a small prospect of viability on sites in Zone 1, which indicates sites within these areas will not be able to deliver family homes. Green Belt release is required if local needs are to be met within the wider area. A more sustainable pattern of growth from Green Belt release would be truly dispersed and proportionate to the existing population and services and facilities within the settlement areas so that population growth can be sustained. All urban settlements should undergo proportionate Green Belt release, in line with their needs and the sustainability of the locations. Mid-Wirral and Heswall have greater services than Hoylake and West Kirby, therefore further Green Belt allocations should be representative of this, along with the local housing needs for each area.							
1242697	LPIO-24642		Agree with the regeneration of the urban area east of the M53. The other Settlement Areas (4 – 8) do not need any grouping for such purposes. They are settlements in their own right and tend to be separated by Green Belt or green areas.	<a href="https://wirral-consult.objective.co.uk/file/5659116">https://wirral-consult.objective.co.uk/file/5659116</a>	<a href="https://wirral-consult.objective.co.uk/file/5659116">https://wirral-consult.objective.co.uk/file/5659116</a>	<a href="https://wirral-consult.objective.co.uk/file/5659120">https://wirral-consult.objective.co.uk/file/5659120</a>	<a href="https://wirral-consult.objective.co.uk/file/5659121">https://wirral-consult.objective.co.uk/file/5659121</a>			
1237567	LPIO-5184	yes	The site owned lies in to the east of the M53 motorway and is a brownfield site. Our Client agrees with the thrust of meeting housing need by using Brownfield Land first	<a href="https://wirral-consult.objective.co.uk/file/5658055">https://wirral-consult.objective.co.uk/file/5658055</a>	<a href="https://wirral-consult.objective.co.uk/file/5669873">https://wirral-consult.objective.co.uk/file/5669873</a>					
1248487	LPIO-24064		We strongly support the proposed settlement hierarchy as set out in Table 2.2, and the Council's approach of directing new development towards the Urban Conurbation, located to the east of the M53. This approach accords with the principles of sustainable development; both in terms of directing development to the most sustainable and accessible of locations, and promoting a sustainable pattern of development. Furthermore, the intensification of land within the Urban Conurbation will reduce the Council's reliance on Green Belt land as a means of meeting its identified need. In this context, we reiterate that our Site is located within the Urban Conurbation, to the east of the M53. Its redevelopment for residential purposes accords with the Council's proposed strategy in respect of encouraging new development within the Urban Conurbation as a first priority.	<a href="https://wirral-consult.objective.co.uk/file/5656330">https://wirral-consult.objective.co.uk/file/5656330</a>	<a href="https://wirral-consult.objective.co.uk/file/5656329">https://wirral-consult.objective.co.uk/file/5656329</a>					
1248448	LPIO-23845		The proposed settlement hierarchy will not provide the houses needed across Wirral over the plan period.	<a href="https://wirral-consult.objective.co.uk/file/5656108">https://wirral-consult.objective.co.uk/file/5656108</a>	<a href="https://wirral-consult.objective.co.uk/file/5656110">https://wirral-consult.objective.co.uk/file/5656110</a>					
1249015	LPIO-25558		Largely agree with the settlement hierarchy but it is not entirely clear whether the townships are to be considered as separate settlements or collectively as part of previously defined settlement areas. This somewhat blurred approach raises difficulties when it comes to assessing the supporting evidence base, such as the Sustainability Appraisal, which use the previous settlement area categorisation, which does not strictly follow Table 2.2 in the Issues and Options report. For example, if the Council intends to distinguish between Irby, Pensby and Thingwall this should be reflected in the Green Belt Review, on the basis that they are separate townships and any exiting green gaps between them may therefore take on a greater importance under Green Belt purpose 2.	<a href="https://wirral-consult.objective.co.uk/file/5684897">https://wirral-consult.objective.co.uk/file/5684897</a>						
1249015	LPIO-25560		We agree that the Urban Conurbation should continue to be a priority for regeneration but this has been the Council's strategy for many decades and that strategy alone is not meeting the housing needs of the Borough as a whole and has failed to deliver sufficient homes over many, many years. The Council's preferred spatial option, for urban intensification, effectively plans for the status quo. Many of the sites promoted under the Council's preferred spatial option are not new and have been available for residential development for a considerable period of time and will continue to fail to meet the overall housing requirement of the Borough. Whilst the Commercial Core is a suitable location for growth and an important component of the Urban Conurbation, such a large increase in the resident population is unachievable and unsustainable considering: the lack of existing population, services and facilities - there are no primary schools, no secondary schools, no libraries and only one GP and existing services within the surrounding areas are already utilised by highly populated areas; the market demand for new homes in this area, especially given the required housing mix - creating a new community and a new housing market largely from scratch will not happen swiftly and will not be attractive to many different types of household until essential services are provided; the competition for this type of household from Liverpool City Centre; the lack of past delivery in this area; the associated costs in bringing forward the strategic sites / development areas, with new services and facilities; and the impact on viability and the ability to deliver affordable housing.	<a href="https://wirral-consult.objective.co.uk/file/5684897">https://wirral-consult.objective.co.uk/file/5684897</a>						
1248542	LPIO-24345		Support investment and regeneration activity being focused on the Urban Conurbation to the east of the M53. However, to protect ongoing regeneration initiatives and investment in Birkenhead town centre and in recognition of its status as the largest settlement on the Wirral Peninsula, there should be some distinction between Birkenhead and the other urban areas (to the east of M53).	<a href="https://wirral-consult.objective.co.uk/file/5684894">https://wirral-consult.objective.co.uk/file/5684894</a>						

Person ID	ID	Question 2.4 - Do you agree with the proposed settlement hierarchy set out in Table 2.2 and an approach based towards focusing investment and regeneration toward the Urban Conurbation to the east of the M53 Motorway?	Question 2.4a - If No please explain what an alternative approach would you suggest and why? (If you agree with the proposed approach, you can also comment here.)	Attachment 1	Attachment 2	Attachment 3	Attachment 4	Attachment 5	Attachment 6	Attachment 7
1249743	LPIO-26354		Urban areas such as Bebington have existing physical infrastructure in place to allow new developments to come forward and be sustainably integrated with existing communities. Larger settlements such as Bebington, have, by their nature a greater number and range of the required community and social infrastructure needed to support growing populations. Bebington is well served in respect of such social infrastructure. As recommended by the Chartered Institute of Highways and Transportation (CIHT) guidance, several schools are within walking distance of the Site. Walking trips by school children to the Stanton Road Primary School and Poulton Lancelyn Primary are achievable (within 1km and 1.5km respectively) and can be reached by safe walking routes. Other key nearby services within a 2km walking distance include GPs, pharmacies, different types and sizes of retail units and libraries. Bebington also has numerous physical and locational advantages positioning it as suitable for growth, attributes which justify its inclusion within the top tier development hierarchy list as an Urban Conurbation. The town is very well focused for future residential development given its strategic location 5 and 12 miles respectively, from the employment and cultural centres at Liverpool City Centre and Chester City Centre. Locally, Bebington also offers a range of employment opportunities at the nearby Port Sunlight and Ellesmere Port, 2 and 10 miles away respectively. These are important, large employment hubs providing numerous jobs for residents, which supports the sustainability aspirations of the WLP. Bebington also has superb local and strategic connectivity with an excellent choice of local, regional and national rail, bus and road links easily accessible from the town and SHLAA1942. SHLAA1942 is particularly well placed to contribute towards the Council's aspirations of focusing development to the East of the M53 given its direct road connection 500m from Junction 3 of the M53. An allocation for residential use where there is a willing landowner and a quality developer legally committed means that the Site is available and deliverable.	<a href="https://wirral-consult.objective.co.uk/file/5684858">https://wirral-consult.objective.co.uk/file/5684858</a>						
1249263	LPIO-26166		We support the settlement hierarchy, which includes Eastham within its primary tier as part of the "Urban Conurbation" and support the proposal to encourage increased development investment within the Urban Conurbation and to meet locally identified needs within other urban settlements but object to the approach which seeks to prioritise development mainly within Birkenhead before it supports development elsewhere within the Urban Conurbation.	<a href="https://wirral-consult.objective.co.uk/file/5684852">https://wirral-consult.objective.co.uk/file/5684852</a>						
1247798	LPIO-24227		The Council's intentions to focus new development in East Wirral is the same approach that was adopted through the implementation of the Interim Housing Policy and which ultimately led to a significant housing under-delivery and the inability to demonstrate a 5-year housing land supply. Green Belt constraints across the Borough mean that there has been no alternative strategy through which to address the housing shortfall and no contingency in place to deal with it. Wirral does not have the lesser designation of 'open countryside' land. Adopting an 'urban conurbation' approach over the next 15 years is evidence that the Council has failed to learn from its past mistakes and is once again adopting an 'all eggs in one basket' strategy. This is a totally flawed approach and one which we strongly object to. The Council's viability study raises further doubts over the Council's preferred urban conurbation approach, given that this directs the majority of new development towards the least viable areas, but which will need to contribute towards the delivery of new social and physical infrastructure as a result of the scale of development which is proposed. The two do not appear to marry up and is very likely to result in new development in Zones 1 and 2 (as shown on Figure 2.1 of the I&O document) being unable to deliver the same social, economic and environmental benefits which would otherwise be achieved through the release of greenfield, Green Belt sites in Zones 3 and 4. We support re-using previously developed land. That is, after all, consistent with Section 11 of the NPPF. However, it is crucial that the emerging Local Plan provides a balance between brownfield and greenfield land release and new development. As drafted, the Council's preferred approach is wholly reliant on the redevelopment and regeneration of brownfield sites, an approach which simply isn't considered to be sustainable based on historic trends and evidence in the Borough.	<a href="https://wirral-consult.objective.co.uk/file/5684846">https://wirral-consult.objective.co.uk/file/5684846</a>						
1248825	LPIO-10630	yes	Generally supportive subject to some amendments - see paragraphs 5.13 to 5.15 of the attached for full response. Paragraphs to be read in the context of the wider representation prepared in respect of Wirral Waters. Support the identification of the strategic development opportunities at Birkenhead and Wirral Waters 'at the heart' of the top tier of the settlement hierarchy ('the Urban Conurbation'). Much of what the WLP is seeking to achieve, notably in relation to the delivery of a substantial proportion of the new homes, economic growth and regeneration and transformational change will only be possible because of the scale and integrated approach to regeneration which is central to Wirral Waters.	<a href="https://wirral-consult.objective.co.uk/file/5684264">https://wirral-consult.objective.co.uk/file/5684264</a>						
1241096	LPIO-6697	yes	It seems vital to focus on the listed urban conurbation to the east of M53 as these areas appear to need most help to regenerate. Aiming to develop these riverside sites in the way that Liverpool Docks have been redeveloped in recent years seems to be an ambitious but welcome way forward.	<a href="https://wirral-consult.objective.co.uk/file/5684262">https://wirral-consult.objective.co.uk/file/5684262</a>	<a href="https://wirral-consult.objective.co.uk/file/5661944">https://wirral-consult.objective.co.uk/file/5661944</a>					



Person ID	ID	Question 2.4 - Do you agree with the proposed settlement hierarchy set out in Table 2.2 and an approach based towards focusing investment and regeneration toward the Urban Conurbation to the east of the M53 Motorway?	Question 2.4a - If No please explain what an alternative approach would you suggest and why? (If you agree with the proposed approach, you can also comment here.)	Attachment 1	Attachment 2	Attachment 3	Attachment 4	Attachment 5	Attachment 6	Attachment 7
1249782	LPIO-26415 1 of 3	yes	We fully support the identification of Bromborough and Raby Mere as part of the Urban Conurbation, which is at the top of the settlement hierarchy as per Table 2.2. Indeed, they are sustainable locations which supports their identification within the highest tier of the settlement hierarchy. We also welcome the fact that the settlement hierarchy table is split into individual townships, as each town has its own distinct character and needs. That said, it is not entirely clear whether the townships are to be considered as separate settlements or collectively as per the previously defined settlement areas. This blurred approach raises certain issues when considering the distribution of new homes. For instance, the spatial distribution of the dispersed Green Belt release (Option 2A) and Green Belt release in a single location (Option 2B) are arguably not all that different if you consider the proposed distribution in each of the settlement areas. Indeed, both Green Belt options place a heavy reliance on the settlement area of Heswall making up most of the housing requirement (70% in Option 2A and 100% in Option 2B). Bearing in mind, Option 2A is principally promoted on the basis of providing a 'dispersed' approach to development, we question whether that is genuinely being achieved. In terms of the matter of focusing development towards the Urban Conurbation, we agree that it should continue to be a priority for regeneration and redevelopment with continued efforts and investment targeted towards that area. However, there should be no mistake in recognising that this has been the Council's planning policy and spatial distribution strategy for many decades through the adopted UDP and former and abandoned versions of the emerging Local Plan. The problem is that that strategy alone is not meeting the housing needs of the Borough as a whole and has failed to deliver sufficient homes over many, many years. Put simply, the brownfield and existing conurbation first approach to development cannot operate in a vacuum.	<a href="https://wirral-consult.objective.co.uk/file/5683892">https://wirral-consult.objective.co.uk/file/5683892</a>						
1249782	LPIO-26415 2 of 3	yes	It will need to be complemented by other planning policy mechanisms, including suitable Green Belt release, in order to meet emerging housing requirements. The Council's preferred spatial option, for urban intensification, would not deliver this necessary step change and effectively plans for the status quo. Indeed, many of the sites promoted under the Council's preferred spatial option are not new sites and have been available for residential development for a considerable period of time. A Draft Local Plan that proposes the same approach and same objectives is also destined to fail to meet the overall housing requirement of the Borough and will continue to fail the various and numerous townships listed within Table 2.2 of the Issues and Options Consultation report. Whilst the Commercial Core settlement area (which encompasses Birkenhead, Wallasey and their surrounding areas) is a suitable location for growth and an important component of the Urban Conurbation, such a large increase in the resident population that is envisaged over the 15-year plan period is unachievable and unsustainable when considering: The lack of existing supporting population and associated facilities; The market demand for new homes in this area when considering the required housing mix set by the Local Plan and as advised by the Council's own housing market evidence base and the competition for this type of household in the context of Liverpool City Centre being close by; The lack of past delivery in this area and the ability of these urban areas to sustain such growth on a continued basis; and The associated costs in bringing forward the strategic sites / development areas and the impact this will have on the ability to deliver affordable housing. The Draft Borough Spatial Portrait (dated January 2020) (ref: PPI.1) identifies the key services and facilities within each of the settlement areas.							
1249782	LPIO-26415 3 of 3	yes	The Commercial Core has very few services and facilities. There are no primary schools, no secondary schools, no libraries and only one GP. This is not entirely surprising given the Commercial Core only accommodates a population of just over 2,500 people. Whilst we recognise this population will and should grow overtime, the base line position is very low when considering the existing population, facilities and services. This essentially means a new community and a new housing market will be created largely from scratch. This takes time and it will not happen swiftly. Moreover, it will not prove attractive to many different types of households until such time that new essential services are provided. Indeed, new families or more elderly households are not going to move to an area that has no schools and limited GPs. This does not mean to say that new facilities of this nature cannot be provided as the population grows but it will be a gradual process and those that are likely to be attracted to the area on day one are more likely to have less need for such services. Young professionals for instance could be attracted to this location but they will also be tempted by the draw of Liverpool City Centre, where numerous apartment schemes are being built and are still relatively affordable and closer to the main employment opportunities and entertainment facilities the LCR has to offer. Whilst we note that there are several services and facilities in Suburban Birkenhead and Wallasey which are relatively accessible, these facilities are already utilised by highly populated areas and will therefore already be under pressure. As such, it is evident that new services and facilities will be required within Commercial Core if this level of new housing is to be achieved and that will present deliverability and viability constraints, which will in turn have an impact on the ability to provide sufficient affordable homes. We note that the Council are alive to a number of these issues							
1245996	LPIO-24577		The proposed settlement hierarchy will not provide the houses needed across the Wirral over the plan period.	<a href="https://wirral-consult.objective.co.uk/file/5683950">https://wirral-consult.objective.co.uk/file/5683950</a>						
1248588	LPIO-24594		Agree that Eastham should be included within the area identified as the Urban Conurbation.	<a href="https://wirral-consult.objective.co.uk/file/5683617">https://wirral-consult.objective.co.uk/file/5683617</a>						

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1246551	LPIO-7469	no	In order for the Local Plan to be found sound, it needs to comply with paragraph 35 of National Planning Policy Framework (NPPF) that requires the Council to "provide a strategy which, as a minimum, seeks to meet the areas objectively assessed needs". The importance of housing delivery has been underlined by the 'Local Plan Intervention Letter' sent to Wirral Council by the Secretary of State for the Ministry of Housing, Communities and Local Government (MHCLG) in 2019. As the delivery of new homes in Wirral over the past 3 years was 73%, 12% below the requirement set by Government, Wirral must now provide 960 homes per annum. The Local Plan must be able to identify a sufficient supply of housing land to meet local housing need which is deliverable in the first five years following the adoption of the Local Plan. NPPF sets out that a 'deliverable' site for housing should be available now, which this site is, offer a suitable location for development now, which this site does, and be achievable with a reasonable prospect that housing will be delivered on site within 5 years – which this can. In response to Q2.4 the area of Moreton / Upton / Hoylake is certainly an Urban Settlement and investment and regeneration of housing provision should be focused on urban areas. Given the issue of 'soundness' regarding the local plan regeneration and investment should not be prioritised for the urban conurbation if it comes at the cost of investment and regeneration to the existing urban settlements as these areas provide opportunities for meeting the deliverability of the new local plan and in response to Q2.5 The area of Moreton / Upton / Hoylake should certainly be considered as urban in its character and substance and urban areas should be prioritised for meeting deliverability of the new local plan.	<a href="https://wirral-consultobjective.co.uk/file/5679666">https://wirral-consultobjective.co.uk/file/5679666</a>						
1249269	LPIO-26140		We agree that Bebington forms part of the 'Urban Conurbation' to the east of the M53 and is one of the most sustainable locations to deliver housing growth in the Borough but the Council are not disaggregating or distributing the housing requirement appropriately across the settlement hierarchy, which is simply based on delivering a quantum of development rather than delivering the right homes in the right locations. A significant proportion of family housing should be directed towards the commuter towns of Bebington, Eastham and Bromborough, which are some of the most sustainable locations in the Borough.	<a href="https://wirral-consultobjective.co.uk/file/5679699">https://wirral-consultobjective.co.uk/file/5679699</a>						
1246425	LPIO-6530	yes	We agree with the proposed settlement hierarchy, which creates a single major urban area to the east of the M53 motorway (including Eastham), and the Council's approach to encourage increased development and public and private sector investment within this area as the first priority of the Local Plan. We also agree that the remaining surrounding urban settlements (including Heswall) should meet locally identified needs. In our opinion, this approach is consistent with national policy as it is prepared with the objective of contributing to the achievement of sustainable development (16, Framework). Eastham contains sites (including SP050 West of Rivacre Road (parcel 4.14)) that, if allocated, would support the proposed settlement hierarchy.	<a href="https://wirral-consultobjective.co.uk/file/5669500">https://wirral-consultobjective.co.uk/file/5669500</a>						
1248769	LPIO-24931 1 of 2		Do not contest the hierarchy but do contest providing the majority of new development within the top tier of the Borough's settlement hierarchy, which will lead to disproportionate development across the Borough, with 94% of the housing allocations to the east of the M53, which doesn't necessarily respond to the needs of the population and has the potential of creating social, environmental and economic problems and is unsustainable. Table 7.2 and Table 7.3 in our attachment indicate that only low levels of growth will be directed to the majority of settlement areas, outside the Commercial Core of Birkenhead, which has very few services and facilities, including no primary schools, no secondary schools, no libraries and only one GP and only accommodates a population of just over 2,500 people. This essentially means creating a new community and a new housing market, largely from scratch, which will not happen swiftly and will not prove attractive to many different types of households, such as families or more elderly households, until such time that new essential services are provided. It is not clear how this new infrastructure will be provided, given market demand, competition from Liverpool City Centre, the viability of development in the Commercial Core and the associated costs in bringing such sites forward. As only western parts of Wirral can viably accommodate the 30% affordable housing recommended through traditional S106 contributions, this also has the potential to lead to further shortfalls in affordable housing.	<a href="https://wirral-consultobjective.co.uk/file/5659038">https://wirral-consultobjective.co.uk/file/5659038</a>	<a href="https://wirral-consultobjective.co.uk/file/5659045">https://wirral-consultobjective.co.uk/file/5659045</a>	<a href="https://wirral-consultobjective.co.uk/file/5684957">https://wirral-consultobjective.co.uk/file/5684957</a>	<a href="https://wirral-consultobjective.co.uk/file/5659039">https://wirral-consultobjective.co.uk/file/5659039</a>	<a href="https://wirral-consultobjective.co.uk/file/5684956">https://wirral-consultobjective.co.uk/file/5684956</a>		
1248769	LPIO-24931 2 of 2		Paragraph 59 of the NPPF states that it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. There are larger social benefits to supplying the right homes in the right locations. There can be no argument that development to the west of the M53 to respond to evidence highlighted in the SHMA and development should be focused to areas where there is genuine need, as outlined in the SHMA. Flats and apartments only make up 21% of the required need. Larger 3 and 4+ bedroom houses make up approximately 60% of the required mix of dwellings and developments within the urban conurbation are unlikely to be able to deliver these types of homes. The viability assessment advises that development of over 45dph will be required to give a small prospect of viability on sites in Zone 1, which indicates sites within these areas will not be able to deliver family homes. Green Belt release is required if local needs are to be met within the wider area. A more sustainable pattern of growth from Green Belt release would be truly dispersed and proportionate to the existing population and services and facilities within the settlement areas so that population growth can be sustained. All urban settlements should undergo proportionate Green Belt release, in line with their needs and the sustainability of the locations. Mid-Wirral and Heswall have greater services than Hoylake and West Kirby, therefore further Green Belt allocations should be representative of this, along with the local housing needs for each area.							
1248551	LPIO-24408		The Council should be directing growth towards the most sustainable towns and villages across the borough. Whilst we acknowledge the reasoning behind the Council's preferred approach, the Council will also need to be mindful of housing needs associated to those settlements in the west of the borough. Each area within the Borough will have its own requirements/needs for housing and this will need to be reflected through the spatial distribution of housing supply within the emerging Local Plan. This decision should be based on the findings of the evidence base and should not be a politically driven strategy which will place a disproportionate amount of housing where people do not want to and will not live. If the spatial distribution does not reflect housing needs and demand as shown by the Council's evidence base, then the housing required to meet needs will unlikely be delivered and the plan will not be implemented.	<a href="https://wirral-consultobjective.co.uk/file/5655918">https://wirral-consultobjective.co.uk/file/5655918</a>						

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1247359	LPIO-11642		I am a resident of the Noctorum Ridge Area, and would be grateful if you would treat the following as my comments on the Local Plan, which is currently at consultation stage. My comments relate specifically to the Birkenhead School playing fields at Noctorum Field (NF) (OS140) which is located adjacent to the Wirral Ladies Golf Course, between Noctorum Lane and Noctorum Road. A plan is enclosed which identifies the site. The comments relate to the numbered questions contained within the Local Plan Issues and Options consultation, January 2020. I agree with the settlement hierarchy, and the location of Noctorum as part of the urban conurbation. However, this also needs to be caveated by referencing the very different characteristics of all the locations identified in that general group. Any development proposals should take into account the underlying urban character of Noctorum (and the other settlements). Good placemaking relies on recognising distinctive character, as a crucial part of local identity.	<a href="https://wirral-consultobjective.co.uk/file/5639268">https://wirral-consultobjective.co.uk/file/5639268</a>						
1247363	LPIO-11661		I am a resident of the Noctorum Ridge Area, and would be grateful if you would treat the following as my comments on the Local Plan, which is currently at consultation stage. My comments relate specifically to the Birkenhead School playing fields at Noctorum Field (NF) (OS140) which is located adjacent to the Wirral Ladies Golf Course, between Noctorum Lane and Noctorum Road. A plan is enclosed which identifies the site. The comments relate to the numbered questions contained within the Local Plan Issues and Options consultation, January 2020. I agree with the settlement hierarchy, and the location of Noctorum as part of the urban conurbation. However, this also needs to be caveated by referencing the very different characteristics of all the locations identified in that general group. Any development proposals should take into account the underlying urban character of Noctorum (and the other settlements). Good placemaking relies on recognising distinctive character, as a crucial part of local identity.	<a href="https://wirral-consultobjective.co.uk/file/5639268">https://wirral-consultobjective.co.uk/file/5639268</a>						
1247364	LPIO-11663		I am a resident of the Noctorum Ridge Area, and would be grateful if you would treat the following as my comments on the Local Plan, which is currently at consultation stage. My comments relate specifically to the Birkenhead School playing fields at Noctorum Field (NF) (OS140) which is located adjacent to the Wirral Ladies Golf Course, between Noctorum Lane and Noctorum Road. A plan is enclosed which identifies the site. The comments relate to the numbered questions contained within the Local Plan Issues and Options consultation, January 2020. I agree with the settlement hierarchy, and the location of Noctorum as part of the urban conurbation. However, this also needs to be caveated by referencing the very different characteristics of all the locations identified in that general group. Any development proposals should take into account the underlying urban character of Noctorum (and the other settlements). Good placemaking relies on recognising distinctive character, as a crucial part of local identity.	<a href="https://wirral-consultobjective.co.uk/file/5639268">https://wirral-consultobjective.co.uk/file/5639268</a>						
1247365	LPIO-11664		I am a resident of the Noctorum Ridge Area, and would be grateful if you would treat the following as my comments on the Local Plan, which is currently at consultation stage. My comments relate specifically to the Birkenhead School playing fields at Noctorum Field (NF) (OS140) which is located adjacent to the Wirral Ladies Golf Course, between Noctorum Lane and Noctorum Road. A plan is enclosed which identifies the site. The comments relate to the numbered questions contained within the Local Plan Issues and Options consultation, January 2020. I agree with the settlement hierarchy, and the location of Noctorum as part of the urban conurbation. However, this also needs to be caveated by referencing the very different characteristics of all the locations identified in that general group. Any development proposals should take into account the underlying urban character of Noctorum (and the other settlements). Good placemaking relies on recognising distinctive character, as a crucial part of local identity.	<a href="https://wirral-consultobjective.co.uk/file/5639268">https://wirral-consultobjective.co.uk/file/5639268</a>						
1247366	LPIO-11665		I am a resident of the Noctorum Ridge Area, and would be grateful if you would treat the following as my comments on the Local Plan, which is currently at consultation stage. My comments relate specifically to the Birkenhead School playing fields at Noctorum Field (NF) (OS140) which is located adjacent to the Wirral Ladies Golf Course, between Noctorum Lane and Noctorum Road. A plan is enclosed which identifies the site. The comments relate to the numbered questions contained within the Local Plan Issues and Options consultation, January 2020. I agree with the settlement hierarchy, and the location of Noctorum as part of the urban conurbation. However, this also needs to be caveated by referencing the very different characteristics of all the locations identified in that general group. Any development proposals should take into account the underlying urban character of Noctorum (and the other settlements). Good placemaking relies on recognising distinctive character, as a crucial part of local identity.	<a href="https://wirral-consultobjective.co.uk/file/5639268">https://wirral-consultobjective.co.uk/file/5639268</a>						
1247369	LPIO-11666		I am a resident of the Noctorum Ridge Area, and would be grateful if you would treat the following as my comments on the Local Plan, which is currently at consultation stage. My comments relate specifically to the Birkenhead School playing fields at Noctorum Field (NF) (OS140) which is located adjacent to the Wirral Ladies Golf Course, between Noctorum Lane and Noctorum Road. A plan is enclosed which identifies the site. The comments relate to the numbered questions contained within the Local Plan Issues and Options consultation, January 2020. I agree with the settlement hierarchy, and the location of Noctorum as part of the urban conurbation. However, this also needs to be caveated by referencing the very different characteristics of all the locations identified in that general group. Any development proposals should take into account the underlying urban character of Noctorum (and the other settlements). Good placemaking relies on recognising distinctive character, as a crucial part of local identity.	<a href="https://wirral-consultobjective.co.uk/file/5639268">https://wirral-consultobjective.co.uk/file/5639268</a>						

Person ID	ID	Question 2.4 - Do you agree with the proposed settlement hierarchy set out in Table 2.2 and an approach based towards focusing investment and regeneration toward the Urban Conurbation to the east of the M53 Motorway?	Question 2.4a - If No please explain what an alternative approach you suggest and why? (If you agree with the proposed approach, you can also comment here.)	Attachment 1	Attachment 2	Attachment 3	Attachment 4	Attachment 5	Attachment 6	Attachment 7
1247370	LPIO-11667		I am a resident of the Noctorum Ridge Area, and would be grateful if you would treat the following as my comments on the Local Plan, which is currently at consultation stage. My comments relate specifically to the Birkenhead School playing fields at Noctorum Field (NF) (OS140) which is located adjacent to the Wirral Ladies Golf Course, between Noctorum Lane and Noctorum Road. A plan is enclosed which identifies the site. The comments relate to the numbered questions contained within the Local Plan Issues and Options consultation, January 2020. I agree with the settlement hierarchy, and the location of Noctorum as part of the urban conurbation. However, this also needs to be caveated by referencing the very different characteristics of all the locations identified in that general group. Any development proposals should take into account the underlying urban character of Noctorum (and the other settlements). Good placemaking relies on recognising distinctive character, as a crucial part of local identity.	<a href="https://wirral-consult.objective.co.uk/file/5639268">https://wirral-consult.objective.co.uk/file/5639268</a>						
1247371	LPIO-11668		I am a resident of the Noctorum Ridge Area, and would be grateful if you would treat the following as my comments on the Local Plan, which is currently at consultation stage. My comments relate specifically to the Birkenhead School playing fields at Noctorum Field (NF) (OS140) which is located adjacent to the Wirral Ladies Golf Course, between Noctorum Lane and Noctorum Road. A plan is enclosed which identifies the site. The comments relate to the numbered questions contained within the Local Plan Issues and Options consultation, January 2020. I agree with the settlement hierarchy, and the location of Noctorum as part of the urban conurbation. However, this also needs to be caveated by referencing the very different characteristics of all the locations identified in that general group. Any development proposals should take into account the underlying urban character of Noctorum (and the other settlements). Good placemaking relies on recognising distinctive character, as a crucial part of local identity.	<a href="https://wirral-consult.objective.co.uk/file/5639268">https://wirral-consult.objective.co.uk/file/5639268</a>						
1247372	LPIO-11669		I am a resident of the Noctorum Ridge Area, and would be grateful if you would treat the following as my comments on the Local Plan, which is currently at consultation stage. My comments relate specifically to the Birkenhead School playing fields at Noctorum Field (NF) (OS140) which is located adjacent to the Wirral Ladies Golf Course, between Noctorum Lane and Noctorum Road. A plan is enclosed which identifies the site. The comments relate to the numbered questions contained within the Local Plan Issues and Options consultation, January 2020. I agree with the settlement hierarchy, and the location of Noctorum as part of the urban conurbation. However, this also needs to be caveated by referencing the very different characteristics of all the locations identified in that general group. Any development proposals should take into account the underlying urban character of Noctorum (and the other settlements). Good placemaking relies on recognising distinctive character, as a crucial part of local identity.	<a href="https://wirral-consult.objective.co.uk/file/5639268">https://wirral-consult.objective.co.uk/file/5639268</a>						
1247373	LPIO-11670		I am a resident of the Noctorum Ridge Area, and would be grateful if you would treat the following as my comments on the Local Plan, which is currently at consultation stage. My comments relate specifically to the Birkenhead School playing fields at Noctorum Field (NF) (OS140) which is located adjacent to the Wirral Ladies Golf Course, between Noctorum Lane and Noctorum Road. A plan is enclosed which identifies the site. The comments relate to the numbered questions contained within the Local Plan Issues and Options consultation, January 2020. I agree with the settlement hierarchy, and the location of Noctorum as part of the urban conurbation. However, this also needs to be caveated by referencing the very different characteristics of all the locations identified in that general group. Any development proposals should take into account the underlying urban character of Noctorum (and the other settlements). Good placemaking relies on recognising distinctive character, as a crucial part of local identity.	<a href="https://wirral-consult.objective.co.uk/file/5639268">https://wirral-consult.objective.co.uk/file/5639268</a>						
1247374	LPIO-11671		I am a resident of the Noctorum Ridge Area, and would be grateful if you would treat the following as my comments on the Local Plan, which is currently at consultation stage. My comments relate specifically to the Birkenhead School playing fields at Noctorum Field (NF) (OS140) which is located adjacent to the Wirral Ladies Golf Course, between Noctorum Lane and Noctorum Road. A plan is enclosed which identifies the site. The comments relate to the numbered questions contained within the Local Plan Issues and Options consultation, January 2020. I agree with the settlement hierarchy, and the location of Noctorum as part of the urban conurbation. However, this also needs to be caveated by referencing the very different characteristics of all the locations identified in that general group. Any development proposals should take into account the underlying urban character of Noctorum (and the other settlements). Good placemaking relies on recognising distinctive character, as a crucial part of local identity.	<a href="https://wirral-consult.objective.co.uk/file/5639268">https://wirral-consult.objective.co.uk/file/5639268</a>						
1247375	LPIO-11672		I am a resident of the Noctorum Ridge Area, and would be grateful if you would treat the following as my comments on the Local Plan, which is currently at consultation stage. My comments relate specifically to the Birkenhead School playing fields at Noctorum Field (NF) (OS140) which is located adjacent to the Wirral Ladies Golf Course, between Noctorum Lane and Noctorum Road. A plan is enclosed which identifies the site. The comments relate to the numbered questions contained within the Local Plan Issues and Options consultation, January 2020. I agree with the settlement hierarchy, and the location of Noctorum as part of the urban conurbation. However, this also needs to be caveated by referencing the very different characteristics of all the locations identified in that general group. Any development proposals should take into account the underlying urban character of Noctorum (and the other settlements). Good placemaking relies on recognising distinctive character, as a crucial part of local identity.	<a href="https://wirral-consult.objective.co.uk/file/5639268">https://wirral-consult.objective.co.uk/file/5639268</a>						

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1247376	LPIO-11674		I am a resident of the Noctorum Ridge Area, and would be grateful if you would treat the following as my comments on the Local Plan, which is currently at consultation stage. My comments relate specifically to the Birkenhead School playing fields at Noctorum Field (NF) (OS140) which is located adjacent to the Wirral Ladies Golf Course, between Noctorum Lane and Noctorum Road. A plan is enclosed which identifies the site. The comments relate to the numbered questions contained within the Local Plan Issues and Options consultation, January 2020. I agree with the settlement hierarchy, and the location of Noctorum as part of the urban conurbation. However, this also needs to be caveated by referencing the very different characteristics of all the locations identified in that general group. Any development proposals should take into account the underlying urban character of Noctorum (and the other settlements). Good placemaking relies on recognising distinctive character, as a crucial part of local identity.	<a href="https://wirral-consultobjective.co.uk/file/5639268">https://wirral-consultobjective.co.uk/file/5639268</a>						
1247377	LPIO-11675		I am a resident of the Noctorum Ridge Area, and would be grateful if you would treat the following as my comments on the Local Plan, which is currently at consultation stage. My comments relate specifically to the Birkenhead School playing fields at Noctorum Field (NF) (OS140) which is located adjacent to the Wirral Ladies Golf Course, between Noctorum Lane and Noctorum Road. A plan is enclosed which identifies the site. The comments relate to the numbered questions contained within the Local Plan Issues and Options consultation, January 2020. I agree with the settlement hierarchy, and the location of Noctorum as part of the urban conurbation. However, this also needs to be caveated by referencing the very different characteristics of all the locations identified in that general group. Any development proposals should take into account the underlying urban character of Noctorum (and the other settlements). Good placemaking relies on recognising distinctive character, as a crucial part of local identity.	<a href="https://wirral-consultobjective.co.uk/file/5639268">https://wirral-consultobjective.co.uk/file/5639268</a>						
1247378	LPIO-11676		I am a resident of the Noctorum Ridge Area, and would be grateful if you would treat the following as my comments on the Local Plan, which is currently at consultation stage. My comments relate specifically to the Birkenhead School playing fields at Noctorum Field (NF) (OS140) which is located adjacent to the Wirral Ladies Golf Course, between Noctorum Lane and Noctorum Road. A plan is enclosed which identifies the site. The comments relate to the numbered questions contained within the Local Plan Issues and Options consultation, January 2020. I agree with the settlement hierarchy, and the location of Noctorum as part of the urban conurbation. However, this also needs to be caveated by referencing the very different characteristics of all the locations identified in that general group. Any development proposals should take into account the underlying urban character of Noctorum (and the other settlements). Good placemaking relies on recognising distinctive character, as a crucial part of local identity.	<a href="https://wirral-consultobjective.co.uk/file/5639268">https://wirral-consultobjective.co.uk/file/5639268</a>						
1247379	LPIO-11677		I am a resident of the Noctorum Ridge Area, and would be grateful if you would treat the following as my comments on the Local Plan, which is currently at consultation stage. My comments relate specifically to the Birkenhead School playing fields at Noctorum Field (NF) (OS140) which is located adjacent to the Wirral Ladies Golf Course, between Noctorum Lane and Noctorum Road. A plan is enclosed which identifies the site. The comments relate to the numbered questions contained within the Local Plan Issues and Options consultation, January 2020. I agree with the settlement hierarchy, and the location of Noctorum as part of the urban conurbation. However, this also needs to be caveated by referencing the very different characteristics of all the locations identified in that general group. Any development proposals should take into account the underlying urban character of Noctorum (and the other settlements). Good placemaking relies on recognising distinctive character, as a crucial part of local identity.	<a href="https://wirral-consultobjective.co.uk/file/5639268">https://wirral-consultobjective.co.uk/file/5639268</a>						
1247380	LPIO-11678		I am a resident of the Noctorum Ridge Area, and would be grateful if you would treat the following as my comments on the Local Plan, which is currently at consultation stage. My comments relate specifically to the Birkenhead School playing fields at Noctorum Field (NF) (OS140) which is located adjacent to the Wirral Ladies Golf Course, between Noctorum Lane and Noctorum Road. A plan is enclosed which identifies the site. The comments relate to the numbered questions contained within the Local Plan Issues and Options consultation, January 2020. I agree with the settlement hierarchy, and the location of Noctorum as part of the urban conurbation. However, this also needs to be caveated by referencing the very different characteristics of all the locations identified in that general group. Any development proposals should take into account the underlying urban character of Noctorum (and the other settlements). Good placemaking relies on recognising distinctive character, as a crucial part of local identity.	<a href="https://wirral-consultobjective.co.uk/file/5639268">https://wirral-consultobjective.co.uk/file/5639268</a>						
1247381	LPIO-11679		I am a resident of the Noctorum Ridge Area, and would be grateful if you would treat the following as my comments on the Local Plan, which is currently at consultation stage. My comments relate specifically to the Birkenhead School playing fields at Noctorum Field (NF) (OS140) which is located adjacent to the Wirral Ladies Golf Course, between Noctorum Lane and Noctorum Road. A plan is enclosed which identifies the site. The comments relate to the numbered questions contained within the Local Plan Issues and Options consultation, January 2020. I agree with the settlement hierarchy, and the location of Noctorum as part of the urban conurbation. However, this also needs to be caveated by referencing the very different characteristics of all the locations identified in that general group. Any development proposals should take into account the underlying urban character of Noctorum (and the other settlements). Good placemaking relies on recognising distinctive character, as a crucial part of local identity.	<a href="https://wirral-consultobjective.co.uk/file/5639268">https://wirral-consultobjective.co.uk/file/5639268</a>						

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1247382	LPIO-11680		I am a resident of the Noctorum Ridge Area, and would be grateful if you would treat the following as my comments on the Local Plan, which is currently at consultation stage. My comments relate specifically to the Birkenhead School playing fields at Noctorum Field (NF) (OS140) which is located adjacent to the Wirral Ladies Golf Course, between Noctorum Lane and Noctorum Road. A plan is enclosed which identifies the site. The comments relate to the numbered questions contained within the Local Plan Issues and Options consultation, January 2020. I agree with the settlement hierarchy, and the location of Noctorum as part of the urban conurbation. However, this also needs to be caveated by referencing the very different characteristics of all the locations identified in that general group. Any development proposals should take into account the underlying urban character of Noctorum (and the other settlements). Good placemaking relies on recognising distinctive character, as a crucial part of local identity.	<a href="https://wirral-consultobjective.co.uk/file/5639268">https://wirral-consultobjective.co.uk/file/5639268</a>						
1247383	LPIO-11681		I am a resident of the Noctorum Ridge Area, and would be grateful if you would treat the following as my comments on the Local Plan, which is currently at consultation stage. My comments relate specifically to the Birkenhead School playing fields at Noctorum Field (NF) (OS140) which is located adjacent to the Wirral Ladies Golf Course, between Noctorum Lane and Noctorum Road. A plan is enclosed which identifies the site. The comments relate to the numbered questions contained within the Local Plan Issues and Options consultation, January 2020. I agree with the settlement hierarchy, and the location of Noctorum as part of the urban conurbation. However, this also needs to be caveated by referencing the very different characteristics of all the locations identified in that general group. Any development proposals should take into account the underlying urban character of Noctorum (and the other settlements). Good placemaking relies on recognising distinctive character, as a crucial part of local identity.	<a href="https://wirral-consultobjective.co.uk/file/5639268">https://wirral-consultobjective.co.uk/file/5639268</a>						
1247385	LPIO-11682		I am a resident of the Noctorum Ridge Area, and would be grateful if you would treat the following as my comments on the Local Plan, which is currently at consultation stage. My comments relate specifically to the Birkenhead School playing fields at Noctorum Field (NF) (OS140) which is located adjacent to the Wirral Ladies Golf Course, between Noctorum Lane and Noctorum Road. A plan is enclosed which identifies the site. The comments relate to the numbered questions contained within the Local Plan Issues and Options consultation, January 2020. I agree with the settlement hierarchy, and the location of Noctorum as part of the urban conurbation. However, this also needs to be caveated by referencing the very different characteristics of all the locations identified in that general group. Any development proposals should take into account the underlying urban character of Noctorum (and the other settlements). Good placemaking relies on recognising distinctive character, as a crucial part of local identity.	<a href="https://wirral-consultobjective.co.uk/file/5639268">https://wirral-consultobjective.co.uk/file/5639268</a>						
1247386	LPIO-11683		I am a resident of the Noctorum Ridge Area, and would be grateful if you would treat the following as my comments on the Local Plan, which is currently at consultation stage. My comments relate specifically to the Birkenhead School playing fields at Noctorum Field (NF) (OS140) which is located adjacent to the Wirral Ladies Golf Course, between Noctorum Lane and Noctorum Road. A plan is enclosed which identifies the site. The comments relate to the numbered questions contained within the Local Plan Issues and Options consultation, January 2020. I agree with the settlement hierarchy, and the location of Noctorum as part of the urban conurbation. However, this also needs to be caveated by referencing the very different characteristics of all the locations identified in that general group. Any development proposals should take into account the underlying urban character of Noctorum (and the other settlements). Good placemaking relies on recognising distinctive character, as a crucial part of local identity.	<a href="https://wirral-consultobjective.co.uk/file/5639268">https://wirral-consultobjective.co.uk/file/5639268</a>						
1247387	LPIO-11684		I am a resident of the Noctorum Ridge Area, and would be grateful if you would treat the following as my comments on the Local Plan, which is currently at consultation stage. My comments relate specifically to the Birkenhead School playing fields at Noctorum Field (NF) (OS140) which is located adjacent to the Wirral Ladies Golf Course, between Noctorum Lane and Noctorum Road. A plan is enclosed which identifies the site. The comments relate to the numbered questions contained within the Local Plan Issues and Options consultation, January 2020. I agree with the settlement hierarchy, and the location of Noctorum as part of the urban conurbation. However, this also needs to be caveated by referencing the very different characteristics of all the locations identified in that general group. Any development proposals should take into account the underlying urban character of Noctorum (and the other settlements). Good placemaking relies on recognising distinctive character, as a crucial part of local identity.	<a href="https://wirral-consultobjective.co.uk/file/5639268">https://wirral-consultobjective.co.uk/file/5639268</a>						
1247388	LPIO-11685		I am a resident of the Noctorum Ridge Area, and would be grateful if you would treat the following as my comments on the Local Plan, which is currently at consultation stage. My comments relate specifically to the Birkenhead School playing fields at Noctorum Field (NF) (OS140) which is located adjacent to the Wirral Ladies Golf Course, between Noctorum Lane and Noctorum Road. A plan is enclosed which identifies the site. The comments relate to the numbered questions contained within the Local Plan Issues and Options consultation, January 2020. I agree with the settlement hierarchy, and the location of Noctorum as part of the urban conurbation. However, this also needs to be caveated by referencing the very different characteristics of all the locations identified in that general group. Any development proposals should take into account the underlying urban character of Noctorum (and the other settlements). Good placemaking relies on recognising distinctive character, as a crucial part of local identity.	<a href="https://wirral-consultobjective.co.uk/file/5639268">https://wirral-consultobjective.co.uk/file/5639268</a>						

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1247389	LPIO-11686		I am a resident of the Noctorum Ridge Area, and would be grateful if you would treat the following as my comments on the Local Plan, which is currently at consultation stage. My comments relate specifically to the Birkenhead School playing fields at Noctorum Field (NF) (OS140) which is located adjacent to the Wirral Ladies Golf Course, between Noctorum Lane and Noctorum Road. A plan is enclosed which identifies the site. The comments relate to the numbered questions contained within the Local Plan Issues and Options consultation, January 2020. I agree with the settlement hierarchy, and the location of Noctorum as part of the urban conurbation. However, this also needs to be caveated by referencing the very different characteristics of all the locations identified in that general group. Any development proposals should take into account the underlying urban character of Noctorum (and the other settlements). Good placemaking relies on recognising distinctive character, as a crucial part of local identity.	<a href="https://wirral-consult.objective.co.uk/file/5639268">https://wirral-consult.objective.co.uk/file/5639268</a>						
1247390	LPIO-11687		I am a resident of the Noctorum Ridge Area, and would be grateful if you would treat the following as my comments on the Local Plan, which is currently at consultation stage. My comments relate specifically to the Birkenhead School playing fields at Noctorum Field (NF) (OS140) which is located adjacent to the Wirral Ladies Golf Course, between Noctorum Lane and Noctorum Road. A plan is enclosed which identifies the site. The comments relate to the numbered questions contained within the Local Plan Issues and Options consultation, January 2020. I agree with the settlement hierarchy, and the location of Noctorum as part of the urban conurbation. However, this also needs to be caveated by referencing the very different characteristics of all the locations identified in that general group. Any development proposals should take into account the underlying urban character of Noctorum (and the other settlements). Good placemaking relies on recognising distinctive character, as a crucial part of local identity.	<a href="https://wirral-consult.objective.co.uk/file/5639268">https://wirral-consult.objective.co.uk/file/5639268</a>						
1247391	LPIO-11688		I am a resident of the Noctorum Ridge Area, and would be grateful if you would treat the following as my comments on the Local Plan, which is currently at consultation stage. My comments relate specifically to the Birkenhead School playing fields at Noctorum Field (NF) (OS140) which is located adjacent to the Wirral Ladies Golf Course, between Noctorum Lane and Noctorum Road. A plan is enclosed which identifies the site. The comments relate to the numbered questions contained within the Local Plan Issues and Options consultation, January 2020. I agree with the settlement hierarchy, and the location of Noctorum as part of the urban conurbation. However, this also needs to be caveated by referencing the very different characteristics of all the locations identified in that general group. Any development proposals should take into account the underlying urban character of Noctorum (and the other settlements). Good placemaking relies on recognising distinctive character, as a crucial part of local identity.	<a href="https://wirral-consult.objective.co.uk/file/5639268">https://wirral-consult.objective.co.uk/file/5639268</a>						
1247392	LPIO-11689		I am a resident of the Noctorum Ridge Area, and would be grateful if you would treat the following as my comments on the Local Plan, which is currently at consultation stage. My comments relate specifically to the Birkenhead School playing fields at Noctorum Field (NF) (OS140) which is located adjacent to the Wirral Ladies Golf Course, between Noctorum Lane and Noctorum Road. A plan is enclosed which identifies the site. The comments relate to the numbered questions contained within the Local Plan Issues and Options consultation, January 2020. I agree with the settlement hierarchy, and the location of Noctorum as part of the urban conurbation. However, this also needs to be caveated by referencing the very different characteristics of all the locations identified in that general group. Any development proposals should take into account the underlying urban character of Noctorum (and the other settlements). Good placemaking relies on recognising distinctive character, as a crucial part of local identity.	<a href="https://wirral-consult.objective.co.uk/file/5639268">https://wirral-consult.objective.co.uk/file/5639268</a>						
1247393	LPIO-11690		I am a resident of the Noctorum Ridge Area, and would be grateful if you would treat the following as my comments on the Local Plan, which is currently at consultation stage. My comments relate specifically to the Birkenhead School playing fields at Noctorum Field (NF) (OS140) which is located adjacent to the Wirral Ladies Golf Course, between Noctorum Lane and Noctorum Road. A plan is enclosed which identifies the site. The comments relate to the numbered questions contained within the Local Plan Issues and Options consultation, January 2020. I agree with the settlement hierarchy, and the location of Noctorum as part of the urban conurbation. However, this also needs to be caveated by referencing the very different characteristics of all the locations identified in that general group. Any development proposals should take into account the underlying urban character of Noctorum (and the other settlements). Good placemaking relies on recognising distinctive character, as a crucial part of local identity.	<a href="https://wirral-consult.objective.co.uk/file/5639268">https://wirral-consult.objective.co.uk/file/5639268</a>						
1247394	LPIO-11691		I am a resident of the Noctorum Ridge Area, and would be grateful if you would treat the following as my comments on the Local Plan, which is currently at consultation stage. My comments relate specifically to the Birkenhead School playing fields at Noctorum Field (NF) (OS140) which is located adjacent to the Wirral Ladies Golf Course, between Noctorum Lane and Noctorum Road. A plan is enclosed which identifies the site. The comments relate to the numbered questions contained within the Local Plan Issues and Options consultation, January 2020. I agree with the settlement hierarchy, and the location of Noctorum as part of the urban conurbation. However, this also needs to be caveated by referencing the very different characteristics of all the locations identified in that general group. Any development proposals should take into account the underlying urban character of Noctorum (and the other settlements). Good placemaking relies on recognising distinctive character, as a crucial part of local identity.	<a href="https://wirral-consult.objective.co.uk/file/5639268">https://wirral-consult.objective.co.uk/file/5639268</a>						

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1247405	LPIO-11917		I am a resident of the Noctorum Ridge Area, and would be grateful if you would treat the following as my comments on the Local Plan, which is currently at consultation stage. My comments relate specifically to the Birkenhead School playing fields at Noctorum Field (NF) (OS140) which is located adjacent to the Wirral Ladies Golf Course, between Noctorum Lane and Noctorum Road. A plan is enclosed which identifies the site. The comments relate to the numbered questions contained within the Local Plan Issues and Options consultation, January 2020. I agree with the settlement hierarchy, and the location of Noctorum as part of the urban conurbation. However, this also needs to be caveated by referencing the very different characteristics of all the locations identified in that general group. Any development proposals should take into account the underlying urban character of Noctorum (and the other settlements). Good placemaking relies on recognising distinctive character, as a crucial part of local identity.	<a href="https://wirral-consult.objective.co.uk/file/5639268">https://wirral-consult.objective.co.uk/file/5639268</a>						
1247228	LPIO-13731		I am a resident of the Noctorum Ridge Area, and would be grateful if you would treat the following as my comments on the Local Plan, which is currently at consultation stage. My comments relate specifically to the Birkenhead School playing fields at Noctorum Field (NF) (OS140) which is located adjacent to the Wirral Ladies Golf Course, between Noctorum Lane and Noctorum Road. A plan is enclosed which identifies the site. The comments relate to the numbered questions contained within the Local Plan Issues and Options consultation, January 2020. I agree with the settlement hierarchy, and the location of Noctorum as part of the urban conurbation. However, this also needs to be caveated by referencing the very different characteristics of all the locations identified in that general group. Any development proposals should take into account the underlying urban character of Noctorum (and the other settlements). Good placemaking relies on recognising distinctive character, as a crucial part of local identity.	<a href="https://wirral-consult.objective.co.uk/file/5639268">https://wirral-consult.objective.co.uk/file/5639268</a>						
1247747	LPIO-13744		I am a resident of the Noctorum Ridge Area, and would be grateful if you would treat the following as my comments on the Local Plan, which is currently at consultation stage. My comments relate specifically to the Birkenhead School playing fields at Noctorum Field (NF) (OS140) which is located adjacent to the Wirral Ladies Golf Course, between Noctorum Lane and Noctorum Road. A plan is enclosed which identifies the site. The comments relate to the numbered questions contained within the Local Plan Issues and Options consultation, January 2020. I agree with the settlement hierarchy, and the location of Noctorum as part of the urban conurbation. However, this also needs to be caveated by referencing the very different characteristics of all the locations identified in that general group. Any development proposals should take into account the underlying urban character of Noctorum (and the other settlements). Good placemaking relies on recognising distinctive character, as a crucial part of local identity.	<a href="https://wirral-consult.objective.co.uk/file/5639268">https://wirral-consult.objective.co.uk/file/5639268</a>						
1247864	LPIO-15189		I am a resident of the Noctorum Ridge Area, and would be grateful if you would treat the following as my comments on the Local Plan, which is currently at consultation stage. My comments relate specifically to the Birkenhead School playing fields at Noctorum Field (NF) (OS140) which is located adjacent to the Wirral Ladies Golf Course, between Noctorum Lane and Noctorum Road. A plan is enclosed which identifies the site. The comments relate to the numbered questions contained within the Local Plan Issues and Options consultation, January 2020. I agree with the settlement hierarchy, and the location of Noctorum as part of the urban conurbation. However, this also needs to be caveated by referencing the very different characteristics of all the locations identified in that general group. Any development proposals should take into account the underlying urban character of Noctorum (and the other settlements). Good placemaking relies on recognising distinctive character, as a crucial part of local identity.	<a href="https://wirral-consult.objective.co.uk/file/5639268">https://wirral-consult.objective.co.uk/file/5639268</a>						
1247865	LPIO-15205		I am a resident of the Noctorum Ridge Area, and would be grateful if you would treat the following as my comments on the Local Plan, which is currently at consultation stage. My comments relate specifically to the Birkenhead School playing fields at Noctorum Field (NF) (OS140) which is located adjacent to the Wirral Ladies Golf Course, between Noctorum Lane and Noctorum Road. A plan is enclosed which identifies the site. The comments relate to the numbered questions contained within the Local Plan Issues and Options consultation, January 2020. I agree with the settlement hierarchy, and the location of Noctorum as part of the urban conurbation. However, this also needs to be caveated by referencing the very different characteristics of all the locations identified in that general group. Any development proposals should take into account the underlying urban character of Noctorum (and the other settlements). Good placemaking relies on recognising distinctive character, as a crucial part of local identity.	<a href="https://wirral-consult.objective.co.uk/file/5639268">https://wirral-consult.objective.co.uk/file/5639268</a>						
1247866	LPIO-15233		I am a resident of the Noctorum Ridge Area, and would be grateful if you would treat the following as my comments on the Local Plan, which is currently at consultation stage. My comments relate specifically to the Birkenhead School playing fields at Noctorum Field (NF) (OS140) which is located adjacent to the Wirral Ladies Golf Course, between Noctorum Lane and Noctorum Road. A plan is enclosed which identifies the site. The comments relate to the numbered questions contained within the Local Plan Issues and Options consultation, January 2020. I agree with the settlement hierarchy, and the location of Noctorum as part of the urban conurbation. However, this also needs to be caveated by referencing the very different characteristics of all the locations identified in that general group. Any development proposals should take into account the underlying urban character of Noctorum (and the other settlements). Good placemaking relies on recognising distinctive character, as a crucial part of local identity.	<a href="https://wirral-consult.objective.co.uk/file/5639268">https://wirral-consult.objective.co.uk/file/5639268</a>						



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1247867	LPIO-15235		I am a resident of the Noctorum Ridge Area, and would be grateful if you would treat the following as my comments on the Local Plan, which is currently at consultation stage. My comments relate specifically to the Birkenhead School playing fields at Noctorum Field (NF) (OS140) which is located adjacent to the Wirral Ladies Golf Course, between Noctorum Lane and Noctorum Road. A plan is enclosed which identifies the site. The comments relate to the numbered questions contained within the Local Plan Issues and Options consultation, January 2020. I agree with the settlement hierarchy, and the location of Noctorum as part of the urban conurbation. However, this also needs to be caveated by referencing the very different characteristics of all the locations identified in that general group. Any development proposals should take into account the underlying urban character of Noctorum (and the other settlements). Good placemaking relies on recognising distinctive character, as a crucial part of local identity.	<a href="https://wirral-consult.objective.co.uk/file/5639268">https://wirral-consult.objective.co.uk/file/5639268</a>						
1247868	LPIO-15248		I am a resident of the Noctorum Ridge Area, and would be grateful if you would treat the following as my comments on the Local Plan, which is currently at consultation stage. My comments relate specifically to the Birkenhead School playing fields at Noctorum Field (NF) (OS140) which is located adjacent to the Wirral Ladies Golf Course, between Noctorum Lane and Noctorum Road. A plan is enclosed which identifies the site. The comments relate to the numbered questions contained within the Local Plan Issues and Options consultation, January 2020. I agree with the settlement hierarchy, and the location of Noctorum as part of the urban conurbation. However, this also needs to be caveated by referencing the very different characteristics of all the locations identified in that general group. Any development proposals should take into account the underlying urban character of Noctorum (and the other settlements). Good placemaking relies on recognising distinctive character, as a crucial part of local identity.	<a href="https://wirral-consult.objective.co.uk/file/5639268">https://wirral-consult.objective.co.uk/file/5639268</a>						
1247873	LPIO-15264		I am a resident of the Noctorum Ridge Area, and would be grateful if you would treat the following as my comments on the Local Plan, which is currently at consultation stage. My comments relate specifically to the Birkenhead School playing fields at Noctorum Field (NF) (OS140) which is located adjacent to the Wirral Ladies Golf Course, between Noctorum Lane and Noctorum Road. A plan is enclosed which identifies the site. The comments relate to the numbered questions contained within the Local Plan Issues and Options consultation, January 2020. I agree with the settlement hierarchy, and the location of Noctorum as part of the urban conurbation. However, this also needs to be caveated by referencing the very different characteristics of all the locations identified in that general group. Any development proposals should take into account the underlying urban character of Noctorum (and the other settlements). Good placemaking relies on recognising distinctive character, as a crucial part of local identity.	<a href="https://wirral-consult.objective.co.uk/file/5639268">https://wirral-consult.objective.co.uk/file/5639268</a>						
1247869	LPIO-15287		I am a resident of the Noctorum Ridge Area, and would be grateful if you would treat the following as my comments on the Local Plan, which is currently at consultation stage. My comments relate specifically to the Birkenhead School playing fields at Noctorum Field (NF) (OS140) which is located adjacent to the Wirral Ladies Golf Course, between Noctorum Lane and Noctorum Road. A plan is enclosed which identifies the site. The comments relate to the numbered questions contained within the Local Plan Issues and Options consultation, January 2020. I agree with the settlement hierarchy, and the location of Noctorum as part of the urban conurbation. However, this also needs to be caveated by referencing the very different characteristics of all the locations identified in that general group. Any development proposals should take into account the underlying urban character of Noctorum (and the other settlements). Good placemaking relies on recognising distinctive character, as a crucial part of local identity.	<a href="https://wirral-consult.objective.co.uk/file/5639268">https://wirral-consult.objective.co.uk/file/5639268</a>						
1247870	LPIO-15392		I am a resident of the Noctorum Ridge Area, and would be grateful if you would treat the following as my comments on the Local Plan, which is currently at consultation stage. My comments relate specifically to the Birkenhead School playing fields at Noctorum Field (NF) (OS140) which is located adjacent to the Wirral Ladies Golf Course, between Noctorum Lane and Noctorum Road. A plan is enclosed which identifies the site. The comments relate to the numbered questions contained within the Local Plan Issues and Options consultation, January 2020. I agree with the settlement hierarchy, and the location of Noctorum as part of the urban conurbation. However, this also needs to be caveated by referencing the very different characteristics of all the locations identified in that general group. Any development proposals should take into account the underlying urban character of Noctorum (and the other settlements). Good placemaking relies on recognising distinctive character, as a crucial part of local identity.	<a href="https://wirral-consult.objective.co.uk/file/5639268">https://wirral-consult.objective.co.uk/file/5639268</a>						
1247871	LPIO-15415		I am a resident of the Noctorum Ridge Area, and would be grateful if you would treat the following as my comments on the Local Plan, which is currently at consultation stage. My comments relate specifically to the Birkenhead School playing fields at Noctorum Field (NF) (OS140) which is located adjacent to the Wirral Ladies Golf Course, between Noctorum Lane and Noctorum Road. A plan is enclosed which identifies the site. The comments relate to the numbered questions contained within the Local Plan Issues and Options consultation, January 2020. I agree with the settlement hierarchy, and the location of Noctorum as part of the urban conurbation. However, this also needs to be caveated by referencing the very different characteristics of all the locations identified in that general group. Any development proposals should take into account the underlying urban character of Noctorum (and the other settlements). Good placemaking relies on recognising distinctive character, as a crucial part of local identity.	<a href="https://wirral-consult.objective.co.uk/file/5639268">https://wirral-consult.objective.co.uk/file/5639268</a>						

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1247872	LPIO-15460		I am a resident of the Noctorum Ridge Area, and would be grateful if you would treat the following as my comments on the Local Plan, which is currently at consultation stage. My comments relate specifically to the Birkenhead School playing fields at Noctorum Field (NF) (OS140) which is located adjacent to the Wirral Ladies Golf Course, between Noctorum Lane and Noctorum Road. A plan is enclosed which identifies the site. The comments relate to the numbered questions contained within the Local Plan Issues and Options consultation, January 2020. I agree with the settlement hierarchy, and the location of Noctorum as part of the urban conurbation. However, this also needs to be caveated by referencing the very different characteristics of all the locations identified in that general group. Any development proposals should take into account the underlying urban character of Noctorum (and the other settlements). Good placemaking relies on recognising distinctive character, as a crucial part of local identity.	<a href="https://wirral-consult.objective.co.uk/file/5639268">https://wirral-consult.objective.co.uk/file/5639268</a>						
1248223	LPIO-26696		I am a resident of the Noctorum Ridge Area, and would be grateful if you would treat the following as my comments on the Local Plan, which is currently at consultation stage. My comments relate specifically to the Birkenhead School playing fields at Noctorum Field (NF) (OS140) which is located adjacent to the Wirral Ladies Golf Course, between Noctorum Lane and Noctorum Road. A plan is enclosed which identifies the site. The comments relate to the numbered questions contained within the Local Plan Issues and Options consultation, January 2020. I agree with the settlement hierarchy, and the location of Noctorum as part of the urban conurbation. However, this also needs to be caveated by referencing the very different characteristics of all the locations identified in that general group. Any development proposals should take into account the underlying urban character of Noctorum (and the other settlements). Good placemaking relies on recognising distinctive character, as a crucial part of local identity.	<a href="https://wirral-consult.objective.co.uk/file/5639268">https://wirral-consult.objective.co.uk/file/5639268</a>						
1248224	LPIO-26697		I am a resident of the Noctorum Ridge Area, and would be grateful if you would treat the following as my comments on the Local Plan, which is currently at consultation stage. My comments relate specifically to the Birkenhead School playing fields at Noctorum Field (NF) (OS140) which is located adjacent to the Wirral Ladies Golf Course, between Noctorum Lane and Noctorum Road. A plan is enclosed which identifies the site. The comments relate to the numbered questions contained within the Local Plan Issues and Options consultation, January 2020. I agree with the settlement hierarchy, and the location of Noctorum as part of the urban conurbation. However, this also needs to be caveated by referencing the very different characteristics of all the locations identified in that general group. Any development proposals should take into account the underlying urban character of Noctorum (and the other settlements). Good placemaking relies on recognising distinctive character, as a crucial part of local identity.	<a href="https://wirral-consult.objective.co.uk/file/5639268">https://wirral-consult.objective.co.uk/file/5639268</a>						
1248226	LPIO-26722		I am a resident of the Noctorum Ridge Area, and would be grateful if you would treat the following as my comments on the Local Plan, which is currently at consultation stage. My comments relate specifically to the Birkenhead School playing fields at Noctorum Field (NF) (OS140) which is located adjacent to the Wirral Ladies Golf Course, between Noctorum Lane and Noctorum Road. A plan is enclosed which identifies the site. The comments relate to the numbered questions contained within the Local Plan Issues and Options consultation, January 2020. I agree with the settlement hierarchy, and the location of Noctorum as part of the urban conurbation. However, this also needs to be caveated by referencing the very different characteristics of all the locations identified in that general group. Any development proposals should take into account the underlying urban character of Noctorum (and the other settlements). Good placemaking relies on recognising distinctive character, as a crucial part of local identity.	<a href="https://wirral-consult.objective.co.uk/file/5639268">https://wirral-consult.objective.co.uk/file/5639268</a>						
1248225	LPIO-26723		I am a resident of the Noctorum Ridge Area, and would be grateful if you would treat the following as my comments on the Local Plan, which is currently at consultation stage. My comments relate specifically to the Birkenhead School playing fields at Noctorum Field (NF) (OS140) which is located adjacent to the Wirral Ladies Golf Course, between Noctorum Lane and Noctorum Road. A plan is enclosed which identifies the site. The comments relate to the numbered questions contained within the Local Plan Issues and Options consultation, January 2020. I agree with the settlement hierarchy, and the location of Noctorum as part of the urban conurbation. However, this also needs to be caveated by referencing the very different characteristics of all the locations identified in that general group. Any development proposals should take into account the underlying urban character of Noctorum (and the other settlements). Good placemaking relies on recognising distinctive character, as a crucial part of local identity.	<a href="https://wirral-consult.objective.co.uk/file/5639268">https://wirral-consult.objective.co.uk/file/5639268</a>						
1248228	LPIO-26748		I am a resident of the Noctorum Ridge Area, and would be grateful if you would treat the following as my comments on the Local Plan, which is currently at consultation stage. My comments relate specifically to the Birkenhead School playing fields at Noctorum Field (NF) (OS140) which is located adjacent to the Wirral Ladies Golf Course, between Noctorum Lane and Noctorum Road. A plan is enclosed which identifies the site. The comments relate to the numbered questions contained within the Local Plan Issues and Options consultation, January 2020. I agree with the settlement hierarchy, and the location of Noctorum as part of the urban conurbation. However, this also needs to be caveated by referencing the very different characteristics of all the locations identified in that general group. Any development proposals should take into account the underlying urban character of Noctorum (and the other settlements). Good placemaking relies on recognising distinctive character, as a crucial part of local identity.	<a href="https://wirral-consult.objective.co.uk/file/5639268">https://wirral-consult.objective.co.uk/file/5639268</a>						

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1248229	LPIO-26749		I am a resident of the Nocturum Ridge Area, and would be grateful if you would treat the following as my comments on the Local Plan, which is currently at consultation stage. My comments relate specifically to the Birkenhead School playing fields at Nocturum Field (NF) (OS140) which is located adjacent to the Wirral Ladies Golf Course, between Nocturum Lane and Nocturum Road. A plan is enclosed which identifies the site. The comments relate to the numbered questions contained within the Local Plan Issues and Options consultation, January 2020. I agree with the settlement hierarchy, and the location of Nocturum as part of the urban conurbation. However, this also needs to be caveated by referencing the very different characteristics of all the locations identified in that general group. Any development proposals should take into account the underlying urban character of Nocturum (and the other settlements). Good placemaking relies on recognising distinctive character, as a crucial part of local identity.	<a href="https://wirral-consult.objective.co.uk/file/5639268">https://wirral-consult.objective.co.uk/file/5639268</a>						
1248230	LPIO-26773		I am a resident of the Nocturum Ridge Area, and would be grateful if you would treat the following as my comments on the Local Plan, which is currently at consultation stage. My comments relate specifically to the Birkenhead School playing fields at Nocturum Field (NF) (OS140) which is located adjacent to the Wirral Ladies Golf Course, between Nocturum Lane and Nocturum Road. A plan is enclosed which identifies the site. The comments relate to the numbered questions contained within the Local Plan Issues and Options consultation, January 2020. I agree with the settlement hierarchy, and the location of Nocturum as part of the urban conurbation. However, this also needs to be caveated by referencing the very different characteristics of all the locations identified in that general group. Any development proposals should take into account the underlying urban character of Nocturum (and the other settlements). Good placemaking relies on recognising distinctive character, as a crucial part of local identity.	<a href="https://wirral-consult.objective.co.uk/file/5639268">https://wirral-consult.objective.co.uk/file/5639268</a>						
1248231	LPIO-26774		I am a resident of the Nocturum Ridge Area, and would be grateful if you would treat the following as my comments on the Local Plan, which is currently at consultation stage. My comments relate specifically to the Birkenhead School playing fields at Nocturum Field (NF) (OS140) which is located adjacent to the Wirral Ladies Golf Course, between Nocturum Lane and Nocturum Road. A plan is enclosed which identifies the site. The comments relate to the numbered questions contained within the Local Plan Issues and Options consultation, January 2020. I agree with the settlement hierarchy, and the location of Nocturum as part of the urban conurbation. However, this also needs to be caveated by referencing the very different characteristics of all the locations identified in that general group. Any development proposals should take into account the underlying urban character of Nocturum (and the other settlements). Good placemaking relies on recognising distinctive character, as a crucial part of local identity.	<a href="https://wirral-consult.objective.co.uk/file/5639268">https://wirral-consult.objective.co.uk/file/5639268</a>						
1250033	LPIO-26801		I am a resident of the Nocturum Ridge Area, and would be grateful if you would treat the following as my comments on the Local Plan, which is currently at consultation stage. My comments relate specifically to the Birkenhead School playing fields at Nocturum Field (NF) (OS140) which is located adjacent to the Wirral Ladies Golf Course, between Nocturum Lane and Nocturum Road. A plan is enclosed which identifies the site. The comments relate to the numbered questions contained within the Local Plan Issues and Options consultation, January 2020. I agree with the settlement hierarchy, and the location of Nocturum as part of the urban conurbation. However, this also needs to be caveated by referencing the very different characteristics of all the locations identified in that general group. Any development proposals should take into account the underlying urban character of Nocturum (and the other settlements). Good placemaking relies on recognising distinctive character, as a crucial part of local identity.	<a href="https://wirral-consult.objective.co.uk/file/5639268">https://wirral-consult.objective.co.uk/file/5639268</a>						
1250032	LPIO-26802		I am a resident of the Nocturum Ridge Area, and would be grateful if you would treat the following as my comments on the Local Plan, which is currently at consultation stage. My comments relate specifically to the Birkenhead School playing fields at Nocturum Field (NF) (OS140) which is located adjacent to the Wirral Ladies Golf Course, between Nocturum Lane and Nocturum Road. A plan is enclosed which identifies the site. The comments relate to the numbered questions contained within the Local Plan Issues and Options consultation, January 2020. I agree with the settlement hierarchy, and the location of Nocturum as part of the urban conurbation. However, this also needs to be caveated by referencing the very different characteristics of all the locations identified in that general group. Any development proposals should take into account the underlying urban character of Nocturum (and the other settlements). Good placemaking relies on recognising distinctive character, as a crucial part of local identity.	<a href="https://wirral-consult.objective.co.uk/file/5639268">https://wirral-consult.objective.co.uk/file/5639268</a>						
1248232	LPIO-26803		I am a resident of the Nocturum Ridge Area, and would be grateful if you would treat the following as my comments on the Local Plan, which is currently at consultation stage. My comments relate specifically to the Birkenhead School playing fields at Nocturum Field (NF) (OS140) which is located adjacent to the Wirral Ladies Golf Course, between Nocturum Lane and Nocturum Road. A plan is enclosed which identifies the site. The comments relate to the numbered questions contained within the Local Plan Issues and Options consultation, January 2020. I agree with the settlement hierarchy, and the location of Nocturum as part of the urban conurbation. However, this also needs to be caveated by referencing the very different characteristics of all the locations identified in that general group. Any development proposals should take into account the underlying urban character of Nocturum (and the other settlements). Good placemaking relies on recognising distinctive character, as a crucial part of local identity.	<a href="https://wirral-consult.objective.co.uk/file/5639268">https://wirral-consult.objective.co.uk/file/5639268</a>						

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1250035	LPIO-26842		I am a resident of the Noctorum Ridge Area, and would be grateful if you would treat the following as my comments on the Local Plan, which is currently at consultation stage. My comments relate specifically to the Birkenhead School playing fields at Noctorum Field (NF) (OS140) which is located adjacent to the Wirral Ladies Golf Course, between Noctorum Lane and Noctorum Road. A plan is enclosed which identifies the site. The comments relate to the numbered questions contained within the Local Plan Issues and Options consultation, January 2020. I agree with the settlement hierarchy, and the location of Noctorum as part of the urban conurbation. However, this also needs to be caveated by referencing the very different characteristics of all the locations identified in that general group. Any development proposals should take into account the underlying urban character of Noctorum (and the other settlements). Good placemaking relies on recognising distinctive character, as a crucial part of local identity.	<a href="https://wirral-consult.objective.co.uk/file/5639268">https://wirral-consult.objective.co.uk/file/5639268</a>						
1250037	LPIO-26844		I am a resident of the Noctorum Ridge Area, and would be grateful if you would treat the following as my comments on the Local Plan, which is currently at consultation stage. My comments relate specifically to the Birkenhead School playing fields at Noctorum Field (NF) (OS140) which is located adjacent to the Wirral Ladies Golf Course, between Noctorum Lane and Noctorum Road. A plan is enclosed which identifies the site. The comments relate to the numbered questions contained within the Local Plan Issues and Options consultation, January 2020. I agree with the settlement hierarchy, and the location of Noctorum as part of the urban conurbation. However, this also needs to be caveated by referencing the very different characteristics of all the locations identified in that general group. Any development proposals should take into account the underlying urban character of Noctorum (and the other settlements). Good placemaking relies on recognising distinctive character, as a crucial part of local identity.	<a href="https://wirral-consult.objective.co.uk/file/5639268">https://wirral-consult.objective.co.uk/file/5639268</a>						
1248214	LPIO-26877		I am a resident of the Noctorum Ridge Area, and would be grateful if you would treat the following as my comments on the Local Plan, which is currently at consultation stage. My comments relate specifically to the Birkenhead School playing fields at Noctorum Field (NF) (OS140) which is located adjacent to the Wirral Ladies Golf Course, between Noctorum Lane and Noctorum Road. A plan is enclosed which identifies the site. The comments relate to the numbered questions contained within the Local Plan Issues and Options consultation, January 2020. I agree with the settlement hierarchy, and the location of Noctorum as part of the urban conurbation. However, this also needs to be caveated by referencing the very different characteristics of all the locations identified in that general group. Any development proposals should take into account the underlying urban character of Noctorum (and the other settlements). Good placemaking relies on recognising distinctive character, as a crucial part of local identity.	<a href="https://wirral-consult.objective.co.uk/file/5639268">https://wirral-consult.objective.co.uk/file/5639268</a>						
1248215	LPIO-26878		I am a resident of the Noctorum Ridge Area, and would be grateful if you would treat the following as my comments on the Local Plan, which is currently at consultation stage. My comments relate specifically to the Birkenhead School playing fields at Noctorum Field (NF) (OS140) which is located adjacent to the Wirral Ladies Golf Course, between Noctorum Lane and Noctorum Road. A plan is enclosed which identifies the site. The comments relate to the numbered questions contained within the Local Plan Issues and Options consultation, January 2020. I agree with the settlement hierarchy, and the location of Noctorum as part of the urban conurbation. However, this also needs to be caveated by referencing the very different characteristics of all the locations identified in that general group. Any development proposals should take into account the underlying urban character of Noctorum (and the other settlements). Good placemaking relies on recognising distinctive character, as a crucial part of local identity.	<a href="https://wirral-consult.objective.co.uk/file/5639268">https://wirral-consult.objective.co.uk/file/5639268</a>						
1250040	LPIO-26906		I am a resident of the Noctorum Ridge Area, and would be grateful if you would treat the following as my comments on the Local Plan, which is currently at consultation stage. My comments relate specifically to the Birkenhead School playing fields at Noctorum Field (NF) (OS140) which is located adjacent to the Wirral Ladies Golf Course, between Noctorum Lane and Noctorum Road. A plan is enclosed which identifies the site. The comments relate to the numbered questions contained within the Local Plan Issues and Options consultation, January 2020. I agree with the settlement hierarchy, and the location of Noctorum as part of the urban conurbation. However, this also needs to be caveated by referencing the very different characteristics of all the locations identified in that general group. Any development proposals should take into account the underlying urban character of Noctorum (and the other settlements). Good placemaking relies on recognising distinctive character, as a crucial part of local identity.	<a href="https://wirral-consult.objective.co.uk/file/5639268">https://wirral-consult.objective.co.uk/file/5639268</a>						
1248216	LPIO-26909		I am a resident of the Noctorum Ridge Area, and would be grateful if you would treat the following as my comments on the Local Plan, which is currently at consultation stage. My comments relate specifically to the Birkenhead School playing fields at Noctorum Field (NF) (OS140) which is located adjacent to the Wirral Ladies Golf Course, between Noctorum Lane and Noctorum Road. A plan is enclosed which identifies the site. The comments relate to the numbered questions contained within the Local Plan Issues and Options consultation, January 2020. I agree with the settlement hierarchy, and the location of Noctorum as part of the urban conurbation. However, this also needs to be caveated by referencing the very different characteristics of all the locations identified in that general group. Any development proposals should take into account the underlying urban character of Noctorum (and the other settlements). Good placemaking relies on recognising distinctive character, as a crucial part of local identity.	<a href="https://wirral-consult.objective.co.uk/file/5639268">https://wirral-consult.objective.co.uk/file/5639268</a>						

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1248217	LPIO-26911		I am a resident of the Noctorum Ridge Area, and would be grateful if you would treat the following as my comments on the Local Plan, which is currently at consultation stage. My comments relate specifically to the Birkenhead School playing fields at Noctorum Field (NF) (OS140) which is located adjacent to the Wirral Ladies Golf Course, between Noctorum Lane and Noctorum Road. A plan is enclosed which identifies the site. The comments relate to the numbered questions contained within the Local Plan Issues and Options consultation, January 2020. I agree with the settlement hierarchy, and the location of Noctorum as part of the urban conurbation. However, this also needs to be caveated by referencing the very different characteristics of all the locations identified in that general group. Any development proposals should take into account the underlying urban character of Noctorum (and the other settlements). Good placemaking relies on recognising distinctive character, as a crucial part of local identity.	<a href="https://wirral-consult.objective.co.uk/file/5639268">https://wirral-consult.objective.co.uk/file/5639268</a>						
1248222	LPIO-26945		I am a resident of the Noctorum Ridge Area, and would be grateful if you would treat the following as my comments on the Local Plan, which is currently at consultation stage. My comments relate specifically to the Birkenhead School playing fields at Noctorum Field (NF) (OS140) which is located adjacent to the Wirral Ladies Golf Course, between Noctorum Lane and Noctorum Road. A plan is enclosed which identifies the site. The comments relate to the numbered questions contained within the Local Plan Issues and Options consultation, January 2020. I agree with the settlement hierarchy, and the location of Noctorum as part of the urban conurbation. However, this also needs to be caveated by referencing the very different characteristics of all the locations identified in that general group. Any development proposals should take into account the underlying urban character of Noctorum (and the other settlements). Good placemaking relies on recognising distinctive character, as a crucial part of local identity.	<a href="https://wirral-consult.objective.co.uk/file/5639268">https://wirral-consult.objective.co.uk/file/5639268</a>						
1248218	LPIO-26946		I am a resident of the Noctorum Ridge Area, and would be grateful if you would treat the following as my comments on the Local Plan, which is currently at consultation stage. My comments relate specifically to the Birkenhead School playing fields at Noctorum Field (NF) (OS140) which is located adjacent to the Wirral Ladies Golf Course, between Noctorum Lane and Noctorum Road. A plan is enclosed which identifies the site. The comments relate to the numbered questions contained within the Local Plan Issues and Options consultation, January 2020. I agree with the settlement hierarchy, and the location of Noctorum as part of the urban conurbation. However, this also needs to be caveated by referencing the very different characteristics of all the locations identified in that general group. Any development proposals should take into account the underlying urban character of Noctorum (and the other settlements). Good placemaking relies on recognising distinctive character, as a crucial part of local identity.	<a href="https://wirral-consult.objective.co.uk/file/5639268">https://wirral-consult.objective.co.uk/file/5639268</a>						
1250041	LPIO-26951		I am a resident of the Noctorum Ridge Area, and would be grateful if you would treat the following as my comments on the Local Plan, which is currently at consultation stage. My comments relate specifically to the Birkenhead School playing fields at Noctorum Field (NF) (OS140) which is located adjacent to the Wirral Ladies Golf Course, between Noctorum Lane and Noctorum Road. A plan is enclosed which identifies the site. The comments relate to the numbered questions contained within the Local Plan Issues and Options consultation, January 2020. I agree with the settlement hierarchy, and the location of Noctorum as part of the urban conurbation. However, this also needs to be caveated by referencing the very different characteristics of all the locations identified in that general group. Any development proposals should take into account the underlying urban character of Noctorum (and the other settlements). Good placemaking relies on recognising distinctive character, as a crucial part of local identity.	<a href="https://wirral-consult.objective.co.uk/file/5639268">https://wirral-consult.objective.co.uk/file/5639268</a>						
1248219	LPIO-26985		I am a resident of the Noctorum Ridge Area, and would be grateful if you would treat the following as my comments on the Local Plan, which is currently at consultation stage. My comments relate specifically to the Birkenhead School playing fields at Noctorum Field (NF) (OS140) which is located adjacent to the Wirral Ladies Golf Course, between Noctorum Lane and Noctorum Road. A plan is enclosed which identifies the site. The comments relate to the numbered questions contained within the Local Plan Issues and Options consultation, January 2020. I agree with the settlement hierarchy, and the location of Noctorum as part of the urban conurbation. However, this also needs to be caveated by referencing the very different characteristics of all the locations identified in that general group. Any development proposals should take into account the underlying urban character of Noctorum (and the other settlements). Good placemaking relies on recognising distinctive character, as a crucial part of local identity.	<a href="https://wirral-consult.objective.co.uk/file/5639268">https://wirral-consult.objective.co.uk/file/5639268</a>						
1248221	LPIO-26986		I am a resident of the Noctorum Ridge Area, and would be grateful if you would treat the following as my comments on the Local Plan, which is currently at consultation stage. My comments relate specifically to the Birkenhead School playing fields at Noctorum Field (NF) (OS140) which is located adjacent to the Wirral Ladies Golf Course, between Noctorum Lane and Noctorum Road. A plan is enclosed which identifies the site. The comments relate to the numbered questions contained within the Local Plan Issues and Options consultation, January 2020. I agree with the settlement hierarchy, and the location of Noctorum as part of the urban conurbation. However, this also needs to be caveated by referencing the very different characteristics of all the locations identified in that general group. Any development proposals should take into account the underlying urban character of Noctorum (and the other settlements). Good placemaking relies on recognising distinctive character, as a crucial part of local identity.	<a href="https://wirral-consult.objective.co.uk/file/5639268">https://wirral-consult.objective.co.uk/file/5639268</a>						

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1248201	LPIO-27011		I am a resident of the Noctorum Ridge Area, and would be grateful if you would treat the following as my comments on the Local Plan, which is currently at consultation stage. My comments relate specifically to the Birkenhead School playing fields at Noctorum Field (NF) (OS140) which is located adjacent to the Wirral Ladies Golf Course, between Noctorum Lane and Noctorum Road. A plan is enclosed which identifies the site. The comments relate to the numbered questions contained within the Local Plan Issues and Options consultation, January 2020. I agree with the settlement hierarchy, and the location of Noctorum as part of the urban conurbation. However, this also needs to be caveated by referencing the very different characteristics of all the locations identified in that general group. Any development proposals should take into account the underlying urban character of Noctorum (and the other settlements). Good placemaking relies on recognising distinctive character, as a crucial part of local identity.	<a href="https://wirral-consult.objective.co.uk/file/5639268">https://wirral-consult.objective.co.uk/file/5639268</a>						
1248202	LPIO-27012		I am a resident of the Noctorum Ridge Area, and would be grateful if you would treat the following as my comments on the Local Plan, which is currently at consultation stage. My comments relate specifically to the Birkenhead School playing fields at Noctorum Field (NF) (OS140) which is located adjacent to the Wirral Ladies Golf Course, between Noctorum Lane and Noctorum Road. A plan is enclosed which identifies the site. The comments relate to the numbered questions contained within the Local Plan Issues and Options consultation, January 2020. I agree with the settlement hierarchy, and the location of Noctorum as part of the urban conurbation. However, this also needs to be caveated by referencing the very different characteristics of all the locations identified in that general group. Any development proposals should take into account the underlying urban character of Noctorum (and the other settlements). Good placemaking relies on recognising distinctive character, as a crucial part of local identity.	<a href="https://wirral-consult.objective.co.uk/file/5639268">https://wirral-consult.objective.co.uk/file/5639268</a>						
1250043	LPIO-27034		I am a resident of the Noctorum Ridge Area, and would be grateful if you would treat the following as my comments on the Local Plan, which is currently at consultation stage. My comments relate specifically to the Birkenhead School playing fields at Noctorum Field (NF) (OS140) which is located adjacent to the Wirral Ladies Golf Course, between Noctorum Lane and Noctorum Road. A plan is enclosed which identifies the site. The comments relate to the numbered questions contained within the Local Plan Issues and Options consultation, January 2020. I agree with the settlement hierarchy, and the location of Noctorum as part of the urban conurbation. However, this also needs to be caveated by referencing the very different characteristics of all the locations identified in that general group. Any development proposals should take into account the underlying urban character of Noctorum (and the other settlements). Good placemaking relies on recognising distinctive character, as a crucial part of local identity.	<a href="https://wirral-consult.objective.co.uk/file/5639268">https://wirral-consult.objective.co.uk/file/5639268</a>						
1248203	LPIO-27050		I am a resident of the Noctorum Ridge Area, and would be grateful if you would treat the following as my comments on the Local Plan, which is currently at consultation stage. My comments relate specifically to the Birkenhead School playing fields at Noctorum Field (NF) (OS140) which is located adjacent to the Wirral Ladies Golf Course, between Noctorum Lane and Noctorum Road. A plan is enclosed which identifies the site. The comments relate to the numbered questions contained within the Local Plan Issues and Options consultation, January 2020. I agree with the settlement hierarchy, and the location of Noctorum as part of the urban conurbation. However, this also needs to be caveated by referencing the very different characteristics of all the locations identified in that general group. Any development proposals should take into account the underlying urban character of Noctorum (and the other settlements). Good placemaking relies on recognising distinctive character, as a crucial part of local identity.	<a href="https://wirral-consult.objective.co.uk/file/5639268">https://wirral-consult.objective.co.uk/file/5639268</a>						
1248204	LPIO-27051		I am a resident of the Noctorum Ridge Area, and would be grateful if you would treat the following as my comments on the Local Plan, which is currently at consultation stage. My comments relate specifically to the Birkenhead School playing fields at Noctorum Field (NF) (OS140) which is located adjacent to the Wirral Ladies Golf Course, between Noctorum Lane and Noctorum Road. A plan is enclosed which identifies the site. The comments relate to the numbered questions contained within the Local Plan Issues and Options consultation, January 2020. I agree with the settlement hierarchy, and the location of Noctorum as part of the urban conurbation. However, this also needs to be caveated by referencing the very different characteristics of all the locations identified in that general group. Any development proposals should take into account the underlying urban character of Noctorum (and the other settlements). Good placemaking relies on recognising distinctive character, as a crucial part of local identity.	<a href="https://wirral-consult.objective.co.uk/file/5639268">https://wirral-consult.objective.co.uk/file/5639268</a>						
1248206	LPIO-27077		I am a resident of the Noctorum Ridge Area, and would be grateful if you would treat the following as my comments on the Local Plan, which is currently at consultation stage. My comments relate specifically to the Birkenhead School playing fields at Noctorum Field (NF) (OS140) which is located adjacent to the Wirral Ladies Golf Course, between Noctorum Lane and Noctorum Road. A plan is enclosed which identifies the site. The comments relate to the numbered questions contained within the Local Plan Issues and Options consultation, January 2020. I agree with the settlement hierarchy, and the location of Noctorum as part of the urban conurbation. However, this also needs to be caveated by referencing the very different characteristics of all the locations identified in that general group. Any development proposals should take into account the underlying urban character of Noctorum (and the other settlements). Good placemaking relies on recognising distinctive character, as a crucial part of local identity.	<a href="https://wirral-consult.objective.co.uk/file/5639268">https://wirral-consult.objective.co.uk/file/5639268</a>						

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1248205	LPIO-27078		I am a resident of the Noctorum Ridge Area, and would be grateful if you would treat the following as my comments on the Local Plan, which is currently at consultation stage. My comments relate specifically to the Birkenhead School playing fields at Noctorum Field (NF) (OS140) which is located adjacent to the Wirral Ladies Golf Course, between Noctorum Lane and Noctorum Road. A plan is enclosed which identifies the site. The comments relate to the numbered questions contained within the Local Plan Issues and Options consultation, January 2020. I agree with the settlement hierarchy, and the location of Noctorum as part of the urban conurbation. However, this also needs to be caveated by referencing the very different characteristics of all the locations identified in that general group. Any development proposals should take into account the underlying urban character of Noctorum (and the other settlements). Good placemaking relies on recognising distinctive character, as a crucial part of local identity.	<a href="https://wirral-consult.objective.co.uk/file/5639268">https://wirral-consult.objective.co.uk/file/5639268</a>						
1250044	LPIO-27095		I am a resident of the Noctorum Ridge Area, and would be grateful if you would treat the following as my comments on the Local Plan, which is currently at consultation stage. My comments relate specifically to the Birkenhead School playing fields at Noctorum Field (NF) (OS140) which is located adjacent to the Wirral Ladies Golf Course, between Noctorum Lane and Noctorum Road. A plan is enclosed which identifies the site. The comments relate to the numbered questions contained within the Local Plan Issues and Options consultation, January 2020. I agree with the settlement hierarchy, and the location of Noctorum as part of the urban conurbation. However, this also needs to be caveated by referencing the very different characteristics of all the locations identified in that general group. Any development proposals should take into account the underlying urban character of Noctorum (and the other settlements). Good placemaking relies on recognising distinctive character, as a crucial part of local identity.	<a href="https://wirral-consult.objective.co.uk/file/5639268">https://wirral-consult.objective.co.uk/file/5639268</a>						
1237899	LPIO-27117		I am a resident of the Noctorum Ridge Area, and would be grateful if you would treat the following as my comments on the Local Plan, which is currently at consultation stage. My comments relate specifically to the Birkenhead School playing fields at Noctorum Field (NF) (OS140) which is located adjacent to the Wirral Ladies Golf Course, between Noctorum Lane and Noctorum Road. A plan is enclosed which identifies the site. The comments relate to the numbered questions contained within the Local Plan Issues and Options consultation, January 2020. I agree with the settlement hierarchy, and the location of Noctorum as part of the urban conurbation. However, this also needs to be caveated by referencing the very different characteristics of all the locations identified in that general group. Any development proposals should take into account the underlying urban character of Noctorum (and the other settlements). Good placemaking relies on recognising distinctive character, as a crucial part of local identity.	<a href="https://wirral-consult.objective.co.uk/file/5639268">https://wirral-consult.objective.co.uk/file/5639268</a>						
1248210	LPIO-27118		I am a resident of the Noctorum Ridge Area, and would be grateful if you would treat the following as my comments on the Local Plan, which is currently at consultation stage. My comments relate specifically to the Birkenhead School playing fields at Noctorum Field (NF) (OS140) which is located adjacent to the Wirral Ladies Golf Course, between Noctorum Lane and Noctorum Road. A plan is enclosed which identifies the site. The comments relate to the numbered questions contained within the Local Plan Issues and Options consultation, January 2020. I agree with the settlement hierarchy, and the location of Noctorum as part of the urban conurbation. However, this also needs to be caveated by referencing the very different characteristics of all the locations identified in that general group. Any development proposals should take into account the underlying urban character of Noctorum (and the other settlements). Good placemaking relies on recognising distinctive character, as a crucial part of local identity.	<a href="https://wirral-consult.objective.co.uk/file/5639268">https://wirral-consult.objective.co.uk/file/5639268</a>						
1248212	LPIO-27119		I am a resident of the Noctorum Ridge Area, and would be grateful if you would treat the following as my comments on the Local Plan, which is currently at consultation stage. My comments relate specifically to the Birkenhead School playing fields at Noctorum Field (NF) (OS140) which is located adjacent to the Wirral Ladies Golf Course, between Noctorum Lane and Noctorum Road. A plan is enclosed which identifies the site. The comments relate to the numbered questions contained within the Local Plan Issues and Options consultation, January 2020. I agree with the settlement hierarchy, and the location of Noctorum as part of the urban conurbation. However, this also needs to be caveated by referencing the very different characteristics of all the locations identified in that general group. Any development proposals should take into account the underlying urban character of Noctorum (and the other settlements). Good placemaking relies on recognising distinctive character, as a crucial part of local identity.	<a href="https://wirral-consult.objective.co.uk/file/5639268">https://wirral-consult.objective.co.uk/file/5639268</a>						
1248208	LPIO-27148		I am a resident of the Noctorum Ridge Area, and would be grateful if you would treat the following as my comments on the Local Plan, which is currently at consultation stage. My comments relate specifically to the Birkenhead School playing fields at Noctorum Field (NF) (OS140) which is located adjacent to the Wirral Ladies Golf Course, between Noctorum Lane and Noctorum Road. A plan is enclosed which identifies the site. The comments relate to the numbered questions contained within the Local Plan Issues and Options consultation, January 2020. I agree with the settlement hierarchy, and the location of Noctorum as part of the urban conurbation. However, this also needs to be caveated by referencing the very different characteristics of all the locations identified in that general group. Any development proposals should take into account the underlying urban character of Noctorum (and the other settlements). Good placemaking relies on recognising distinctive character, as a crucial part of local identity.	<a href="https://wirral-consult.objective.co.uk/file/5639268">https://wirral-consult.objective.co.uk/file/5639268</a>						

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1248176	LPIO-27169		I am a resident of the Noctorum Ridge Area, and would be grateful if you would treat the following as my comments on the Local Plan, which is currently at consultation stage. My comments relate specifically to the Birkenhead School playing fields at Noctorum Field (NF) (OS140) which is located adjacent to the Wirral Ladies Golf Course, between Noctorum Lane and Noctorum Road. A plan is enclosed which identifies the site. The comments relate to the numbered questions contained within the Local Plan Issues and Options consultation, January 2020. I agree with the settlement hierarchy, and the location of Noctorum as part of the urban conurbation. However, this also needs to be caveated by referencing the very different characteristics of all the locations identified in that general group. Any development proposals should take into account the underlying urban character of Noctorum (and the other settlements). Good placemaking relies on recognising distinctive character, as a crucial part of local identity.	<a href="https://wirral-consult.objective.co.uk/file/5639268">https://wirral-consult.objective.co.uk/file/5639268</a>						
1250049	LPIO-27182		I am a resident of the Noctorum Ridge Area, and would be grateful if you would treat the following as my comments on the Local Plan, which is currently at consultation stage. My comments relate specifically to the Birkenhead School playing fields at Noctorum Field (NF) (OS140) which is located adjacent to the Wirral Ladies Golf Course, between Noctorum Lane and Noctorum Road. A plan is enclosed which identifies the site. The comments relate to the numbered questions contained within the Local Plan Issues and Options consultation, January 2020. I agree with the settlement hierarchy, and the location of Noctorum as part of the urban conurbation. However, this also needs to be caveated by referencing the very different characteristics of all the locations identified in that general group. Any development proposals should take into account the underlying urban character of Noctorum (and the other settlements). Good placemaking relies on recognising distinctive character, as a crucial part of local identity.	<a href="https://wirral-consult.objective.co.uk/file/5639268">https://wirral-consult.objective.co.uk/file/5639268</a>						
1250048	LPIO-27183		I am a resident of the Noctorum Ridge Area, and would be grateful if you would treat the following as my comments on the Local Plan, which is currently at consultation stage. My comments relate specifically to the Birkenhead School playing fields at Noctorum Field (NF) (OS140) which is located adjacent to the Wirral Ladies Golf Course, between Noctorum Lane and Noctorum Road. A plan is enclosed which identifies the site. The comments relate to the numbered questions contained within the Local Plan Issues and Options consultation, January 2020. I agree with the settlement hierarchy, and the location of Noctorum as part of the urban conurbation. However, this also needs to be caveated by referencing the very different characteristics of all the locations identified in that general group. Any development proposals should take into account the underlying urban character of Noctorum (and the other settlements). Good placemaking relies on recognising distinctive character, as a crucial part of local identity.	<a href="https://wirral-consult.objective.co.uk/file/5639268">https://wirral-consult.objective.co.uk/file/5639268</a>						
1248178	LPIO-27184		I am a resident of the Noctorum Ridge Area, and would be grateful if you would treat the following as my comments on the Local Plan, which is currently at consultation stage. My comments relate specifically to the Birkenhead School playing fields at Noctorum Field (NF) (OS140) which is located adjacent to the Wirral Ladies Golf Course, between Noctorum Lane and Noctorum Road. A plan is enclosed which identifies the site. The comments relate to the numbered questions contained within the Local Plan Issues and Options consultation, January 2020. I agree with the settlement hierarchy, and the location of Noctorum as part of the urban conurbation. However, this also needs to be caveated by referencing the very different characteristics of all the locations identified in that general group. Any development proposals should take into account the underlying urban character of Noctorum (and the other settlements). Good placemaking relies on recognising distinctive character, as a crucial part of local identity.	<a href="https://wirral-consult.objective.co.uk/file/5639268">https://wirral-consult.objective.co.uk/file/5639268</a>						
1248180	LPIO-27213		I am a resident of the Noctorum Ridge Area, and would be grateful if you would treat the following as my comments on the Local Plan, which is currently at consultation stage. My comments relate specifically to the Birkenhead School playing fields at Noctorum Field (NF) (OS140) which is located adjacent to the Wirral Ladies Golf Course, between Noctorum Lane and Noctorum Road. A plan is enclosed which identifies the site. The comments relate to the numbered questions contained within the Local Plan Issues and Options consultation, January 2020. I agree with the settlement hierarchy, and the location of Noctorum as part of the urban conurbation. However, this also needs to be caveated by referencing the very different characteristics of all the locations identified in that general group. Any development proposals should take into account the underlying urban character of Noctorum (and the other settlements). Good placemaking relies on recognising distinctive character, as a crucial part of local identity.	<a href="https://wirral-consult.objective.co.uk/file/5639268">https://wirral-consult.objective.co.uk/file/5639268</a>						
1248181	LPIO-27248		I am a resident of the Noctorum Ridge Area, and would be grateful if you would treat the following as my comments on the Local Plan, which is currently at consultation stage. My comments relate specifically to the Birkenhead School playing fields at Noctorum Field (NF) (OS140) which is located adjacent to the Wirral Ladies Golf Course, between Noctorum Lane and Noctorum Road. A plan is enclosed which identifies the site. The comments relate to the numbered questions contained within the Local Plan Issues and Options consultation, January 2020. I agree with the settlement hierarchy, and the location of Noctorum as part of the urban conurbation. However, this also needs to be caveated by referencing the very different characteristics of all the locations identified in that general group. Any development proposals should take into account the underlying urban character of Noctorum (and the other settlements). Good placemaking relies on recognising distinctive character, as a crucial part of local identity.	<a href="https://wirral-consult.objective.co.uk/file/5639268">https://wirral-consult.objective.co.uk/file/5639268</a>						



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1248213	LPIO-27249		I am a resident of the Noctorum Ridge Area, and would be grateful if you would treat the following as my comments on the Local Plan, which is currently at consultation stage. My comments relate specifically to the Birkenhead School playing fields at Noctorum Field (NF) (OS140) which is located adjacent to the Wirral Ladies Golf Course, between Noctorum Lane and Noctorum Road. A plan is enclosed which identifies the site. The comments relate to the numbered questions contained within the Local Plan Issues and Options consultation, January 2020. I agree with the settlement hierarchy, and the location of Noctorum as part of the urban conurbation. However, this also needs to be caveated by referencing the very different characteristics of all the locations identified in that general group. Any development proposals should take into account the underlying urban character of Noctorum (and the other settlements). Good placemaking relies on recognising distinctive character, as a crucial part of local identity.	<a href="https://wirral-consult.objective.co.uk/file/5639268">https://wirral-consult.objective.co.uk/file/5639268</a>						
1250054	LPIO-27252		I am a resident of the Noctorum Ridge Area, and would be grateful if you would treat the following as my comments on the Local Plan, which is currently at consultation stage. My comments relate specifically to the Birkenhead School playing fields at Noctorum Field (NF) (OS140) which is located adjacent to the Wirral Ladies Golf Course, between Noctorum Lane and Noctorum Road. A plan is enclosed which identifies the site. The comments relate to the numbered questions contained within the Local Plan Issues and Options consultation, January 2020. I agree with the settlement hierarchy, and the location of Noctorum as part of the urban conurbation. However, this also needs to be caveated by referencing the very different characteristics of all the locations identified in that general group. Any development proposals should take into account the underlying urban character of Noctorum (and the other settlements). Good placemaking relies on recognising distinctive character, as a crucial part of local identity.	<a href="https://wirral-consult.objective.co.uk/file/5639268">https://wirral-consult.objective.co.uk/file/5639268</a>						
1250053	LPIO-27275		I am a resident of the Noctorum Ridge Area, and would be grateful if you would treat the following as my comments on the Local Plan, which is currently at consultation stage. My comments relate specifically to the Birkenhead School playing fields at Noctorum Field (NF) (OS140) which is located adjacent to the Wirral Ladies Golf Course, between Noctorum Lane and Noctorum Road. A plan is enclosed which identifies the site. The comments relate to the numbered questions contained within the Local Plan Issues and Options consultation, January 2020. I agree with the settlement hierarchy, and the location of Noctorum as part of the urban conurbation. However, this also needs to be caveated by referencing the very different characteristics of all the locations identified in that general group. Any development proposals should take into account the underlying urban character of Noctorum (and the other settlements). Good placemaking relies on recognising distinctive character, as a crucial part of local identity.	<a href="https://wirral-consult.objective.co.uk/file/5639268">https://wirral-consult.objective.co.uk/file/5639268</a>						
1250059	LPIO-27276		I am a resident of the Noctorum Ridge Area, and would be grateful if you would treat the following as my comments on the Local Plan, which is currently at consultation stage. My comments relate specifically to the Birkenhead School playing fields at Noctorum Field (NF) (OS140) which is located adjacent to the Wirral Ladies Golf Course, between Noctorum Lane and Noctorum Road. A plan is enclosed which identifies the site. The comments relate to the numbered questions contained within the Local Plan Issues and Options consultation, January 2020. I agree with the settlement hierarchy, and the location of Noctorum as part of the urban conurbation. However, this also needs to be caveated by referencing the very different characteristics of all the locations identified in that general group. Any development proposals should take into account the underlying urban character of Noctorum (and the other settlements). Good placemaking relies on recognising distinctive character, as a crucial part of local identity.	<a href="https://wirral-consult.objective.co.uk/file/5639268">https://wirral-consult.objective.co.uk/file/5639268</a>						
1250055	LPIO-27277		I am a resident of the Noctorum Ridge Area, and would be grateful if you would treat the following as my comments on the Local Plan, which is currently at consultation stage. My comments relate specifically to the Birkenhead School playing fields at Noctorum Field (NF) (OS140) which is located adjacent to the Wirral Ladies Golf Course, between Noctorum Lane and Noctorum Road. A plan is enclosed which identifies the site. The comments relate to the numbered questions contained within the Local Plan Issues and Options consultation, January 2020. I agree with the settlement hierarchy, and the location of Noctorum as part of the urban conurbation. However, this also needs to be caveated by referencing the very different characteristics of all the locations identified in that general group. Any development proposals should take into account the underlying urban character of Noctorum (and the other settlements). Good placemaking relies on recognising distinctive character, as a crucial part of local identity.	<a href="https://wirral-consult.objective.co.uk/file/5639268">https://wirral-consult.objective.co.uk/file/5639268</a>						
1250058	LPIO-27314		I am a resident of the Noctorum Ridge Area, and would be grateful if you would treat the following as my comments on the Local Plan, which is currently at consultation stage. My comments relate specifically to the Birkenhead School playing fields at Noctorum Field (NF) (OS140) which is located adjacent to the Wirral Ladies Golf Course, between Noctorum Lane and Noctorum Road. A plan is enclosed which identifies the site. The comments relate to the numbered questions contained within the Local Plan Issues and Options consultation, January 2020. I agree with the settlement hierarchy, and the location of Noctorum as part of the urban conurbation. However, this also needs to be caveated by referencing the very different characteristics of all the locations identified in that general group. Any development proposals should take into account the underlying urban character of Noctorum (and the other settlements). Good placemaking relies on recognising distinctive character, as a crucial part of local identity.	<a href="https://wirral-consult.objective.co.uk/file/5639268">https://wirral-consult.objective.co.uk/file/5639268</a>						

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1250057	LPIO-27315		I am a resident of the Nocturum Ridge Area, and would be grateful if you would treat the following as my comments on the Local Plan, which is currently at consultation stage. My comments relate specifically to the Birkenhead School playing fields at Nocturum Field (NF) (OS140) which is located adjacent to the Wirral Ladies Golf Course, between Nocturum Lane and Nocturum Road. A plan is enclosed which identifies the site. The comments relate to the numbered questions contained within the Local Plan Issues and Options consultation, January 2020. I agree with the settlement hierarchy, and the location of Nocturum as part of the urban conurbation. However, this also needs to be caveated by referencing the very different characteristics of all the locations identified in that general group. Any development proposals should take into account the underlying urban character of Nocturum (and the other settlements). Good placemaking relies on recognising distinctive character, as a crucial part of local identity.	<a href="https://wirral-consultobjective.co.uk/file/5639268">https://wirral-consultobjective.co.uk/file/5639268</a>						
1250062	LPIO-27327		I am a resident of the Nocturum Ridge Area, and would be grateful if you would treat the following as my comments on the Local Plan, which is currently at consultation stage. My comments relate specifically to the Birkenhead School playing fields at Nocturum Field (NF) (OS140) which is located adjacent to the Wirral Ladies Golf Course, between Nocturum Lane and Nocturum Road. A plan is enclosed which identifies the site. The comments relate to the numbered questions contained within the Local Plan Issues and Options consultation, January 2020. I agree with the settlement hierarchy, and the location of Nocturum as part of the urban conurbation. However, this also needs to be caveated by referencing the very different characteristics of all the locations identified in that general group. Any development proposals should take into account the underlying urban character of Nocturum (and the other settlements). Good placemaking relies on recognising distinctive character, as a crucial part of local identity.	<a href="https://wirral-consultobjective.co.uk/file/5639268">https://wirral-consultobjective.co.uk/file/5639268</a>						
1250063	LPIO-27353		I am a resident of the Nocturum Ridge Area, and would be grateful if you would treat the following as my comments on the Local Plan, which is currently at consultation stage. My comments relate specifically to the Birkenhead School playing fields at Nocturum Field (NF) (OS140) which is located adjacent to the Wirral Ladies Golf Course, between Nocturum Lane and Nocturum Road. A plan is enclosed which identifies the site. The comments relate to the numbered questions contained within the Local Plan Issues and Options consultation, January 2020. I agree with the settlement hierarchy, and the location of Nocturum as part of the urban conurbation. However, this also needs to be caveated by referencing the very different characteristics of all the locations identified in that general group. Any development proposals should take into account the underlying urban character of Nocturum (and the other settlements). Good placemaking relies on recognising distinctive character, as a crucial part of local identity.	<a href="https://wirral-consultobjective.co.uk/file/5639268">https://wirral-consultobjective.co.uk/file/5639268</a>						
1250065	LPIO-27366		I am a resident of the Nocturum Ridge Area, and would be grateful if you would treat the following as my comments on the Local Plan, which is currently at consultation stage. My comments relate specifically to the Birkenhead School playing fields at Nocturum Field (NF) (OS140) which is located adjacent to the Wirral Ladies Golf Course, between Nocturum Lane and Nocturum Road. A plan is enclosed which identifies the site. The comments relate to the numbered questions contained within the Local Plan Issues and Options consultation, January 2020. I agree with the settlement hierarchy, and the location of Nocturum as part of the urban conurbation. However, this also needs to be caveated by referencing the very different characteristics of all the locations identified in that general group. Any development proposals should take into account the underlying urban character of Nocturum (and the other settlements). Good placemaking relies on recognising distinctive character, as a crucial part of local identity.	<a href="https://wirral-consultobjective.co.uk/file/5639268">https://wirral-consultobjective.co.uk/file/5639268</a>						
1250067	LPIO-27379		I am a resident of the Nocturum Ridge Area, and would be grateful if you would treat the following as my comments on the Local Plan, which is currently at consultation stage. My comments relate specifically to the Birkenhead School playing fields at Nocturum Field (NF) (OS140) which is located adjacent to the Wirral Ladies Golf Course, between Nocturum Lane and Nocturum Road. A plan is enclosed which identifies the site. The comments relate to the numbered questions contained within the Local Plan Issues and Options consultation, January 2020. I agree with the settlement hierarchy, and the location of Nocturum as part of the urban conurbation. However, this also needs to be caveated by referencing the very different characteristics of all the locations identified in that general group. Any development proposals should take into account the underlying urban character of Nocturum (and the other settlements). Good placemaking relies on recognising distinctive character, as a crucial part of local identity.	<a href="https://wirral-consultobjective.co.uk/file/5639268">https://wirral-consultobjective.co.uk/file/5639268</a>						
1241924	LPIO-1003	yes	I support regeneration of current urban areas. However the greenbelt land considered in areas 5 onward are based on "old" information.							
1240223	LPIO-10030	yes	We raise no adverse comments in terms of the proposed settlement hierarchy. We particularly note that Bidston and Prenton (which are the broad locations where our client has land interests) are included within the "top tier" of settlements within the proposed hierarchy.							
1241319	LPIO-10045	no	I believe the areas outlined in west wirral should be ranked as large villages to help protect these areas from losing the scenic green belt land as this is the areas niche that attracts people to visit the local woodlands, countryside and beaches that helps keep the local businesses thriving and local economy stable.							
1246760	LPIO-10067	yes	I agree with WBC over their approach to focussing investment and regeneration toward the Urban Conurbations 1-4 in options review. Because my opinion and that of people I meet is that regeneration of our town is long overdue. Any regeneration should include new job prospects in their 1000's by new businesses. Therefore people (workers) need to be able to travel the shortest possible distance to work, therefore cutting fuels emissions helps with the Council's own climate change emergency.							

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1246743	LPIO-10078	no	Referring to NPPF para 38. Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Why is no Brownfield identified with in the hierarchy? All Brownfield's must be used first before considering Greenfield.							
1241065	LPIO-10125	yes								
1241629	LPIO-10161	yes	Yes brownfield land must be prioritised to regenerate areas that are in dire need. A clear strategy - refusing ANY development of green belt land - will ensure that developers are prepared to refocus their attention where it should be to ensure that there is creative development of urban areas that need it. This will breath life back into deprived areas and promote the development of new businesses in those areas too. Liverpool is provides fantastic examples of how areas can be transformed - and Wirral council should follow its lead with confidence, ambition, creativity, leadership, inspiration and hope.							
1246772	LPIO-10234	yes								
1238193	LPIO-10337	yes	Our Client can confirm that they agree with the proposed settlement hierarchy set out in Table 2.2 that places Port Sunlight within the Urban Conurbation. Our Client therefore supports the Council's approach to focusing investment and regeneration as the first priority within the Urban Conurbation on the basis that these areas are the areas of greatest importance to the future social and economic well-being for the Borough, and are areas where it is possible to make the most effective use of vacant and underused brownfield land. In turn this will ensure the most appropriate patterns of sustainable development across the Borough. Our Client's operations at Port Sunlight are located at the heart of the Urban Conurbation, and consistent with the Council's approach, Our Client is committed to a continued presence at Port Sunlight and continued investment in their operations, particularly their R&D Facility as stated earlier in this document. This will ensure that Unilever remain one of the most significant employers within the Borough as well as a significant contributor to the Borough and City Region's economy. This clearly demonstrates that the Council's focus on investment and regeneration within the Urban Conurbation as the first priority is the optimum approach to achieving the most appropriate patterns of sustainable development.							
1246331	LPIO-10549	yes	Generally supportive subject to some amendments - see paragraphs 3.3 to 3.6 of the attached for full response. Paragraphs to be read in the context of our Client's wider representation report.							
1238582	LPIO-10565	yes								
1246808	LPIO-10707	no	The hierarchy of areas is all wrong. How can small villages like Caldby and Frankby be so high							
1243890	LPIO-1075	no	I would prefer development to be restricted to the Urban Conurbation to the east of the M53 and specifically focused on derelict dockland (Wirral Waters).							
1246804	LPIO-10770	no	No I disagree. Caldby and Irby are not urban settlements - they are villages.							
1246488	LPIO-11301	yes	I do agree with WBC over their approach to focusing investment and regeneration toward the Urban Conurbations 1-4 in options review. Because my opinion and that of people I meet is that regeneration of our town is long overdue. Any regeneration should include new job prospects in their 1000's by new businesses. Therefore people (workers) need to be able to travel the shortest possible distance to work, therefore cutting fuels emissions helps with the Council's own climate change emergency.							
1247015	LPIO-11421		We agree with WBC over their classification of Urban Conurbation which allows investment to be focused on the East side of the peninsula. However, we are concerned with the use of urban Settlement Areas which group individual settlements which should be viewed as discrete entities and not artificially grouped. We do not agree with the use of Settlement areas. The term 'Settlement' does not exist within the NPPF and is solely an administrative convenience for the Council. The term has no standing in a planning context. It is ridiculous to suggest that Heswall, Barnston, Pensby and Irby are one vast 'highly enclosed' area within a single settlement. These are all individual settlements with their own boundaries and characteristics.							
1241412	LPIO-115	no	Why is it concentrated on the East of M53? Yet again residents in this part of the Wirral will be most affected by increased traffic, overfull schools, doctors, dentists etc.							
1247196	LPIO-11635	yes	I do agree with WBC over their approach to focussing investment and regeneration toward the Urban Conurbations 1-4 in options review. Because my opinion and that of people I meet is that regeneration of our town is long overdue. Any regeneration should include new job prospects in their 1 000's by new businesses. Therefore people (workers) need to be able to travel the shortest possible distance to work, therefore cutting fuels emissions helps with the Council's own climate change emergency.							
1240731	LPIO-1170	yes	Regeneration is long overdue. The fifth purpose of Green Belt as defined in the NPPF is to assist in urban regeneration, by encouraging the recycling of derelict and other urban land. Whilst there are brownfield sites available, no Green Belt should be released. There should be an awareness campaign to make land owners aware of the grants available as incentives to develop their land ( such as Land Remediation Tax Relief)							
1244681	LPIO-1204	yes	I support an approach based on investment and regeneration of the urban conurbation to the east of the M53 Motorway, subject to meeting neighbourhood design and build quality, net-zero carbon and green infrastructure standards and policies which recognise our coastal and cultural heritage							

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1247214	LPIO-12469	yes	I do agree with WBC over their approach to focussing investment and regeneration toward the Urban Conurbations 1-4 in options review. Because my opinion and that of people I meet is that regeneration of our town is long overdue. Any regeneration should include new job prospects in their 1 000's by new businesses. Therefore people (workers) need to be able to travel the shortest possible distance to work, therefore cutting fuels emissions helps with the Council's own climate change emergency.							
1247492	LPIO-12572	yes	I do agree with WBC over their approach to focussing investment and regeneration toward the Urban Conurbations 1-4 in options review. Because my opinion and that of people I meet is that regeneration of our town is long overdue. Any regeneration should include new job prospects in their 1 000's by new businesses. Therefore people (workers) need to be able to travel the shortest possible distance to work, therefore cutting fuels emissions helps with the Council's own climate change emergency.							
1240843	LPIO-12726	yes	I do agree with WBC over their approach to focussing investment and regeneration toward the Urban Conurbations 1-4 in options review. Because my opinion and that of people I meet is that regeneration of our town is long overdue. Any regeneration should include new job prospects in their 1 000's by new businesses. Therefore people (workers) need to be able to travel the shortest possible distance to work, therefore cutting fuels emissions helps with the Council's own climate change emergency.							
1243700	LPIO-1291	no	Birkenhead and its environs including the disused docklands area is such a devastated area that it should have its own special settlement hierarchy. This may help the Council when searching for funding for this sorely neglected town. Urban settlement would be better defined as Suburban settlements to describe their function within the peninsula. I do agree that investment and regeneration should be directed to the east of the M53 because that area is the most deprived of Wirral and requires both affordable, social and amenable housing and an economic investment for work places and jobs.							
1247578	LPIO-12927	yes	I do agree with WBC over their approach to focussing investment and regeneration toward the Urban Conurbations 1-4 in options review. Because my opinion and that of people I meet is that regeneration of our town is long overdue. Any regeneration should include new job prospects in their 1 000's by new businesses. Therefore people (workers) need to be able to travel the shortest possible distance to work, therefore cutting fuels emissions helps with the Council's own climate change emergency.							
1247510	LPIO-13050	yes	I do agree with WBC over their approach to focussing investment and regeneration toward the Urban Conurbations 1-4 in options review. Because my opinion and that of people I meet is that regeneration of our town is long overdue. Any regeneration should include new job prospects in their 1 000's by new businesses. Therefore people (workers) need to be able to travel the shortest possible distance to work, therefore cutting fuels emissions helps with the Council's own climate change emergency.							
1246335	LPIO-13188	yes	I do agree with WBC over their approach to focussing investment and regeneration toward the Urban Conurbations 1-4 in options review. Because my opinion and that of people I meet is that regeneration of our town is long overdue. Any regeneration should include new job prospects in their 1 000's by new businesses. Therefore people (workers) need to be able to travel the shortest possible distance to work, therefore cutting fuels emissions helps with the Council's own climate change emergency.							
1246853	LPIO-13441	yes	I do agree with WBC over their approach to focussing investment and regeneration toward the Urban Conurbations 1-4 in options review. Because my opinion and that of people I meet is that regeneration of our town is long overdue. Any regeneration should include new job prospects in their 1 000's by new businesses. Therefore people (workers) need to be able to travel the shortest possible distance to work, therefore cutting fuels emissions helps with the Council's own climate change emergency.							
1242155	LPIO-13444	no	The land identified SHLAA 3055 and 3056 should be No, the approach fails to attempt to address the housing and employment demands for the east of the Borough. These needs and demands are contained in the Councils own evidence base supporting the local plan. A more dispersed deliverable approach should be considered. Many townships in the west of the Borough have become dormitory locations with high reliance on the car to travel to employment. The current approach set out in this issues and options paper will do little to address the decades long under delivery of homes in the west of the Borough that is depriving generation(s) of a home to which they need or aspire/							
1246852	LPIO-13567	yes	I do agree with WBC over their approach to focussing investment and regeneration toward the Urban Conurbations 1-4 in options review. Because my opinion and that of people I meet is that regeneration of our town is long overdue. Any regeneration should include new job prospects in their 1 000's by new businesses. Therefore people (workers) need to be able to travel the shortest possible distance to work, therefore cutting fuels emissions helps with the Council's own climate change emergency.							
1244629	LPIO-1369	yes	I do agree with WBC over their approach to focussing investment and regeneration toward the Urban Conurbations 1-4 in options review. Because my opinion and that of people I meet is that regeneration of our town is long overdue. Any regeneration should include new job prospects in their 1000's by new businesses. Therefore people (workers) need to be able to travel the shortest possible distance to work, therefore cutting fuels emissions helps with the Council's own climate change emergency.							

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1247746	LPIO-13723	yes	I do agree with WBC over their approach to focussing investment and regeneration toward the Urban Conurbations 1-4 in options review. Because my opinion and that of people I meet is that regeneration of our town is long overdue. Any regeneration should include new job prospects in their 1 000's by new businesses. Therefore people (workers) need to be able to travel the shortest possible distance to work, therefore cutting fuels emissions helps with the Council's own climate change emergency.							
1244782	LPIO-1378	yes								
1238192	LPIO-13828		We agree with WBC over their classification of Urban Conurbation which allows investment to be focused on the East side of the peninsula. However, we are concerned with the use of urban Settlement Areas which group individual settlements which should be viewed as discrete entities and not artificially grouped. We do not agree with the use of Settlement areas. The term 'Settlement' does not exist within the NPPF and is solely an administrative convenience for the Council. The term has no standing in a planning context. It is ridiculous to suggest that Heswall, Barnston, Pensby and Irby are one vast 'highly enclosed' area within a single settlements. These are all individual settlements with their own boundaries and characteristics.							
1247012	LPIO-13882		We agree with WBC over their classification of Urban Conurbation which allows investment to be focused on the East side of the peninsula. However, we are concerned with the use of urban Settlement Areas which group individual settlements which should be viewed as discrete entities and not artificially grouped. We do not agree with the use of Settlement areas. The term 'Settlement' does not exist within the NPPF and is solely an administrative convenience for the Council. The term has no standing in a planning context. It is ridiculous to suggest that Heswall, Barnston, Pensby and Irby are one vast 'highly enclosed' area within a single settlement. These are all individual settlements with their own boundaries and characteristics.							
1247014	LPIO-13936		We agree with WBC over their classification of Urban Conurbation which allows investment to be focused on the East side of the peninsula. However, we are concerned with the use of urban Settlement Areas which group individual settlements which should be viewed as discrete entities and not artificially grouped. We do not agree with the use of Settlement areas. The term 'Settlement' does not exist within the NPPF and is solely an administrative convenience for the Council. The term has no standing in a planning context. It is ridiculous to suggest that Heswall, Barnston, Pensby and Irby are one vast 'highly enclosed' area within a single settlement. These are all individual settlements with their own boundaries and characteristics.							
1244900	LPIO-1404	yes								
1242183	LPIO-14041	yes	I do agree with WBC over their approach to focussing investment and regeneration toward the Urban Conurbations 1-4 in options review. Because my opinion and that of people I meet is that regeneration of our town is long overdue. Any regeneration should include new job prospects in their 1 000's by new businesses. Therefore people (workers) need to be able to travel the shortest possible distance to work, therefore cutting fuels emissions helps with the Council's own climate change emergency.							
1247218	LPIO-14135	yes	I do agree with WBC over their approach to focussing investment and regeneration toward the Urban Conurbations 1-4 in options review. Because my opinion and that of people I meet is that regeneration of our town is long overdue. Any regeneration should include new job prospects in their 1 000's by new businesses. Therefore people (workers) need to be able to travel the shortest possible distance to work, therefore cutting fuels emissions helps with the Council's own climate change emergency.							
1247219	LPIO-14241	yes	I do agree with WBC over their approach to focussing investment and regeneration toward the Urban Conurbations 1-4 in options review. Because my opinion and that of people I meet is that regeneration of our town is long overdue. Any regeneration should include new job prospects in their 1 000's by new businesses. Therefore people (workers) need to be able to travel the shortest possible distance to work, therefore cutting fuels emissions helps with the Council's own climate change emergency.							
1247220	LPIO-14336	yes	I do agree with WBC over their approach to focussing investment and regeneration toward the Urban Conurbations 1-4 in options review. Because my opinion and that of people I meet is that regeneration of our town is long overdue. Any regeneration should include new job prospects in their 1 000's by new businesses. Therefore people (workers) need to be able to travel the shortest possible distance to work, therefore cutting fuels emissions helps with the Council's own climate change emergency.							
1247222	LPIO-14463	yes	I do agree with WBC over their approach to focussing investment and regeneration toward the Urban Conurbations 1-4 in options review. Because my opinion and that of people I meet is that regeneration of our town is long overdue. Any regeneration should include new job prospects in their 1 000's by new businesses. Therefore people (workers) need to be able to travel the shortest possible distance to work, therefore cutting fuels emissions helps with the Council's own climate change emergency.							
1244905	LPIO-1449	yes	I think it also to consider that some of the urban conurbations such as West Kirby also have parts that are essentially village in nature; the old part of West Kirby is really a unique village within the wider conurbation as it has expanded over time.							

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1247226	LPIO-14553	yes	I do agree with WBC over their approach to focussing investment and regeneration toward the Urban Conurbations 1-4 in options review. Because my opinion and that of people I meet is that regeneration of our town is long overdue. Any regeneration should include new job prospects in their 1 000's by new businesses. Therefore people (workers) need to be able to travel the shortest possible distance to work, therefore cutting fuels emissions helps with the Council's own climate change emergency.							
1247829	LPIO-14602		The urban development taking place mainly on the eastern side of Wirral means that potentially more people might threaten the nationally and internationally protected Ramsar / SPA sites along the Mersey estuary and the east part of Wirral Foreshore, designated for the birds (mainly waders) which feed and roost there at low tide. This must be born in mind in the Local Plan.							
1239377	LPIO-1463	yes	I agree with the Council's approach to focussing investment and regeneration toward the Urban Conurbations 1-4 in the options review. The east side of the M53 is long overdue for regeneration and prosperity which will be brought by new investment and jobs. Furthermore, enabling people to travel the shortest possible distance to work will contribute to the the Council's response to the climate change emergency.							
1247245	LPIO-14651	yes	I do agree with WBC over their approach to focussing investment and regeneration toward the Urban Conurbations 1-4 in options review. Because my opinion and that of people I meet is that regeneration of our town is long overdue. Any regeneration should include new job prospects in their 1 000's by new businesses. Therefore people (workers) need to be able to travel the shortest possible distance to work, therefore cutting fuels emissions helps with the Council's own climate change emergency.							
1238043	LPIO-1473	yes								
1246827	LPIO-14769	yes	I do agree with WBC over their approach to focussing investment and regeneration toward the Urban Conurbations 1-4 in options review. Because my opinion and that of people I meet is that regeneration of our town is long overdue. Any regeneration should include new job prospects in their 1 000's by new businesses. Therefore people (workers) need to be able to travel the shortest possible distance to work, therefore cutting fuels emissions helps with the Council's own climate change emergency.							
1247016	LPIO-14872		We agree with WBC over their classification of Urban Conurbation which allows investment to be focused on the East side of the peninsula. However, we are concerned with the use of urban Settlement Areas which group individual settlements which should be viewed as discrete entities and not artificially grouped. We do not agree with the use of Settlement areas. The term 'Settlement' does not exist within the NPPF and is solely an administrative convenience for the Council. The term has no standing in a planning context. It is ridiculous to suggest that Heswall, Barnston, Pensby and Irby are one vast 'highly enclosed' area within a single settlement. These are all individual settlements with their own boundaries and characteristics.							
1247018	LPIO-14942		We agree with WBC over their classification of Urban Conurbation which allows investment to be focused on the East side of the peninsula. However, we are concerned with the use of urban Settlement Areas which group individual settlements which should be viewed as discrete entities and not artificially grouped. We do not agree with the use of Settlement areas. The term 'Settlement' does not exist within the NPPF and is solely an administrative convenience for the Council. The term has no standing in a planning context. It is ridiculous to suggest that Heswall, Barnston, Pensby and Irby are one vast 'highly enclosed' area within a single settlement. These are all individual settlements with their own boundaries and characteristics.							
1238156	LPIO-15	no	While I would be in broad agreement, areas such as Woodchurch, Leasowe and Moreton could miss out (see my comment on the next question)							
1244901	LPIO-1526	yes								
1247246	LPIO-15389	yes	I do agree with WBC over their approach to focussing investment and regeneration toward the Urban Conurbations 1-4 in options review. Because my opinion and that of people I meet is that regeneration of our town is long overdue. Any regeneration should include new job prospects in their 1 000's by new businesses. Therefore people (workers) need to be able to travel the shortest possible distance to work, therefore cutting fuels emissions helps with the Council's own climate change emergency.							
1247248	LPIO-15519	yes	I do agree with WBC over their approach to focussing investment and regeneration toward the Urban Conurbations 1-4 in options review. Because my opinion and that of people I meet is that regeneration of our town is long overdue. Any regeneration should include new job prospects in their 1 000's by new businesses. Therefore people (workers) need to be able to travel the shortest possible distance to work, therefore cutting fuels emissions helps with the Council's own climate change emergency.							
1242519	LPIO-1559	yes								
1247251	LPIO-15611	yes	I do agree with WBC over their approach to focussing investment and regeneration toward the Urban Conurbations 1-4 in options review. Because my opinion and that of people I meet is that regeneration of our town is long overdue. Any regeneration should include new job prospects in their 1 000's by new businesses. Therefore people (workers) need to be able to travel the shortest possible distance to work, therefore cutting fuels emissions helps with the Council's own climate change emergency.							

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1247252	LPIO-15699	yes	I do agree with WBC over their approach to focussing investment and regeneration toward the Urban Conurbations 1-4 in options review. Because my opinion and that of people I meet is that regeneration of our town is long overdue. Any regeneration should include new job prospects in their 1 000's by new businesses. Therefore people (workers) need to be able to travel the shortest possible distance to work, therefore cutting fuels emissions helps with the Council's own climate change emergency.							
1238835	LPIO-1578	yes	I wholeheartedly agree with the proposal to regenerate the Urban Conurbations in Options 1-4 of the review document. I do believe that it is important to focus the investment to re-invigorate and re-energise our town centres. For too long now, residents of the borough have witnessed a long and sadly, slow decline in what was once thriving town centres. Both Birkenhead and Wallasey would benefit massively as a result of this. However, we must also ensure that there is ample opportunity for the creation of new businesses to support new residents, in order to reduce the need to travel for work. By doing this, we would go a long way towards challenging our climate emergency, which WBC signed up to in November 2019.							
1247274	LPIO-15802	yes	I do agree with WBC over their approach to focussing investment and regeneration toward the Urban Conurbations 1-4 in options review. Because my opinion and that of people I meet is that regeneration of our town is long overdue. Any regeneration should include new job prospects in their 1 000's by new businesses. Therefore people (workers) need to be able to travel the shortest possible distance to work, therefore cutting fuels emissions helps with the Council's own climate change emergency.							
1237922	LPIO-1584	yes								
1244969	LPIO-1591	no	You have asked two separate questions here. The word settlement does not apply to regeneration. A settlement is a historic gathering and expansion of a community which now on the Wirral is limited by a tight Green Belt boundary. The much needed regeneration of the determined settlement area 4 is something that I totally agree with, within that defined area fulfilling the life opportunities of its residents.							
1244898	LPIO-1595	yes	This is a qualified YES. I agree to an approach based towards focusing investment and regeneration towards the Urban Conurbation to the east of the M53. This is long overdue and a disgrace upon the controlling Party. However, this must not include releasing of ANY of the Green Belt in and between the distinct communities. Particularly threatened by the unjustified and mostly mistaken classification of 'weakly performing green belt' areas are Bromborough, Eastham, Mountwood, Prenton and Raby Mere. Wirral Waters will not develop apace without the surrounding areas being redeveloped and greened up - the Council must start being effective at scale and urgency - fewer Reports, more Action and Results. Jobs and services must be brought to these areas to improve life-chances, incomes and to reduce commuting - a proper sustainable development is required. The term 'Settlement' must only be used as an administrative convenience for grouping distinct towns and villages and NOT to suggest separate communities are single entities which can be infilled in a cynical attempt to circumvent Green Belt Purpose 2 - merging of Towns, distinct communities (distinct referring to character and not any physical attachment).							
1247275	LPIO-15956	yes	I do agree with WBC over their approach to focussing investment and regeneration toward the Urban Conurbations 1-4 in options review. Because my opinion and that of people I meet is that regeneration of our town is long overdue. Any regeneration should include new job prospects in their 1 000's by new businesses. Therefore people (workers) need to be able to travel the shortest possible distance to work, therefore cutting fuels emissions helps with the Council's own climate change emergency.							
1247936	LPIO-16070	yes	I do agree with WBC over their approach to focussing investment and regeneration toward the Urban Conurbations 1-4 in options review. Because my opinion and that of people I meet is that regeneration of our town is long overdue. Any regeneration should include new job prospects in their 1 000's by new businesses. Therefore people (workers) need to be able to travel the shortest possible distance to work, therefore cutting fuels emissions helps with the Council's own climate change emergency.							
1247287	LPIO-16264	yes	I do agree with WBC over their approach to focussing investment and regeneration toward the Urban Conurbations 1-4 in options review. Because my opinion and that of people I meet is that regeneration of our town is long overdue. Any regeneration should include new job prospects in their 1 000's by new businesses. Therefore people (workers) need to be able to travel the shortest possible distance to work, therefore cutting fuels emissions helps with the Council's own climate change emergency.							
1247344	LPIO-16352	yes	I do agree with WBC over their approach to focussing investment and regeneration toward the Urban Conurbations 1-4 in options review. Because my opinion and that of people I meet is that regeneration of our town is long overdue. Any regeneration should include new job prospects in their 1 000's by new businesses. Therefore people (workers) need to be able to travel the shortest possible distance to work, therefore cutting fuels emissions helps with the Council's own climate change emergency.							
1247349	LPIO-16439	yes	I do agree with WBC over their approach to focussing investment and regeneration toward the Urban Conurbations 1-4 in options review. Because my opinion and that of people I meet is that regeneration of our town is long overdue. Any regeneration should include new job prospects in their 1 000's by new businesses. Therefore people (workers) need to be able to travel the shortest possible distance to work, therefore cutting fuels emissions helps with the Council's own climate change emergency.							

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1247353	LPIO-16528	yes	I do agree with WBC over their approach to focussing investment and regeneration toward the Urban Conurbations 1-4 in options review. Because my opinion and that of people I meet is that regeneration of our town is long overdue. Any regeneration should include new job prospects in their 1 000's by new businesses. Therefore people (workers) need to be able to travel the shortest possible distance to work, therefore cutting fuels emissions helps with the Council's own climate change emergency.							
1247354	LPIO-16622	yes	I do agree with WBC over their approach to focussing investment and regeneration toward the Urban Conurbations 1-4 in options review. Because my opinion and that of people I meet is that regeneration of our town is long overdue. Any regeneration should include new job prospects in their 1 000's by new businesses. Therefore people (workers) need to be able to travel the shortest possible distance to work, therefore cutting fuels emissions helps with the Council's own climate change emergency.							
1247434	LPIO-16730	yes	I do agree with WBC over their approach to focussing investment and regeneration toward the Urban Conurbations 1-4 in options review. Because my opinion and that of people I meet is that regeneration of our town is long overdue. Any regeneration should include new job prospects in their 1 000's by new businesses. Therefore people (workers) need to be able to travel the shortest possible distance to work, therefore cutting fuels emissions helps with the Council's own climate change emergency.							
1244956	LPIO-1675	yes								
1247436	LPIO-16830	yes	I do agree with WBC over their approach to focussing investment and regeneration toward the Urban Conurbations 1-4 in options review. Because my opinion and that of people I meet is that regeneration of our town is long overdue. Any regeneration should include new job prospects in their 1 000's by new businesses. Therefore people (workers) need to be able to travel the shortest possible distance to work, therefore cutting fuels emissions helps with the Council's own climate change emergency.							
1247437	LPIO-17036	yes	I do agree with WBC over their approach to focussing investment and regeneration toward the Urban Conurbations 1-4 in options review. Because my opinion and that of people I meet is that regeneration of our town is long overdue. Any regeneration should include new job prospects in their 1 000's by new businesses. Therefore people (workers) need to be able to travel the shortest possible distance to work, therefore cutting fuels emissions helps with the Council's own climate change emergency.							
1247439	LPIO-17037	yes	I do agree with WBC over their approach to focussing investment and regeneration toward the Urban Conurbations 1-4 in options review. Because my opinion and that of people I meet is that regeneration of our town is long overdue. Any regeneration should include new job prospects in their 1 000's by new businesses. Therefore people (workers) need to be able to travel the shortest possible distance to work, therefore cutting fuels emissions helps with the Council's own climate change emergency.							
1247441	LPIO-17126	yes	I do agree with WBC over their approach to focussing investment and regeneration toward the Urban Conurbations 1-4 in options review. Because my opinion and that of people I meet is that regeneration of our town is long overdue. Any regeneration should include new job prospects in their 1 000's by new businesses. Therefore people (workers) need to be able to travel the shortest possible distance to work, therefore cutting fuels emissions helps with the Council's own climate change emergency.							
1247960	LPIO-17247	yes	I do agree with WBC over their approach to focussing investment and regeneration toward the Urban Conurbations 1-4 in options review. Because my opinion and that of people I meet is that regeneration of our town is long overdue. Any regeneration should include new job prospects in their 1 000's by new businesses. Therefore people (workers) need to be able to travel the shortest possible distance to work, therefore cutting fuels emissions helps with the Council's own climate change emergency.							
1247965	LPIO-17329	yes	I agree with the settlement hierarchy, and the location of Noctorum as part of the urban conurbation. However, this also needs to be caveated by referencing the very different characteristics of all the locations identified in that general group. Any development proposals should take into account the underlying urban character of Noctorum (and the other settlements). Good placemaking relies on recognising distinctive character, as a crucial part of local identity.							
1247962	LPIO-17344	yes	I do agree with WBC over their approach to focussing investment and regeneration toward the Urban Conurbations 1-4 in options review. Because my opinion and that of people I meet is that regeneration of our town is long overdue. Any regeneration should include new job prospects in their 1 000's by new businesses. Therefore people (workers) need to be able to travel the shortest possible distance to work, therefore cutting fuels emissions helps with the Council's own climate change emergency.							
1247967	LPIO-17396	yes	I agree with the settlement hierarchy, and the location of Noctorum as part of the urban conurbation. However, this also needs to be caveated by referencing the very different characteristics of all the locations identified in the general group. Any development proposals should take into account the underlying urban character of Noctorum (and the other settlements). Good place making relies on recognising distinctive character, as a crucial part of local identity.							



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1241669	LPIO-174	yes	Generally agree with the proposal in Table 2.2. i note in para 2.7 the suggestion that preference for development on green land would be to focus on fewer large sites than many small sites. I would propose the caveat that if a site is very large, then the use of such a site to reach the final target should be assessed against the impact on local infrastructure service provision, e.g. effect on schools, medical services, traffic, etc. A single large site such as that proposed in Irby (approx 1000 homes) could have major local impacts.							
1247966	LPIO-17449	yes	I do agree with WBC over their approach to focussing investment and regeneration toward the Urban Conurbations 1-4 in options review. Because my opinion and that of people I meet is that regeneration of our town is long overdue. Any regeneration should include new job prospects in their 1 000's by new businesses. Therefore people (workers) need to be able to travel the shortest possible distance to work, therefore cutting fuels emissions helps with the Council's own climate change emergency.							
1247971	LPIO-17545	yes	I do agree with WBC over their approach to focussing investment and regeneration toward the Urban Conurbations 1-4 in options review. Because my opinion and that of people I meet is that regeneration of our town is long overdue. Any regeneration should include new job prospects in their 1 000's by new businesses. Therefore people (workers) need to be able to travel the shortest possible distance to work, therefore cutting fuels emissions helps with the Council's own climate change emergency.							
1242966	LPIO-17584		the use of previous land take up as an assessment of employment land requirement is not sufficiently rigorous to assess employment land requirement. whilst it is a standard planning method, it often leads to an over provision of employment land , which is then developed as housing land as national planning policy precludes the protection of allocated employment land where a develop can evidence a lack of market demand. the plan fails to identify the key growth sectors driving this growth and therefore driving the job growth. Furthermore not all job creation requires additional land. I would also question the robustness of the evidence base for retail. This is over optimistic as retail continues to undergo fundamental structural change and demand nationally for retail space is declining. the plan need to identify a defensive retail strategy for the core of town centres and allow diversification to other uses such as housing on the periphery. This of itself will support the remaining retail use in the town centres.							
1241726	LPIO-17645	yes	I do agree with WBC over their approach to focussing investment and regeneration toward the Urban Conurbations 1-4 in options review. Because my opinion and that of people I meet is that regeneration of our town is long overdue. Any regeneration should include new job prospects in their 1 000's by new businesses. Therefore people (workers) need to be able to travel the shortest possible distance to work, therefore cutting fuels emissions helps with the Council's own climate change emergency.							
1242541	LPIO-1766	yes	I do agree with an approach based towards focusing investment and regeneration toward the Urban Conurbation to the east of the M53 Motorway. As the Borough Spatial Portrait says 'The Borough continues to have a legacy of vacant and underused previously developed land' This local plan is a once in a lifetime opportunity to encourage investment in areas that have previously been put in the 'just too hard' pile.							
1245069	LPIO-1780	yes	Investing to the east of the M53 is focusing on the some of the deprived areas which is greatly needed whilst helping to retaining the overall 'green and countryside feel of Wirral as a whole.							
1247979	LPIO-17834	yes	I do agree with WBC over their approach to focussing investment and regeneration toward the Urban Conurbations 1-4 in options review. Because my opinion and that of people I meet is that regeneration of our town is long overdue. Any regeneration should include new job prospects in their 1 000's by new businesses. Therefore people (workers) need to be able to travel the shortest possible distance to work, therefore cutting fuels emissions helps with the Council's own climate change emergency.							
1247980	LPIO-17836	yes	I do agree with WBC over their approach to focussing investment and regeneration toward the Urban Conurbations 1-4 in options review. Because my opinion and that of people I meet is that regeneration of our town is long overdue. Any regeneration should include new job prospects in their 1 000's by new businesses. Therefore people (workers) need to be able to travel the shortest possible distance to work, therefore cutting fuels emissions helps with the Council's own climate change emergency.							
1245060	LPIO-1788	yes	I do agree with WBC over their approach to focussing investment and regeneration toward the Urban Conurbations 1-4 in options review. Because my opinion and that of people I meet is that regeneration of our town is long overdue. Any regeneration should include new job prospects in their 1000's by new businesses. Therefore people (workers) need to be able to travel the shortest possible distance to work, therefore cutting fuels emissions helps with the Council's own climate change emergency.							
1245502	LPIO-17937	yes	I do agree with WBC over their approach to focussing investment and regeneration toward the Urban Conurbations 1-4 in options review. Because my opinion and that of people I meet is that regeneration of our town is long overdue. Any regeneration should include new job prospects in their 1 000's by new businesses. Therefore people (workers) need to be able to travel the shortest possible distance to work, therefore cutting fuels emissions helps with the Council's own climate change emergency.							

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1247541	LPIO-18042	yes	I do agree with WBC over their approach to focussing investment and regeneration toward the Urban Conurbations 1-4 in options review. Because my opinion and that of people I meet is that regeneration of our town is long overdue. Any regeneration should include new job prospects in their 1000's by new businesses. Therefore people (workers) need to be able to travel the shortest possible distance to work, therefore cutting fuels emissions helps with the Council's own climate change emergency.							
1237857	LPIO-18120	yes	I agree with WBC over their approach to focussing investment and regeneration toward the Urban Conurbations 1-4 in options review. Regeneration of our town is long overdue. Any regeneration should include new job prospects in their 1000's by new businesses. Therefore people (workers) need to be able to travel the shortest possible distance to work, therefore cutting fuels emissions helps with the Council's own climate change emergency.							
1247539	LPIO-18148	yes	I do agree with WBC over their approach to focussing investment and regeneration toward the Urban Conurbations 1-4 in options review. Because my opinion and that of people I meet is that regeneration of our town is long overdue. Any regeneration should include new job prospects in their 1000's by new businesses. Therefore people (workers) need to be able to travel the shortest possible distance to work, therefore cutting fuels emissions helps with the Council's own climate change emergency.							
1247996	LPIO-18329	yes	I do agree with WBC over their approach to focussing investment and regeneration toward the Urban Conurbations 1-4 in options review. Because my opinion and that of people I meet is that regeneration of our town is long overdue. Any regeneration should include new job prospects in their 1000's by new businesses. Therefore people (workers) need to be able to travel the shortest possible distance to work, therefore cutting fuels emissions helps with the Council's own climate change emergency.							
1247021	LPIO-18423		We agree with WBC over their classification of Urban Conurbation which allows investment to be focused on the East side of the peninsula. However, we are concerned with the use of urban Settlement Areas which group individual settlements which should be viewed as discrete entities and not artificially grouped. We do not agree with the use of Settlement areas. The term 'Settlement' does not exist within the NPPF and is solely an administrative convenience for the Council. The term has no standing in a planning context. It is ridiculous to suggest that Heswall, Barnston, Pensby and Irby are one vast 'highly enclosed' area within a single settlement. These are all individual settlements with their own boundaries and characteristics.							
1247022	LPIO-18477		We agree with WBC over their classification of Urban Conurbation which allows investment to be focused on the East side of the peninsula. However, we are concerned with the use of urban Settlement Areas which group individual settlements which should be viewed as discrete entities and not artificially grouped. We do not agree with the use of Settlement areas. The term 'Settlement' does not exist within the NPPF and is solely an administrative convenience for the Council. The term has no standing in a planning context. It is ridiculous to suggest that Heswall, Barnston, Pensby and Irby are one vast 'highly enclosed' area within a single settlement. These are all individual settlements with their own boundaries and characteristics.							
1247023	LPIO-18532		We agree with WBC over their classification of Urban Conurbation which allows investment to be focused on the East side of the peninsula. However, we are concerned with the use of urban Settlement Areas which group individual settlements which should be viewed as discrete entities and not artificially grouped. We do not agree with the use of Settlement areas. The term 'Settlement' does not exist within the NPPF and is solely an administrative convenience for the Council. The term has no standing in a planning context. It is ridiculous to suggest that Heswall, Barnston, Pensby and Irby are one vast 'highly enclosed' area within a single settlement. These are all individual settlements with their own boundaries and characteristics.							
1247024	LPIO-18587		We agree with WBC over their classification of Urban Conurbation which allows investment to be focused on the East side of the peninsula. However, we are concerned with the use of urban Settlement Areas which group individual settlements which should be viewed as discrete entities and not artificially grouped. We do not agree with the use of Settlement areas. The term 'Settlement' does not exist within the NPPF and is solely an administrative convenience for the Council. The term has no standing in a planning context. It is ridiculous to suggest that Heswall, Barnston, Pensby and Irby are one vast 'highly enclosed' area within a single settlement. These are all individual settlements with their own boundaries and characteristics.							
1247025	LPIO-18696		We agree with WBC over their classification of Urban Conurbation which allows investment to be focused on the East side of the peninsula. However, we are concerned with the use of urban Settlement Areas which group individual settlements which should be viewed as discrete entities and not artificially grouped. We do not agree with the use of Settlement areas. The term 'Settlement' does not exist within the NPPF and is solely an administrative convenience for the Council. The term has no standing in a planning context. It is ridiculous to suggest that Heswall, Barnston, Pensby and Irby are one vast 'highly enclosed' area within a single settlement. These are all individual settlements with their own boundaries and characteristics.							
1247038	LPIO-18697		We agree with WBC over their classification of Urban Conurbation which allows investment to be focused on the East side of the peninsula. However, we are concerned with the use of urban Settlement Areas which group individual settlements which should be viewed as discrete entities and not artificially grouped. We do not agree with the use of Settlement areas. The term 'Settlement' does not exist within the NPPF and is solely an administrative convenience for the Council. The term has no standing in a planning context. It is ridiculous to suggest that Heswall, Barnston, Pensby and Irby are one vast 'highly enclosed' area within a single settlement. These are all individual settlements with their own boundaries and characteristics.							

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1247039	LPIO-18811		We agree with WBC over their classification of Urban Conurbation which allows investment to be focused on the East side of the peninsula. However, we are concerned with the use of urban Settlement Areas which group individual settlements which should be viewed as discrete entities and not artificially grouped. We do not agree with the use of Settlement areas. The term 'Settlement' does not exist within the NPPF and is solely an administrative convenience for the Council. The term has no standing in a planning context. It is ridiculous to suggest that Heswall, Barnston, Pensby and Irby are one vast 'highly enclosed' area within a single settlement. These are all individual settlements with their own boundaries and characteristics.							
1247040	LPIO-18812		We agree with WBC over their classification of Urban Conurbation which allows investment to be focused on the East side of the peninsula. However, we are concerned with the use of urban Settlement Areas which group individual settlements which should be viewed as discrete entities and not artificially grouped. We do not agree with the use of Settlement areas. The term 'Settlement' does not exist within the NPPF and is solely an administrative convenience for the Council. The term has no standing in a planning context. It is ridiculous to suggest that Heswall, Barnston, Pensby and Irby are one vast 'highly enclosed' area within a single settlement. These are all individual settlements with their own boundaries and characteristics.							
1247041	LPIO-18878		We agree with WBC over their classification of Urban Conurbation which allows investment to be focused on the East side of the peninsula. However, we are concerned with the use of urban Settlement Areas which group individual settlements which should be viewed as discrete entities and not artificially grouped. We do not agree with the use of Settlement areas. The term 'Settlement' does not exist within the NPPF and is solely an administrative convenience for the Council. The term has no standing in a planning context. It is ridiculous to suggest that Heswall, Barnston, Pensby and Irby are one vast 'highly enclosed' area within a single settlement. These are all individual settlements with their own boundaries and characteristics.							
1247042	LPIO-18945		We agree with WBC over their classification of Urban Conurbation which allows investment to be focused on the East side of the peninsula. However, we are concerned with the use of urban Settlement Areas which group individual settlements which should be viewed as discrete entities and not artificially grouped. We do not agree with the use of Settlement areas. The term 'Settlement' does not exist within the NPPF and is solely an administrative convenience for the Council. The term has no standing in a planning context. It is ridiculous to suggest that Heswall, Barnston, Pensby and Irby are one vast 'highly enclosed' area within a single settlement. These are all individual settlements with their own boundaries and characteristics.							
1247060	LPIO-19054		We agree with WBC over their classification of Urban Conurbation which allows investment to be focused on the East side of the peninsula. However, we are concerned with the use of urban Settlement Areas which group individual settlements which should be viewed as discrete entities and not artificially grouped. We do not agree with the use of Settlement areas. The term 'Settlement' does not exist within the NPPF and is solely an administrative convenience for the Council. The term has no standing in a planning context. It is ridiculous to suggest that Heswall, Barnston, Pensby and Irby are one vast 'highly enclosed' area within a single settlement. These are all individual settlements with their own boundaries and characteristics.							
1247061	LPIO-19055		We agree with WBC over their classification of Urban Conurbation which allows investment to be focused on the East side of the peninsula. However, we are concerned with the use of urban Settlement Areas which group individual settlements which should be viewed as discrete entities and not artificially grouped. We do not agree with the use of Settlement areas. The term 'Settlement' does not exist within the NPPF and is solely an administrative convenience for the Council. The term has no standing in a planning context. It is ridiculous to suggest that Heswall, Barnston, Pensby and Irby are one vast 'highly enclosed' area within a single settlement. These are all individual settlements with their own boundaries and characteristics.							
1247063	LPIO-19118		We agree with WBC over their classification of Urban Conurbation which allows investment to be focused on the East side of the peninsula. However, we are concerned with the use of urban Settlement Areas which group individual settlements which should be viewed as discrete entities and not artificially grouped. We do not agree with the use of Settlement areas. The term 'Settlement' does not exist within the NPPF and is solely an administrative convenience for the Council. The term has no standing in a planning context. It is ridiculous to suggest that Heswall, Barnston, Pensby and Irby are one vast 'highly enclosed' area within a single settlement. These are all individual settlements with their own boundaries and characteristics.							
1247064	LPIO-19172		We agree with WBC over their classification of Urban Conurbation which allows investment to be focused on the East side of the peninsula. However, we are concerned with the use of urban Settlement Areas which group individual settlements which should be viewed as discrete entities and not artificially grouped. We do not agree with the use of Settlement areas. The term 'Settlement' does not exist within the NPPF and is solely an administrative convenience for the Council. The term has no standing in a planning context. It is ridiculous to suggest that Heswall, Barnston, Pensby and Irby are one vast 'highly enclosed' area within a single settlement. These are all individual settlements with their own boundaries and characteristics.							
1247068	LPIO-19226		We agree with WBC over their classification of Urban Conurbation which allows investment to be focused on the East side of the peninsula. However, we are concerned with the use of urban Settlement Areas which group individual settlements which should be viewed as discrete entities and not artificially grouped. We do not agree with the use of Settlement areas. The term 'Settlement' does not exist within the NPPF and is solely an administrative convenience for the Council. The term has no standing in a planning context. It is ridiculous to suggest that Heswall, Barnston, Pensby and Irby are one vast 'highly enclosed' area within a single settlement. These are all individual settlements with their own boundaries and characteristics.							

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1247071	LPIO-19283		We agree with WBC over their classification of Urban Conurbation which allows investment to be focused on the East side of the peninsula. However, we are concerned with the use of urban Settlement Areas which group individual settlements which should be viewed as discrete entities and not artificially grouped. We do not agree with the use of Settlement areas. The term 'Settlement' does not exist within the NPPF and is solely an administrative convenience for the Council. The term has no standing in a planning context. It is ridiculous to suggest that Heswall, Barnston, Pensby and Irby are one vast 'highly enclosed' area within a single settlement. These are all individual settlements with their own boundaries and characteristics.							
1247072	LPIO-19341		We agree with WBC over their classification of Urban Conurbation which allows investment to be focused on the East side of the peninsula. However, we are concerned with the use of urban Settlement Areas which group individual settlements which should be viewed as discrete entities and not artificially grouped. We do not agree with the use of Settlement areas. The term 'Settlement' does not exist within the NPPF and is solely an administrative convenience for the Council. The term has no standing in a planning context. It is ridiculous to suggest that Heswall, Barnston, Pensby and Irby are one vast 'highly enclosed' area within a single settlement. These are all individual settlements with their own boundaries and characteristics.							
1247078	LPIO-19396		We agree with WBC over their classification of Urban Conurbation which allows investment to be focused on the East side of the peninsula. However, we are concerned with the use of urban Settlement Areas which group individual settlements which should be viewed as discrete entities and not artificially grouped. We do not agree with the use of Settlement areas. The term 'Settlement' does not exist within the NPPF and is solely an administrative convenience for the Council. The term has no standing in a planning context. It is ridiculous to suggest that Heswall, Barnston, Pensby and Irby are one vast 'highly enclosed' area within a single settlement. These are all individual settlements with their own boundaries and characteristics.							
1247080	LPIO-19511		We agree with WBC over their classification of Urban Conurbation which allows investment to be focused on the East side of the peninsula. However, we are concerned with the use of urban Settlement Areas which group individual settlements which should be viewed as discrete entities and not artificially grouped. We do not agree with the use of Settlement areas. The term 'Settlement' does not exist within the NPPF and is solely an administrative convenience for the Council. The term has no standing in a planning context. It is ridiculous to suggest that Heswall, Barnston, Pensby and Irby are one vast 'highly enclosed' area within a single settlement. These are all individual settlements with their own boundaries and characteristics.							
1247081	LPIO-19512		We agree with WBC over their classification of Urban Conurbation which allows investment to be focused on the East side of the peninsula. However, we are concerned with the use of urban Settlement Areas which group individual settlements which should be viewed as discrete entities and not artificially grouped. We do not agree with the use of Settlement areas. The term 'Settlement' does not exist within the NPPF and is solely an administrative convenience for the Council. The term has no standing in a planning context. It is ridiculous to suggest that Heswall, Barnston, Pensby and Irby are one vast 'highly enclosed' area within a single settlement. These are all individual settlements with their own boundaries and characteristics.							
1247082	LPIO-19664		We agree with WBC over their classification of Urban Conurbation which allows investment to be focused on the East side of the peninsula. However, we are concerned with the use of urban Settlement Areas which group individual settlements which should be viewed as discrete entities and not artificially grouped. We do not agree with the use of Settlement areas. The term 'Settlement' does not exist within the NPPF and is solely an administrative convenience for the Council. The term has no standing in a planning context. It is ridiculous to suggest that Heswall, Barnston, Pensby and Irby are one vast 'highly enclosed' area within a single settlement. These are all individual settlements with their own boundaries and characteristics.							
1247083	LPIO-19718		We agree with WBC over their classification of Urban Conurbation which allows investment to be focused on the East side of the peninsula. However, we are concerned with the use of urban Settlement Areas which group individual settlements which should be viewed as discrete entities and not artificially grouped. We do not agree with the use of Settlement areas. The term 'Settlement' does not exist within the NPPF and is solely an administrative convenience for the Council. The term has no standing in a planning context. It is ridiculous to suggest that Heswall, Barnston, Pensby and Irby are one vast 'highly enclosed' area within a single settlement. These are all individual settlements with their own boundaries and characteristics.							
1247084	LPIO-19782		We agree with WBC over their classification of Urban Conurbation which allows investment to be focused on the East side of the peninsula. However, we are concerned with the use of urban Settlement Areas which group individual settlements which should be viewed as discrete entities and not artificially grouped. We do not agree with the use of Settlement areas. The term 'Settlement' does not exist within the NPPF and is solely an administrative convenience for the Council. The term has no standing in a planning context. It is ridiculous to suggest that Heswall, Barnston, Pensby and Irby are one vast 'highly enclosed' area within a single settlement. These are all individual settlements with their own boundaries and characteristics.							
1247085	LPIO-19838		We agree with WBC over their classification of Urban Conurbation which allows investment to be focused on the East side of the peninsula. However, we are concerned with the use of urban Settlement Areas which group individual settlements which should be viewed as discrete entities and not artificially grouped. We do not agree with the use of Settlement areas. The term 'Settlement' does not exist within the NPPF and is solely an administrative convenience for the Council. The term has no standing in a planning context. It is ridiculous to suggest that Heswall, Barnston, Pensby and Irby are one vast 'highly enclosed' area within a single settlement. These are all individual settlements with their own boundaries and characteristics.							

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1247088	LPIO-19903		We agree with WBC over their classification of Urban Conurbation which allows investment to be focused on the East side of the peninsula. However, we are concerned with the use of urban Settlement Areas which group individual settlements which should be viewed as discrete entities and not artificially grouped. We do not agree with the use of Settlement areas. The term 'Settlement' does not exist within the NPPF and is solely an administrative convenience for the Council. The term has no standing in a planning context. It is ridiculous to suggest that Heswall, Barnston, Pensby and Irby are one vast 'highly enclosed' area within a single settlement. These are all individual settlements with their own boundaries and characteristics.							
1247089	LPIO-19964		We agree with WBC over their classification of Urban Conurbation which allows investment to be focused on the East side of the peninsula. However, we are concerned with the use of urban Settlement Areas which group individual settlements which should be viewed as discrete entities and not artificially grouped. We do not agree with the use of Settlement areas. The term 'Settlement' does not exist within the NPPF and is solely an administrative convenience for the Council. The term has no standing in a planning context. It is ridiculous to suggest that Heswall, Barnston, Pensby and Irby are one vast 'highly enclosed' area within a single settlement. These are all individual settlements with their own boundaries and characteristics.							
1247090	LPIO-20019		We agree with WBC over their classification of Urban Conurbation which allows investment to be focused on the East side of the peninsula. However, we are concerned with the use of urban Settlement Areas which group individual settlements which should be viewed as discrete entities and not artificially grouped. We do not agree with the use of Settlement areas. The term 'Settlement' does not exist within the NPPF and is solely an administrative convenience for the Council. The term has no standing in a planning context. It is ridiculous to suggest that Heswall, Barnston, Pensby and Irby are one vast 'highly enclosed' area within a single settlement. These are all individual settlements with their own boundaries and characteristics.							
1247091	LPIO-20074		We agree with WBC over their classification of Urban Conurbation which allows investment to be focused on the East side of the peninsula. However, we are concerned with the use of urban Settlement Areas which group individual settlements which should be viewed as discrete entities and not artificially grouped. We do not agree with the use of Settlement areas. The term 'Settlement' does not exist within the NPPF and is solely an administrative convenience for the Council. The term has no standing in a planning context. It is ridiculous to suggest that Heswall, Barnston, Pensby and Irby are one vast 'highly enclosed' area within a single settlement. These are all individual settlements with their own boundaries and characteristics.							
1245083	LPIO-2009	yes								
1247092	LPIO-20133		We agree with WBC over their classification of Urban Conurbation which allows investment to be focused on the East side of the peninsula. However, we are concerned with the use of urban Settlement Areas which group individual settlements which should be viewed as discrete entities and not artificially grouped. We do not agree with the use of Settlement areas. The term 'Settlement' does not exist within the NPPF and is solely an administrative convenience for the Council. The term has no standing in a planning context. It is ridiculous to suggest that Heswall, Barnston, Pensby and Irby are one vast 'highly enclosed' area within a single settlement. These are all individual settlements with their own boundaries and characteristics.							
1247093	LPIO-20197		We agree with WBC over their classification of Urban Conurbation which allows investment to be focused on the East side of the peninsula. However, we are concerned with the use of urban Settlement Areas which group individual settlements which should be viewed as discrete entities and not artificially grouped. We do not agree with the use of Settlement areas. The term 'Settlement' does not exist within the NPPF and is solely an administrative convenience for the Council. The term has no standing in a planning context. It is ridiculous to suggest that Heswall, Barnston, Pensby and Irby are one vast 'highly enclosed' area within a single settlement. These are all individual settlements with their own boundaries and characteristics.							
1247094	LPIO-20253		We agree with WBC over their classification of Urban Conurbation which allows investment to be focused on the East side of the peninsula. However, we are concerned with the use of urban Settlement Areas which group individual settlements which should be viewed as discrete entities and not artificially grouped. We do not agree with the use of Settlement areas. The term 'Settlement' does not exist within the NPPF and is solely an administrative convenience for the Council. The term has no standing in a planning context. It is ridiculous to suggest that Heswall, Barnston, Pensby and Irby are one vast 'highly enclosed' area within a single settlement. These are all individual settlements with their own boundaries and characteristics.							
1241016	LPIO-203	yes	Yes there is a real opportunity to regenerate the East side of the Wirral. Wirral Waters is an ambitious plan that would convert the old dockland into a desirable community with great views across the Mersey. It could do for Merseyside, what Canary Wharf has achieved for the East End of London. It would be so good to see all that wasteland converted into homes and places to work. The success of Liverpool One and the housing and regeneration that has sprung up around that area, stretching as far as the Baltic Triangle, gives us hope that something similar may be possible for Wirral.							
1247095	LPIO-20307		We agree with WBC over their classification of Urban Conurbation which allows investment to be focused on the East side of the peninsula. However, we are concerned with the use of urban Settlement Areas which group individual settlements which should be viewed as discrete entities and not artificially grouped. We do not agree with the use of Settlement areas. The term 'Settlement' does not exist within the NPPF and is solely an administrative convenience for the Council. The term has no standing in a planning context. It is ridiculous to suggest that Heswall, Barnston, Pensby and Irby are one vast 'highly enclosed' area within a single settlement. These are all individual settlements with their own boundaries and characteristics.							



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1247109	LPIO-20743		We agree with WBC over their classification of Urban Conurbation which allows investment to be focused on the East side of the peninsula. However, we are concerned with the use of urban Settlement Areas which group individual settlements which should be viewed as discrete entities and not artificially grouped. We do not agree with the use of Settlement areas. The term 'Settlement' does not exist within the NPPF and is solely an administrative convenience for the Council. The term has no standing in a planning context. It is ridiculous to suggest that Heswall, Barnston, Pensby and Irby are one vast 'highly enclosed' area within a single settlement. These are all individual settlements with their own boundaries and characteristics.							
1247110	LPIO-20841		We agree with WBC over their classification of Urban Conurbation which allows investment to be focused on the East side of the peninsula. However, we are concerned with the use of urban Settlement Areas which group individual settlements which should be viewed as discrete entities and not artificially grouped. We do not agree with the use of Settlement areas. The term 'Settlement' does not exist within the NPPF and is solely an administrative convenience for the Council. The term has no standing in a planning context. It is ridiculous to suggest that Heswall, Barnston, Pensby and Irby are one vast 'highly enclosed' area within a single settlement. These are all individual settlements with their own boundaries and characteristics.							
1247111	LPIO-20842		We agree with WBC over their classification of Urban Conurbation which allows investment to be focused on the East side of the peninsula. However, we are concerned with the use of urban Settlement Areas which group individual settlements which should be viewed as discrete entities and not artificially grouped. We do not agree with the use of Settlement areas. The term 'Settlement' does not exist within the NPPF and is solely an administrative convenience for the Council. The term has no standing in a planning context. It is ridiculous to suggest that Heswall, Barnston, Pensby and Irby are one vast 'highly enclosed' area within a single settlement. These are all individual settlements with their own boundaries and characteristics.							
1238036	LPIO-2096	yes								
1247112	LPIO-20963		We agree with WBC over their classification of Urban Conurbation which allows investment to be focused on the East side of the peninsula. However, we are concerned with the use of urban Settlement Areas which group individual settlements which should be viewed as discrete entities and not artificially grouped. We do not agree with the use of Settlement areas. The term 'Settlement' does not exist within the NPPF and is solely an administrative convenience for the Council. The term has no standing in a planning context. It is ridiculous to suggest that Heswall, Barnston, Pensby and Irby are one vast 'highly enclosed' area within a single settlement. These are all individual settlements with their own boundaries and characteristics.							
1247113	LPIO-21017		We agree with WBC over their classification of Urban Conurbation which allows investment to be focused on the East side of the peninsula. However, we are concerned with the use of urban Settlement Areas which group individual settlements which should be viewed as discrete entities and not artificially grouped. We do not agree with the use of Settlement areas. The term 'Settlement' does not exist within the NPPF and is solely an administrative convenience for the Council. The term has no standing in a planning context. It is ridiculous to suggest that Heswall, Barnston, Pensby and Irby are one vast 'highly enclosed' area within a single settlement. These are all individual settlements with their own boundaries and characteristics.							
1247115	LPIO-21073		We agree with WBC over their classification of Urban Conurbation which allows investment to be focused on the East side of the peninsula. However, we are concerned with the use of urban Settlement Areas which group individual settlements which should be viewed as discrete entities and not artificially grouped. We do not agree with the use of Settlement areas. The term 'Settlement' does not exist within the NPPF and is solely an administrative convenience for the Council. The term has no standing in a planning context. It is ridiculous to suggest that Heswall, Barnston, Pensby and Irby are one vast 'highly enclosed' area within a single settlement. These are all individual settlements with their own boundaries and characteristics.							
1247116	LPIO-21127		We agree with WBC over their classification of Urban Conurbation which allows investment to be focused on the East side of the peninsula. However, we are concerned with the use of urban Settlement Areas which group individual settlements which should be viewed as discrete entities and not artificially grouped. We do not agree with the use of Settlement areas. The term 'Settlement' does not exist within the NPPF and is solely an administrative convenience for the Council. The term has no standing in a planning context. It is ridiculous to suggest that Heswall, Barnston, Pensby and Irby are one vast 'highly enclosed' area within a single settlement. These are all individual settlements with their own boundaries and characteristics.							
1245112	LPIO-2122	yes								
1246851	LPIO-21221	yes	I do agree with WBC over their approach to focussing investment and regeneration toward the Urban Conurbations 1-4 in options review. Because my opinion and that of people I meet is that regeneration of our town is long overdue. Any regeneration should include new job prospects in their 1 000's by new businesses. Therefore people (workers) need to be able to travel the shortest possible distance to work, therefore cutting fuels emissions helps with the Council's own climate change emergency.							
1246918	LPIO-21478	yes	I do agree with WBC over their approach to focussing investment and regeneration toward the Urban Conurbations 1-4 in options review. Because my opinion and that of people I meet is that regeneration of our town is long overdue. Any regeneration should include new job prospects in their 1 000's by new businesses. Therefore people (workers) need to be able to travel the shortest possible distance to work, therefore cutting fuels emissions helps with the Council's own climate change emergency.							

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1246924	LPIO-21479	yes	I do agree with WBC over their approach to focussing investment and regeneration toward the Urban Conurbations 1-4 in options review. Because my opinion and that of people I meet is that regeneration of our town is long overdue. Any regeneration should include new job prospects in their 1 000's by new businesses. Therefore people (workers) need to be able to travel the shortest possible distance to work, therefore cutting fuels emissions helps with the Council's own climate change emergency.							
1246928	LPIO-21480	yes	I do agree with WBC over their approach to focussing investment and regeneration toward the Urban Conurbations 1-4 in options review. Because my opinion and that of people I meet is that regeneration of our town is long overdue. Any regeneration should include new job prospects in their 1 000's by new businesses. Therefore people (workers) need to be able to travel the shortest possible distance to work, therefore cutting fuels emissions helps with the Council's own climate change emergency.							
1246920	LPIO-21657	yes	I do agree with WBC over their approach to focussing investment and regeneration toward the Urban Conurbations 1-4 in options review. Because my opinion and that of people I meet is that regeneration of our town is long overdue. Any regeneration should include new job prospects in their 1 000's by new businesses. Therefore people (workers) need to be able to travel the shortest possible distance to work, therefore cutting fuels emissions helps with the Council's own climate change emergency.							
1246926	LPIO-21658	yes	I do agree with WBC over their approach to focussing investment and regeneration toward the Urban Conurbations 1-4 in options review. Because my opinion and that of people I meet is that regeneration of our town is long overdue. Any regeneration should include new job prospects in their 1 000's by new businesses. Therefore people (workers) need to be able to travel the shortest possible distance to work, therefore cutting fuels emissions helps with the Council's own climate change emergency.							
1247117	LPIO-21751		We agree with WBC over their classification of Urban Conurbation which allows investment to be focused on the East side of the peninsula. However, we are concerned with the use of urban Settlement Areas which group individual settlements which should be viewed as discrete entities and not artificially grouped. We do not agree with the use of Settlement areas. The term 'Settlement' does not exist within the NPPF and is solely an administrative convenience for the Council. The term has no standing in a planning context. It is ridiculous to suggest that Heswall, Barnston, Pensby and Irby are one vast 'highly enclosed' area within a single settlement. These are all individual settlements with their own boundaries and characteristics.							
1247118	LPIO-21752		We agree with WBC over their classification of Urban Conurbation which allows investment to be focused on the East side of the peninsula. However, we are concerned with the use of urban Settlement Areas which group individual settlements which should be viewed as discrete entities and not artificially grouped. We do not agree with the use of Settlement areas. The term 'Settlement' does not exist within the NPPF and is solely an administrative convenience for the Council. The term has no standing in a planning context. It is ridiculous to suggest that Heswall, Barnston, Pensby and Irby are one vast 'highly enclosed' area within a single settlement. These are all individual settlements with their own boundaries and characteristics.							
1247145	LPIO-21859		We agree with WBC over their classification of Urban Conurbation which allows investment to be focused on the East side of the peninsula. However, we are concerned with the use of urban Settlement Areas which group individual settlements which should be viewed as discrete entities and not artificially grouped. We do not agree with the use of Settlement areas. The term 'Settlement' does not exist within the NPPF and is solely an administrative convenience for the Council. The term has no standing in a planning context. It is ridiculous to suggest that Heswall, Barnston, Pensby and Irby are one vast 'highly enclosed' area within a single settlement. These are all individual settlements with their own boundaries and characteristics.							
1247147	LPIO-21860		We agree with WBC over their classification of Urban Conurbation which allows investment to be focused on the East side of the peninsula. However, we are concerned with the use of urban Settlement Areas which group individual settlements which should be viewed as discrete entities and not artificially grouped. We do not agree with the use of Settlement areas. The term 'Settlement' does not exist within the NPPF and is solely an administrative convenience for the Council. The term has no standing in a planning context. It is ridiculous to suggest that Heswall, Barnston, Pensby and Irby are one vast 'highly enclosed' area within a single settlement. These are all individual settlements with their own boundaries and characteristics.							
1247148	LPIO-21969		We agree with WBC over their classification of Urban Conurbation which allows investment to be focused on the East side of the peninsula. However, we are concerned with the use of urban Settlement Areas which group individual settlements which should be viewed as discrete entities and not artificially grouped. We do not agree with the use of Settlement areas. The term 'Settlement' does not exist within the NPPF and is solely an administrative convenience for the Council. The term has no standing in a planning context. It is ridiculous to suggest that Heswall, Barnston, Pensby and Irby are one vast 'highly enclosed' area within a single settlement. These are all individual settlements with their own boundaries and characteristics.							



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1247150	LPIO-21970		We agree with WBC over their classification of Urban Conurbation which allows investment to be focused on the East side of the peninsula. However, we are concerned with the use of urban Settlement Areas which group individual settlements which should be viewed as discrete entities and not artificially grouped. We do not agree with the use of Settlement areas. The term 'Settlement' does not exist within the NPPF and is solely an administrative convenience for the Council. The term has no standing in a planning context. It is ridiculous to suggest that Heswall, Barnston, Pensby and Irby are one vast 'highly enclosed' area within a single settlements. These are all individual settlements with their own boundaries and characteristics.							
1241031	LPIO-22	no	Using M53 as dividing line flawed. Environmentally unacceptable. Concentrating development along existing train lines more acceptable for the environment and ease of moving people to work/ leisure without increasing pollution.							
1244329	LPIO-22041		We agree with WBC over their classification of Urban Conurbation which allows investment to be focused on the East side of the peninsula. However, we are concerned with the use of urban Settlement Areas which group individual settlements which should be viewed as discrete entities and not artificially grouped. We do not agree with the use of Settlement areas. The term 'Settlement' does not exist within the NPPF and is solely an administrative convenience for the Council. The term has no standing in a planning context. It is ridiculous to suggest that Heswall, Barnston, Pensby and Irby are one vast 'highly enclosed' area within a single settlement. These are all individual settlements with their own boundaries and characteristics.							
1247119	LPIO-22140		We agree with WBC over their classification of Urban Conurbation which allows investment to be focused on the East side of the peninsula. However, we are concerned with the use of urban Settlement Areas which group individual settlements which should be viewed as discrete entities and not artificially grouped. We do not agree with the use of Settlement areas. The term 'Settlement' does not exist within the NPPF and is solely an administrative convenience for the Council. The term has no standing in a planning context. It is ridiculous to suggest that Heswall, Barnston, Pensby and Irby are one vast 'highly enclosed' area within a single settlement. These are all individual settlements with their own boundaries and characteristics.							
1246678	LPIO-22141		We agree with WBC over their classification of Urban Conurbation which allows investment to be focused on the East side of the peninsula. However, we are concerned with the use of urban Settlement Areas which group individual settlements which should be viewed as discrete entities and not artificially grouped. We do not agree with the use of Settlement areas. The term 'Settlement' does not exist within the NPPF and is solely an administrative convenience for the Council. The term has no standing in a planning context. It is ridiculous to suggest that Heswall, Barnston, Pensby and Irby are one vast 'highly enclosed' area within a single settlement. These are all individual settlements with their own boundaries and characteristics.							
1247151	LPIO-22248		We agree with WBC over their classification of Urban Conurbation which allows investment to be focused on the East side of the peninsula. However, we are concerned with the use of urban Settlement Areas which group individual settlements which should be viewed as discrete entities and not artificially grouped. We do not agree with the use of Settlement areas. The term 'Settlement' does not exist within the NPPF and is solely an administrative convenience for the Council. The term has no standing in a planning context. It is ridiculous to suggest that Heswall, Barnston, Pensby and Irby are one vast 'highly enclosed' area within a single settlements. These are all individual settlements with their own boundaries and characteristics.							
1247152	LPIO-22249		We agree with WBC over their classification of Urban Conurbation which allows investment to be focused on the East side of the peninsula. However, we are concerned with the use of urban Settlement Areas which group individual settlements which should be viewed as discrete entities and not artificially grouped. We do not agree with the use of Settlement areas. The term 'Settlement' does not exist within the NPPF and is solely an administrative convenience for the Council. The term has no standing in a planning context. It is ridiculous to suggest that Heswall, Barnston, Pensby and Irby are one vast 'highly enclosed' area within a single settlement. These are all individual settlements with their own boundaries and characteristics.							
1243721	LPIO-2226	yes	There are various areas (towns, villages) which should not be grouped together to protect their individual characteristics. They are NOT Urban Settlement Areas.							
1247153	LPIO-22362		We agree with WBC over their classification of Urban Conurbation which allows investment to be focused on the East side of the peninsula. However, we are concerned with the use of urban Settlement Areas which group individual settlements which should be viewed as discrete entities and not artificially grouped. We do not agree with the use of Settlement areas. The term 'Settlement' does not exist within the NPPF and is solely an administrative convenience for the Council. The term has no standing in a planning context. It is ridiculous to suggest that Heswall, Barnston, Pensby and Irby are one vast 'highly enclosed' area within a single settlement. These are all individual settlements with their own boundaries and characteristics.							
1247155	LPIO-22363		We agree with WBC over their classification of Urban Conurbation which allows investment to be focused on the East side of the peninsula. However, we are concerned with the use of urban Settlement Areas which group individual settlements which should be viewed as discrete entities and not artificially grouped. We do not agree with the use of Settlement areas. The term 'Settlement' does not exist within the NPPF and is solely an administrative convenience for the Council. The term has no standing in a planning context. It is ridiculous to suggest that Heswall, Barnston, Pensby and Irby are one vast 'highly enclosed' area within a single settlement. These are all individual settlements with their own boundaries and characteristics.							

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1247156	LPIO-22477		We agree with WBC over their classification of Urban Conurbation which allows investment to be focused on the East side of the peninsula. However, we are concerned with the use of urban Settlement Areas which group individual settlements which should be viewed as discrete entities and not artificially grouped. We do not agree with the use of Settlement areas. The term 'Settlement' does not exist within the NPPF and is solely an administrative convenience for the Council. The term has no standing in a planning context. It is ridiculous to suggest that Heswall, Barnston, Pensby and Irby are one vast 'highly enclosed' area within a single settlement. These are all individual settlements with their own boundaries and characteristics.							
1247158	LPIO-22478		We agree with WBC over their classification of Urban Conurbation which allows investment to be focused on the East side of the peninsula. However, we are concerned with the use of urban Settlement Areas which group individual settlements which should be viewed as discrete entities and not artificially grouped. We do not agree with the use of Settlement areas. The term 'Settlement' does not exist within the NPPF and is solely an administrative convenience for the Council. The term has no standing in a planning context. It is ridiculous to suggest that Heswall, Barnston, Pensby and Irby are one vast 'highly enclosed' area within a single settlement. These are all individual settlements with their own boundaries and characteristics.							
1247159	LPIO-22508		We agree with WBC over their classification of Urban Conurbation which allows investment to be focused on the East side of the peninsula. However, we are concerned with the use of urban Settlement Areas which group individual settlements which should be viewed as discrete entities and not artificially grouped. We do not agree with the use of Settlement areas. The term 'Settlement' does not exist within the NPPF and is solely an administrative convenience for the Council. The term has no standing in a planning context. It is ridiculous to suggest that Heswall, Barnston, Pensby and Irby are one vast 'highly enclosed' area within a single settlement. These are all individual settlements with their own boundaries and characteristics.							
1247160	LPIO-22509		We agree with WBC over their classification of Urban Conurbation which allows investment to be focused on the East side of the peninsula. However, we are concerned with the use of urban Settlement Areas which group individual settlements which should be viewed as discrete entities and not artificially grouped. We do not agree with the use of Settlement areas. The term 'Settlement' does not exist within the NPPF and is solely an administrative convenience for the Council. The term has no standing in a planning context. It is ridiculous to suggest that Heswall, Barnston, Pensby and Irby are one vast 'highly enclosed' area within a single settlement. These are all individual settlements with their own boundaries and characteristics.							
1237991	LPIO-2263	yes	I agree that regeneration should be focused towards the larger urban conurbations east of the M53 but it must happen in areas that need it the most. Public infrastructure must be a priority, roads, GP surgery's and schools plus local shops must be included in the plans. Building on greenbelt land will not help areas of Birkenhead and Wallasey.							
1247161	LPIO-22721		We agree with WBC over their classification of Urban Conurbation which allows investment to be focused on the East side of the peninsula. However, we are concerned with the use of urban Settlement Areas which group individual settlements which should be viewed as discrete entities and not artificially grouped. We do not agree with the use of Settlement areas. The term 'Settlement' does not exist within the NPPF and is solely an administrative convenience for the Council. The term has no standing in a planning context. It is ridiculous to suggest that Heswall, Barnston, Pensby and Irby are one vast 'highly enclosed' area within a single settlement. These are all individual settlements with their own boundaries and characteristics.							
1247164	LPIO-22722		We agree with WBC over their classification of Urban Conurbation which allows investment to be focused on the East side of the peninsula. However, we are concerned with the use of urban Settlement Areas which group individual settlements which should be viewed as discrete entities and not artificially grouped. We do not agree with the use of Settlement areas. The term 'Settlement' does not exist within the NPPF and is solely an administrative convenience for the Council. The term has no standing in a planning context. It is ridiculous to suggest that Heswall, Barnston, Pensby and Irby are one vast 'highly enclosed' area within a single settlement. These are all individual settlements with their own boundaries and characteristics.							
1247167	LPIO-22850		We agree with WBC over their classification of Urban Conurbation which allows investment to be focused on the East side of the peninsula. However, we are concerned with the use of urban Settlement Areas which group individual settlements which should be viewed as discrete entities and not artificially grouped. We do not agree with the use of Settlement areas. The term 'Settlement' does not exist within the NPPF and is solely an administrative convenience for the Council. The term has no standing in a planning context. It is ridiculous to suggest that Heswall, Barnston, Pensby and Irby are one vast 'highly enclosed' area within a single settlement. These are all individual settlements with their own boundaries and characteristics.							
1247168	LPIO-22851		We agree with WBC over their classification of Urban Conurbation which allows investment to be focused on the East side of the peninsula. However, we are concerned with the use of urban Settlement Areas which group individual settlements which should be viewed as discrete entities and not artificially grouped. We do not agree with the use of Settlement areas. The term 'Settlement' does not exist within the NPPF and is solely an administrative convenience for the Council. The term has no standing in a planning context. It is ridiculous to suggest that Heswall, Barnston, Pensby and Irby are one vast 'highly enclosed' area within a single settlement. These are all individual settlements with their own boundaries and characteristics.							

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1247169	LPIO-22878		We agree with WBC over their classification of Urban Conurbation which allows investment to be focused on the East side of the peninsula. However, we are concerned with the use of urban Settlement Areas which group individual settlements which should be viewed as discrete entities and not artificially grouped. We do not agree with the use of Settlement areas. The term 'Settlement' does not exist within the NPPF and is solely an administrative convenience for the Council. The term has no standing in a planning context. It is ridiculous to suggest that Heswall, Barnston, Pensby and Irby are one vast 'highly enclosed' area within a single settlements. These are all individual settlements with their own boundaries and characteristics.							
1247170	LPIO-22879		We agree with WBC over their classification of Urban Conurbation which allows investment to be focused on the East side of the peninsula. However, we are concerned with the use of urban Settlement Areas which group individual settlements which should be viewed as discrete entities and not artificially grouped. We do not agree with the use of Settlement areas. The term 'Settlement' does not exist within the NPPF and is solely an administrative convenience for the Council. The term has no standing in a planning context. It is ridiculous to suggest that Heswall, Barnston, Pensby and Irby are one vast 'highly enclosed' area within a single settlement. These are all individual settlements with their own boundaries and characteristics.							
1245146	LPIO-2311	yes								
1247173	LPIO-23115		We agree with WBC over their classification of Urban Conurbation which allows investment to be focused on the East side of the peninsula. However, we are concerned with the use of urban Settlement Areas which group individual settlements which should be viewed as discrete entities and not artificially grouped. We do not agree with the use of Settlement areas. The term 'Settlement' does not exist within the NPPF and is solely an administrative convenience for the Council. The term has no standing in a planning context. It is ridiculous to suggest that Heswall, Barnston, Pensby and Irby are one vast 'highly enclosed' area within a single settlement. These are all individual settlements with their own boundaries and characteristics.							
1247174	LPIO-23116		We agree with WBC over their classification of Urban Conurbation which allows investment to be focused on the East side of the peninsula. However, we are concerned with the use of urban Settlement Areas which group individual settlements which should be viewed as discrete entities and not artificially grouped. We do not agree with the use of Settlement areas. The term 'Settlement' does not exist within the NPPF and is solely an administrative convenience for the Council. The term has no standing in a planning context. It is ridiculous to suggest that Heswall, Barnston, Pensby and Irby are one vast 'highly enclosed' area within a single settlement. These are all individual settlements with their own boundaries and characteristics.							
1247175	LPIO-23232		We agree with WBC over their classification of Urban Conurbation which allows investment to be focused on the East side of the peninsula. However, we are concerned with the use of urban Settlement Areas which group individual settlements which should be viewed as discrete entities and not artificially grouped. We do not agree with the use of Settlement areas. The term 'Settlement' does not exist within the NPPF and is solely an administrative convenience for the Council. The term has no standing in a planning context. It is ridiculous to suggest that Heswall, Barnston, Pensby and Irby are one vast 'highly enclosed' area within a single settlements. These are all individual settlements with their own boundaries and characteristics.							
1247176	LPIO-23233		We agree with WBC over their classification of Urban Conurbation which allows investment to be focused on the East side of the peninsula. However, we are concerned with the use of urban Settlement Areas which group individual settlements which should be viewed as discrete entities and not artificially grouped. We do not agree with the use of Settlement areas. The term 'Settlement' does not exist within the NPPF and is solely an administrative convenience for the Council. The term has no standing in a planning context. It is ridiculous to suggest that Heswall, Barnston, Pensby and Irby are one vast 'highly enclosed' area within a single settlements. These are all individual settlements with their own boundaries and characteristics.							
1247177	LPIO-23391		We agree with WBC over their classification of Urban Conurbation which allows investment to be focused on the East side of the peninsula. However, we are concerned with the use of urban Settlement Areas which group individual settlements which should be viewed as discrete entities and not artificially grouped. We do not agree with the use of Settlement areas. The term 'Settlement' does not exist within the NPPF and is solely an administrative convenience for the Council. The term has no standing in a planning context. It is ridiculous to suggest that Heswall, Barnston, Pensby and Irby are one vast 'highly enclosed' area within a single settlement. These are all individual settlements with their own boundaries and characteristics.							
1247178	LPIO-23392		We agree with WBC over their classification of Urban Conurbation which allows investment to be focused on the East side of the peninsula. However, we are concerned with the use of urban Settlement Areas which group individual settlements which should be viewed as discrete entities and not artificially grouped. We do not agree with the use of Settlement areas. The term 'Settlement' does not exist within the NPPF and is solely an administrative convenience for the Council. The term has no standing in a planning context. It is ridiculous to suggest that Heswall, Barnston, Pensby and Irby are one vast 'highly enclosed' area within a single settlement. These are all individual settlements with their own boundaries and characteristics.							

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1247179	LPIO-23393		We agree with WBC over their classification of Urban Conurbation which allows investment to be focused on the East side of the peninsula. However, we are concerned with the use of urban Settlement Areas which group individual settlements which should be viewed as discrete entities and not artificially grouped. We do not agree with the use of Settlement areas. The term 'Settlement' does not exist within the NPPF and is solely an administrative convenience for the Council. The term has no standing in a planning context. It is ridiculous to suggest that Heswall, Barnston, Pensby and Irby are one vast 'highly enclosed' area within a single settlement. These are all individual settlements with their own boundaries and characteristics.							
1248389 (Highways England)	LPIO-23468		The proposed approach fundamentally splits the potential allocation of sites for development to the east and west of the M53. The Council suggest that this reflects the existing role and function of each of the Borough's main settlement areas, by identifying the major urban area to the east of the M53 Motorway and by taking account of the difference between this area and the more commuter-based urban settlements to the west of the M53. Whilst Highways England recognises the reasoning behind this approach, as it is applied in more detail into the Wirral Local Plan, full consideration needs to be given to both existing baseline traffic and transport conditions and to the further impact that development may have on the links to and from the SRN.							
1244826	LPIO-2373	yes	I do agree with WBC over their approach to focussing investment and regeneration toward the Urban Conurbations 1-4 in options review, regeneration of our towns is long overdue. However, any regeneration should include new job prospects and the ability for people to not travel large distances between home and work, thus support climate change initiatives by reducing our carbon footprint.							
1242185	LPIO-23877		The Wirral Local Plan should steer investment and regeneration towards the vast quantity of previously developed brownfield sites that exist in the urban conurbation to the east of the M53 Motorway. Merseyside County Council's aim, supported by constituent authorities (including Wirral) was to use Green Belt, especially Purpose e) to forcibly direct development for regeneration purposes to the north and east of Wirral. It is still vitally important to prioritise urban development in existing settlements. By doing so, Wirral's greenspace in the countryside, and at the urban/rural fringe areas will be better protected. This aim has consistently been the over-arching strategic objective of previous spatial plans (as evidenced by ARUP in Evidence Base GB1.1 Green Belt Wirral Borough Council Green Belt Review Full Report, November 2019). However, Wirral's regeneration ambitions have not been successful, and speculative housing developments have been allowed in greenfield areas, adversely impacting the market for brownfield land. We hope the new Local Plan will more effectively steer sustainable development. A Local Plan will help to guard against the most harmful piecemeal, speculative, housing. There are issues with the categories of townships. Many small towns/villages function as dormitory suburbs in the area to the west of the M53 Motorway. Irby, Pensby and Thingwall are small towns/villages and should not be classed as Urban Settlements 5-7 but shown lower in the township as a large village. Caldby is a very low density development of large family housing in large garden plots dating back to 1702. It is unclear what the area of 'Urban Barston' implies - if this is the area of housing including Low Wood Grove, to the north of Barston Village, then it is mis-categorised as an Urban Settlement.	<a href="https://wirral-consult.objective.co.uk/file/5659121">https://wirral-consult.objective.co.uk/file/5659121</a>	<a href="https://wirral-consult.objective.co.uk/file/5684263">https://wirral-consult.objective.co.uk/file/5684263</a>	<a href="https://wirral-consult.objective.co.uk/file/5657006">https://wirral-consult.objective.co.uk/file/5657006</a>				
1248517	LPIO-24277		Eastham is identified as lying within the "Urban Conurbation" the highest tier of the proposed Settlement Hierarchy. We agree with the proposed settlement hierarchy set out in Table 2.2 and upon focusing investment and regeneration towards the Urban Conurbation to the east of the M53 Motorway.							
1237647	LPIO-243	yes								
1248525	LPIO-24320		We welcome the Preferred Approach for the Settlement Hierarchy that identifies Bromborough and Eastham as part of the 'Urban Conurbation'. Bromborough and Eastham (Settlement Area 4) are sustainable settlements and have the facilities, services and infrastructure to accommodate significant growth during the Plan period. We support the overall strategy to focus investment and regeneration to the Urban Conurbation. This area has a supply of underutilised brownfield land that requires regeneration to deliver physical, economic and environmental renewal. Some of this land (including brownfield) can be viably redeveloped for alternative use, such as residential, which can meet the Borough's housing need, whilst achieving sustainable development and delivering much need urban regeneration.							
1248626	LPIO-24624		Agree with the proposed settlement hierarchy set out in Table 2.2 that places Port Sunlight within the Urban Conurbation. Support the Council's approach to focusing investment and regeneration as the first priority within the Urban Conurbation on the basis that these areas are the areas of greatest importance to the future social and economic well-being for the Borough and are areas where it is possible to make the most effective use of vacant and underused brownfield land. In turn this will ensure the most appropriate patterns of sustainable development across the Borough.							
1244896	LPIO-2528	yes	This is a qualified YES. I agree to an approach based towards focusing investment and regeneration towards the Urban Conurbation to the east of the M53. This is long overdue and a disgrace upon the controlling Party. However, this must not include releasing of ANY of the Green Belt in and between the distinct communities. Particularly threatened by the unjustified and mostly mistaken classification of 'weakly performing green belt' areas are Bromborough, Eastham, Mountwood, Prenton and Raby Mere. Wirral Waters will not develop apace without the surrounding areas being redeveloped and greened up - the Council must start being effective at scale and urgency - fewer Reports, more Action and Results. Jobs and services must be brought to these areas to improve life-chances, incomes and to reduce commuting - a proper sustainable development is required. The term 'Settlement' must only be used as a administrative convenience for grouping distinct towns and villages and NOT to suggest separate communities are single entities which can be infilled in a cynical attempt to circumvent Green Belt Purpose 2 - merging of Towns, distinct communities (distinct referring to character and not any physical attachment).							

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1248546 (Wirral Wildlife)	LPIO-2533	yes	Wirral Wildlife agrees with the overall approach of focusing future development in the urban area, as this will be less damaging to wildlife than using green field sites and spreading development across the Borough. However, we do recognise that intensive development in the urban area carries risks of further pressure on the Mersey Estuary and Mersey Narrows internationally protected sites (HRA 5.10-5.25), and problems of retaining a reasonable amount of urban greenspace for people, wildlife and ecosystem services (Sustainability Appraisal), and therefore only the minimum essential development should be allowed.							
1242950	LPIO-2539	yes	We agree with the proposed settlement hierarchy. In particular, London & Cambridge Properties Limited are long term owners and managers of properties in Church Road, Bebington which is situated within the defined local centre of Bebington. We agree that the emphasis of the emerging plan should have a focus on investment and regeneration in urban areas and in Bebington in particular. This is particularly apparent in the Local Centre in Bebington which has suffered from high levels of vacancies over recent years.							
1249002	LPIO-25520		Merseytravel notes the identified Urban Settlement and Retail Hierarchies, proposed within the document, and would wish to work with Wirral Council to ensure that delivery of improvements in the identified locations, would include and embed suitable enhancements to public transport and active travel modes.							
1249100	LPIO-25842 1 of 3		Largely agree with the settlement hierarchy but the Urban Conurbation should not sit head and shoulders above the other Urban Settlements when it comes to considering the spatial distribution of development, as third of the Borough's population live within these other Urban Settlements. It is not entirely clear whether the townships are to be considered as separate settlements or collectively as per the previously defined settlement areas. This somewhat blurred approach raises difficulties when it comes to assessing the supporting evidence base, such as the Sustainability Appraisal, which use the previous settlement area categorisation, which does not strictly follow Table 2.2 in the Issues and Options report. For example, if the Council intends to distinguish between Irby, Pensby and Thingwall this should be reflected in the Green Belt Review, on the basis that they are separate townships and any exiting green gaps between them may therefore take on a greater importance under Green Belt purpose 2.	<a href="https://wirral-consult.objective.co.uk/file/5677514">https://wirral-consult.objective.co.uk/file/5677514</a>	<a href="https://wirral-consult.objective.co.uk/file/5677512">https://wirral-consult.objective.co.uk/file/5677512</a>	<a href="https://wirral-consult.objective.co.uk/file/5684898">https://wirral-consult.objective.co.uk/file/5684898</a>	<a href="https://wirral-consult.objective.co.uk/file/5684949">https://wirral-consult.objective.co.uk/file/5684949</a>	<a href="https://wirral-consult.objective.co.uk/file/5677509">https://wirral-consult.objective.co.uk/file/5677509</a>		
1249100	LPIO-25842 2 of 3		Largely agree with the settlement hierarchy but the Urban Conurbation should not sit head and shoulders above the other Urban Settlements when it comes to considering the spatial distribution of development, as third of the Borough's population live within these other Urban Settlements. It is not entirely clear whether the townships are to be considered as separate settlements or collectively as per the previously defined settlement areas. This somewhat blurred approach raises difficulties when it comes to assessing the supporting evidence base, such as the Sustainability Appraisal, which use the previous settlement area categorisation, which does not strictly follow Table 2.2 in the Issues and Options report. For example, if the Council intends to distinguish between Irby, Pensby and Thingwall this should be reflected in the Green Belt Review, on the basis that they are separate townships and any exiting green gaps between them may therefore take on a greater importance under Green Belt purpose 2.	<a href="https://wirral-consult.objective.co.uk/file/5684951">https://wirral-consult.objective.co.uk/file/5684951</a>	<a href="https://wirral-consult.objective.co.uk/file/5677510">https://wirral-consult.objective.co.uk/file/5677510</a>	<a href="https://wirral-consult.objective.co.uk/file/5684895">https://wirral-consult.objective.co.uk/file/5684895</a>	<a href="https://wirral-consult.objective.co.uk/file/5677508">https://wirral-consult.objective.co.uk/file/5677508</a>	<a href="https://wirral-consult.objective.co.uk/file/5677511">https://wirral-consult.objective.co.uk/file/5677511</a>		
1249100	LPIO-25842 3 of 3		Largely agree with the settlement hierarchy but the Urban Conurbation should not sit head and shoulders above the other Urban Settlements when it comes to considering the spatial distribution of development, as third of the Borough's population live within these other Urban Settlements. It is not entirely clear whether the townships are to be considered as separate settlements or collectively as per the previously defined settlement areas. This somewhat blurred approach raises difficulties when it comes to assessing the supporting evidence base, such as the Sustainability Appraisal, which use the previous settlement area categorisation, which does not strictly follow Table 2.2 in the Issues and Options report. For example, if the Council intends to distinguish between Irby, Pensby and Thingwall this should be reflected in the Green Belt Review, on the basis that they are separate townships and any exiting green gaps between them may therefore take on a greater importance under Green Belt purpose 2.	<a href="https://wirral-consult.objective.co.uk/file/5677513">https://wirral-consult.objective.co.uk/file/5677513</a>	<a href="https://wirral-consult.objective.co.uk/file/5677516">https://wirral-consult.objective.co.uk/file/5677516</a>	<a href="https://wirral-consult.objective.co.uk/file/5677508">https://wirral-consult.objective.co.uk/file/5677508</a>				
1246458	LPIO-25853	yes	I do agree with WBC over their approach to focussing investment and regeneration toward the Urban Conurbations 1-4 in options review. Because my opinion and that of people I meet is that regeneration of our town is long overdue. Any regeneration should include new job prospects in their 1 000's by new businesses. Therefore people (workers) need to be able to travel the shortest possible distance to work, therefore cutting fuels emissions helps with the Council's own climate change emergency.							
1246459	LPIO-25854	yes	I do agree with WBC over their approach to focussing investment and regeneration toward the Urban Conurbations 1-4 in options review. Because my opinion and that of people I meet is that regeneration of our town is long overdue. Any regeneration should include new job prospects in their 1 000's by new businesses. Therefore people (workers) need to be able to travel the shortest possible distance to work, therefore cutting fuels emissions helps with the Council's own climate change emergency.							











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1242751	LPIO-578	yes	I do agree with WBC over their approach to focussing investment and regeneration toward the Urban Conurbations 1-4 in options review. Because my opinion and that of people I meet is that regeneration of our town is long overdue. Any regeneration should include new job prospects in their 1000's by new businesses. Therefore people (workers) need to be able to travel the shortest possible distance to work, therefore cutting fuels emissions helps with the Council's own climate change emergency.							
1245767	LPIO-5815	no	I disagree with Urban Settlement in both concept and extent. I fear that the history, character and distinct identity of constituent communities within the Wirral will be lost if allowed to absorb into Urban Settlement Areas. I agree with an approach that focuses investment and regeneration towards the Urban Conurbation east of the M53 as described in Table 2.2.							
1246284	LPIO-5818	no	all brown field should be compulsory used up first . Change the law to make it compulsory before any green belt land is used because once its gone its gone for good. WBC should stand up for what's right and get it sorted.							
1246303	LPIO-5860	yes	I do agree with WBC over their approach to focussing investment and regeneration toward the Urban Conurbations 1-4 in options review. Regeneration of urban Wirral is long overdue, and the usage still links to developments at the end of the 19th century. Any regeneration should include new job prospects in their 1000's by new businesses and use an infrastructure fit for this century. Therefore people (workers) need to be able to travel the shortest possible distance to work, cutting fuels emissions to help with the Council's own climate change proposals. An efficient rail links run around the eastern edge of the Wirral and this should provide the thread linking new business developments together. The rail line through the centre of Wirral is not electrified and if not altered means that it will not be a valid modern link to Liverpool and beyond thereby limiting new businesses and large scale settlements							
1246310	LPIO-5892	yes	I do agree with their approach to focussing investment and regeneration toward the Urban Conurbations 1-4 in options review. In my opinion is that regeneration of our town is long overdue. Any regeneration should include creating new new jobs and encouraging new businesses. Therefore people need to be able to travel the shortest possible distance to work and this would cut fuels emissions in line with the council's own climate change recommendations.							
1246306	LPIO-6005	yes	Strongly agree. The areas identified are those in most need of investment and regeneration. The nature of likely developments in these areas would be of eminently affordable housing.							
1246345	LPIO-6026	yes								
1246348	LPIO-6061	yes	Obviously places such as Birkenhead centre and New Ferry are in dire need of regeneration which should have been carried out years ago but the council directed their energies to developing Hoylake golf, hotel and 170 high band houses on farmland and greenbelt but that's another story. However it is shocking that so little was done to help New Ferry after the explosion.							
1246339	LPIO-6063	yes								
1240964	LPIO-6072	yes								
1246242	LPIO-6091		We agree that WBC focus investment on the regeneration of Urban Conurbations. Regeneration of our town Birkenhead will create new jobs and by having affordable local housing reduce the need for people to travel to work, thus cutting fuel emissions and therefore helping the Councils own climate change emergency commitment.							
1238310	LPIO-6108	no	I do not agree with the settlement hierarchy set out in table 2. Keep the existing settlement areas although they are already too big. WBC is not using the approach stated in the plan. Releasing greenbelt land for 2500 homes in West Wirral is drawing investment and regeneration away from the urban conurbation The options document has used settlement infills and rounding off as a reason to release greenbelt land. In some cases between Irby and Pensby for example this has meant the loss of separation and identity of these different places. Larger settlement areas mean larger infills, more greenbelt at risk. These larger settlement groupings lose the ability to assess in detail the requirements of the very different areas proposed to be grouped together, Caldly and Woodchurch for example. The proposed regrouping does not bring any additional value to the regeneration of Birkenhead. WBC knows where Birkenhead is and what needs to be done. This regrouping will not change that. It will reduce the chances of Woodchurch, Leasowe and Moreton from getting the help they need and reduce the protection Caldly Barnston and Irby need from over development and losing their individual character and identity. The dangers of this large settlement strategy have been made evident in the option 2a and 2b plans. I do agree with WBC focussing investment and regeneration toward the Urban Conurbations. The plan is not reflecting this. People need to be able to travel the shortest possible distance to work; therefore cutting fuels emissions helps with the Council's own climate change emergency. Sustainability is at the forefront of NPPF and should be at the forefront of the new local plan. Not releasing greenbelt would support focus on the regeneration projects							
1245086	LPIO-6203	yes	I do agree that the focus for investment & regeneration should be on the Urban Conurbation to the east of the M53. This area, especially in & around Birkenhead is in most need of investment & also would provide the brownfield sites needed to ensure that NO MORE BUILDING OCCURS ON THE GREEN BELT. If people working in these new developments were housed nearby it would help cut transport related fuel emissions - this would help with the councils climate change emergency measures.							

Person ID	ID	Question 2.4 - Do you agree with the proposed settlement hierarchy set out in Table 2.2 and an approach based towards focusing investment and regeneration toward the Urban Conurbation to the east of the M53 Motorway?	Question 2.4a - If No please explain what an alternative approach would you suggest and why? (If you agree with the proposed approach, you can also comment here.)	Attachment 1	Attachment 2	Attachment 3	Attachment 4	Attachment 5	Attachment 6	Attachment 7
1246161	LPIO-6215	yes								
1246352	LPIO-6295		Wirral waters - Riverside areas to be developed New Ferry, Rock Ferry to be improved - remove derelict buildings - Houses to be made affordable to 1st time buyers.							
1246389	LPIO-6298	no	The hierarchy in itself is a valid way of categorising settlements but the allocation of townships to the respective categories is flawed. Raby Mere and Spital should not be included with other settlement areas 1-4 as they both contain areas of farmland. Neither can most of the Townships in Settlement areas 5-7 be classed as Urbanised. The list should exclude Caldby, Gayton, Greasby, Irby, Meols, Newton which are better described as dormitory settlements.							
1244729	LPIO-6309	yes								
1246402	LPIO-6375	yes	Yes Wirral Council should aim investment and regeneration toward the Urban Conurbations 1-4 in options review. This would improve housing and job prospects in an area that already has an urban character.							
1241723	LPIO-6542	yes	An approach based towards focusing investment and regeneration toward the urban conurbation to the east of the M52 Motorway is one I would support, subject to meeting neighbourhood design and build quality, net-zero carbon and green infrastructure standards and policies which recognises our coastal and cultural heritage. As per the National design guide "The National Planning Policy Framework makes clear that creating high quality buildings and places is fundamental to what the planning and development process should achieve. This design guide, the National Design Guide, illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice. It forms part of the Government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools".							
1239029	LPIO-658	no	I agree that the focus of investment and regeneration should be to the East of the M53 as it currently is. But I do not agree with the principal of settlement areas which seem only to act as a convenience for the Council. Small townships and villages should remain as separated and retain their individuality.							
1246401	LPIO-6853	yes	Yes, I agree with the Council's approach. Investment and regeneration in these areas is key to growth on Wirral. It appears to have been forgotten by the Council that the green belt boundaries were supposed to encourage urban regeneration, something that sadly has not happened. Encouragement and support needs to be given to existing and new businesses on Wirral to provide more jobs. Travel distances need to be considered and where possible shortened in line with the Council's own Climate Change Policy.							
1246482	LPIO-7003	yes	Redevelopment of existing development should always be the first option. In addition, smaller sized families and a greater number of people living alone should mean that well maintained and well managed apartments along the River Mersey would be most efficient. These would allow short commuting distances into the town and across to Liverpool. Our town centre in Birkenhead also needs redevelopment. Re-purposing the decreasing size of the shopping area into good housing should allow more people to live closer to good transport and services.							
1241958	LPIO-729	yes								
1246431	LPIO-7495	yes	I agree with the focus on the Urban Conurbation, but am concerned about the extent to which development may spread over into the "Urban Settlement" as the areas listed there, such as Greasby are currently well-defined settlements.							
1246581	LPIO-7582	no	I agree with the classification of Urban Conurbation to focus investment to the East side of the Wirral. But I am concerned about the use of urban Settlement Areas which group individual settlements which should be viewed as discrete entities and not artificially grouped							
1246592	LPIO-7680	no	I do agree with WBC over their approach to focussing investment and regeneration toward the Urban Conurbations 1-4 in options review. Because my opinion and that of people I meet is that regeneration of our town is long overdue. Any regeneration should include new job prospects in their 1000's by new businesses. Therefore people (workers) need to be able to travel the shortest possible distance to work, therefore cutting fuels emissions helps with the Council's own climate change emergency.							
1246594	LPIO-7719	no	This is an overly simplistic method for urban planning you cannot simply decide one side of the M53 should be developed and the other not. This is unsuitable and will create a further divide in the borough. Sites should be developed on overall suitability not on their location in relation to an arbitrary road location.							
1240903	LPIO-7776	yes	The urban areas of Birkenhead, Wallasey, New Brighton, New Ferry, Rock Ferry, Bidston etc should be the priority within the Wirral for regeneration. They need the investment and in many cases are ready for development.							
1246591	LPIO-7875	yes								
1246596	LPIO-7937	no	Individual settlements should not be artificially grouped.							
1246523	LPIO-7989	no	The proposed classification of settlement areas is confused and often wrong. This aspect needs a complete review and several changes. e.g. Urban Barnston? Where is this?							
1243448	LPIO-800	yes	I do agree with WBC about focussing investment and regeneration toward the Urban Conurbations.							

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1246598 (Hoylake Vision)	LPIO-8083	yes	Agree the greatest need and therefore main focus should be east of the M53 however there may also be options for housing development and job creation in Hoylake for example a Town Square redevelopment and Carr Lane reconfiguration. Both of these ideas are currently being explored by Hoylake Vision with support from AECOM, Locality and a forthcoming public consultation will be conducted by PLACED regeneration consultancy to elicit responses and gauge level of public support. Concerns remain about the impact of redesignation from a town centre to a district centre might have on such opportunities. Hoylake's demographic is changing (higher than national average number of teens; lowering numbers of retired aged people [census 2011 vs 2001]) and the NDP contains objectives, priorities and policies that recognise and respond to this. The Local Plan needs to recognise such opportunities exist and some provision needs to be made to support these where possible.							
1246605	LPIO-8105	yes	I do agree with WBC over their approach to focusing investment and regeneration toward the Urban Conurbations 1-4 in options review. Because my opinion and that of people I meet is that regeneration of our town is long overdue. Any regeneration should include new job prospects in their 1000's by new businesses. Therefore people (workers) need to be able to travel the shortest possible distance to work, therefore cutting fuels emissions helps with the Council's own climate change emergency.							
1246612	LPIO-8236	yes	I fully agree with the plan to focus investment on the urban conurbations to the east of the m53. As well as providing investment to the area of the Wirral that needs it most, it will also maximise job prospects as there will be a need for business and services to support the people living there							
1237882	LPIO-8240	yes	I do agree with WBC over their approach to focussing investment and regeneration toward the Urban Conurbations 1-4 in options review. Regeneration of that section of Wirral is long overdue and with the broader focus on the regeneration of the Liverpool City Region (LCR) this area is a key conduit to the rest of the LCR. There are not many successful core cities in the world where half of the city centre (i.e. Liverpool city centre is only half of the full centre and Birkenhead is the other half) remains so economically and socially underdeveloped and under-utilised. Any regeneration should include new job prospects in their 1000's by new businesses. Therefore people (workers) need to be able to travel the shortest possible distance to work, therefore cutting fuels emissions helps with the Council's own climate change emergency.							
1245044	LPIO-8282	yes	I agree that the approach should focus investment and regeneration towards the urban areas to the east of the M53. The definition of the Urban Conurbation (settlement Areas 1 – 4) is too broad an area. It includes a wide range of demographics, from very socially and economically deprived but also includes very wealthy areas. The focus should be on the most deprived areas such as those around Birkenhead docks and town centre, New Ferry Seacombe etc and not include the wealthier areas which do not have the same investment needs							
1244670	LPIO-8370	yes	I do agree with Wirral Borough Council over their approach to focussing investment and regeneration toward the Urban Conurbations 1-4 in options review. Because my opinion and that of people I meet is that regeneration of our town is long overdue. Any regeneration should include new job prospects in their 1000's by new businesses. Therefore people (workers) need to be able to travel the shortest possible distance to work, therefore cutting fuels emissions helps with the Council's own climate change emergency.							
1240872	LPIO-8502	no	This is based on policy that's outdated and simply wrong as in the interim period WBC have allowed numerous developments not in accordance with any Local plan on the East of the M53. You have included places like Spital also which does not fit the profile you suggest. Spital cannot grow, it is in and borders Greenbelt, nature reserves, farmland, ancient woodlands. It also does not need to grow Spital needs to be removed from the Urbanised zone. This is just one example I'm sure other areas also don't fit To keep developing the east side of the M53 is a huge mistake. This area is already suffering badly due to poor planning policy and the approval of multiple housing developments of the A41. Stop increasing the urbanisation of the East of the M53 it cannot cope. schools are saturated, roads do not function as intended and now rural roads like spital road, Poulton Road have become rat runs and themselves saturated and dangerous with traffic. The M53 junction 4 present a clear danger to life at peak times with traffic having to que on the motorway. You cannot include more development around Spital and leading to Bromborough, Eastham as it is unsafe to do so. You must improve local infrastructure before any further urbanisation takes places. The only way you can do this is by placing a new motorway junction between Junctions 3 and 4 where the trainline intersects.							
1246624	LPIO-8503	yes	I agree the approach to focus investment and regeneration toward the Urban Conurbations 1-4 in options review. Cross borough regeneration of these areas is long overdue rather than the apparent haphazard approach up to now. This has to include employment opportunities and WMBC need to factor in public transport and 'green' travel over car travel, in line with their declaring a climate change emergency							
1246544	LPIO-8528	yes	I support this approach, with the proviso that attention is paid to design and build quality, and zero-carbon and green infrastructure standards. Aiming to build at relatively high density must still also develop areas where people actually want to live, rather than produce poor and unattractive areas which inhabitants put up with because they can't afford anything better.							
1237832	LPIO-8585	yes	this is the right approach, but green spaces must also be left/maintained in this conurbation area							

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1246631	LPIO-8646	yes	Whilst I agree, for the reasons set out by the Council, with an approach that would focus on regenerating the Urban Conurbation to the east of the M53 motorway, I would challenge the accuracy of the list of urban developments to the west of the motorway. Most of them retain a distinct village character and, whilst they are situated quite close to each other because of the small overall size of the peninsula, each one clings strongly to its own identity. Those individual identities would be lost, if housing development further encroached on the green spaces currently separating them.							
1237807	LPIO-8648	no	Eastham Village and its surrounding green belt 'lung' has been arbitrarily removed from its previous location in Settlement Area 8 (Rural Areas). There was no consultation about this. It is not part of the urban regeneration scheme. No doubt it was thought that it would be easier to remove it from the green belt or grant permissions more easily. It must be put into the 'small village' category. It is a Conservation Area, it is the oldest village in Wirral mentioned in the 9th century when it was the focus for the a Royal Mercian estate.							
1246638	LPIO-8667	no	There is no logic in the groupings. Woodchurch has nothing in common with Caldý. W Kirby is a self-contained unit as are Hoylake/Moels and Heswall etc.							
1246651	LPIO-8782	yes	I support an approach based towards focusing investment and regeneration toward the urban conurbations to the East Of the M53 motorway, subject to meeting neighbourhood design and build quality, net zero carbon and green infrastructure standards and policies that fully recognise our coastal and cultural heritage.							
1246286	LPIO-8811	yes								
1238116	LPIO-885	yes								
1243481	LPIO-890	yes	In general , agree with reluctance as some of these areas are already very heavily populated and industrialised, although much of the housing could be improved there.							
1241852	LPIO-899	yes								
1246678	LPIO-9265	no	Green Belt is in situ to prevent urban sprawl. By building on Green Belt there will be no segregation of villages, villages and facilities that cannot and are overstretched without an influx of additional people. Building on Brown Field sites will ensure there are travel networks already in place being put to use. The use of Brown Field sites will ensure local businesses and facilities are used and increased with the ability to support the already existing businesses and cause growth in places of urban decay.							
1238193	LPIO-9512	yes	Our Client supports the Council's overarching strategy for development in the Borough. This seeks to focus development within the existing urban area and prioritises the Urban Conurbation at the pinnacle of the settlement hierarchy. The Hind Street area is contained within the Urban Conurbation, which includes Birkenhead and its immediate hinterland. Our Client agrees that this is a pro-active, regeneration-focused approach that will make the most effective use of vacant and underused brownfield land in line with the priorities of national policy. To achieve this objective, development densities will need to be maximised where this is appropriate and achievable, particularly in close proximity to public transport hubs and existing services and facilities. This will ensure the most appropriate patterns of sustainable development across the Borough. 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.							
1246693	LPIO-9513		Clearly if the Council wants to improve Wirral for the benefit of the population the urban areas which are greatly in need of regeneration need to be invested in and developed through housing, employment and leisure. Areas such as Birkenhead (particularly with its history) and New Ferry clearly suffer from 'Broken window' syndrome and this will never change without leadership and a concentrated programme of investment for these areas. Bearing in mind the concentrated populations in these areas providing leisure and employment locally will benefit people economically, environmentally and rebuild the Communities in these urban areas.							
1246699	LPIO-9520	yes								
1246712	LPIO-9564	no	Please see our attached statement for our full case.							
1246691	LPIO-9566	yes	I do agree with WBC over their approach to focussing investment and regeneration toward the Urban Conurbations 1-4 in options review. Because my opinion and that of people I meet is that regeneration of our town is long overdue. Any regeneration should include new job prospects in their 1000's by new businesses. Therefore people (workers) need to be able to travel the shortest possible distance to work, therefore cutting fuels emissions helps with the Council's own climate change emergency.							

