Person ID	agree shou whils good ID the n suita (mak urbai devei	maximum use of	Question 2.8a - If No, please explain why you don't agree	Question 2.8b - If you answered Other, give brief details here:	Question 2.8c - If No, please explain why (if you agree you can comment here):	Attachment 1	Attachment 2	Attachment 3	Attachment 4	Attachment 5	Attachment 6
1246747	LPIO-10003 yes				It is essential that urban brownfield sites are used efficiently, so that there is not need to develop on Greenbelt land.						
1244412	LPIO-1002 yes				definitely						
1246760	LPIO-10076 yes				Yes, but it must be done tastefully and sympathetically to the existing character of the area.						
1246792	LPIO-10105 yes										
1240223	LPIO-10108 yes				We have no specific comments here in terms of development density, other than to repeat the well understood point that it should be preferable to make best use of both urban land and sustainable sites for Green Belt release, so that the extent of Green Belt release can be minimised whilst ensuring that the FOAHN is met. In addition, this section makes considerable reference to the conclusions of the Council's evidence base as it pertains to quantitative retail requirements but none of the set questions give an opportunity to respond to those conclusions. We therefore seek to reserve the right to respond to those matters at a later date when a proper framework for their consideration is provided.						
1241629	LPIO-10189 yes										
1246717	LPIO-10254 yes				Densities should be increased where this would be appropriate, especially where this would accord with the character of the surrounding area and/or in circumstances where the Site benefits from good existing transport infrastructure in accordance with Paragraph 102 of the Framework. These representations are submitted in support of our Client's land interest at Land to the South of Clatterbridge Hospital (The Site). The Site constitutes previously developed land which would be suitable for medium-high density residential development. Existing buildings associated with the adjacent hospital surround the site to the north, north-east and west, and range from 2-4 storeys high. Furthermore the Site benefits from good public transport links along Clatterbridge Road (regular bus services include 16, 17, 410, 487 and 662) providing connections to Birkenhead, New Brighton and Liverpol. The proposed Masterplan for the site primarily allows for medium density development with areas of higher density development at corners, to assist in wayfinding and support place making principles. These higher density areas may be suitable for townhouses or 2-3 storey apartment buildings. Our Client will require any schemes allocated on their land to comply with the aims of Building for Life 12, ensuring better places are created through the promotion of key principles of urban design. We would advise that any policy for dwelling type and mix will need to be flexible to allow proposals to be assessed and agreed on a case by case basis. Any such future policy should include reference to viability assessments, to allow development on constrained sites with viability issues to come forward having regard to an appropriate / alternative dwelling mix to ensure the Site can be delivered.						
1246763	LPIO-10271 yes				Policies to maximise the use of brownfield land and build at higher densities in the most accessible locations, such as Bromborough, will help reduce the total amount of land required for new development, and would assist with the regeneration of urban areas, particularly as locations for new housing. Conversely, this would result in less usage of the Green Belt surrounding the Wirral. Local Authorities are required to be able to provide a 5-year supply of housing sites which are available and deliverable. If the Wirral cannot demonstrate that its brownfield land is available and deliverable, then they are required to identify other land which is – this may be Protected Open Land or Green Belt. Our Client strongly supports the efficient use land within urban areas through maximising densities whilst ensuring good design through adhering to recognised design codes and standards such as building for Life 12 and Manual for Streets. The illustrative masterplan provided in Appendix 1 demonstrates that the site can deliver up to 1,300 new homes at average densities of circa 60 d.p.h alongside associated infrastructure and open space whilst addressing the identified technical and environmental constraints. A best practice approach to design has been adopted that looks to deliver a high quality scheme at densities that maximise the efficient use of the site and the contribution to Wirral's housing numbers.						
	LPIO-10346 yes				Consistent with our Client's responses to questions 2.4 and 2.7 above, our Client agrees that densities should be increased to ensure the maximum use of suitable urban land in locations where good design and amenity can be maintained. This is consistent with paragraphs 122 and 123 of the NPPF. Through the Council's parallel Call for Sites exercise, our Client has identified a site in its ownership where such an approach is considered to be appropriate (Appendix 1). As previously identified, this is land that is surplus to operational requirement as a result of our Client's planned investment into an enhanced core R&D facility. The Illustrative Masterplan (Appendix 2) that has been produced to determine the optimum residential capacity for this site aims to demonstrate good design practice and create an appropriate (Maximum etail adpart) for this site aims to demonstrate good design practice and create an appropriate provided wither higher density blocks help to mitigate impacts from the neighbouring uses and lower density reflects the existing residential character. The mix of density as it stands aims to avoid a tiered approach as development moves from north to south, and so helps to create areas of interest through variation in scale and mass. Due to the word limit, a detailed response to this question has beenprovided within the representations document submitted as part of Question 10.1						

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1248825	LPIO-10646	yes			Wirral Waters is a high-density development, being delivered against an outline permission predicated on this approach, with flexibility for a mix of types and tenures. Some of the surrounding areas can also be high density, including family housing.	https://wirral- consult.objective .co.uk/file/56842 64					
1246808	LPIO-10731	no	higher densities would impact on the character of existing areas;		Option 2 should be removed from the plan! Redevelopment of urban areas. Brownfield first. No building on greenbelt						
1243890	LPIO-1079	yes									
1246692	LPIO-10794	yes									
1247066	LPIO-10820	yes									
1247073	LPIO-10834	yes									
1237930	LPIO-10850	yes									
1247077	LPIO-10866	yes									
1247079	LPIO-10882	yes									
1247087		yes									
1247097	LPIO-10913	no			A mixture of higher densities and Green Belt.						
1247103	LPIO-10948	yes									
1247128		yes									
1247129	LPIO-11046	yes									
1247130	LPIO-11066	yes									
1247132	LPIO-11076	yes									
1247133	LPIO-11095	yes									
1247135	LPIO-11113	yes									
1245190	LPIO-11130	yes									
1247144	LPIO-11146	yes			I would like to see the development of Wirral Waters & the Wirral Waterfront.						
1247146	LPIO-11162	yes									├ ───┦
1246647 1247154	LPIO-11174 LPIO-11201	yes ves									├───│
1247154	LPIO-11201	yes									
1247013	LPIO-11423				Housing density should be maximised where appropriate in accordance with good planning practice If we consult the compendium of statistics it is clear that densities within urban areas will/should have good design. Design should include solar panelling, electric vehicle points, insulation from base footings to top of roof space.						
1247359	LPIO-11643				Residential Density. Whilst it is possible to increase residential densities, and also achieve good design, the recent Place Alliance/CPRE audit on housing design (January 2020) has found that over 75% of the schemes assessed were of poor or mediocre design quality, where 1 in 5 schemes should have been refused planning permission. The report also concluded that local communities in these areas feel that the development, and have led to a loss of local character. Any proposals for Noctorum, or the other areas within the settlement hierarchy, need to start with an appraisal of the underlying character, rather than a presumption that higher density housing is the main goal. Housing development at the Noctorum Field (OS140) site is inappropriate due to the designations on the site, and high density proposals for the site would be doubly inappropriate, given the existing local character density of c. 1 dwelling per half an acre.						
1240731	LPIO-1171	yes			I do agree that urban densities should be increased but with monitoring of good design and green space. With climate emergency, the urban sites are situated in areas of good public transport with existing roads and associated infrastructure. It would be hypocritical of the council to declare a climate emergency and then build on farmlands and other Green Belt.						

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1241412	LPIO-119	no	higher densities could mean taller buildings which may not be in keeping with the character of existing areas; higher densities would impact on the character of existing areas;		Well just look at the state of Birkenhead town centre. Plenty of space but ran down shopping area and market and lots of empty shops so no new building is required a redesign of existing space and ensuring landlords charge rent applicable to the area not what they want to charge.						
1247405	LPIO-11920				Residential Density. Whilst it is possible to increase residential densities, and also achieve good design, the recent Place Alliance/CPRE audit on housing design (January 2020) has found that over 75% of the schemes assessed were of poor or mediocre design quality, where 1 in 5 schemes should have been refused planning permission. The report also concluded that local communities in these areas feel that the developments constitute overdevelopment, and have led to a loss of local character. Any proposals for Noctorum, or the other areas within the settlement hierarchy, need to start with an appraisal of the underlying character, rather than a presumption that higher density housing ite main goal. Housing development at the Noctorum Field (OS140) site is inappropriate due to the designations on the site, and high density proposals for the site would be doubly inappropriate, given the existing local character density of c. 1 dwelling per half an acre.						
1247363	LPIO-11921				Residential Density. Whilst it is possible to increase residential densities, and also achieve good design, the recent Place Alliance/CPRE audit on housing design (January 2020) has found that over 75% of the schemes assessed were of poor or mediocre design quality, where 1 in 5 schemes should have been refused planning permission. The report also concluded that local communities in these areas feel that the developments constitute overdevelopment, and have led to a loss of local character. Any proposals for Noctorum, or the other areas within the settlement hierarchy, need to start with an appraisal of the underlying character, rather than a presumption that higher density housing ite main goal. Housing development at the Noctorum Field (OSI40) site is inappropriate due to the designations on the site, and high density proposals for the site would be doubly inappropriate, given the existing local character density of c. 1 dwelling per half an acre.						
1247365	LPIO-11922				Residential Density. Whilst it is possible to increase residential densities, and also achieve good design, the recent Place Alliance/CPRE audit on housing design (January 2020) has found that over 75% of the schemes assessed were of poor or mediocre design quality, where 1 in 5 schemes should have been refused planning permission. The report also concluded that local communities in these areas feel that the developments constitute overdevelopment, and have led to a loss of local character. Any proposals for Noctorum, or the other areas within the settlement hierarchy, need to start with an appraisal of the underlying character, rather than a presumption that higher density housing is the main goal. Housing development at the Noctorum Field (OS140) site is inappropriate due to the designations on the site, and high density proposals for the site would be doubly inappropriate, given the existing local character density of c. 1 dwelling per half an acre.						
1247366	LPIO-11923				Residential Density. Whilst it is possible to increase residential densities, and also achieve good design, the recent Place Alliance/CPRE audit on housing design (January 2020) has found that over 75% of the schemes assessed were of poor or mediocre design quality, where 1 in 5 schemes should have been refused planning permission. The report also concluded that local communities in these areas feel that the developments constitute overdevelopment, and have led to a loss of local character. Any proposals for Noctorum, or the other areas within the settlement hierarchy, need to start with an appraisal of the underlying character, rather than a presumption that higher density housing is the main goal. Housing development at the Noctorum Field (OS140) site is inappropriate due to the designations on the site, and high density proposals for the site would be doubly inappropriate, given the existing local character density of c. 1 dwelling per half an acre.						
1247369	LPIO-11924				Residential Density. Whilst it is possible to increase residential densities, and also achieve good design, the recent Place Alliance/CPRE audit on housing design (January 2020) has found that over 75% of the schemes assessed were of poor or mediocre design quality, where 1 in 5 schemes should have been refused planning permission. The report also concluded that local communities in these areas feel that the developments constitute overdevelopment, and have led to a loss of local character. Any proposals for Noctorum, or the other areas within the settlement hierarchy, need to start with an appraisal of the underlying character, rather than a presumption that higher density housing is the main goal. Housing development at the Noctorum Field (OS140) site is inappropriate due to the designations on the site, and high density proposals for the site would be doubly inappropriate, given the existing local character density of c. 1 dwelling per half an acre.						

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1247370	LPIO-11925			Residential Density. Whilst it is possible to increase residential densities, and also achieve good design, the recent Place Alliance/CPRE audit on housing design (January 2020) has found that over 75% of the schemes assessed were of poor or mediocre design quality, where 1 in 5 schemes should have been refused planning permission. The report also concluded that local communities in these areas feel that the developments constitute overdevelopment, and have led to a loss of local character. Any proposals for Noctorum, or the other areas within the settlement hierarchy, need to start with an appraisal of the underlying character, rather than a presumption that higher density housing is the main goal. Housing development at the Noctorum Field (OS140) site is inappropriate due to the designations on the site, and high density proposals for the site would be doubly inappropriate, given the existing local character density of c. 1 dwelling per half an acre.						
1247371	LPIO-11926			Residential Density. Whilst it is possible to increase residential densities, and also achieve good design, the recent Place Alliance/CPRE audit on housing design (January 2020) has found that over 75% of the schemes assessed were of poor or mediocre design quality, where 1 in 5 schemes should have been refused planning permission. The report also concluded that local communities in these areas feel that the developments constitute overdevelopment, and have led to a loss of local character. Any proposals for Noctorum, or the other areas within the settlement hierarchy, need to start with an appraisal of the underlying character, rather than a presumption that higher density housing is the main goal. Housing development at the Noctorum Field (OS140) site is inappropriate due to the designations on the site, and high density proposals for the site would be doubly inappropriate, given the existing local character density of c. 1 dwelling per half an acre.						
1247372	LPIO-11927			Residential Density. Whilst it is possible to increase residential densities, and also achieve good design, the recent Place Alliance/CPRE audit on housing design (January 2020) has found that over 75% of the schemes assessed were of poor or mediocre design quality, where 1 in 5 schemes should have been refused planning permission. The report also concluded that local communities in these areas feel that the developments constitute overdevelopment, and have led to a loss of local character. Any proposals for Noctorum, or the other areas within the settlement hierarchy, need to start with an appraisal of the underlying character, rather than a presumption that higher density housing is the main goal. Housing development at the Noctorum Field (OS140) site is inappropriate due to the designations on the site, and high density proposals for the site would be doubly inappropriate, given the existing local character density of c. 1 dwelling per half an acre.						
1247373	LPIO-11928			Residential Density. Whilst it is possible to increase residential densities, and also achieve good design, the recent Place Alliance/CPRE audit on housing design (January 2020) has found that over 75% of the schemes assessed were of poor or mediocre design quality, where 1 in 5 schemes should have been refused planning permission. The report also concluded that local communities in these areas feel that the developments constitute overdevelopment, and have led to a loss of local character. Any proposals for Noctorum, or the other areas within the settlement hierarchy, need to start with an appraisal of the underlying character, rather than a presumption that higher density housing is the main goal. Housing development at the Noctorum Field (OS140) site is inappropriate due to the designations on the site, and high density proposals for the site would be doubly inappropriate, given the existing local character density of c. 1 dwelling per half an acre.						
1247374	LPIO-11929			Residential Density. Whilst it is possible to increase residential densities, and also achieve good design, the recent Place Alliance/CPRE audit on housing design (January 2020) has found that over 75% of the schemes assessed were of poor or mediocre design quality, where 1 in 5 schemes should have been refused planning permission. The report also concluded that local communities in these areas feel that the developments constitute overdevelopment, and have led to a loss of local character. Any proposals for Noctorum, or the other areas within the settlement hierarchy, need to start with an appraisal of the underlying character, rather than a presumption that higher density housing it me main goal. Housing development at the Noctorum Field (OS140) site is inappropriate due to the designations on the site, and high density proposals for the site would be doubly inappropriate, given the existing local character density of c. 1 dwelling per half an acre.						
1247375	LPIO-11930			Residential Density. Whilst it is possible to increase residential densities, and also achieve good design, the recent Place Alliance/CPRE audit on housing design (January 2020) has found that over 75% of the schemes assessed were of poor or mediocre design quality, where 1 in 5 schemes should have been refused planning permission. The report also concluded that local communities in these areas feel that the development, constitute overdevelopment, and have led to a loss of local character. Any proposals for Noctorum, or the other areas within the settlement hierarchy, need to start with an appraisal of the underlying character, rather than a presumption that higher density housing it is inappropriate due to the designations on the site, and high density proposals for the site would be doubly inappropriate, given the existing local character density of c. 1 dwelling per half an acre.						
1247376	LPIO-11931			Residential Density. Whilst it is possible to increase residential densities, and also achieve good design, the recent Place Alliance/CPRE audit on housing design (January 2020) has found that over 75% of the schemes assessed were of poor or mediocre design quality, where 1 in 5 schemes should have been refused planning permission. The report also concluded that local communities in these areas feel that the developments constitute overdevelopment, and have led to a loss of local character. Any proposals for Noctorum, or the other areas within the settlement hierarchy, need to start with an appraisal of the underlying character, rather than a presumption that higher density housing is the main goal. Housing development at the Noctorum Field (OS140) site is inappropriate due to the designations on the site, and high density proposals for the site would be doubly inappropriate, given the existing local character density of c. 1 dwelling per half an acre.						

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1247377	LPIO-11932			Residential Density. Whilst it is possible to increase residential densities, and also achieve good design, the recent Place Alliance/CPRE audit on housing design (January 2020) has found that over 75% of the schemes assessed were of poor or mediocre design quality, where 1 in 5 schemes should have been refused planning permission. The report also concluded that local communities in these areas feel that the developments constitute overdevelopment, and have led to a loss of local character. Any proposals for Noctorum, or the other areas within the settlement hierarchy, need to start with an appraisal of the underlying character, rather than a presumption that higher density housing is the main goal. Housing development at the Noctorum Field (OS140) site is inappropriate due to the designations on the site, and high density proposals for the site would be doubly inappropriate, given the existing local character density of c. 1 dwelling per half an acre.						
1247378	LPIO-11933			Residential Density. Whilst it is possible to increase residential densities, and also achieve good design, the recent Place Alliance/CPRE audit on housing design (January 2020) has found that over 75% of the schemes assessed were of poor or mediocre design quality, where 1 in 5 schemes should have been refused planning permission. The report also concluded that local communities in these areas feel that the developments constitute overdevelopment, and have led to a loss of local character. Any proposals for Noctorum, or the other areas within the settlement hierarchy, need to start with an appraisal of the underlying character, rather than a presumption that higher density housing is the main goal. Housing development at the Noctorum Field (OS140) site is inappropriate due to the designations on the site, and high density proposals for the site would be doubly inappropriate, given the existing local character density of c. 1 dwelling per half an acre.						
1247379	LPIO-11934			Residential Density. Whilst it is possible to increase residential densities, and also achieve good design, the recent Place Alliance/CPRE audit on housing design (January 2020) has found that over 75% of the schemes assessed were of poor or mediocre design quality, where 1 in 5 schemes should have been refused planning permission. The report also concluded that local communities in these areas feel that the developments constitute overdevelopment, and have led to a loss of local character. Any proposals for Noctorum, or the other areas within the settlement hierarchy, need to start with an appraisal of the underlying character, rather than a presumption that higher density housing is the main goal. Housing development at the Noctorum Field (OS140) site is inappropriate due to the designations on the site, and high density proposals for the site would be doubly inappropriate, given the existing local character density of c. 1 dwelling per half an acre.						
1247380	LPIO-11935			Residential Density. Whilst it is possible to increase residential densities, and also achieve good design, the recent Place Alliance/CPRE audit on housing design (January 2020) has found that over 75% of the schemes assessed were of poor or mediocre design quality, where 1 in 5 schemes should have been refused planning permission. The report also concluded that local communities in these areas feel that the developments constitute overdevelopment, and have led to a loss of local character. Any proposals for Noctorum, or the other areas within the settlement hierarchy, need to start with an appraisal of the underlying character, rather than a presumption that higher density housing ite main goal. Housing development at the Noctorum Field (OS140) site is inappropriate due to the designations on the site, and high density proposals for the site would be doubly inappropriate, given the existing local character density of c. 1 dwelling per half an acre.						
1247381	LPIO-11936			Residential Density. Whilst it is possible to increase residential densities, and also achieve good design, the recent Place Alliance/CPRE audit on housing design (January 2020) has found that over 75% of the schemes assessed were of poor or mediocre design quality, where 1 in 5 schemes should have been refused planning permission. The report also concluded that local communities in these areas feel that the developments constitute overdevelopment, and have led to a loss of local character. Any proposals for Noctorum, or the other areas within the settlement hierarchy, need to start with an appraisal of the underlying character, rather than a presumption that higher density housing ite main goal. Housing development at the Noctorum Field (OS140) site is inappropriate due to the designations on the site, and high density proposals for the site would be doubly inappropriate, given the existing local character density of c. 1 dwelling per half an acre.						
1247382	LPIO-11937			Residential Density. Whilst it is possible to increase residential densities, and also achieve good design, the recent Place Alliance/CPRE audit on housing design (January 2020) has found that over 75% of the schemes assessed were of poor or mediocre design quality, where 1 in 5 schemes should have been refused planning permission. The report also concluded that local communities in these areas feel that the developments constitute overdevelopment, and have led to a loss of local character. Any proposals for Noctorum, or the other areas within the settlement hierarchy, need to start with an appraisal of the underlying character, rather than a presumption that higher density housing is the main goal. Housing development at the Noctorum Field (OS140) site is inappropriate due to the designations on the site, and high density proposals for the site would be doubly inappropriate, given the existing local character density of c. 1 dwelling per half an acre.						
1247383	LPIO-11938			Residential Density. Whilst it is possible to increase residential densities, and also achieve good design, the recent Place Alliance/CPRE audit on housing design (January 2020) has found that over 75% of the schemes assessed were of poor or mediocre design quality, where 1 in 5 schemes should have been refused planning permission. The report also concluded that local communities in these areas feel that the developments constitute overdevelopment, and have led to a loss of local character. Any proposals for Noctorum, or the other areas within the settlement hierarchy, need to start with an appraisal of the underlying character, rather than a presumption that higher density housing is the main goal. Housing development at the Noctorum Field (OS140) site is inappropriate due to the designations on the site, and high density proposals for the site would be doubly inappropriate, given the existing local character density of c. 1 dwelling per half an acre.						

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1247385	LPIO-11939			Residential Density. Whilst it is possible to increase residential densities, and also achieve good design, the recent Place Alliance/CPRE audit on housing design (January 2020) has found that over 75% of the schemes assessed were of poor or mediocre design quality, where 1 in 5 schemes should have been refused planning permission. The report also concluded that local communities in these areas feel that the developments constitute overdevelopment, and have led to a loss of local character. Any proposals for Noctorum, or the other areas within the settlement hierarchy, need to start with an appraisal of the underlying character, rather than a presumption that higher density housing is the main goal. Housing development at the Noctorum Field (OS140) site is inappropriate due to the designations on the site, and high density proposals for the site would be doubly inappropriate, given the existing local character density of c. 1 dwelling per half an acre.						
1247386	LPIO-11940			Residential Density. Whilst it is possible to increase residential densities, and also achieve good design, the recent Place Alliance/CPRE audit on housing design (January 2020) has found that over 75% of the schemes assessed were of poor or mediocre design quality, where 1 in 5 schemes should have been refused planning permission. The report also concluded that local communities in these areas feel that the developments constitute overdevelopment, and have led to a loss of local character. Any proposals for Noctorum, or the other areas within the settlement hierarchy, need to start with an appraisal of the underlying character, rather than a presumption that higher density housing is the main goal. Housing development at the Noctorum Field (OS140) site is inappropriate due to the designations on the site, and high density proposals for the site would be doubly inappropriate, given the existing local character density of c. 1 dwelling per half an acre.						
1247387	LPIO-11941			Residential Density. Whilst it is possible to increase residential densities, and also achieve good design, the recent Place Alliance/CPRE audit on housing design (January 2020) has found that over 75% of the schemes assessed were of poor or mediocre design quality, where 1 in 5 schemes should have been refused planning permission. The report also concluded that local communities in these areas feel that the developments constitute overdevelopment, and have led to a loss of local character. Any proposals for Noctorum, or the other areas within the settlement hierarchy, need to start with an appraisal of the underlying character, rather than a presumption that higher density housing is the main goal. Housing development at the Noctorum Field (OS140) site is inappropriate due to the designations on the site, and high density proposals for the site would be doubly inappropriate, given the existing local character density of c. 1 dwelling per half an acre.						
1247388	LPIO-11942			Residential Density. Whilst it is possible to increase residential densities, and also achieve good design, the recent Place Alliance/CPRE audit on housing design (January 2020) has found that over 75% of the schemes assessed were of poor or mediocre design quality, where 1 in 5 schemes should have been refused planning permission. The report also concluded that local communities in these areas feel that the developments constitute overdevelopment, and have led to a loss of local character. Any proposals for Noctorum, or the other areas within the settlement hierarchy, need to start with an appraisal of the underlying character, rather than a presumption that higher density housing ite main goal. Housing development at the Noctorum Field (OS140) site is inappropriate due to the designations on the site, and high density proposals for the site would be doubly inappropriate, given the existing local character density of c. 1 dwelling per half an acre.						
1247389	LPIO-11943			Residential Density. Whilst it is possible to increase residential densities, and also achieve good design, the recent Place Alliance/CPRE audit on housing design (January 2020) has found that over 75% of the schemes assessed were of poor or mediocre design quality, where 1 in 5 schemes should have been refused planning permission. The report also concluded that local communities in these areas feel that the developments constitute overdevelopment, and have led to a loss of local character. Any proposals for Noctorum, or the other areas within the settlement hierarchy, need to start with an appraisal of the underlying character, rather than a presumption that higher density housing ite main goal. Housing development at the Noctorum Field (OS140) site is inappropriate due to the designations on the site, and high density proposals for the site would be doubly inappropriate, given the existing local character density of c. 1 dwelling per half an acre.						
1247390	LPIO-11944			Residential Density. Whilst it is possible to increase residential densities, and also achieve good design, the recent Place Alliance/CPRE audit on housing design (January 2020) has found that over 75% of the schemes assessed were of poor or mediocre design quality, where 1 in 5 schemes should have been refused planning permission. The report also concluded that local communities in these areas feel that the developments constitute overdevelopment, and have led to a loss of local character. Any proposals for Noctorum, or the other areas within the settlement hierarchy, need to start with an appraisal of the underlying character, rather than a presumption that higher density housing ite main goal. Housing development at the Noctorum Field (OS140) site is inappropriate due to the designations on the site, and high density proposals for the site would be doubly inappropriate, given the existing local character density of c. 1 dwelling per half an acre.						
1247391	LPIO-11945			Residential Density. Whilst it is possible to increase residential densities, and also achieve good design, the recent Place Alliance/CPRE audit on housing design (January 2020) has found that over 75% of the schemes assessed were of poor or mediocre design quality, where 1 in 5 schemes should have been refused planning permission. The report also concluded that local communities in these areas feel that the developments constitute overdevelopment, and have led to a loss of local character. Any proposals for Noctorum, or the other areas within the settlement hierarchy, need to start with an appraisal of the underlying character, rather than a presumption that higher density housing is the main goal. Housing development at the Noctorum Field (OS140) site is inappropriate due to the designations on the site, and high density proposals for the site would be doubly inappropriate, given the existing local character density of c. 1 dwelling per half an acre.						

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1247392	LPIO-11946				Residential Density. Whilst it is possible to increase residential densities, and also achieve good design, the recent Place Alliance/CPRE audit on housing design (January 2020) has found that over 75% of the schemes assessed were of poor or mediocre design quality, where 1 in 5 schemes should have been refused planning permission. The report also concluded that local communities in these areas feel that the developments constitute overdevelopment, and have led to a loss of local character. Any proposals for Noctorum, or the other areas within the settlement hierarchy, need to start with an appraisal of the underlying character, rather than a presumption that higher density housing is the main goal. Housing development at the Noctorum Field (OS140) site is inappropriate due to the designations on the site, and high density proposals for the site would be doubly inappropriate, given the existing local character density of c. 1 dwelling per half an acre.						
1247393	LPIO-11947				Residential Density. Whilst it is possible to increase residential densities, and also achieve good design, the recent Place Alliance/CPRE audit on housing design (January 2020) has found that over 75% of the schemes assessed were of poor or mediocre design quality, where 1 in 5 schemes should have been refused planning permission. The report also concluded that local communities in these areas feel that the developments constitute overdevelopment, and have led to a loss of local character. Any proposals for Noctorum, or the other areas within the settlement hierarchy, need to start with an appraisal of the underlying character, rather than a presumption that higher density housing is the main goal. Housing development at the Noctorum Field (OS140) site is inappropriate due to the designations on the site, and high density proposals for the site would be doubly inappropriate, given the existing local character density of c. 1 dwelling per half an acre.						
1247394	LPIO-11948				Residential Density. Whilst it is possible to increase residential densities, and also achieve good design, the recent Place Alliance/CPRE audit on housing design (January 2020) has found that over 75% of the schemes assessed were of poor or mediocre design quality, where 1 in 5 schemes should have been refused planning permission. The report also concluded that local communities in these areas feel that the developments constitute overdevelopment, and have led to a loss of local character. Any proposals for Noctorum, or the other areas within the settlement hierarchy, need to start with an appraisal of the underlying character, rather than a presumption that higher density housing is the main goal. Housing development at the Noctorum Field (OS140) site is inappropriate due to the designations on the site, and high density proposals for the site would be doubly inappropriate, given the existing local character density of c. 1 dwelling per half an acre.						
1244681	LPIO-1217	yes			YES, I support increasing residential density, subject to meeting neighbourhood design and build quality, net-zero carbon and green infrastructure standards and policies which recognises our coastal & cultural heritage Increasing densities of development must allow for green spaces, room for soft landscaping, sustainable urban drainage and essential features such as cycle ways. There should be clear parking standards that minimise space reserved for vehicles and deter car ownership/dependency. Public transport infrastructure must be built in to maximise the potential offered by high-density, low car ownership developments. Development must be of appropriate height – i.e., not large scale, high-rise Design should include solar panelling, electric vehicle points, insulation from base footings to top of roof sp.ace. Ensure provision of play areas for younger children and field type spaces for football etc for older children. Play areas should never be sacrificed for some optimal high density development. These green spaces are very different from the green spaces to be left in a more natural state						
1247364	LPIO-12355				Residential Density. Whilst it is possible to increase residential densities, and also achieve good design, the recent Place Alliance/CPRE audit on housing design (January 2020) has found that over 75% of the schemes assessed were of poor or mediocre design quality, where 1 in 5 schemes should have been refused planning permission. The report also concluded that local communities in these areas feel that the developments constitute overdevelopment, and have led to a loss of local character. Any proposals for Noctorum, or the other areas within the settlement hierarchy, need to start with an appraisal of the underlying character, rather than a presumption that higher density housing in the main goal. Housing development at the Noctorum Field (OS140) site is inappropriate due to the designations on the site, and high density proposals for the site would be doubly inappropriate, given the existing local character density of c. 1 dwelling per half an acre.						
1247214	LPIO-12383				If we consult the compendium of statistics it is clear that densities within urban areas will/should have good design. Design should include solar panelling, electric vehicle points, insulation from base footings to top of roof space.						
1247492	LPIO-12478				If we consult the compendium of statistics it is clear that densities within urban areas will/should have good design. Design should include solar panelling, electric vehicle points, insulation from base footings to top of roof space.						
1240843	LPIO-12646				If we consult the compendium of statistics it is clear that densities within urban areas will/should have good design. Design should include solar panelling, electric vehicle points, insulation from base footings to top of roof space.						
1247578	LPIO-12844				If we consult the compendium of statistics it is clear that densities within urban areas will/should have good design. Design should include solar panelling, electric vehicle points, insulation from base footings to top of roof space.						

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1247510	LPIO-12968				If we consult the compendium of statistics it is clear that densities within urban areas will/should have good design. Design should include solar panelling, electric vehicle points, insulation from base footings to top of roof space.						
1243700	LPIO-1303	no	higher densities would impact on the character of existing areas; higher densities could mean taller buildings which may not be in keeping with the character of existing areas; higher densities would mean smaller homes;		The question uses the word urban. The designated urban conurbation and urban settlement areas are significantly different and call for a multi view approach. Good design should be apparent in every area urban or not. Densities should be appropriate to the local areas selected for development so as the character of the area is maintained. Densities should also be reflected by the supporting infrastructure which includes good transport, retail, leisure, open space and employment provision.						
1246335	LPIO-13090				If we consult the compendium of statistics it is clear that densities within urban areas will/should have good design. Design should include solar panelling, electric vehicle points, insulation from base footings to top of roof space.						
1246853	LPIO-13360				If we consult the compendium of statistics it is clear that densities within urban areas will/should have good design. Design should include solar panelling, electric vehicle points, insulation from base footings to top of roof space.						
1242155	LPIO-13446				No. This can be sufficiently considered on a site by site basis rather than by prescription. There are many often complex factors that define density including 'local character' that should be retained wherever possible. On a site by site basis account must be made for many factors including ecology, existing landscape, ground conditions, landowner preference, viability, covenants, access, visibility etc. A prescribed density may also result in less provision of formal and informal public space and green space. Scope must also be retained not to penalise sites from providing larger family homes with gardens – noting 60% of housing demand being for 3 bedroom homes and above. Higher densities by prescription should not always be assumed to ecologically of environmentally advantageous as Sustainable Urban Drainage becomes more challenges and space for environment and ecology is squeezed out.						
1246852	LPIO-13482				If we consult the compendium of statistics it is clear that densities within urban areas will/should have good design. Design should include solar panelling, electric vehicle points, insulation from base footings to top of roof space.						
1247746	LPIO-13636				If we consult the compendium of statistics it is clear that densities within urban areas will/should have good design. Design should include solar panelling, electric vehicle points, insulation from base footings to top of roof space.						
1244629	LPIO-1373	yes			If we consult the compendium of statistics it is clear that densities within urban areas WILL/SHOULD have good design. Design should include solar panelling, electric vehicle points, insulation from base footings to top of roof space.						
1247228	LPIO-13732				Residential Density. Whilst it is possible to increase residential densities, and also achieve good design, the recent Place Alliance/CPRE audit on housing design (January 2020) has found that over 75% of the schemes assessed were of poor or mediocre design quality, where 1 in 5 schemes should have been refused planning permission. The report also concluded that local communities in these areas feel that the developments constitute overdevelopment, and have led to a loss of local character. Any proposals for Noctorum, or the other areas within the settlement hierarchy, need to start with an appraisal of the underlying character, rather than a presumption that higher density housing is the main goal. Housing development at the Noctorum Field (OS140) site is inappropriate due to the designations on the site, and high density proposals for the site would be doubly inappropriate, given the existing local character density of c. 1 dwelling per half an acre.						
1247747	LPIO-13745				Residential Density. Whilst it is possible to increase residential densities, and also achieve good design, the recent Place Alliance/CPRE audit on housing design (January 2020) has found that over 75% of the schemes assessed were of poor or mediocre design quality, where 1 in 5 schemes should have been refused planning permission. The report also concluded that local communities in these areas feel that the developments constitute overdevelopment, and have led to a loss of local character. Any proposals for Noctorum, or the other areas within the settlement hierarchy, need to start with an appraisal of the underlying character, rather than a presumption that higher density housing is the main goal. Housing development at the Noctorum Field (OS140) site is inappropriate due to the designations on the site, and high density proposals for the site would be doubly inappropriate, given the existing local character density of c. 1 dwelling per half an acre.						
1238192	LPIO-13830 LPIO-13884				Housing density should be maximised where appropriate in accordance with good planning practice Housing density should be maximised where appropriate in accordance with good planning practice						
1247012	LPIO-13884				Housing density should be maximised where appropriate in accordance with good planning practice Housing density should be maximised where appropriate in accordance with good planning practice						

Person ID	ID	Question 2.8 - Do you agree that densities should be increased whilst maintaining good design to ensure the maximum use of suitable urban land (making most use of urban already developed land - e.g. build at height etc.)?	Question 2.8a - If No, please explain why you don't agree	Question 2.8b - If you answered Other, give brief details here:	Question 2.8c - If No, please explain why (if you agree you can comment here):	Attachment 1	Attachment 2	Attachment 3	Attachment 4	Attachment 5	Attachment 6
1242183	LPIO-13953				If we consult the compendium of statistics it is clear that densities within urban areas will/should have good design. Design should include solar panelling, electric vehicle points, insulation from base footings to top of roof space.						
1247218	LPIO-14049				If we consult the compendium of statistics it is clear that densities within urban areas will/should have good design. Design should include solar panelling, electric vehicle points, insulation from base footings to top of roof space.						
1244900	LPIO-1406	yes									
1247219	LPIO-14154				If we consult the compendium of statistics it is clear that densities within urban areas will/should have good design. Design should include solar panelling, electric vehicle points, insulation from base footings to top of roof space.						
1247220	LPIO-14252				If we consult the compendium of statistics it is clear that densities within urban areas will/should have good design. Design should include solar panelling, electric vehicle points, insulation from base footings to top of roof space.						
1247222	LPIO-14383				If we consult the compendium of statistics it is clear that densities within urban areas will/should have good design. Design should include solar panelling, electric vehicle points, insulation from base footings to top of roof space.						
1247226	LPIO-14471				If we consult the compendium of statistics it is clear that densities within urban areas will/should have good design. Design should include solar panelling, electric vehicle points, insulation from base footings to top of roof space.						
1244905	LPIO-1450	yes									
1247245	LPIO-14561				If we consult the compendium of statistics it is clear that densities within urban areas will/should have good design. Design should include solar panelling, electric vehicle points, insulation from base footings to top of roof space.						
1247829	LPIO-14624				Yes, within what is acceptable in terms of a healthy and pleasant (quiet and private) environment so that maximum use is made of suitable urban land, thus helping to avoid the need for development on Greenfield land.						
1246827	LPIO-14690				If we consult the compendium of statistics it is clear that densities within urban areas will/should have good design. Design should include solar panelling, electric vehicle points, insulation from base footings to top of roof space.						
1239377	LPIO-1471	yes			Without a doubt, regenerated urban ares should have good design, especially weighted in favour of encouraging residents and visitors to actually want to stay and invest in their new neighbourhoods. Design should include solar panelling, electric vehicle points, insulation from base footings to top of roof space and focus on introducing new pockets of green, open space to break up any overbearing aspects of concrete and brick.						
1238043	LPIO-1482	yes									
1247016	LPIO-14875				Housing density should be maximised where appropriate in accordance with good planning practice						
1247018	LPIO-14944				Housing density should be maximised where appropriate in accordance with good planning practice						
1247864	LPIO-15190				Residential Density. Whilst it is possible to increase residential densities, and also achieve good design, the recent Place Alliance/CPRE audit on housing design (January 2020) has found that over 75% of the schemes assessed were of poor or mediocre design quality, where 1 in 5 schemes should have been refused planning permission. The report also concluded that local communities in these areas feel that the developments constitute overdevelopment, and have led to a loss of local character. Any proposals for Noctorum, or the other areas within the settlement hierarchy, need to start with an appraisal of the underlying character, rather than a presumption that higher density housing is the main goal. Housing development at the Noctorum Field (OS140) site is inappropriate due to the designations on the site, and high density proposals for the site would be doubly inappropriate, given the existing local character density of c. 1 dwelling per half an acre.						
1247865	LPIO-15206				Residential Density. Whilst it is possible to increase residential densities, and also achieve good design, the recent Place Alliance/CPRE audit on housing design (January 2020) has found that over 75% of the schemes assessed were of poor or mediocre design quality, where 1 in 5 schemes should have been refused planning permission. The report also concluded that local communities in these areas feel that the developments constitute overdevelopment, and have led to a loss of local character. Any proposals for Noctorum, or the other areas within the settlement hierarchy, need to start with an appraisal of the underlying character, rather than a presumption that higher density housing is the main goal. Housing development at the Noctorum Field (OS140) site is inappropriate due to the designations on the site, and high density proposals for the site would be doubly inappropriate, given the existing local character density of c. 1 dwelling per half an acre.						

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1247866	LPIO-15234			Residential Density. Whilst it is possible to increase residential densities, and also achieve good design, the recent Place Alliance/CPRE audit on housing design (January 2020) has found that over 75% of the schemes assessed were of poor or mediocre design quality, where 1 in 5 schemes should have been refused planning permission. The report also concluded that local communities in these areas feel that the developments constitute overdevelopment, and have led to a loss of local character. Any proposals for Noctorum, or the other areas within the settlement hierarchy, need to start with an appraisal of the underlying character, rather than a presumption that higher density housing is the main goal. Housing development at the Noctorum Field (OS140) site is inappropriate due to the designations on the site, and high density proposals for the site would be doubly inappropriate, given the existing local character density of c. 1 dwelling per half an acre.						
1247867	LPIO-15236			Residential Density. Whilst it is possible to increase residential densities, and also achieve good design, the recent Place Alliance/CPRE audit on housing design (January 2020) has found that over 75% of the schemes assessed were of poor or mediocre design quality, where 1 in 5 schemes should have been refused planning permission. The report also concluded that local communities in these areas feel that the developments constitute overdevelopment, and have led to a loss of local character. Any proposals for Noctorum, or the other areas within the settlement hierarchy, need to start with an appraisal of the underlying character, rather than a presumption that higher density housing it me main goal. Housing development at the Noctorum Field (OS140) site is inappropriate due to the designations on the site, and high density proposals for the site would be doubly inappropriate, given the existing local character density of c. 1 dwelling per half an acre.						
1247868	LPIO-15249			Residential Density. Whilst it is possible to increase residential densities, and also achieve good design, the recent Place Alliance/CPRE audit on housing design (January 2020) has found that over 75% of the schemes assessed were of poor or mediocre design quality, where 1 in 5 schemes should have been refused planning permission. The report also concluded that local communities in these areas feel that the developments constitute overdevelopment, and have led to a loss of local character. Any proposals for Noctorum, or the other areas within the settlement hierarchy, need to start with an appraisal of the underlying character, rather than a presumption that higher density housing is the main goal. Housing development at the Noctorum Field (OS140) site is inappropriate due to the designations on the site, and high density proposals for the site would be doubly inappropriate, given the existing local character density of c. 1 dwelling per half an acre.						
1247873	LPIO-15265			Residential Density. Whilst it is possible to increase residential densities, and also achieve good design, the recent Place Alliance/CPRE audit on housing design (January 2020) has found that over 75% of the schemes assessed were of poor or mediocre design quality, where 1 in 5 schemes should have been refused planning permission. The report also concluded that local communities in these areas feel that the developments constitute overdevelopment, and have led to a loss of local character. Any proposals for Noctorum, or the other areas within the settlement hierarchy, need to start with an appraisal of the underlying character, rather than a presumption that higher density housing is the main goal. Housing development at the Noctorum Field (OS140) site is inappropriate due to the designations on the site, and high density proposals for the site would be doubly inappropriate, given the existing local character density of c. 1 dwelling per half an acre.						
1247869	LPIO-15288			Residential Density. Whilst it is possible to increase residential densities, and also achieve good design, the recent Place Alliance/CPRE audit on housing design (January 2020) has found that over 75% of the schemes assessed were of poor or mediocre design quality, where 1 in 5 schemes should have been refused planning permission. The report also concluded that local communities in these areas feel that the developments constitute overdevelopment, and have led to a loss of local character. Any proposals for Noctorum, or the other areas within the settlement hierarchy, need to start with an appraisal of the underlying character, rather than a presumption that higher density housing it me main goal. Housing development at the Noctorum Field (OS140) site is inappropriate due to the designations on the site, and high density proposals for the site would be doubly inappropriate, given the existing local character density of c. 1 dwelling per half an acre.						
1247246	LPIO-15310			If we consult the compendium of statistics it is clear that densities within urban areas will/should have good design. Design should include solar panelling, electric vehicle points, insulation from base footings to top of roof space.						
1247870	LPIO-15393			Residential Density. Whilst it is possible to increase residential densities, and also achieve good design, the recent Place Alliance/CPRE audit on housing design (January 2020) has found that over 75% of the schemes assessed were of poor or mediocre design quality, where 1 in 5 schemes should have been refused planning permission. The report also concluded that local communities in these areas feel that the developments constitute overdevelopment, and have led to a loss of local character. Any proposals for Noctorum, or the other areas within the settlement hierarchy, need to start with an appraisal of the underlying character, rather than a presumption that higher density housing is the main goal. Housing development at the Noctorum Field (OS140) site is inappropriate due to the designations on the site, and high density proposals for the site would be doubly inappropriate, given the existing local character density of c. 1 dwelling per half an acre.						
1247248	LPIO-15410			If we consult the compendium of statistics it is clear that densities within urban areas will/should have good design. Design should include solar panelling, electric vehicle points, insulation from base footings to top of roof space.						

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1247871	LPIO-15417				Residential Density. Whilst it is possible to increase residential densities, and also achieve good design, the recent Place Alliance/CPRE audit on housing design (January 2020) has found that over 75% of the schemes assessed were of poor or mediocre design quality, where 1 in 5 schemes should have been refused planning permission. The report also concluded that local communities in these areas feel that the developments constitute overdevelopment, and have led to a loss of local character. Any proposals for Noctorum, or the other areas within the settlement hierarchy, need to start with an appraisal of the underfying character, rather than a presumption that higher density housing is the main goal. Housing development at the Noctorum Field (OS140) site is inappropriate due to the designations on the site, and high density proposals for the site would be doubly inappropriate, given the existing local character density of c. 1 dwelling per half an acre.						
1247872	LPIO-15461				Residential Density. Whilst it is possible to increase residential densities, and also achieve good design, the recent Place Alliance/CPRE audit on housing design (January 2020) has found that over 75% of the schemes assessed were of poor or mediocre design quality, where 1 in 5 schemes should have been refused planning permission. The report also concluded that local communities in these areas feel that the developments constitute overdevelopment, and have led to a loss of local character. Any proposals for Noctorum, or the other areas within the settlement hierarchy, need to start with an appraisal of the underlying character, rather than a presumption that higher density housing it main goal. Housing development at the Noctorum Field (OS140) site is inappropriate due to the designations on the site, and high density proposals for the site would be doubly inappropriate, given the existing local character density of c. 1 dwelling per half an acre.						
1247251	LPIO-15527				If we consult the compendium of statistics it is clear that densities within urban areas will/should have good design. Design should include solar panelling, electric vehicle points, insulation from base footings to top of roof space.						
1247252	LPIO-15619				If we consult the compendium of statistics it is clear that densities within urban areas will/should have good design. Design should include solar panelling, electric vehicle points, insulation from base footings to top of roof space.						
1242519	LPIO-1564	yes									
1247274	LPIO-15709				If we consult the compendium of statistics it is clear that densities within urban areas will/should have good design. Design should include solar panelling, electric vehicle points, insulation from base footings to top of roof space.						
1247275	LPIO-15817				If we consult the compendium of statistics it is clear that densities within urban areas will/should have good design. Design should include solar panelling, electric vehicle points, insulation from base footings to top of roof space.						
1247935	LPIO-15918				If we consult the compendium of statistics it is clear that densities within urban areas WILL/SHOULD have good design. Design should include solar panelling, electric vehicle points, insulation from base footings to top of roof space.						
1247936	LPIO-15965				If we consult the compendium of statistics it is clear that densities within urban areas will/should have good design. Design should include solar panelling, electric vehicle points, insulation from base footings to top of roof space.						
1244969	LPIO-1597	yes									
1244898	LPIO-1607	yes			This is not a choice but a necessity, legally and for sustainability. NPPF2019 requires this to be done and evidenced or a Plan will fail and deserve to. Good design is a must and will make implementation more acceptable. Planners will have to take more account of Design and Character in assessing applications. Planning Departments need to have appropriate professional skills not just additional tasks for the same staff. The example given - 'build at height' – is emotively negative. Increased Density can be achieved with and without increased height or 'mass'. For instance, reducing the use of roof trusses in favour of 'traditional' roof construction, allows additional floorspace and/or dwellings (at the outset or later) without any or much increase in height. Additional floors need not mean higher buildings as modern celling heights are 20+% less than in older houses. The form of dwellings can increase Density; more flats (sought after by the younger and downsizing older persons in particular), shared dwellings, terraces, smaller houses, etc., can help. Also, deeper, narrower house plans closer together. And smaller plots, tandem development and so on. This said, regard for character of individual settings and locations is vital for public acceptance. Gradual change is more acceptable. But, dramatic intervention has a place, too, where 'landmark' development at much higher developments, especially where increased Density is present, need the appropriate siting of expanded services – infrastructure, schools, GP surgeries, hospital appointments, etc. The Council must not just assume others will deliver on these. Proposals must be wholesale. This should operate in all urban areas but most particularly in the Regeneration of the north and east of Wirral, including 'Wirral Waters'.						
1247287	LPIO-16185				If we consult the compendium of statistics it is clear that densities within urban areas will/should have good design. Design should include solar panelling, electric vehicle points, insulation from base footings to top of roof space.						
1247344	LPIO-16272				If we consult the compendium of statistics it is clear that densities within urban areas will/should have good design. Design should include solar panelling, electric vehicle points, insulation from base footings to top of roof space.						

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1247349	LPIO-16360				If we consult the compendium of statistics it is clear that densities within urban areas will/should have good design. Design should include solar panelling, electric vehicle points, insulation from base footings to top of roof space.						
1247353	LPIO-16447				If we consult the compendium of statistics it is clear that densities within urban areas will/should have good design. Design should include solar panelling, electric vehicle points, insulation from base footings to top of roof space.						
1247354	LPIO-16536				If we consult the compendium of statistics it is clear that densities within urban areas will/should have good design. Design should include solar panelling, electric vehicle points, insulation from base footings to top of roof space.						
1247434	LPIO-16632				If we consult the compendium of statistics it is clear that densities within urban areas will/should have good design. Design should include solar panelling, electric vehicle points, insulation from base footings to top of roof space.						
1247436	LPIO-16745				If we consult the compendium of statistics it is clear that densities within urban areas will/should have good design. Design should include solar panelling, electric vehicle points, insulation from base footings to top of roof space.						
247437	LPIO-16850				If we consult the compendium of statistics it is clear that densities within urban areas will/should have good design. Design should include solar panelling, electric vehicle points, insulation from base footings to top of roof space.						
247439	LPIO-16852				If we consult the compendium of statistics it is clear that densities within urban areas will/should have good design. Design should include solar panelling, electric vehicle points, insulation from base footings to top of roof space.						
1244782	LPIO-1687	yes									
1247441	LPIO-17047				If we consult the compendium of statistics it is clear that densities within urban areas will/should have good design. Design should include solar panelling, electric vehicle points, insulation from base footings to top of roof space.						
1247960	LPIO-17168				If we consult the compendium of statistics it is clear that densities within urban areas will/should have good design. Design should include solar panelling, electric vehicle points, insulation from base footings to top of roof space.						
1247962	LPIO-17255				If we consult the compendium of statistics it is clear that densities within urban areas will/should have good design. Design should include solar panelling, electric vehicle points, insulation from base footings to top of roof space.						
1247965	LPIO-17332				Residential Density. Whilst it is possible to increase residential densities, and also achieve good design, the recent Place Alliance/CPRE audit on housing design (January 2020) has found that over 75% of the schemes assessed were of poor or mediocre design quality, where 1 in 5 schemes should have been refused planning permission. The report also concluded that local communities in these areas feel that the developments constitute overdevelopment, and have led to a loss of local character. Any proposals for Noctorum, or the other areas within the settlement hierarchy, need to start with an appraisal of the underlying character, rather than a presumption that higher density housing is the main goal. Housing development at the NF site is inappropriate due to the designations on the site, and high-density proposals for the site would be doubly inappropriate, given the existing local character density of c. 1 dwelling per half an acre.						
1247966	LPIO-17360				If we consult the compendium of statistics it is clear that densities within urban areas will/should have good design. Design should include solar panelling, electric vehicle points, insulation from base footings to top of roof space.						
1247967	LPIO-17414				Residential Density. Whilst it is possible to increase residential densities, and also achieve good design, the recent Place Alliance/CPRE audit on housing design (January 2020) has found that over 75% of the schemes assessed were of poor or mediocre design quality, where 1 in 5 schemes should have been refused planning permission. The report also concluded that local communities in these areas feel that the developments constitute over development, and have led to a loss of local character. Any proposals for Noctorum, or the other areas within the settlement hierarchy, need to start with an appraisal of the underlying character, rather than a presumption that higher density housing is the main goal. Housing development at the NF site is inappropriate due to the designations on the site, and high density proposals for the site would be doubly inappropriate, given the existing local character density of c. 1 dwelling per half an acre.						
1247971	LPIO-17462				If we consult the compendium of statistics it is clear that densities within urban areas will/should have good design. Design should include solar panelling, electric vehicle points, insulation from base footings to top of roof space.						
1241726	LPIO-17555				If we consult the compendium of statistics it is clear that densities within urban areas will/should have good design. Design should include solar panelling, electric vehicle points, insulation from base footings to top of roof space.						
1247979	LPIO-17658				If we consult the compendium of statistics it is clear that densities within urban areas will/should have good design. Design should include solar panelling, electric vehicle points, insulation from base footings to top of roof space.						
247980	LPIO-17659				If we consult the compendium of statistics it is clear that densities within urban areas will/should have good design. Design should include solar panelling, electric vehicle points, insulation from base footings to top of roof space.						

Person ID	a s ID t c c		Question 2.8a - If No, please explain why you don't agree	Question 2.8b - If you answered Other, give brief details here:	Question 2.8c - If No, please explain why (if you agree you can comment here):	Attachment 1	Attachment 2	Attachment 3	Attachment 4	Attachment 5	Attachment 6
1245069	LPIO-1783 r	no	higher densities would impact on the character of existing areas; higher densities could mean taller buildings which may not be in keeping with the character of existing areas; Other (please state);		As stated previously, Wirral is already quite heavily populated and further development will significantly affect the environment resulting in the area being less attractive and therefore not encouraging people to relocate here. Also this would lead to a reduction in tourism which will affect local businesses.						
1245502	LPIO-17847				If we consult the compendium of statistics it is clear that densities within urban areas will/should have good design. Design should include solar panelling, electric vehicle points, insulation from base footings to top of roof space.						
1247541	LPIO-17949				If we consult the compendium of statistics it is clear that densities within urban areas will/should have good design. Design should include solar panelling, electric vehicle points, insulation from base footings to top of roof space.						
1245060	LPIO-1798)	yes			If we consult the compendium of statistics it is clear that densities within urban areas WILL/SHOULD have good design. Design should include solar panelling, electric vehicle points, insulation from base footings to top of roof space.						
1247539	LPIO-18051				If we consult the compendium of statistics it is clear that densities within urban areas will/should have good design. Design should include solar panelling, electric vehicle points, insulation from base footings to top of roof space.						
1237857	LPIO-18135				If we consult the compendium of statistics it is clear that densities within urban areas WILL/SHOULD have good design. Design should include solar panelling, electric vehicle points, insulation from base footings to top of roof space.						
1247996	LPIO-18208				If we consult the compendium of statistics it is clear that densities within urban areas will/should have good design. Design should include solar panelling, electric vehicle points, insulation from base footings to top of roof space.						
1247021	LPIO-18425				Housing density should be maximised where appropriate in accordance with good planning practice						
1247022	LPIO-18479				Housing density should be maximised where appropriate in accordance with good planning practice						
1241669	LPIO-185	yes									
1247023	LPIO-18542				Housing density should be maximised where appropriate in accordance with good planning practice						
1247024	LPIO-18589				Housing density should be maximised where appropriate in accordance with good planning practice						
1247025	LPIO-18701				Housing density should be maximised where appropriate in accordance with good planning practice						
1247038	LPIO-18702				Housing density should be maximised where appropriate in accordance with good planning practice						
1247039	LPIO-18815				Housing density should be maximised where appropriate in accordance with good planning practice						
1247040	LPIO-18816				Housing density should be maximised where appropriate in accordance with good planning practice						
1247041	LPIO-18880				Housing density should be maximised where appropriate in accordance with good planning practice						
1247042	LPIO-18947				Housing density should be maximised where appropriate in accordance with good planning practice						
1247060	LPIO-19058				Housing density should be maximised where appropriate in accordance with good planning practice						ļ
1247061	LPIO-19059				Housing density should be maximised where appropriate in accordance with good planning practice						ļ
1247063	LPIO-19120				Housing density should be maximised where appropriate in accordance with good planning practice						ļ
1247064	LPIO-19174				Housing density should be maximised where appropriate in accordance with good planning practice						ļ
1247068	LPIO-19228				Housing density should be maximised where appropriate in accordance with good planning practice						ļ
1247072	LPIO-19343				Housing density should be maximised where appropriate in accordance with good planning practice						<u> </u>
1247078	LPIO-19398				Housing density should be maximised where appropriate in accordance with good planning practice						
1247080	LPIO-19516				Housing density should be maximised where appropriate in accordance with good planning practice						<u> </u>
1247081	LPIO-19517				Housing density should be maximised where appropriate in accordance with good planning practice						<u> </u>
1247082	LPIO-19666				Housing density should be maximised where appropriate in accordance with good planning practice						

Person ID	ID	Question 2.8 - Do you agree that densities should be increased whilst maintaining good design to ensure the maximum use of uitable urban land (making most use of urban already developed land - e.g. build at height etc)?	Question 2.8b - If you answered Other, give brief details here:	Question 2.8c - If No, please explain why (if you agree you can comment here):	Attachment 1	Attachment 2	Attachment 3	Attachment 4	Attachment 5	Attachment 6
1247083	LPIO-19720			Housing density should be maximised where appropriate in accordance with good planning practice						
1237833	LPIO-19751			The HBF consider that appropriate densities should be supported to maintain good design, support sustainable development and enhance local character. It may not always be the case that higher densities are most appropriate. The Council will also have to give consideration to the impact of national and local policy requirements on the potential density of development such as Sustainable Drainage Systems (SuDS), and potentially including future requirements such as Biodiversity Net Gain.						
1247084	LPIO-19784			Housing density should be maximised where appropriate in accordance with good planning practice						
1247085	LPIO-19841			Housing density should be maximised where appropriate in accordance with good planning practice						
1247088	LPIO-19905			Housing density should be maximised where appropriate in accordance with good planning practice						
1247089	LPIO-19966			Housing density should be maximised where appropriate in accordance with good planning practice						
1242541	LPIO-1999	yes		I support increasing residential density, subject to being appropriate in character terms, meeting neighbourhood design and build quality, net-zero carbon and green infrastructure standards and policies which recognises our coastal and cultural heritage Increasing densities of development must allow for green infrastructure and green spaces, room for soft landscaping, sustainable urban drainage and essential features such as cycleways. Ensure provision of play areas for younger children and field type spaces for football etc for older children. Meet or exceed the Accessible Natural Greenspace Standard (ANGSt) There should be clear parking standards that minimise space reserved for vehicles and deter car ownership/dependency. Public transport infrastructure must be built in to maximise the potential offered by high-density, low car ownership developments.Development must be of appropriate height – i.e., not large scale, high-rise Design should include solar panelling, electric vehicle points, insulation from base footings to top of roof space. These should be taken into account in your density study.						
1247090	LPIO-20021			Housing density should be maximised where appropriate in accordance with good planning practice						
1247091	LPIO-20076			Housing density should be maximised where appropriate in accordance with good planning practice						
1245083	LPIO-2013	yes								
1247092	LPIO-20136			Housing density should be maximised where appropriate in accordance with good planning practice						
1247093	LPIO-20199			Housing density should be maximised where appropriate in accordance with good planning practice						
1247094	LPIO-20255			Housing density should be maximised where appropriate in accordance with good planning practice						
1247095	LPIO-20309			Housing density should be maximised where appropriate in accordance with good planning practice						
1247096	LPIO-20365			Housing density should be maximised where appropriate in accordance with good planning practice						
1241016	LPIO-204	yes		Assuming good design can be maintained, increasing density of building in brownfield and urban areas will reduce the risk that greenfield land will need to be release for development.						
1247099	LPIO-20421			Housing density should be maximised where appropriate in accordance with good planning practice						
1247101	LPIO-20475			Housing density should be maximised where appropriate in accordance with good planning practice						
1247108	LPIO-20495			Housing density should be maximised where appropriate in accordance with good planning practice						
1247102	LPIO-20496			Housing density should be maximised where appropriate in accordance with good planning practice						
1237870	LPIO-2056	yes								

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1245100	LPIO-2061	yes			I support increased residential diversity SUBJECT TO it meeting neighbourhood design and build quality, net zero carbon and green infrastructure standards and policies which recognise our coastal and cultural heritage. Increasing development must allow for green spaces, (separately for play, recreation and for natural habitats), room for soft landscaping, sustainable urban drainage as well as allowing for safe walking and features such as cycle ways. Crossings on side streets would promote safe walking. The design of cycle ways must take into account the needs of those with a range of disabilities especially those with sight impairment. Safe walking routes within neighbourhoods should be designed so that residents default to walking rather than taking the car for short journeys. "Mini Holland" type developments will enable residents to reach their own homes by car but also allow children to play out in the streets around their homes. Public transport infra structure must be built in to maximise the potential offered by high density low car ownership and dependency. Developments must be of an appropriate height and not large scale or high rise. walking and cycling must be prioritised over cars. Buildings should face south to facilitate solar panelling						
1247106	LPIO-20683				Housing density should be maximised where appropriate in accordance with good planning practice						
1247105	LPIO-20684				Housing density should be maximised where appropriate in accordance with good planning practice						
1247109	LPIO-20745				Housing density should be maximised where appropriate in accordance with good planning practice						
1238835	LPIO-2078	yes			The Compendium of statistics clearly states that densities within urban areas should have a good design. Such designs should be environmentally focused to include solar panelling, electric vehicle charging points and comprehensive insulation throughout ie from top to bottom.						
1247110	LPIO-20845				Housing density should be maximised where appropriate in accordance with good planning practice						
1247111	LPIO-20846				Housing density should be maximised where appropriate in accordance with good planning practice						
1247112	LPIO-20965				Housing density should be maximised where appropriate in accordance with good planning practice						
1238036	LPIO-2100	yes									
1247113	LPIO-21019				Housing density should be maximised where appropriate in accordance with good planning practice						
1247115	LPIO-21075				Housing density should be maximised where appropriate in accordance with good planning practice						
1247116	LPIO-21129				Housing density should be maximised where appropriate in accordance with good planning practice						
1246851	LPIO-21142				If we consult the compendium of statistics it is clear that densities within urban areas will/should have good design. Design should include solar panelling, electric vehicle points, insulation from base footings to top of roof space.						
1246918	LPIO-21236				If we consult the compendium of statistics it is clear that densities within urban areas will/should have good design. Design should include solar panelling, electric vehicle points, insulation from base footings to top of roof space.						
1246924	LPIO-21237				If we consult the compendium of statistics it is clear that densities within urban areas will/should have good design. Design should include solar panelling, electric vehicle points, insulation from base footings to top of roof space.						
1246928	LPIO-21238				If we consult the compendium of statistics it is clear that densities within urban areas will/should have good design. Design should include solar panelling, electric vehicle points, insulation from base footings to top of roof space.						
1245112	LPIO-2129	yes									ļ
1246920	LPIO-21497				If we consult the compendium of statistics it is clear that densities within urban areas will/should have good design. Design should include solar panelling, electric vehicle points, insulation from base footings to top of roof space.						
1246926	LPIO-21498				If we consult the compendium of statistics it is clear that densities within urban areas will/should have good design. Design should include solar panelling, electric vehicle points, insulation from base footings to top of roof space.						
1247117	LPIO-21755				Housing density should be maximised where appropriate in accordance with good planning practice						
1247118	LPIO-21756				Housing density should be maximised where appropriate in accordance with good planning practice						
1247145	LPIO-21863				Housing density should be maximised where appropriate in accordance with good planning practice						
1247147	LPIO-21864				Housing density should be maximised where appropriate in accordance with good planning practice						
1247148	LPIO-21973				Housing density should be maximised where appropriate in accordance with good planning practice						
1247150	LPIO-21974				Housing density should be maximised where appropriate in accordance with good planning practice						
1244329	LPIO-22043				Housing density should be maximised where appropriate in accordance with good planning practice						

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Person ID		agree that densities should be increased whilst maintaining good design to ensure the maximum use of suitable urban land (making most use of urban already developed land - e.g. build at height etc)?	Question 2.8b - If you answered Other, give brief details here:	Question 2.8c - If No, please explain why (if you agree you can comment here):	Attachment 1	Attachment 2	Attachment 3	Attachment 4	Attachment 5	Attachment 6
1247119	LPIO-22144			Housing density should be maximised where appropriate in accordance with good planning practice						
1246678	LPIO-22145			Housing density should be maximised where appropriate in accordance with good planning practice						
1247151	LPIO-22252			Housing density should be maximised where appropriate in accordance with good planning practice						
1247152	LPIO-22253			Housing density should be maximised where appropriate in accordance with good planning practice						
1247153	LPIO-22366			Housing density should be maximised where appropriate in accordance with good planning practice						
1247155	LPIO-22367			Housing density should be maximised where appropriate in accordance with good planning practice						
1247156	LPIO-22481			Housing density should be maximised where appropriate in accordance with good planning practice						
1247158	LPIO-22482			Housing density should be maximised where appropriate in accordance with good planning practice						
1247159	LPIO-22512			Housing density should be maximised where appropriate in accordance with good planning practice						
1247160	LPIO-22513			Housing density should be maximised where appropriate in accordance with good planning practice						
1247161	LPIO-22726			Housing density should be maximised where appropriate in accordance with good planning practice						
1247164	LPIO-22727			Housing density should be maximised where appropriate in accordance with good planning practice						
1247167	LPIO-22854			Housing density should be maximised where appropriate in accordance with good planning practice						
1247168	LPIO-22855			Housing density should be maximised where appropriate in accordance with good planning practice						
1247169	LPIO-22882			Housing density should be maximised where appropriate in accordance with good planning practice						
1247170	LPIO-22883			Housing density should be maximised where appropriate in accordance with good planning practice						
1238156	LPIO-23	no Other (please state);	Problems with car parking that does not reflect reality often result from higher density housing schemes.	In my experience, higher density housing looks great when planned, but soon falls foul when people try to find car parking spaces. This can be a major source of tension between neighbours: best avoided.						
1247173	LPIO-23119			Housing density should be maximised where appropriate in accordance with good planning practice						
1247174	LPIO-23120			Housing density should be maximised where appropriate in accordance with good planning practice						
1247175	LPIO-23236			Housing density should be maximised where appropriate in accordance with good planning practice						
1247176	LPIO-23237			Housing density should be maximised where appropriate in accordance with good planning practice						
1247177	LPIO-23397			Housing density should be maximised where appropriate in accordance with good planning practice						
1247178	LPIO-23398			Housing density should be maximised where appropriate in accordance with good planning practice						
1247179	LPIO-23399			Housing density should be maximised where appropriate in accordance with good planning practice						
1248389 Highways England	LPIO-23750			Highways England note that WMBC have commissioned a new study of development density, to ensure that the most sustainable patterns of development are achieved. The Wirral Housing Density Study will identify the most appropriate broad locations for increasing density, by focusing higher density development around locations where sustainable travel, such as walking, cycling and public transport can be most easily supported. It would be beneficial if Highways England have sight of where higher urban density developments are proposed as these emerge. In particular, connectivity and proximity to the MS3 will need to be a key consideration and should be a part of the related policy as it develops. It is acknowledged that having the robust evidence base behind the development of the Wirral Local Plan and associated policy will assist the process of future sites coming forward through the planning application process.						
1248438	LPIO-23757			It is essential that the Council applies a realistic approach to its density assumptions. Failing to do so will result in a Local Plan heavily reliant on the delivery of high-density schemes in East Wirral, for which to date there is no track record/evidence of delivery of the scale which is now proposed (and which the Council will be significantly reliant upon) over the next 15 years. Whilst our Client does not object to higher density development is on brownfield sites, which would be consistent with national planning policy, there is a need to strike a balance across the Borough. High-density development is not considered to be the solution to meeting all of the different housing needs across Wirral; the Council's preferred approach does not offer sufficient flexibility to deliver a variety and choice of new homes. The Council should provide for the efficient use of land and buildings in the Wirral and apply appropriate densities accordingly based on site specifics.	<u>https://wirral-</u> consult.objective .co.uk/file/56848 50	https://wirral- consult.objective co.uk/file/56578 90				

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1244826	LPIO-2379	no	Other (please state);	Focus on environmental issues and stopping the climate change	If we consult the compendium of statistics it is clear that densities within urban areas should have good design. The good design should include a minimum of solar panelling, electric vehicle points, insulation from base footings to top of roof space, thus ensure we follow best practices for saving the environment.						
1248794	LPIO-23836	5			We agree that densities should be increased to ensure the maximum use of suitable urban land in locations where good design and amenity can be maintained, 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. This is consistent with paragraphs 122 and 123 of the NPPF. Through the Council's parallel Call for Sites exercise we have identified land where such an approach is considered to be appropriate. This is part of a wider vision for the whole of the Hind Street strategic mixed use site that is being proposed through a separately submitted vision document (attached).	https://wirral- consult.objective .co.uk/file/56849 <u>86</u>					
1242185	LPIO-23882	2 yes			Yes, densities should be increased whilst maintaining good design to maximise the contribution of sites to housing delivery. Higher density development guards against greenfield release for development by removing exceptional circumstance for Green Belt release. We think the Council should have an accurate and up to date record of suitable brownfield sites to make the best use of land. Previously, we identified a further 59.16 hectares of brownfield land on 6 sites that had not been included as 'suitable' sites on the Council's Brownfield Register. We understand Council resources are under pressure and would help by trying to locate additional suitable sites for inclusion on the Brownfield Register to reduce further the justification for releasing Green Belt land. Based on our rudimentary search we believe there will be other sites that are overlooked.	https://wirral- consult.objective .co.uk/file/56591 21	https://wirral- consult.objective .co.uk/file/56842 63	https://wirral- consult.objective co.uk/file/56570 06			
1248487	LPIO-24066 1 of 2	5			Strongly support the requirement to increase the density of sites which are sustainably located, and suitable of accommodating a higher quantum of development. The Framework is clear that "Plans should contain policies to optimise the use of land in their area and meet as much of the identified need for housing as possible." The requirement to deliver new developments at a higher density is reflected in the Density and Design Study (December 2019). It states that a step change is required to achieve the delivery of higher density is reflected in the Density and Design Study (December 2019). It states that a step change is required to achieve the delivery of higher density and any greenfield land that comes forward, is both necessary and desirable, as opposed to a traditional model of replicating existing densities. Notwithstanding, it is of equal importance that the design of development, and the character and setting of an area is not compromised as a result of seeking to achieve a maximum density. The Framework is clear that planning policies should support development that makes efficient use of land, taking into account. The desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and, the importance of securing well-designed, attractive and healthy places. In this regard, the density of development needs to be balanced against the character, setting and massing of the surrounding built environment. This theme is also picked up on in the Density and Design Study (December 2019) which sets out that a positive approach would be to demonstrate how suburban densification may be delivered to a high standard whilst still providing a strong design emphasis.	https://wirral- consult.objective .co.uk/file/56563 30	https://wirral- consult.objective .co.uk/file/5656: 29				
1248487	LPIO-24066 2 of 2	5			This is particularly pertinent in the context of a site which is located within Zone 1 of the Noctorum Ridge residential area. Adopted Policy seeks to restrict new development to a maximum density of 10 dwellings per hectare. Whilst we do not support the identification of 10dph as a maximum density for all new developments within this area, it recognises that in the context of the surrounding residential development that a lower density is appropriate. However, in accordance with national policy, policies should seek to optimise the use of land as much as possible so as to meet the identified need whilst delivering on the sustainable development principles. In this regard, we would support a policy which seeks provision for a moderately higher density of development within this area. This is on the premise that: It is a sustainable location for growth, both in terms of its proximity to services, social infrastructure and facilities, together with its accessibility by means of public transport, and, A moderately higher density of development could be pursued in this area without compromising the character and setting of the surrounding residential development. Given that no alternative density is proposed in the Study, we recommend that a density of a maximum of 15dph is pursued in this area, and that the requirement for all new developments to achieve a maximum density of 10 dph is removed. It is considered that the current provision for all new residential developments to achieve to a maximum of 10dph is too restrictive and does not accord with national policy which seeks to optimise the use of land for meeting the identified need. Furthermore, the provision of 15dph in all new developments in Zone I would not compromise the character of the surrounding residential. Indeed, the delivery of 15dph supports the Council's objective to intensify development within the Urban Conurbation as a means of meeting the identified need.						

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1247798	LPIO-24229)			It is essential that the Council applies a realistic approach to its density assumptions. Failing to do so will result in a Local Plan heavily reliant on the delivery of high-density schemes in East Wirral, for which to date there is no track record/evidence of delivery of the scale which is now proposed (and which the Council will be significantly reliant upon) over the next 15 years. Whilst we do not object to higher density development on brownfield sites, which would be consistent with national planning policy, there is a need to strike a balance across the Borough. High-density development is not considered to be the solution to meeting all of the different housing needs across Wirral; the Council's preferred approach does not offer sufficient flexibility to deliver a variety and choice of new homes. The Council should provide for the efficient use of land and buildings in the Wirral and apply appropriate densities accordingly based on site specifics.	<u>https://wirral-</u> consult.objective .co.uk/file/56848 46					
1248520	LPIO-24309				We agree that densities should be increased to ensure the maximum use of suitable urban land in locations where good design and amenity can be maintained, 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. This is consistent with paragraphs 122 and 123 of the NPPF. Through the Council's parallel Call for Sites exercise, we have identified land where such an approach is appropriate. As previously identified, this is part of a wider vision for the whole of the Hind Street strategic mixed site that is being proposed through a Vision document (attached).	https://wirral- consult.objective .co.uk/file/56842 65	2				
1248542	LPIO-24349				The independent study by Urban Imprint has not provided a significant amount of clarity on the position to be taken within the Local Plan and this lack of clarity over the approach to be taken is not helpful. Welcome the conclusion that "higher densities can and should be delivered in Wirral" (paragraph 10.1 of the independent study) and the imposition of minimum densities, as is taking account of individual site circumstances such as public transport connections and proximity to community facilities. However, careful consideration of how this will work in principle is needed. The Croydon example is held up as being an example of best practice, however, Wirral is not Greater London. Whilst Wirral benefits from good public transport links they are not exceptional at present and before total agreement on the approach is given it needs to be explored which areas would be categorised as being appropriate for higher density development (including – but not limited to wider technical considerations such as protection of heritage assets). Residential density should be dictated on individual site circumstances and viability as well as proximity to services should be a factor. Maintaining good design is imperative. However, of significant concern for the delivery of sites is the viability challenges faced such as, low values set against high site preparation required that effects their viability. The balance of number of homes and amounts of floorspace that can be provided on sites is one which requires careful consideration and fine tuning. If a zonal policy approach to density is to be progressed, then a viability clause should be included within the appropriate policy when drafted, to ensure site specific factors can be accounted for during the decision making process and weighed appropriately in the planning balance.	https://wirral- consult.objective co.uk/file/56848 94					
1248557 Environment Agency	LPIO-24425	5			We suggest higher density development is completely avoided where environmental constraints or sensitivities exist (e.g. flood risk, bathing waters, sensitive habitats, protected sites, poor infrastructure capacity etc.) If this is not possible suitable high quality mitigation must be provided where necessary. It is important to consider all constraints and sensitivities when deciding upon development densities for urban land because to achieve a truly sustainable development decigns will need to consider drainage solutions, buffer strips along watercourses, flood risk mitigation and protection and/or establishment of ecological enhancement, all which may take up a significant area of an allocated plot. We do note this is mentioned in other areas of the Issues and Options report.						
1248626	LPIO-24628	3			We agree that densities should be increased to ensure the maximum use of suitable urban land in locations where good design and amenity can be maintained. This is consistent with paragraphs 122 and 123 of the NPPF.						
1242697	LPIO-24646	5			One requirement in the NPPF (paras 123 & 137) before considering Green Belt boundaries is to promote significant increases in minimum density standards. The main thrust of the recent household projections towards households with one/two adults offers the opportunity to comply with this requirement, subject to ensuring development is in keeping with the area's character (NPPF para 122 d)).	https://wirral- consult.objective .co.uk/file/56591 18	https://wirral- consult.objective .co.uk/file/56591 19	https://wirral- consult.objective .co.uk/file/56591 20	https://wirral- consult.objective .co.uk/file/56591 21		
1237647	LPIO-247	yes			Increased density in urban settlement regions 1-4 makes perfect sense. Care must be taken in settlement regions 5-8, since the character of many of the towns and villages could easily be spoilt by an increased density of buildings.						

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1248749	LPIO-24811			Support Increasing densities as this will improve viability on sites located within viability Zones 1 and 2. However, high density developments also need to be considered against the overriding development needs of the Borough. The SHMA outlines only a low requirement for flats and apartments (21%) and a significant requirement for larger family housing (60%), which would make an important contribution not just to Wirral but the Liverpool City Region (LCR) as a whole. Wirral acts as a commuter destination for thousands of people who work in and commute Liverpool City Centre. Within Liverpool's Local Plan it has been highlighted that Liverpool does not have sufficient land to be able to accommodate larger family homes to help provide the needs of the City/ LCR and to encourage an aspirational workforce. Given the proximity to Liverpool, the provision of larger family housing in Wirral will lead to significant economic benefits through attracting a more aspirational and higher paid workforce, which will not be able to be accommodated in the urban conurbation alone.	https://wirral_ consult objective .co.uk/file/56848 47	https://wirral- consult.objective .co.uk/file/56848 48				
1248769	LPIO-24933			Support Increasing densities as this will improve viability on sites located within viability Zones 1 and 2. However, high density developments also need to be considered against the overriding development needs of the Borough. The SHMA outlines only a low requirement for flats and apartments (21%) and a significant requirement for larger family housing (60%), which would make an important contribution not just to Wirral but the Liverpool City Region (LCR) as a whole. Wirral acts as a commuter destination for thousands of people who work in and commute Liverpool City Centre. Within Liverpool's Local Plan it has been highlighted that Liverpool does not have sufficient land to be able to accommodate larger family homes to help provide the needs of the City/ LCR and to encourage an aspirational workforce. Given the proximity to Liverpool, the provision of larger family housing in Wirral will lead to significant economic benefits through attracting a more aspirational and higher paid workforce, which will not be able to be accommodated in the urban conurbation alone.	https://wirral- consult.objective .co.uk/file/56590 45	https://wirral- consult.objective .co.uk/file/56849 57	https://wirral- consult.objective .co.uk/file/56590 39	https://wirral- consult.objective .co.uk/file/56590 38	https://wirral- consult.objective .co.uk/file/56849 56	
1248823	LPIO-25036			Support Increasing densities as this will improve viability on sites located within viability Zones 1 and 2. However, high density developments also need to be considered against the overriding development needs of the Borough. The SHMA outlines only a low requirement for flats and apartments (21%) and a significant requirement for larger family housing (60%), which would make an important contribution not just to Wirral but the Liverpool City Region (LCR) as a whole. Wirral acts as a commuter destination for thousands of people who work in and commute Liverpool City Centre. Within Liverpool's Local Plan it has been highlighted that Liverpool does not have sufficient land to be able to accommodate larger family homes to help provide the needs of the City/ LCR and to encourage an aspirational workforce. Given the proximity to Liverpool, the provision of larger family housing in Wirral will lead to significant economic benefits through attracting a more aspirational and higher paid workforce, which will not be able to be accommodated in the urban conurbation alone.	https://wirral- consult.objective .co.uk/file/56743 17	https://wirral_ consult.objective .co.uk/file/56848 65	https://wirral- consult.objective .co.uk/file/56848 49			
1248832	LPIO-25140			Support Increasing densities as this will improve viability on sites located within viability Zones 1 and 2. However, high density developments also need to be considered against the overriding development needs of the Borough. The SHMA outlines only a low requirement for flats and apartments (21%) and a significant requirement for larger family housing (60%), which would make an important contribution not just to Wirral but the Liverpool City Region (LCR) as a whole. Wirral acts as a commuter destination for thousands of people who work in and commute Liverpool City Centre. Within Liverpool's Local Plan it has been highlighted that Liverpool does not have sufficient land to be able to accommodate larger family homes to help provide the needs of the City/ LCR and to encourage an aspirational workforce. Given the proximity to Liverpool, the provision of larger family housing in Wirral will lead to significant economic benefits through attracting a more aspirational and higher paid workforce, which will not be able to be accommodated in the urban conurbation alone.	https://wirral_ consult.objective .co.uk/file/56848 57	https://wirral- consult.objective . co.uk/file/56595 62				
1248833	LPIO-25250			Support Increasing densities as this will improve viability on sites located within viability Zones 1 and 2. However, high density developments also need to be considered against the overriding development needs of the Borough. The SHMA outlines only a low requirement for flats and apartments (21%) and a significant requirement for larger family housing (60%), which would make an important contribution not just to Wirral but the Liverpool City Region (LCR) as a whole. Wirral acts as a commuter destination for thousands of people who work in and commute Liverpool City Centre. Within Liverpool's Local Plan it has been highlighted that Liverpool does not have sufficient land to be able to accommodate larger family homes to help provide the needs of the City/ LCR and to encourage an aspirational workforce. Given the proximity to Liverpool, the provision of larger family housing in Wirral will lead to significant economic benefits through attracting a more aspirational and higher paid workforce, which will not be able to be accommodated in the urban conurbation alone.	https://wirral- consult.objective .co.uk/file/56611 25	https://wirral- consult.objective .co.uk/file/56611 00	https://wirral- consult.objective .co.uk/file/56611 24	https://wirral- consult.objective .co.uk/file/56611 29		
1248956	LPIO-25352			Support higher densities if they are capable of delivering the types of housing required and are not entirely alien to the surrounding area. 30 dwellings per hectare would be suitable in most edge of settlement locations. To assume higher densities would not be in keeping with the character of these locations. Applying standard densities to gross site areas needs to be applied with reasoned caution and informed assumptions and should take account of any green infrastructure to be provided.	https://wirral- consult.objective .co.uk/file/56848 59	https://wirral- consult.objective co.uk/file/56774				

Person ID		Question 2.8b - If you answered Other, give brief details here:	Question 2.8c - If No, please explain why (if you agree you can comment here):	Attachment 1	Attachment 2	Attachment 3	Attachment 4	Attachment 5	Attachment 6
1248546 Wirral Wildlife	LPIO-2536 yes		Land is a scarce resource, especially in Wirral where we are constrained by being a peninsula. Land once built on cannot easily be returned to green uses. To tackle climate change (ref. Climate Change Committee 2019; Net Zero: the UK's contribution to stopping global warming) we need space to plant trees, absorb carbon dioxide into grasslands and marshes, support wildlife including pollinators, make space to store floodwater, and for other ecosystem services. All new development should therefore be built to a minimum density using NPPF 137 provision. This will also help the affordability of housing by avoiding wastage of land for expensive large houses at low density. Wirral Wildlife consider that: - Minimum densities must be set at a high level. Low densities must not be permitted. There must be a very high percentage of affordable homes, to make up the shortfall in such homes. Affordable homes should remain affordable for the lifetime of the development. Land must be set axis for ecosystem services such as SuDS, green corridors, cycleways and footpaths, air quality improvement, enhancing local wildlife, access for people to green areas for physical and mental health. All these should be set out in the Green Infrastructure report when completed, and no decisions on land use should be taken until this report can be fully taken into account.						
1246763	LPIO-25408		Policies to maximise the use of brownfield land and build at higher densities in the most accessible locations, such as Bromborough, will help reduce the total amount of land required for new development, and would assist with the regeneration of urban areas, particularly as locations for new housing. Conjunctively, this would result in less usage of the Green Belt surrounding the Wirral. Local Authorities are required to be able to provide a 5-year supply of housing sites which are available and deliverable. If the Wirral cannot demonstrate that its brownfield land is available and deliverable, then they are required to identify other land which is – this may be Protected Open Land or Green Belt. Strongly support the efficient use land within urban areas through maximising densities whilst ensuring good design through adhering to recognised design codes and standards such as Building for Life 12 and Manual for Streets. The illustrative masterplan provided infrastructure and open space whilst addressing the identified technical and environmental constraints. A best practice approach to design has been adopted that looks to deliver a high-quality scheme at densities that maximise the efficient use of the site and the contribution to Wirral's housing numbers.						
1242950	LPIO-2542 yes		The NPPF requires the effective and efficient use of land within urban areas. However, increasing densities must also be accompanied with good design and standard of development.						
1248986	LPIO-25446		Support Increasing densities as this will improve viability on sites located within viability Zones 1 and 2. However, high density developments also need to be considered against the overriding development needs of the Borough. The SHMA outlines only a low requirement for flats and apartments (21%) and a significant requirement for larger family housing (60%), which would make an important contribution not just to Wirral but the Liverpool City Region (LCR) as a whole. Wirral acts as a commuter destination for thousands of people who work in and commute Liverpool City Centre. Within Liverpool's Local Plan it has been highlighted that Liverpool does not have sufficient land to be able to accommodate larger family homes to help provide the needs of the City/ LCR and to encourage an aspirational workforce. Given the proximity to Liverpool, the provision of larger family housing in Wirral will lead to significant economic benefits through attracting a more aspirational and higher paid workforce, which will not be able to be accommodated in the urban conurbation alone.	https://wirral_ consult.objective .co.uk/file/56627 23			2		
1243721	LPIO-2551 yes								
1249002	LPIO-25516		With regard to the Housing Density Study proposed within the document, Merseytravel would wish to work with Wirral Council to ensure that all residential development takes place at locations, and at levels of density, that would optimise the potential for public transport use, and active travel modes.						

Person ID	ID 1		Question 2.8a - If No, please explain why you don't agree	Question 2.8b - If you answered Other, give brief details here:	Question 2.8c - If No, please explain why (if you agree you can comment here):	Attachment 1	Attachment 2	Attachment 3	Attachment 4	Attachment 5	Attachment 6
1244896	LPIO-2555 y	yes			This is not a choice but a necessity, legally and for sustainability. NPPF2019 requires this to be done and evidenced or a Plan will fail and deserve to. Good design is a must and will make implementation more acceptable. Planners will have to take more account of Design and Character in assessing applications. Planning Departments need to have appropriate professional skills not just additional tasks for the same staff. The example given - 'build at height' – is emotively negative. Increased Density can be achieved with and without increased height or 'mass'. For instance, reducing the use of roof trusses in favour of 'traditional' roof construction, allows additional floorspace and/or dwellings (at the outset or later) without any or much increase in height. Additional floors need not mean higher buildings as modern ceiling heights are 20+% less than in older houses. The form of dwellings can increase Density: more flats (sought after by the younger and downsizing older persons in particular), shared dwellings, terraces, smaller houses, etc., can help. Also, deeper, narrower house plans closer together. And smaller plots, tandem development and so on. This sid, regard for character of individual settings and locations is vital for public acceptance. Gradual change is more acceptable. But, dramatic intervention has a place, too, where 'landmark' development at much higher densities can be appropriate. The Liverpool Waterfront shows what can be done and Wirral could do it even better. All new housing developments, especially where increased Density is present, need the appropriate siting of expanded services – infrastructure, schools, GP surgeries, hospital appointments, etc. The Council must not just assume others will devier on these. Proposals must be wolesale. This should operate in all urban areas but most particularly in the Regeneration of the north and east of Wirral, including Wirral Waters'.						
1249015	LPIO-25563				Support higher densities if they are capable of delivering the types of housing required and are not entirely alien to the surrounding area. 30 dwellings per hectare would be suitable in most edge of settlement locations. To assume higher densities would not be in keeping with the character of these locations. Applying standard densities to gross site areas needs to be applied with reasoned caution and informed assumptions and should take account of any green infrastructure to be provided.	https://wirral- consult.objective .co.uk/file/56848 97					
1249070	LPIO-25633				Support higher densities if they are capable of delivering the types of housing required and are not entirely alien to the surrounding area. 30 dwellings per hectare would be suitable in most edge of settlement locations. To assume higher densities would not be in keeping with the character of these locations. Applying standard densities to gross site areas needs to be applied with reasoned caution and informed assumptions and should take account of any green infrastructure to be provided.	https://wirral- consult.objective .co.uk/file/56848 96	https://wirral- consult.objective .co.uk/file/56796 50				
1246458	LPIO-25687				If we consult the compendium of statistics it is clear that densities within urban areas will/should have good design. Design should include solar panelling, electric vehicle points, insulation from base footings to top of roof space.						
1246459	LPIO-25688				If we consult the compendium of statistics it is clear that densities within urban areas will/should have good design. Design should include solar panelling, electric vehicle points, insulation from base footings to top of roof space.						
1249100	LPIO-25864 (1 of 3)				Support higher densities if they are capable of delivering the types of housing required and are not entirely alien to the surrounding area. 30 dwellings per hectare would be suitable in most edge of settlement locations. To assume higher densities would not be in keeping with the character of these locations. Applying standard densities to gross site areas needs to be applied with reasoned caution and informed assumptions and should take account of any green infrastructure to be provided. Density should be increased to 35dph where new community facilities, such as a school, are proposed, with sufficient green open space for amenity, health and well-being. Specialist elderly accommodation can also be provided at higher densities.	https://wirral- consult.objective .co.uk/file/56775 14	https://wirral- consult.objective .co.uk/file/56775 12	https://wirral- consult.objective .co.uk/file/56848 98	https://wirral- consult.objective .co.uk/file/56849 49	https://wirral- consult.objective .co.uk/file/56775 09	
1249100	LPIO-25864 (2 of 3)				Support higher densities if they are capable of delivering the types of housing required and are not entirely alien to the surrounding area. 30 dwellings per hectare would be suitable in most edge of settlement locations. To assume higher densities would not be in keeping with the character of these locations. Applying standard densities to gross site areas needs to be applied with reasoned caution and informed assumptions and should take account of any green infrastructure to be provided. Density should be increased to 35dph where new community facilities, such as a school, are proposed, with sufficient green open space for amenity, health and well-being. Specialist elderly accommodation can also be provided at higher densities.	https://wirral- consult.objective .co.uk/file/56849 51	https://wirral- consult.objective .co.uk/file/56775 10	https://wirral- consult.objective .co.uk/file/56848 95	https://wirral- consult.objective .co.uk/file/56775 08	https://wirral- consult.objective .co.uk/file/56775 11	
1249100	LPIO-25864 (3 of 3)				Support higher densities if they are capable of delivering the types of housing required and are not entirely alien to the surrounding area. 30 dwellings per hectare would be suitable in most edge of settlement locations. To assume higher densities would not be in keeping with the character of these locations. Applying standard densities to gross site areas needs to be applied with reasoned caution and informed assumptions and should take account of any green infrastructure to be provided. Density should be increased to 35dph where new community facilities, such as a school, are proposed, with sufficient green open space for amenity, health and well-being. Specialist elderly accommodation can also be provided at higher densities.	https://wirral- consult.objective .co.uk/file/56775 13	https://wirral- consult.objective .co.uk/file/56775 16	https://wirral- consult.objective . <u>co.uk/file/56775</u> 07			
1249116	LPIO-25922				Attempting to increase densities is not appropriate in all areas of the Borough and in some cases may compromise the design quality of the scheme. As set out in the Consortium representations, the Council should not overlook that that additional sites are required.	https://wirral- consult.objective .co.uk/file/56740 92	https://wirral- consult.objective .co.uk/file/56740 93	https://wirral- consult.objective .co.uk/file/56740 95	https://wirral- consult.objective .co.uk/file/56740 96	https://wirral- consult.objective .co.uk/file/56848 33	https://wirral- consult.objective .co.uk/file/56848 36

Person ID			Question 2.8a - If No, please explain why you don't agree	Question 2.8b - If you answered Other, give brief details here:	Question 2.8c - If No, please explain why (if you agree you can comment here):	Attachment 1	Attachment 2	Attachment 3	Attachment 4	Attachment 5	Attachment 6
1249116	LPIO-25959 1 OF 2				Attempting to increase densities is not appropriate in all areas of the Borough and in some cases may compromise the design quality of the scheme. As set out in the Consortium representations, the Council should not overlook that that additional sites are required.	https://wirral- consult.objective .co.uk/file/56756 98	https://wirral- consult.objective .co.uk/file/56756 93	https://wirral- consult.objective .co.uk/file/56757 00	https://wirral- consult.objective .co.uk/file/56756 92		
1249116	LPIO-25959 2 OF 2				Attempting to increase densities is not appropriate in all areas of the Borough and in some cases may compromise the design quality of the scheme. As set out in the Consortium representations, the Council should not overlook that that additional sites are required.	https://wirral- consult.objective .co.uk/file/56756	https://wirral- consult.objective .co.uk/file/56756	https://wirral- consult.objective .co.uk/file/56756			
1249116	LPIO-26023				Attempting to increase densities is not appropriate in all areas of the Borough and in some cases may compromise the design quality of the scheme. As set out in the Consortium representations, the Council should not overlook that that additional sites are required.	https://wirral- consult.objective .co.uk/file/56848	https://wirral- consult.objective .co.uk/file/56848	https://wirral- consult.objective .co.uk/file/56770	https://wirral- consult.objective .co.uk/file/56770	https://wirral- consult.objective .co.uk/file/56848	
1249116	LPIO-26057				Attempting to increase densities is not appropriate in all areas of the Borough and in some cases may compromise the design quality of the scheme. As set out in the Consortium representations, the Council should not overlook that that additional sites are required.	https://wirral- consult.objective .co.uk/file/56742	<u>https://wirral-</u> consult.objective .co.uk/file/56848	<u>41</u> https://wirral- consult.objective .co.uk/file/56742	<u>https://wirral-</u> consult.objective .co.uk/file/56848	https://wirral- consult.objective .co.uk/file/56848	
1249271	LPIO-26116 (1 of 4)				Whilst we note the recommendations of the Council's Design and Density Study but there is no evidence to show how the development delivered at those densities will meet the Borough's needs in terms of mix, type and tenure.	https://wirral- consult.objective .co.uk/file/56774	<u>https://wirral-</u> consult.objective .co.uk/file/56782	<u>https://wirral-</u> consult.objective .co.uk/file/56782	<u>https://wirral-</u> consult.objective .co.uk/file/56848	<u>https://wirral-</u> consult.objective .co.uk/file/56782	https://wirral- consult.objective co.uk/file/56782
1249271	LPIO-26116 (2 of 4)				Whilst we note the recommendations of the Council's Design and Density Study but there is no evidence to show how the development delivered at those densities will meet the Borough's needs in terms of mix, type and tenure.	<u>92</u> https://wirral- consult.objective .co.uk/file/56774	https://wirral- consult.objective .co.uk/file/56774	<u>47</u> https://wirral- consult.objective .co.uk/file/56782	https://wirral- consult.objective .co.uk/file/56848	<u>https://wirral-</u> consult.objective .co.uk/file/56782	https://wirral- consult.objective co.uk/file/56782
1249271	LPIO-26116 (3 of 4)				Whilst we note the recommendations of the Council's Design and Density Study but there is no evidence to show how the development delivered at those densities will meet the Borough's needs in terms of mix, type and tenure.	https://wirral- consult.objective .co.uk/file/56774	https://wirral- consult.objective .co.uk/file/56850	https://wirral- consult.objective .co.uk/file/56782	https://wirral- consult.objective .co.uk/file/56782	https://wirral- consult.objective .co.uk/file/56774	https://wirral- consult.objective .co.uk/file/56782
1249271	LPIO-26116 (4 of 4)				Whilst we note the recommendations of the Council's Design and Density Study but there is no evidence to show how the development delivered at those densities will meet the Borough's needs in terms of mix, type and tenure.	https://wirral- consult.objective .co.uk/file/56782		42	40	30	40
1249269	LPIO-26141				Concerned that the Preferred Approach to densities is not set out within the Issues and Options document, which is fundamental in justifying the housing land supply and demonstrating that the quantum of development allocated to sites is realistic and achievable. This evidence must be published prior to the next round of consultation on the Local Plan. We agree that densities should make the most efficient use of available brownfield land but the densities need to be appropriate, realistic and achievable to their location. Higher densities may be appropriate on sites in designated centres and close to railway stations and public transport intercharges but will not be appropriate in the more suburban areas of the Urban Conurbation, such as Bebington, and settlements lower down in the settlement hierarchy. In these locations, lower density housing may be more appropriate to ensure new development reflects the character and appearance of the surrounding area.	https://wirral- consult.objective .co.uk/file/56756					
1249263	LPIO-26167				Whilst we note the recommendations of the Council's Design and Density Study but there is no evidence to show how the development delivered at those densities will meet the Borough's needs in terms of mix, type and tenure.	https://wirral- consult.objective .co.uk/file/56848 52					
1249309	LPIO-26196	yes			A mixture of higher densities and Green Belt						
1249315	LPIO-26208	yes									
1249320	LPIO-26219	yes									
1249321	LPIO-26232	yes									
1247414	LPIO-26247	yes									

Person ID	ID	Question 2.8 - Do you agree that densities should be increased whilst maintaining good design to ensure the maximum use of suitable urban land (making most use of urban already developed land - e.g. build at height etc)?	Question 2.8a - If No, please explain why you don't agree	Question 2.8b - If you answered Other, give brief details here:	Question 2.8c - If No, please explain why (if you agree you can comment here):	Attachment 1	Attachment 2	Attachment 3	Attachment 4	Attachment 5	Attachment 6
1249638	LPIO-26269 (1 of 2)				The potential introduction of minimum density policies for the Wirral Local Plan is an interesting concept and as noted in the Design and Density study is not an approach that has been widely used in the North West. That study provides a number of different of different case examples of where minimum density policies have been adopted. The case studies are all derived from London and the South East – Croydon, The London Plan and Brighton and Hove. These are places with a very different housing market and differing supply / demand issues. As such how relevant those case studies are is of some doubt. It is our view that successful plan making is much more nuanced than simply setting a minimum density policy to try and maximise the number of housing units on the least amount of land possible. There are many factors to be considered. Flexibility should be built into the plan making system to recognise that sites have different challenges and opportunities, which will influence what the optimum numbers of dwellings will be on a scheme. A pragmatic approach is more flikely to ensure the appropriate level of development happens at the right time in the right place and is of the right quality. Increasing densities should not be expense of the wider placemaking agenda that the Local Plan should also be advocating. If minimum densities result in a poorer external environment or less greenspace or walking, cycling trails for example it would be firmly at odds with the stated objective of the WLP, which is to ensure that new development contributes to physical, social and environmental renewal in the urban conurbations.	https://wirral- consult.objective .co.uk/file/56757 35	https://wirral- consult.objective .co.uk/file/56850 61	https://wirral- consult.objective .co.uk/file/5685(64	https://wirral. consult.objective co.uk/file/56850 <u>62</u>	https://wirral= consult.objective .co.uk/file/56850 66	https://wirral- consult.objective .co.uk/file/56850 65
1249638	LPIO-26269 (2 of 2)				A further factor which needs to be considered is the commerciality of a maximum density policy. Housing developers, and the organisations which provide their funding, will only invest and build within a good degree of certainty that there is a demand for their product. Housing developers do take a long view and the perception that they will not invest if a site will take a long time to come forward is not true. They are used to, and prepared for, sales rates as low as 2 or 3 properties per month. That low, slow steady quantum of sales is fairly average across the North West. That being said, there needs to be a choice of size, type, possible tenure, location of properties which the market can absorb in order for developers to come into an area and take a risk on a site. If a Local Plan only provides for a narrow range of sites, in similar locations with stringent requirements on density, then the market will not be able to absorb the supply. The obvious risk being for the Local Authority is that the adopted Plan fails to help Wirral deliver their annual housing requirement and find itself in a vulnerable position with regards to being able to demonstrate a deliverable housing supply, which is the case now (2019 Housing Delivery Test measurement of 76%) and has been for a number of years. The current WLP strategy would therefore fail to meet the tests of soundness as it will do nothing to reverse past trends.	https://wirral- consult.objective .co.uk/file/56850 63					
1249638	LPIO-26301 (1 of 2)				The potential introduction of minimum density policies for the Wirral Local Plan is an interesting concept and as noted in the Design and Density study is not an approach that has been widely used in the North West. That study provides a number of different of different case examples of where minimum density policies have been adopted. The case studies are all derived from London and the South East – Croydon, The London Plan and Brighton and Hove. These are places with a very different housing market and differing supply / demand issues. As such how relevant those case studies are is of some doubt. It is our view that successful plan making is much more nuanced than simply setting a minimum density policy to try and maximise the number of housing units on the least amount of land possible. There are many factors to be considered. Flexibility should be built into the plan making system to recognise that sites have different challenges and opportunities, which will influence what the optimum numbers of dwellings will be on a scheme. A pragmatic approach is more likely to ensure the appropriate level of the wider placemaking agenda that the Local Plan should also be advocating. If minimum densities result in a poorer external environment or less greenspace or walking, cycling trails for example it would be firmly at odds with the stated objective of the WLP, which is to ensure that new development contributes to physical, social and environmental renewal in the urban conurbations.	https://wirral- consult.objective _co.uk/file/56757 35	https://wirral- consult.objective .co.uk/file/56850 61	https://wirral- consult.objective .co.uk/file/5685(64	https://wirral- consult.objective c.co.uk/file/56850 62	https://wirral- consult.objective .co.uk/file/56850 66	https://wirral- consult.abjective .co.uk/file/56850 65
1249638	LPIO-26301 (2 of 2)				A further factor which needs to be considered is the commerciality of a maximum density policy. Housing developers, and the organisations which provide their funding, will only invest and build within a good degree of certainty that there is a demand for their product. Housing developers do take a long view and the perception that they will not invest if a site will take a long time to come forward is not true. They are used to, and prepared for, sales rates as low as 2 or 3 properties per month. That low, slow steady quantum of sales is fairly average across the North West. That being said, there needs to be a choice of size, type, possible tenure, location of properties which the market can absorb in order for developers to come into an area and take a risk on a site. If a local Plan only provides for a narrow range of sites, in similar locations with stringent requirements on density, then the market will not be able to absorb the supply. The obvious risk being for the Local Authority is that the adopted Plan fails to help Wirral deliver their annual housing requirement and find itself in a vulnerable position with regards to be indomostrate a deliverable housing supply, which is the case now (2019 Housing Delivery Test measurement of 76%) and has been for a number of years. The current WLP strategy would therefore fail to meet the tests of soundness as it will do nothing to reverse past trends.	https://wirral- consult.objective .co.uk/file/56850 63					

Person ID	ID	ease explain why you	Question 2.8b - If you answered Other, give brief details here:	Question 2.8c - If No, please explain why (if you agree you can comment here):	Attachment 1	Attachment 2	Attachment 3	Attachment 4	Attachment 5	Attachment 6
1249743	LPIO-26356 1 of 2			The potential introduction of minimum density policies for the Wirral Local Plan is an interesting concept. The Design and Density Study notes that this is an approach that has not been widely used elsewhere in the North West. The study provides several different case examples of where minimum density policies have been adopted. The case studies are all derived from London and the South East – Croydon, The London Plan and Brighton and Hove. These are places with a very different housing market and differing supply / demand issues. As such, it is difficult to apply the specific supply and demand scenarios of metropolitan boroughs to an area such as Wirral with significantly different land supply demands. The other Local Planning Authorities around Wirral have not progressed with minimum density policies. Given these facts, it is not considered that minimum density policies should be taken forward in the WLP. Increasing densities should not be at the expense of the wider placemaking agenda. MHCLG recently demonstrated again their commitment to, and the importance of, placemaking and good design in the built environment, with the publication of a new National Design Guide, Planning practice guidance for beautiful, enduring and successful places (October 2019). The Design Guide adds to and strengthens existing rational design policy, which is set out in the NPPP and supplementary planning guidance documents. The emerging Local Plan should be strongly advocating for the importance of the design and placemaking agenda. Given the above, it is our view that successful place should be taken above, it is our view that successful plan making and place making is much more nuanced, than simply setting a minimum density policy to try and get more houses delivered on the minimum amount of land possible. There are many factors to be considered such as market demand, physical constraints (including remediation needs), design quality and sustainability. Flexibility should be built into the plan making system to recognise that si	https://wirral- consult.objective .co.uk/file/56848 58					
1249743	LPIO-26356 2 of 2			First and foremost Wirral needs to push for a more significant boost to the housing market given the level of stagnation that has occurred over the past 10-15 years in the absence of an up-to-date Local Plan; the development plan comprises of the Wirral Unitary Development Plan which was adopted in 2000. Housing developers, and the institutional lenders which provide their funding, will only invest and build if there is a good degree of certainty that there is a demand for the end product. Having said that housing developers do take a long-term view and the perception that they will not invest if a site will take a long time to come forward is not true. Developers are used to, and financially prepared for, sales rates of around two or three properties per month at a site. That reduced but steady quantum of sales is typically average across the North West All that being said, there needs to be a choice of size, type, possible tenure, location of properties, which the market can absorb for developers to come into an area and take a risk on a site. If a Local Plan only provides for a narrow range of sites, in similar locations with stringent requirements on density, then the market will not be able to absorb the supply and dwellings will not be delivered to respond to market requirements. This will further impede the Council's ability to simulate economic growth and attract a work-age population to the Borough, which has been a failing in recent years. The obvious risk being for the Local Authority is that the adopted Plan finds itself in a vulnerable position with regards to demonstrating a deliverable housing supply, which is the case now and has been so for a number of years. This is more likely to result in speculative planning applications, which may have not been identified for development as part of the emerging Local Plan given the site selection methodology and preferred approach to delivering housing as adopted by the Council. The WLP as it stands would therefore fail to meet the tests of soundness as it						
1249745	LPIO-26375 (1 of 2)			Having reviewed the content and approach taken in the Density and Design Study, the considerations set out in the Framework have not been property taken into account. We fundamentally disagree with the conclusion and recommendations of the Density and Design Study and considers that it bears no consideration of the local Wirral context or viability of development and will not assist in delivering the local housing needs in terms of size and mix in Wirral or promoting attractive and healthy places. It would appear that the document has been prepared with the sole intention or artificially seeking to increase the claimed supply from sites without considering viability, deliverability and the type of housing being delivered. The Study selectively seeks to identify examples where policy led initiatives to increasing densities were applied. In terms of policy densities found in other nearby Local Plans, the Study only focuses on Cheshire examples (Cheshire West and Chester and Cheshire East) and does not consider any approaches taken in authorities in the Liverpool City Region which appear peculiar. Regardless, the Study identifies that Cheshire West's housing need is delivered by supplying sufficient sites to meet the identified need using a density multiplier and a 'historic' windfall approach.	https://wirral- consult.objective .co.uk/file/56800 05	<u>https://wirral-</u> consult.objective .co.uk/file/5684£ 64	https://wirral- consult.objectivu 3.co.uk/file/5684 63	https://wirral- consult.objective 3.co.uk/file/56800 06	https://wirral- consult.objective .co.uk/file/56848 60	https://wirral- consult.objective .co.uk/file/5684 62

Person ID	ID	Question 2.8 - Do you agree that densities should be increased whilst maintaining good design to ensure the maximum use of suitable urban land (making most use of urban already developed land - e.g. build at height etc)?	Question 2.8a - If No, please explain why you don't agree	Question 2.8b - If you answered Other, give brief details here:	Question 2.8c - If No, please explain why (if you agree you can comment here):	Attachment 1	Attachment 2	Attachment 3	Attachment 4	Attachment 5	Attachment 6
1249745	LPIO-26375 (2 of 2)				We consider that this is a reasonable approach to take and one that was found sound by an Inspector. The Study also seeks to justify higher densities in Wirral by referring to policies applied in Brighton and in the emerging London Local Plan. Both areas bear little resemblance to the local context in Wirral and should not be used a basis for justifying higher development densities in Wirral going forward. The examples chosen appear to fit the Council's narrative rather than being critical evaluations of the local context to inform the narrative. We do not agree with the approach taken in the Density and Design Study and considers that it is fundamentally flawed and should not be used to seek an intensification in the potential supply derived from urban sites. The optimal capacity of a site needs to take into account many factors such as viability, deliverability, ability to accommodate additional units and the local housing need in terms of size and type. As recognised by the Framework there are many variables which can impact on ensuring the efficient use of land. It is imperative that any further work undertaken to evolve this Study takes into account national policy, local context and local needs. It is also important to set out that densities needs to be considerate of its surroundings and should not adversely affect the local character or nearby residential amenity	https://wirral_ consult.objective .co.uk/file/56800 01	2				
1249746	LPIO-26390 (1 of 2)				The factors which should be taken into account in achieving appropriate densities are set out in paragraph 122 of NPPF. Crucially in respect of Wirral, these begin with the identified need for different types of housing and the availability of suitable land for accommodating it. Also significant for Wirral is the second consideration, that of local market conditions and viability. The Framework recognises that it might be appropriate to promote regeneration and change in assessing the appropriate density, but also notes the importance of securing well-designed, attractive and healthy places. The Council's Design and Density Study is very much a design-led document and so only of limited value in evaluating the paragraph 122 criteria, or in assessing the realism of the densities which Wirral would need to achieve within its urban areas to both meet housing need and avoid Green Belt release. It begins with a highly questionable assumption in the Introduction that "The fact that these small and medium sites exist and have been identified in the SHLAA and brownfield register means they can be considered to be developable and deliverable. Furthermore, they are generally even less likely in overall terms to be developable and deliverable. Furthermore, they are generally even less likely in overall terms to be developable and deliverable. Furthermore, they are generally even less likely in overall terms to be developable and deliverable at a high density. The Study identifies how, between 2017-19, the average density proposed for new build developments was 33 dph. It cites 21 dph for greenfield developments, but this evidence comes from a period within which no new greenfield allocations have been coming forward and so these must be based on a small sample of constrained infill plots. The document seeks to identify "key lessons from existing UK policies which have been developed to introduce higher densities". Again, these are design-led approaches and much of the discussion concerns locations such as Brighton, Croydo	https://wirral- consult.objective .co.uk/file/56836 33	https://wirral- consult.objective .co.uk/file/56836 37	https://wirral- consult.objective .co.uk/file/56836 35	https://wirral- consult.objective .co.uk/file/5683(38	https://wirral- consult.objective co.uk/file/5683(39	https://wirral- e_consult.objective 6_co.uk/file/56836 36
1249746	LPIO-26390 (2 of 2)				Constructing high density apartments on often relatively small urban infill plots in poor housing market areas is not viable without grant funding, and presents a high level of risk which is not attractive to the market. The design-led study also takes no account of the type of housing which is required in Wirral. Based on the 2019 Strategic Housing Market Assessment, the Council has concluded 82% of properties should be either houses or bungalows and that 60% should have 3 or more bedrooms. The proportion of flats should be given by proportion of read is for family housing, in which case access to private amenity space and local play facilities are also critical to quality of life. A credible study of density would obviously have to assess these factors as listed in NPF paragraph 122. It is correct that, when Green Belt release remains on the agenda, paragraph 137 of the Framework expects Councils to first make as much use as possible of suitable brownfield sites and underutilised land. This does not automatically mean that resultant density should be high. Paragraph 122 seeks to achieve an appropriate density, not necessarily a high density, as does paragraph 123 which discourages low densities where there is a shortage of land to meet housing needs. The Issues and Options Paper fails to adequately explore the relationship between the high densities, which seem to be primarily predicated upon a desire to prevent Green Belt release, and the type of housing needed or the quality of life for future occupiers. Planning policy can only have a limited in marce Belt release, and the type of housing leveloped than what the market can sustain. The Council would have a greater opportunity to influence density if the proactively planned for urban extensions, involving larger and less constrained sites with higher land values. We would support apolicy cachieve a higher density in these locations than has traditionally been achieved in suburban Wirral. Indeed, our typical developments and those of other volum						

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1249782	LPIO-26416				Overall, we would support the use of higher densities assuming they are capable of delivering the types of housing required and desired in an area and that they are not entirely alien to the surrounding area. Indeed, this is in line with the sentiment of the NPPF, with paragraph 122 outlining how planning policies should support development that makes efficient use of land. It is considered that a density of 30 dwellings per ha net would be suitable on most edge of settlement locations. To assume higher densities than this would not be in keeping with the character of these locations. Applying densities to gross site areas will need to be considered in the context of some sites offering beneficial strategic green infrastructure and therefore applying standard densities at this level needs to be applied with reasoned caution and informed assumptions. In short, whilst higher densities should be explored in suitable locations, this needs to be carefully thought out and not considered a panacea to delivering the necessary quantum of development in the Borough.	https://wirral- consult.objective .co.uk/file/56838 92					
1249219	LPIO-26451				Housing density should be maximised where appropriate in accordance with good planning practice	https://wirral- consult.objective .co.uk/file/56775 29	https://wirral- consult.objective .co.uk/file/56775 28				
1245180	LPIO-2651	no	higher densities would impact on the character of existing areas; higher densities would mean smaller homes; higher densities could mean taller buildings which may not be in keeping with the character of existing areas;		If we consult the compendium of statistics it is clear that densities within urban areas WILL/SHOULD have good design. Design should include solar panelling, electric vehicle points, insulation from base footings to top of roof space.						
1246736	LPIO-26561				The Council's preferred option is to intensify development on urban sites without releasing Green Belt land. The housing land supply has been artificially inflated through the application of unrealistic density rates, and is reliant upon the establishment of new residential markets for major apartment developments. There is insufficient evidence to demonstrate that such an approach is suitable, viable and capable of meeting identified housing needs.						
1240932	LPIO-26587				No, we disagree with the Council's approach in this regard. We acknowledge that, to some degree, the Council's aim to increase the density of residential development might be considered to be in line with national policy outlined at paragraphs 122 and 123 of the Framework and notes that achieving appropriate densities and making efficient use of land is desirable. However, we disagree with the inference in the question that density and design should be the only considerations and also observe that the question appears to assume that only urban land should be used in the emerging Local Plan. Whilst densities in suburban or urban edge locations may be lower than those in urban areas, making appropriate and efficient use of all land is important. Further, there is no evidence that, in respect of the areas identified, it would be deliverable or viable for densities to be increased whilst maintaining good design. Indeed, it is also important that a desire to make efficient use of land does not translate into a single-minded drive to increase density which sacrifices not only good design, but also good placemaking, living and environmental standards and in particular the viability, deliverability and the ability of the Local Plan to provide the mix of size and tenures that the Borough requires.	https://wirral- consult-objective .co.uk/file/56836 89	https://wirral- consult.objective .co.uk/file/5682(97	https://wirral- consult-objective c.c.uk/file/56827 01			
1237944	LPIO-266	yes			Robust Policy for High density residential development round a Central Transport Hub at Conway Park Railway Station, and existing Bus Station relocated next to this Rail Station, as this uses the existing large brownfield sites around Conway Park Rail Station. National Bus Services use Conway Park Rail Station. The existing underutilized plaza in front of VUE cinema can used for a regular temporary Open Market (take down stalls) to encourage small business and provide for new residents. That will create a desperately needed vitality for Birkenhead by creating a recognizable, urban focus for this new settlement.						
1248223	LPIO-26698				Residential Density. Whilst it is possible to increase residential densities, and also achieve good design, the recent Place Alliance/CPRE audit on housing design (January 2020) has found that over 75% of the schemes assessed were of poor or mediocre design quality, where 1 in 5 schemes should have been refused planning permission. The report also concluded that local communities in these areas feel that the developments constitute overdevelopment, and have led to a loss of local character. Any proposals for Noctorum, or the other areas within the settlement hierarchy, need to start with an appraisal of the underlying character, rather than a presumption that higher density housing is the main goal. Housing development at the Noctorum Field (OS140) site is inappropriate due to the designations on the site, and high density proposals for the site would be doubly inappropriate, given the existing local character density of c. 1 dwelling per half an acre.						

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1248224	LPIO-26699			Residential Density. Whilst it is possible to increase residential densities, and also achieve good design, the recent Place Alliance/CPRE audit on housing design (January 2020) has found that over 75% of the schemes assessed were of poor or mediocre design quality, where 1 in 5 schemes should have been refused planning permission. The report also concluded that local communities in these areas feel that the developments constitute overdevelopment, and have led to a loss of local character. Any proposals for Noctorum, or the other areas within the settlement hierarchy, need to start with an appraisal of the underlying character, rather than a presumption that higher density housing is the main goal. Housing development at the Noctorum Field (OS140) site is inappropriate due to the designations on the site, and high density proposals for the site would be doubly inappropriate, given the existing local character density of c. 1 dwelling per half an acre.						
1248226	LPIO-26724			Residential Density. Whilst it is possible to increase residential densities, and also achieve good design, the recent Place Alliance/CPRE audit on housing design (January 2020) has found that over 75% of the schemes assessed were of poor or mediocre design quality, where 1 in 5 schemes should have been refused planning permission. The report also concluded that local communities in these areas feel that the developments constitute overdevelopment, and have led to a loss of local character. Any proposals for Noctorum, or the other areas within the settlement hierarchy, need to start with an appraisal of the underlying character, rather than a presumption that higher density housing is the main goal. Housing development at the Noctorum Field (OS140) site is inappropriate due to the designations on the site, and high density proposals for the site would be doubly inappropriate, given the existing local character density of c. 1 dwelling per half an acre.						
1248225	LPIO-26725			Residential Density. Whilst it is possible to increase residential densities, and also achieve good design, the recent Place Alliance/CPRE audit on housing design (January 2020) has found that over 75% of the schemes assessed were of poor or mediocre design quality, where 1 in 5 schemes should have been refused planning permission. The report also concluded that local communities in these areas feel that the developments constitute overdevelopment, and have led to a loss of local character. Any proposals for Noctorum, or the other areas within the settlement hierarchy, need to start with an appraisal of the underlying character, rather than a presumption that higher density housing is the main goal. Housing development at the Noctorum Field (OS140) site is inappropriate due to the designations on the site, and high density proposals for the site would be doubly inappropriate, given the existing local character density of c. 1 dwelling per half an acre.						
1248228	LPIO-26750			Residential Density. Whilst it is possible to increase residential densities, and also achieve good design, the recent Place Alliance/CPRE audit on housing design (January 2020) has found that over 75% of the schemes assessed were of poor or mediocre design quality, where 1 in 5 schemes should have been refused planning permission. The report also concluded that local communities in these areas feel that the developments constitute overdevelopment, and have led to a loss of local character. Any proposals for Noctorum, or the other areas within the settlement hierarchy, need to start with an appraisal of the underlying character, rather than a presumption that higher density housing is the main goal. Housing development at the Noctorum Field (OS140) site is inappropriate due to the designations on the site, and high density proposals for the site would be doubly inappropriate, given the existing local character density of c. 1 dwelling per half an acre.						
1248229	LPIO-26751			Residential Density. Whilst it is possible to increase residential densities, and also achieve good design, the recent Place Alliance/CPRE audit on housing design (January 2020) has found that over 75% of the schemes assessed were of poor or mediocre design quality, where 1 in 5 schemes should have been refused planning permission. The report also concluded that local communities in these areas feel that the developments constitute overdevelopment, and have led to a loss of local character. Any proposals for Noctorum, or the other areas within the settlement hierarchy, need to start with an appraisal of the underlying character, rather than a presumption that higher density housing is the main goal. Housing development at the Noctorum Field (OS140) site is inappropriate due to the designations on the site, and high density proposals for the site would be doubly inappropriate, given the existing local character density of c. 1 dwelling per half an acre.						
1248230	LPIO-26775			Residential Density. Whilst it is possible to increase residential densities, and also achieve good design, the recent Place Alliance/CPRE audit on housing design (January 2020) has found that over 75% of the schemes assessed were of poor or mediocre design quality, where 1 in 5 schemes should have been refused planning permission. The report also concluded that local communities in these areas feel that the developments constitute overdevelopment, and have led to a loss of local character. Any proposals for Noctorum, or the other areas within the settlement hierarchy, need to start with an appraisal of the underfying character, rather than a presumption that higher density housing is the main goal. Housing development at the Noctorum Field (OS140) site is inappropriate due to the designations on the site, and high density proposals for the site would be doubly inappropriate, given the existing local character density of c. 1 dwelling per half an acre.						

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1248230	LPIO-26776			Residential Density. Whilst it is possible to increase residential densities, and also achieve good design, the recent Place Alliance/CPRE audit on housing design (January 2020) has found that over 75% of the schemes assessed were of poor or mediocre design quality, where 1 in 5 schemes should have been refused planning permission. The report also concluded that local communities in these areas feel that the developments constitute overdevelopment, and have led to a loss of local character. Any proposals for Noctorum, or the other areas within the settlement hierarchy, need to start with an appraisal of the underlying character, rather than a presumption that higher density housing is the main goal. Housing development at the Noctorum Field (OS140) site is inappropriate due to the designations on the site, and high density proposals for the site would be doubly inappropriate, given the existing local character density of c. 1 dwelling per half an acre.						
1248231	LPIO-26777			Residential Density. Whilst it is possible to increase residential densities, and also achieve good design, the recent Place Alliance/CPRE audit on housing design (January 2020) has found that over 75% of the schemes assessed were of poor or mediocre design quality, where 1 in 5 schemes should have been refused planning permission. The report also concluded that local communities in these areas feel that the developments constitute overdevelopment, and have led to a loss of local character. Any proposals for Noctorum, or the other areas within the settlement hierarchy, need to start with an appraisal of the underlying character, rather than a presumption that higher density housing is the main goal. Housing development at the Noctorum Field (OS140) site is inappropriate due to the designations on the site, and high density proposals for the site would be doubly inappropriate, given the existing local character density of c. 1 dwelling per half an acre.						
1250032	LPIO-26804			Residential Density. Whilst it is possible to increase residential densities, and also achieve good design, the recent Place Alliance/CPRE audit on housing design (January 2020) has found that over 75% of the schemes assessed were of poor or mediocre design quality, where 1 in 5 schemes should have been refused planning permission. The report also concluded that local communities in these areas feel that the developments constitute overdevelopment, and have led to a loss of local character. Any proposals for Noctorum, or the other areas within the settlement hierarchy, need to start with an appraisal of the underlying character, rather than a presumption that higher density housing it me main goal. Housing development at the Noctorum Field (OS140) site is inappropriate due to the designations on the site, and high density proposals for the site would be doubly inappropriate, given the existing local character density of c. 1 dwelling per half an acre.						
1248232	LPIO-26805			Residential Density. Whilst it is possible to increase residential densities, and also achieve good design, the recent Place Alliance/CPRE audit on housing design (January 2020) has found that over 75% of the schemes assessed were of poor or mediocre design quality, where 1 in 5 schemes should have been refused planning permission. The report also concluded that local communities in these areas feel that the developments constitute overdevelopment, and have led to a loss of local character. Any proposals for Noctorum, or the other areas within the settlement hierarchy, need to start with an appraisal of the underlying character, rather than a presumption that higher density housing is the main goal. Housing development at the Noctorum Field (OS140) site is inappropriate due to the designations on the site, and high density proposals for the site would be doubly inappropriate, given the existing local character density of c. 1 dwelling per half an acre.						
1250033	LPIO-26811			Residential Density. Whilst it is possible to increase residential densities, and also achieve good design, the recent Place Alliance/CPRE audit on housing design (January 2020) has found that over 75% of the schemes assessed were of poor or mediocre design quality, where 1 in 5 schemes should have been refused planning permission. The report also concluded that local communities in these areas feel that the developments constitute overdevelopment, and have led to a loss of local character. Any proposals for Noctorum, or the other areas within the settlement hierarchy, need to start with an appraisal of the underlying character, rather than a presumption that higher density housing is the main goal. Housing development at the Noctorum Field (OS140) site is inappropriate due to the designations on the site, and high density proposals for the site would be doubly inappropriate, given the existing local character density of c. 1 dwelling per half an acre.						
1250035	LPIO-26845			Residential Density. Whilst it is possible to increase residential densities, and also achieve good design, the recent Place Alliance/CPRE audit on housing design (January 2020) has found that over 75% of the schemes assessed were of poor or mediocre design quality, where 1 in 5 schemes should have been refused planning permission. The report also concluded that local communities in these areas feel that the developments constitute overdevelopment, and have led to a loss of local character. Any proposals for Noctorum, or the other areas within the settlement hierarchy, need to start with an appraisal of the underlying character, rather than a presumption that higher density housing is the main goal. Housing development at the Noctorum Field (OS140) site is inappropriate due to the designations on the site, and high density proposals for the site would be doubly inappropriate, given the existing local character density of c. 1 dwelling per half an acre.						

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1250037	LPIO-26847			Residential Density. Whilst it is possible to increase residential densities, and also achieve good design, the recent Place Alliance/CPRE audit on housing design (January 2020) has found that over 75% of the schemes assessed were of poor or mediocre design quality, where 1 in 5 schemes should have been refused planning permission. The report also concluded that local communities in these areas feel that the developments constitute overdevelopment, and have led to a loss of local character. Any proposals for Noctorum, or the other areas within the settlement hierarchy, need to start with an appraisal of the underlying character, rather than a presumption that higher density housing is the main goal. Housing development at the Noctorum Field (OS140) site is inappropriate due to the designations on the site, and high density proposals for the site would be doubly inappropriate, given the existing local character density of c. 1 dwelling per half an acre.						
1248214	LPIO-26879			Residential Density. Whilst it is possible to increase residential densities, and also achieve good design, the recent Place Alliance/CPRE audit on housing design (January 2020) has found that over 75% of the schemes assessed were of poor or mediocre design quality, where 1 in 5 schemes should have been refused planning permission. The report also concluded that local communities in these areas feel that the developments constitute overdevelopment, and have led to a loss of local character. Any proposals for Noctorum, or the other areas within the settlement hierarchy, need to start with an appraisal of the underlying character, rather than a presumption that higher density housing is the main goal. Housing development at the Noctorum Field (OS140) site is inappropriate due to the designations on the site, and high density proposals for the site would be doubly inappropriate, given the existing local character density of c. 1 dwelling per half an acre.						
1245058	LPIO-2688 yes			I agree subject to meeting neighbourhood design and build quality, net-zero carbon and green infrastructure standards and policies which recognises our coastal and cultural heritage and climate emergency declaration. Development must allow for green spaces, soft landscaping, sustainable urban drainage (such as daylighting/deculverting) and essential features such as cycleways. Parking standards should minimise space reserved for vehicles and deter car dependency with public transport infrastructure built in to maximise the potential offered by high-density, low car ownership developments. Development must be of appropriate height – i.e., not large scale, high-rise Design should include solar panelling, electric vehicle points, insulation from base footings to top of roof space. Ensure provision of play areas for younger children and field type spaces for football etc for older children. Play areas/community leisure space should near be sacrificed for high density development. These green spaces are very different from the green spaces to be left in a more natural state.						
1248215	LPIO-26880			Residential Density. Whilst it is possible to increase residential densities, and also achieve good design, the recent Place Alliance/CPRE audit on housing design (January 2020) has found that over 75% of the schemes assessed were of poor or mediocre design quality, where 1 in 5 schemes should have been refused planning permission. The report also concluded that local communities in these areas feel that the developments constitute overdevelopment, and have led to a loss of local character. Any proposals for Noctorum, or the other areas within the settlement hierarchy, need to start with an appraisal of the underlying character, rather than a presumption that higher density housing is the main goal. Housing development at the Noctorum Field (OS140) site is inappropriate due to the designations on the site, and high density proposals for the site would be doubly inappropriate, given the existing local character density of c. 1 dwelling per half an acre.						
1250040	LPIO-26907			Residential Density. Whilst it is possible to increase residential densities, and also achieve good design, the recent Place Alliance/CPRE audit on housing design (January 2020) has found that over 75% of the schemes assessed were of poor or mediocre design quality, where 1 in 5 schemes should have been refused planning permission. The report also concluded that local communities in these areas feel that the developments constitute overdevelopment, and have led to a loss of local character. Any proposals for Noctorum, or the other areas within the settlement hierarchy, need to start with an appraisal of the underlying character, rather than a presumption that higher density housing is the main goal. Housing development at the Noctorum Field (OS140) site is inappropriate due to the designations on the site, and high density proposals for the site would be doubly inappropriate, given the existing local character density of c. 1 dwelling per half an acre.						
1248216	LPIO-26912			Residential Density. Whilst it is possible to increase residential densities, and also achieve good design, the recent Place Alliance/CPRE audit on housing design (January 2020) has found that over 75% of the schemes assessed were of poor or mediocre design quality, where 1 in 5 schemes should have been refused planning permission. The report also concluded that local communities in these areas feel that the developments constitute overdevelopment, and have led to a loss of local character. Any proposals for Noctorum, or the other areas within the settlement hierarchy, need to start with an appraisal of the underlying character, rather than a presumption that higher density housing is the main goal. Housing development at the Noctorum Field (OS140) site is inappropriate due to the designations on the site, and high density proposals for the site would be doubly inappropriate, given the existing local character density of c. 1 dwelling per half an acre.						

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1248217	LPIO-26914				Residential Density. Whilst it is possible to increase residential densities, and also achieve good design, the recent Place Alliance/CPRE audit on housing design (January 2020) has found that over 75% of the schemes assessed were of poor or mediocre design quality, where 1 in 5 schemes should have been refused planning permission. The report also concluded that local communities in these areas feel that the developments constitute overdevelopment, and have led to a loss of local character. Any proposals for Noctorum, or the other areas within the settlement hierarchy, need to start with an appraisal of the underlying character, rather than a presumption that higher density housing is the main goal. Housing development at the Noctorum Field (OS140) site is inappropriate due to the designations on the site, and high density proposals for the site would be doubly inappropriate, given the existing local character density of c. 1 dwelling per half an acre.						
1245073 1248222	LPIO-2692 yes	5			Yes, I do agree, but it must be done tastefully and sympathetically to the existing character of the area. Residential Density. Whilst it is possible to increase residential densities, and also achieve good design, the recent Place Alliance/CPRE audit on housing design (January 2020) has found that over 75% of the schemes assessed were of poor or mediocre design quality, where 1 in 5 schemes should have been refused planning permission. The report also concluded that local communities in these areas feel that the developments constitute overdevelopment, and have led to a loss of local character. Any proposals for Noctorum, or the other areas within the settlement hierarchy, need to start with an appraisal of the underlying character, rather than a presumption that higher density housing is the main goal. Housing development at the Noctorum Field (OS140) site is inappropriate due to the designations on the site, and high density proposals for the site would be doubly inappropriate, given the existing local character density of c. 1 dwelling per half an acre.						
1248218	LPIO-26948				Residential Density. Whilst it is possible to increase residential densities, and also achieve good design, the recent Place Alliance/CPRE audit on housing design (January 2020) has found that over 75% of the schemes assessed were of poor or mediocre design quality, where 1 in 5 schemes should have been refused planning permission. The report also concluded that local communities in these areas feel that the developments constitute overdevelopment, and have led to a loss of local character. Any proposals for Noctorum, or the other areas within the settlement hierarchy, need to start with an appraisal of the underlying character, rather than a presumption that higher density housing is the main goal. Housing development at the Noctorum Field (OS140) site is inappropriate due to the designations on the site, and high density proposals for the site would be doubly inappropriate, given the existing local character density of c. 1 dwelling per half an acre.						
1250041	LPIO-26953				Residential Density. Whilst it is possible to increase residential densities, and also achieve good design, the recent Place Alliance/CPRE audit on housing design (January 2020) has found that over 75% of the schemes assessed were of poor or mediocre design quality, where 1 in 5 schemes should have been refused planning permission. The report also concluded that local communities in these areas feel that the developments constitute overdevelopment, and have led to a loss of local character. Any proposals for Noctorum, or the other areas within the settlement hierarchy, need to start with an appraisal of the underlying character, rather than a presumption that higher density housing is the main goal. Housing development at the Noctorum Field (OS140) site is inappropriate due to the designations on the site, and high density proposals for the site would be doubly inappropriate, given the existing local character density of c. 1 dwelling per half an acre.						
1248219	LPIO-26987				Residential Density. Whilst it is possible to increase residential densities, and also achieve good design, the recent Place Alliance/CPRE audit on housing design (January 2020) has found that over 75% of the schemes assessed were of poor or mediocre design quality, where 1 in 5 schemes should have been refused planning permission. The report also concluded that local communities in these areas feel that the developments constitute overdevelopment, and have led to a loss of local character. Any proposals for Noctorum, or the other areas within the settlement hierarchy, need to start with an appraisal of the underlying character, rather than a presumption that higher density housing is the main goal. Housing development at the Noctorum Field (OS140) site is inappropriate due to the designations on the site, and high density proposals for the site would be doubly inappropriate, given the existing local character density of c. 1 dwelling per half an acre.						
1248221	LPIO-26988				Residential Density. Whilst it is possible to increase residential densities, and also achieve good design, the recent Place Alliance/CPRE audit on housing design (January 2020) has found that over 75% of the schemes assessed were of poor or mediocre design quality, where 1 in 5 schemes should have been refused planning permission. The report also concluded that local communities in these areas feel that the developments constitute overdevelopment, and have led to a loss of local character. Any proposals for Noctorum, or the other areas within the settlement hierarchy, need to start with an appraisal of the underlying character, rather than a presumption that higher density housing is the main goal. Housing development at the Noctorum Field (OS140) site is inappropriate due to the designations on the site, and high density proposals for the site would be doubly inappropriate, given the existing local character density of c. 1 dwelling per half an acre.						

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1248201	LPIO-27013			Residential Density. Whilst it is possible to increase residential densities, and also achieve good design, the recent Place Alliance/CPRE audit on housing design (January 2020) has found that over 75% of the schemes assessed were of poor or mediocre design quality, where 1 in 5 schemes should have been refused planning permission. The report also concluded that local communities in these areas feel that the developments constitute overdevelopment, and have led to a loss of local character. Any proposals for Noctorum, or the other areas within the settlement hierarchy, need to start with an appraisal of the underlying character, rather than a presumption that higher density housing is the main goal. Housing development at the Noctorum Field (OS140) site is inappropriate due to the designations on the site, and high density proposals for the site would be doubly inappropriate, given the existing local character density of c. 1 dwelling per half an acre.						
1248202	LPIO-27014			Residential Density. Whilst it is possible to increase residential densities, and also achieve good design, the recent Place Alliance/CPRE audit on housing design (January 2020) has found that over 75% of the schemes assessed were of poor or mediocre design quality, where 1 in 5 schemes should have been refused planning permission. The report also concluded that local communities in these areas feel that the developments constitute overdevelopment, and have led to a loss of local character. Any proposals for Noctorum, or the other areas within the settlement hierarchy, need to start with an appraisal of the underlying character, rather than a presumption that higher density housing is the main goal. Housing development at the Noctorum Field (OS140) site is inappropriate due to the designations on the site, and high density proposals for the site would be doubly inappropriate, given the existing local character density of c. 1 dwelling per half an acre.						
1250043	LPIO-27036			Residential Density. Whilst it is possible to increase residential densities, and also achieve good design, the recent Place Alliance/CPRE audit on housing design (January 2020) has found that over 75% of the schemes assessed were of poor or mediocre design quality, where 1 in 5 schemes should have been refused planning permission. The report also concluded that local communities in these areas feel that the developments constitute overdevelopment, and have led to a loss of local character. Any proposals for Noctorum, or the other areas within the settlement hierarchy, need to start with an appraisal of the underlying character, rather than a presumption that higher density housing is the main goal. Housing development at the Noctorum Field (OS140) site is inappropriate due to the designations on the site, and high density proposals for the site would be doubly inappropriate, given the existing local character density of c. 1 dwelling per half an acre.						
1248203	LPIO-27053			Residential Density. Whilst it is possible to increase residential densities, and also achieve good design, the recent Place Alliance/CPRE audit on housing design (January 2020) has found that over 75% of the schemes assessed were of poor or mediocre design quality, where 1 in 5 schemes should have been refused planning permission. The report also concluded that local communities in these areas feel that the developments constitute overdevelopment, and have led to a loss of local character. Any proposals for Noctorum, or the other areas within the settlement hierarchy, need to start with an appraisal of the underlying character, rather than a presumption that higher density housing is the main goal. Housing development at the Noctorum Field (OS140) site is inappropriate due to the designations on the site, and high density proposals for the site would be doubly inappropriate, given the existing local character density of c. 1 dwelling per half an acre.						
1248204	LPIO-27054			Residential Density. Whilst it is possible to increase residential densities, and also achieve good design, the recent Place Alliance/CPRE audit on housing design (January 2020) has found that over 75% of the schemes assessed were of poor or mediocre design quality, where 1 in 5 schemes should have been refused planning permission. The report also concluded that local communities in these areas feel that the developments constitute overdevelopment, and have led to a loss of local character. Any proposals for Noctorum, or the other areas within the settlement hierarchy, need to start with an appraisal of the underlying character, rather than a presumption that higher density housing is the main goal. Housing development at the Noctorum Field (OS140) site is inappropriate due to the designations on the site, and high density proposals for the site would be doubly inappropriate, given the existing local character density of c. 1 dwelling per half an acre.						
1248206	LPIO-27079			Residential Density. Whilst it is possible to increase residential densities, and also achieve good design, the recent Place Alliance/CPRE audit on housing design (January 2020) has found that over 75% of the schemes assessed were of poor or mediocre design quality, where 1 in 5 schemes should have been refused planning permission. The report also concluded that local communities in these areas feel that the developments constitute overdevelopment, and have led to a loss of local character. Any proposals for Noctorum, or the other areas within the settlement hierarchy, need to start with an appraisal of the underlying character, rather than a presumption that higher density housing is the main goal. Housing development at the Noctorum Field (OS140) site is inappropriate due to the designations on the site, and high density proposals for the site would be doubly inappropriate, given the existing local character density of c. 1 dwelling per half an acre.						
1248205	LPIO-27080			Residential Density. Whilst it is possible to increase residential densities, and also achieve good design, the recent Place Alliance/CPRE audit on housing design (January 2020) has found that over 75% of the schemes assessed were of poor or mediocre design quality, where 1 in 5 schemes should have been refused planning permission. The report also concluded that local communities in these areas feel that the developments constitute overdevelopment, and have led to a loss of local character. Any proposals for Noctorum, or the other areas within the settlement hierarchy, need to start with an appraisal of the underlying character, rather than a presumption that higher density housing is the main goal. Housing development at the Noctorum Field (OS140) site is inappropriate due to the designations on the site, and high density proposals for the site would be doubly inappropriate, given the existing local character density of c. 1 dwelling per half an acre.						

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1250044	LPIO-27098			Residential Density. Whilst it is possible to increase residential densities, and also achieve good design, the recent Place Alliance/CPRE audit on housing design (January 2020) has found that over 75% of the schemes assessed were of poor or mediocre design quality, where 1 in 5 schemes should have been refused planning permission. The report also concluded that local communities in these areas feel that the developments constitute overdevelopment, and have led to a loss of local character. Any proposals for Noctorum, or the other areas within the settlement hierarchy, need to start with an appraisal of the underlying character, rather than a presumption that higher density housing is the main goal. Housing development at the Noctorum Field (OS140) site is inappropriate due to the designations on the site, and high density proposals for the site would be doubly inappropriate, given the existing local character density of c. 1 dwelling per half an acre.						
1248210	LPIO-27120			Residential Density. Whilst it is possible to increase residential densities, and also achieve good design, the recent Place Alliance/CPRE audit on housing design (January 2020) has found that over 75% of the schemes assessed were of poor or mediocre design quality, where 1 in 5 schemes should have been refused planning permission. The report also concluded that local communities in these areas feel that the developments constitute overdevelopment, and have led to a loss of local character. Any proposals for Noctorum, or the other areas within the settlement hierarchy, need to start with an appraisal of the underlying character, rather than a presumption that higher density housing is the main goal. Housing development at the Noctorum Field (OS140) site is inappropriate due to the designations on the site, and high density proposals for the site would be doubly inappropriate, given the existing local character density of c. 1 dwelling per half an acre.						
1237899	LPIO-27121			Residential Density. Whilst it is possible to increase residential densities, and also achieve good design, the recent Place Alliance/CPRE audit on housing design (January 2020) has found that over 75% of the schemes assessed were of poor or mediocre design quality, where 1 in 5 schemes should have been refused planning permission. The report also concluded that local communities in these areas feel that the developments constitute overdevelopment, and have led to a loss of local character. Any proposals for Noctorum, or the other areas within the settlement hierarchy, need to start with an appraisal of the underlying character, rather than a presumption that higher density housing is the main goal. Housing development at the Noctorum Field (OS140) site is inappropriate due to the designations on the site, and high density proposals for the site would be doubly inappropriate, given the existing local character density of c. 1 dwelling per half an acre.						
1248212	LPIO-27123			Residential Density. Whilst it is possible to increase residential densities, and also achieve good design, the recent Place Alliance/CPRE audit on housing design (January 2020) has found that over 75% of the schemes assessed were of poor or mediocre design quality, where 1 in 5 schemes should have been refused planning permission. The report also concluded that local communities in these areas feel that the developments constitute overdevelopment, and have led to a loss of local character. Any proposals for Noctorum, or the other areas within the settlement hierarchy, need to start with an appraisal of the underlying character, rather than a presumption that higher density housing is the main goal. Housing development at the Noctorum Field (OS140) site is inappropriate due to the designations on the site, and high density proposals for the site would be doubly inappropriate, given the existing local character density of c. 1 dwelling per half an acre.						
1248208	LPIO-27150			Residential Density. Whilst it is possible to increase residential densities, and also achieve good design, the recent Place Alliance/CPRE audit on housing design (January 2020) has found that over 75% of the schemes assessed were of poor or mediocre design quality, where 1 in 5 schemes should have been refused planning permission. The report also concluded that local communities in these areas feel that the developments constitute overdevelopment, and have led to a loss of local character. Any proposals for Noctorum, or the other areas within the settlement hierarchy, need to start with an appraisal of the underlying character, rather than a presumption that higher density housing is the main goal. Housing development at the Noctorum Field (OS140) site is inappropriate due to the designations on the site, and high density proposals for the site would be doubly inappropriate, given the existing local character density of c. 1 dwelling per half an acre.						
1248176	LPIO-27170			Residential Density. Whilst it is possible to increase residential densities, and also achieve good design, the recent Place Alliance/CPRE audit on housing design (January 2020) has found that over 75% of the schemes assessed were of poor or mediocre design quality, where 1 in 5 schemes should have been refused planning permission. The report also concluded that local communities in these areas feel that the developments constitute overdevelopment, and have led to a loss of local character. Any proposals for Noctorum, or the other areas within the settlement hierarchy, need to start with an appraisal of the underlying character, rather than a presumption that higher density housing is the main goal. Housing development at the Noctorum Field (OS140) site is inappropriate due to the designations on the site, and high density proposals for the site would be doubly inappropriate, given the existing local character density of c. 1 dwelling per half an acre.						
1250049	LPIO-27185			Residential Density. Whilst it is possible to increase residential densities, and also achieve good design, the recent Place Alliance/CPRE audit on housing design (January 2020) has found that over 75% of the schemes assessed were of poor or mediocre design quality, where 1 in 5 schemes should have been refused planning permission. The report also concluded that local communities in these areas feel that the developments constitute overdevelopment, and have led to a loss of local character. Any proposals for Noctorum, or the other areas within the settlement hierarchy, need to start with an appraisal of the underlying character, rather than a presumption that higher density housing is the main goal. Housing development at the Noctorum Field (OS140) site is inappropriate due to the designations on the site, and high density proposals for the site would be doubly inappropriate, given the existing local character density of c. 1 dwelling per half an acre.						

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1248178	LPIO-27186			Residential Density. Whilst it is possible to increase residential densities, and also achieve good design, the recent Place Alliance/CPRE audit on housing design (January 2020) has found that over 75% of the schemes assessed were of poor or mediocre design quality, where 1 in 5 schemes should have been refused planning permission. The report also concluded that local communities in these areas feel that the developments constitute overdevelopment, and have led to a loss of local character. Any proposals for Noctorum, or the other areas within the settlement hierarchy, need to start with an appraisal of the underlying character, rather than a presumption that higher density housing is the main goal. Housing development at the Noctorum Field (OS140) site is inappropriate due to the designations on the site, and high density proposals for the site would be doubly inappropriate, given the existing local character density of c. 1 dwelling per half an acre.						
1250048	LPIO-27187			Residential Density. Whilst it is possible to increase residential densities, and also achieve good design, the recent Place Alliance/CPRE audit on housing design (January 2020) has found that over 75% of the schemes assessed were of poor or mediocre design quality, where 1 in 5 schemes should have been refused planning permission. The report also concluded that local communities in these areas feel that the developments constitute overdevelopment, and have led to a loss of local character. Any proposals for Noctorum, or the other areas within the settlement hierarchy, need to start with an appraisal of the underlying character, rather than a presumption that higher density housing is the main goal. Housing development at the Noctorum Field (OS140) site is inappropriate due to the designations on the site, and high density proposals for the site would be doubly inappropriate, given the existing local character density of c. 1 dwelling per half an acre.						
1248180	LPIO-27214			Residential Density. Whilst it is possible to increase residential densities, and also achieve good design, the recent Place Alliance/CPRE audit on housing design (January 2020) has found that over 75% of the schemes assessed were of poor or mediocre design quality, where 1 in 5 schemes should have been refused planning permission. The report also concluded that local communities in these areas feel that the developments constitute overdevelopment, and have led to a loss of local character. Any proposals for Noctorum, or the other areas within the settlement hierarchy, need to start with an appraisal of the underlying character, rather than a presumption that higher density housing is the main goal. Housing development at the Noctorum Field (OS140) site is inappropriate due to the designations on the site, and high density proposals for the site would be doubly inappropriate, given the existing local character density of c. 1 dwelling per half an acre.						
1248181	LPIO-27232			Residential Density. Whilst it is possible to increase residential densities, and also achieve good design, the recent Place Alliance/CPRE audit on housing design (January 2020) has found that over 75% of the schemes assessed were of poor or mediocre design quality, where 1 in 5 schemes should have been refused planning permission. The report also concluded that local communities in these areas feel that the developments constitute overdevelopment, and have led to a loss of local character. Any proposals for Noctorum, or the other areas within the settlement hierarchy, need to start with an appraisal of the underlying character, rather than a presumption that higher density housing is the main goal. Housing development at the Noctorum Field (OS140) site is inappropriate due to the designations on the site, and high density proposals for the site would be doubly inappropriate, given the existing local character density of c. 1 dwelling per half an acre.						
1248213	LPIO-27250			Residential Density. Whilst it is possible to increase residential densities, and also achieve good design, the recent Place Alliance/CPRE audit on housing design (January 2020) has found that over 75% of the schemes assessed were of poor or mediocre design quality, where 1 in 5 schemes should have been refused planning permission. The report also concluded that local communities in these areas feel that the developments constitute overdevelopment, and have led to a loss of local character. Any proposals for Noctorum, or the other areas within the settlement hierarchy, need to start with an appraisal of the underlying character, rather than a presumption that higher density housing it me main goal. Housing development at the Noctorum Field (OS140) site is inappropriate due to the designations on the site, and high density proposals for the site would be doubly inappropriate, given the existing local character density of c. 1 dwelling per half an acre.						
1250054	LPIO-27254			Residential Density. Whilst it is possible to increase residential densities, and also achieve good design, the recent Place Alliance/CPRE audit on housing design (January 2020) has found that over 75% of the schemes assessed were of poor or mediocre design quality, where 1 in 5 schemes should have been refused planning permission. The report also concluded that local communities in these areas feel that the development, constitute overdevelopment, and have led to a loss of local character. Any proposals for Noctorum, or the other areas within the settlement hierarchy, need to start with an appraisal of the underlying character, rather than a presumption that higher density housing is the main goal. Housing development at the Noctorum Field (OS140) site is inappropriate due to the designations on the site, and high density proposals for the site would be doubly inappropriate, given the existing local character density of c. 1 dwelling per half an acre.						
1250053	LPIO-27278			Residential Density. Whilst it is possible to increase residential densities, and also achieve good design, the recent Place Alliance/CPRE audit on housing design (January 2020) has found that over 75% of the schemes assessed were of poor or mediocre design quality, where 1 in 5 schemes should have been refused planning permission. The report also concluded that local communities in these areas feel that the developments constitute overdevelopment, and have led to a loss of local character. Any proposals for Noctorum, or the other areas within the settlement hierarchy, need to start with an appraisal of the underlying character, rather than a presumption that higher density housing is the main goal. Housing development at the Noctorum Field (OS140) site is inappropriate due to the designations on the site, and high density proposals for the site would be doubly inappropriate, given the existing local character density of c. 1 dwelling per half an acre.						

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1250055	LPIO-27279			Residential Density. Whilst it is possible to increase residential densities, and also achieve good design, the recent Place Alliance/CPRE audit on housing design (January 2020) has found that over 75% of the schemes assessed were of poor or mediocre design quality, where 1 in 5 schemes should have been refused planning permission. The report also concluded that local communities in these areas feel that the developments constitute overdevelopment, and have led to a loss of local character. Any proposals for Noctorum, or the other areas within the settlement hierarchy, need to start with an appraisal of the underlying character, rather than a presumption that higher density housing is the main goal. Housing development at the Noctorum Field (OS140) site is inappropriate due to the designations on the site, and high density proposals for the site would be doubly inappropriate, given the existing local character density of c. 1 dwelling per half an acre.						
1250059	LPIO-27281			Residential Density. Whilst it is possible to increase residential densities, and also achieve good design, the recent Place Alliance/CPRE audit on housing design (January 2020) has found that over 75% of the schemes assessed were of poor or mediocre design quality, where 1 in 5 schemes should have been refused planning permission. The report also concluded that local communities in these areas feel that the developments constitute overdevelopment, and have led to a loss of local character. Any proposals for Noctorum, or the other areas within the settlement hierarchy, need to start with an appraisal of the underlying character, rather than a presumption that higher density housing is the main goal. Housing development at the Noctorum Field (OS140) site is inappropriate due to the designations on the site, and high density proposals for the site would be doubly inappropriate, given the existing local character density of c. 1 dwelling per half an acre.						
1250058	LPIO-27316			Residential Density. Whilst it is possible to increase residential densities, and also achieve good design, the recent Place Alliance/CPRE audit on housing design (January 2020) has found that over 75% of the schemes assessed were of poor or mediocre design quality, where 1 in 5 schemes should have been refused planning permission. The report also concluded that local communities in these areas feel that the developments constitute overdevelopment, and have led to a loss of local character. Any proposals for Noctorum, or the other areas within the settlement hierarchy, need to start with an appraisal of the underlying character, rather than a presumption that higher density housing is the main goal. Housing development at the Noctorum Field (OS140) site is inappropriate due to the designations on the site, and high density proposals for the site would be doubly inappropriate, given the existing local character density of c. 1 dwelling per half an acre.						
1250057	LPIO-27317			Residential Density. Whilst it is possible to increase residential densities, and also achieve good design, the recent Place Alliance/CPRE audit on housing design (January 2020) has found that over 75% of the schemes assessed were of poor or mediocre design quality, where 1 in 5 schemes should have been refused planning permission. The report also concluded that local communities in these areas feel that the developments constitute overdevelopment, and have led to a loss of local character. Any proposals for Noctorum, or the other areas within the settlement hierarchy, need to start with an appraisal of the underlying character, rather than a presumption that higher density housing is the main goal. Housing development at the Noctorum Field (OS140) site is inappropriate due to the designations on the site, and high density proposals for the site would be doubly inappropriate, given the existing local character density of c. 1 dwelling per half an acre.						
1250062	LPIO-27329			Residential Density. Whilst it is possible to increase residential densities, and also achieve good design, the recent Place Alliance/CPRE audit on housing design (January 2020) has found that over 75% of the schemes assessed were of poor or mediocre design quality, where 1 in 5 schemes should have been refused planning permission. The report also concluded that local communities in these areas feel that the developments constitute overdevelopment, and have led to a loss of local character. Any proposals for Noctorum, or the other areas within the settlement hierarchy, need to start with an appraisal of the underlying character, rather than a presumption that higher density housing it me main goal. Housing development at the Noctorum Field (OS140) site is inappropriate due to the designations on the site, and high density proposals for the site would be doubly inappropriate, given the existing local character density of c. 1 dwelling per half an acre.						
1250063	LPIO-27354			Residential Density. Whilst it is possible to increase residential densities, and also achieve good design, the recent Place Alliance/CPRE audit on housing design (January 2020) has found that over 75% of the schemes assessed were of poor or mediocre design quality, where 1 in 5 schemes should have been refused planning permission. The report also concluded that local communities in these areas feel that the development, and have led to a loss of local character. Any proposals for Noctorum, or the other areas within the settlement hierarchy, need to start with an appraisal of the underlying character, rather than a presumption that higher density housing is the main goal. Housing development at the Noctorum field (OS140) site is inappropriate due to the designations on the site, and high density proposals for the site would be doubly inappropriate, given the existing local character density of c. 1 dwelling per half an acre.						
1250065	LPIO-27367			Residential Density. Whilst it is possible to increase residential densities, and also achieve good design, the recent Place Alliance/CPRE audit on housing design (January 2020) has found that over 75% of the schemes assessed were of poor or mediocre design quality, where 1 in 5 schemes should have been refused planning permission. The report also concluded that local communities in these areas feel that the developments constitute overdevelopment, and have led to a loss of local character. Any proposals for Noctorum, or the other areas within the settlement hierarchy, need to start with an appraisal of the underlying character, rather than a presumption that higher density housing is the main goal. Housing development at the Noctorum Field (OS140) site is inappropriate due to the designations on the site, and high density proposals for the site would be doubly inappropriate, given the existing local character density of c. 1 dwelling per half an acre.						

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1250067	LPIO-27380				Residential Density. Whilst it is possible to increase residential densities, and also achieve good design, the recent Place Alliance/CPRE audit on housing design (January 2020) has found that over 75% of the schemes assessed were of poor or mediocre design quality, where 1 in 5 schemes should have been refused planning permission. The report also concluded that local communities in these areas feel that the developments constitute overdevelopment, and have led to a loss of local character. Any proposals for Noctorum, or the other areas within the settlement hierarchy, need to start with an appraisal of the underlying character, rather than a presumption that higher density housing is the main goal. Housing development at the Noctorum Field (OS140) site is inappropriate due to the designations on the site, and high density proposals for the site would be doubly inappropriate, given the existing local character density of c. 1 dwelling per half an acre.						
1245256	LPIO-2904	yes									
1245159	LPIO-2957	yes									
1245287	LPIO-2991	yes			In the hollowed out urban centres, like Birkenhead there is a good case for working to an optimum density, provided that the environment that is designed to support higher density housing provides properly designed and landscaped open space for play, recreation and wildlife. There must be safe sheltered walking and cycling routes well connected to public transport routes and nodes. The design process should be community lead with groups representing people with disabilities. The design should minimise the need for car ownership and wasteful parking space. The orientation of new housing should follow passivehouse principles.						
1241315	LPIO-3025	no	Other (please state);		If we consult the compendium of statistics it is clear that densities within urban areas WILL/SHOULD have good design. Design should include solar panelling, electric vehicle points, insulation from base footings to top of roof space.						
1245289	LPIO-3038	yes									
1238645	LPIO-3071	yes			increasing densities of development must allow for green spaces, room for soft landscaping, sustainable urban drainage and essential features such as cycleways. Design should include solar panelling, electric vehicle points, insulation from base footings to top of roof space. Ensure provision of play areas for younger children and field type spaces for football etc for older children. Play areas should never be sacrificed for some optimal high density development. These green spaces are very different from the green spaces to be left in a more natural state						
1239492	LPIO-314	no	Other (please state);		This piece is not clear to me, but feels like it is really important. Some more clarifications around what the table and analysis mean would be helpful - specifically the allocation of 13,000m2 for West Kirby convenience stores - and whether this is based on the current configuration of supermarkets and other larger stores (which is acceptable) or is a growth in stores (which I would completely disagree with)						
1237904	LPIO-3153	yes			If we consult the compendium of statistics it is clear that densities within urban areas WILL/SHOULD have good design. Design should include solar panelling, electric vehicle points, insulation from base footings to top of roof space						
1245311	LPIO-3201	yes									
1245346	LPIO-3249	yes			I support increasing residential density, subject to meeting neighbourhood design and build quality, zero carbon and green infrastructure standards and policies which recognises our coastal and cultural heritage Increasing densities of development must allow for green spaces, room for soft landscaping, sustainable urban drainage and essential features such as cycleways. There should be clear parking standards that minimise space reserved for vehicles and deter car ownership/dependency. Public transport infrastructure must be built in to maximise the potential offered by high-density, low car ownership developments. Development must be of appropriate height – i.e., not large scale, high-rise Design should include solar panelling, electric vehicle points, insulation from base footings to top of roof space. Ensure provision of play areas for younger children and field type spaces for football etc for older children. Play areas should never be sacrificed for some optimal high density development. These green spaces are very different from the green spaces to be left in a more natural state.						
1239571	LPIO-3339	yes			This is least appropriate in the Lower Heswall urban settlement area. Approved developments there are having insignificant impact on density targets whilst negatively impacting on the character of an area adjacent to recreational green belt. Developers are not providing housing which is affordable for the young population recognised nationally as most in need. As an aside, there is ample existing provision for convenience goods in Heswall with three major supermarkets and other outlets.						
1245416	LPIO-3354	ves								1	1

Person ID	ID	Question 2.8 - Do you agree that densities should be increased whilst maintaining good design to ensure the maximum use of suitable urban land (making most use of urban already developed land - e.g. build at height etc)?	please explain why you	Question 2.8b - If you answered Other, give brief details here:	Question 2.8c - If No, please explain why (if you agree you can comment here):	Attachment 1	Attachment 2	Attachment 3	Attachment 4	Attachment 5	Attachment 6
1238549	LPIO-337	no	higher densities would impact on the character of existing areas; higher densities could mean taller buildings which may not be in keeping with the character of existing areas;		In some locations, higher densities may be suitable. But in Sandy Lane, Irby. any such development would destroy the surrounding area, which is detached houses with gardens back and front with mixed housing design.						
1237823	LPIO-3390	yes			Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses. Appropriate						
1240653	LPIO-3439				densities of development are best determined on a site by site basis having regard to site characteristics and constraints.						
1240653		yes ves									
1245451		yes									
1245457	LPIO-3592	*			What an opportunity here for a complete regeneration of the Birkenhead and Wallasey dock areas. Well designed housing incorporating solar panels and vehicle charging points for each property, business facilities to encourage new ventures all connected via a light rail system. Wirral as a green entrepreneur.						
1245443	LPIO-3678	no	higher densities would impact on the character of existing areas; higher densities would mean smaller homes; higher densities could mean taller buildings which may not be in keeping with the character of existing areas;		The existing areas would be heavily congested and this would impact on the local area and its beauty, who wants to live in a box.						
1245288	LPIO-3697	no	higher densities would mean smaller homes;		Higher density will impact on the size of homes to be built. Birkenhead has leisure facilities that have been underused due to cost, unemployment and all other reason relating to poverty. The land which the leisure centre & cinema occupy now, can be modernised and tree planting/landscaping that was previously shown on the 2020 vision should be implemented.						
1237827	LPIO-3768	yes			Absolutely need to make the best use of suitable urban land.						
1242359	LPIO-391	no	higher densities would impact on the character of existing areas; higher densities could mean taller buildings which may not be in keeping with the character of existing areas;		Wirral has a wide mix of areas in different styles and housing densities. The existing densities should be maintained to retain the character of each area.						
1245498	LPIO-3925	yes			definitely						

No. No. <th></th> <th>1</th> <th></th> <th></th> <th></th> <th></th> <th>1</th> <th></th> <th></th> <th></th> <th>1</th> <th></th>		1					1				1	
No. No. <th>Person ID</th> <th>ID</th> <th>agree that densities should be increased whilst maintaining good design to ensure the maximum use of suitable urban land (making most use of urban already developed land - e.g.</th> <th>please explain why you</th> <th>you answered Other, give brief</th> <th>Question 2.8c - If No, please explain why (if you agree you can comment here):</th> <th>Attachment 1</th> <th>Attachment 2</th> <th>Attachment 3</th> <th>Attachment 4</th> <th>Attachment 5</th> <th>Attachment 6</th>	Person ID	ID	agree that densities should be increased whilst maintaining good design to ensure the maximum use of suitable urban land (making most use of urban already developed land - e.g.	please explain why you	you answered Other, give brief	Question 2.8c - If No, please explain why (if you agree you can comment here):	Attachment 1	Attachment 2	Attachment 3	Attachment 4	Attachment 5	Attachment 6
900000 900-000	1245501	LPIO-3983	no	mean taller buildings which may not be in keeping with the character of existing areas; higher densities would impact on the character of existing		docklands high tech/vertical living areas there is a demand for vertical living. In already established rural communities, the feeling, identity and community belonging will be severely impacted by excessively dense residential environments. Waterfront locations that face Liverpool						
94.040 94.040	1241800	LPIO-4025	yes									
2003 PD-440 as Image: Constraints with bott us of the emphasimate to create humsing in which people will be hugs and provadio like in user of the emphasimate to create humsing in which people will be hugs and provadio like in user of the emphasimate to create humsing in which people will be hugs and provadio like in user of the emphasimate to create humsing in which people will be hugs and provadio like in user of the emphasimate to create humsing in which people will be hugs and provadio like in user of the emphasimate to create humsing in which people will be hugs and provadio like in user of the emphasimate to create humsing in which people will be hugs and provadio like in user of the emphasimate to create humsing in which people will be hugs and provadio like in the emphasimate to create humsing in which people will be hugs and provadio like in the emphasimate to the employ and provadio hum gased for trees and grean in the employ and provadio hum gased for trees and grean in the employed and the employed and the employed and the employed and provadio humsing and the people will be humsing and the development density in the employed and provide the employed and the people will be consected for trees all grean will be an intervent of trees and grean i			yes yes									
100-01 ps 100-02	1241868	LPIO-4207	ves			Densities within urban areas should have good design.						
100-01 ps 100-02	1238379		ves									
Mark			yes									
(AIIA)(MALA	1245153	LPIO-4354	yes									
Lends Jends	1244720	LPIO-4566	yes									
12428180-08100-000 for (please state) windover west side100-00100-0	1245607	LPIO-4609	yes									
1241495 IPO-4689 yes Image: second constraints of the prime and the prima and the prime and the prime and the prima and the prime and th	1242528	LPIO-466	no	Other (please state);	over west side of							
1214191PO-46991PO-46991PO-4690<	1237696	LPIO-4671	yes									
12/13/3101	1241495	LPIO-4699	yes			This will help the affordability of housing by avoiding wastage of land for expensive large houses at low density. There must be a high						
1245794LPIO-488vesvesImage: Constraint of the cons	1237873	LPIO-4813	no									
Image: Left of the second s	1245782	LPIO-4842	yes									
haveha	1245794	LPIO-4894	yes			Yes, where appropriate and in line with best planning practice.						
	1241661	LPIO-4915	yes			Infrastructure standards and policies which recognises our coastal and cultural heritage Increasing densities of development must allow for green spaces, room for soft landscaping, sustainable urban drainage and essential Infrastructure such as cycleways. There should be clear parking standards that minimise or even eliminate space reserved for vehicles and deter car ownership/dependency. Public transport infrastructure must be built in to maximise the potential offered by high-density, low car ownership developments. The Streetar proposals for Wirral Waters and beyond are especially relevant here. Development must be of appropriate height – i.e., not large scale, high-rise Design should include solar panelling, insulation from base footings to top of roof space. Ensure provision of play areas for younger children and field type spaces for football etc for older children. Play areas should never be sacrificed for some optimal high density development. These green spaces are very different from the green spaces to be left in a more						
124327 LPIO-4952 vs 8 P P P P P P P P P P P P P P P P P P	1243171	LPIO-4939	yes			WFPOSPS would encourage provision of open space within the increased densities where practical and lacking at present.						
	1241327	LPIO-4952	yes									

Person ID	ID		Question 2.8a - If No, please explain why you don't agree	Question 2.8b - If you answered Other, give brief details here:	Question 2.8c - If No, please explain why (if you agree you can comment here):	Attachment 1	Attachment 2	Attachment 3	Attachment 4	Attachment 5	Attachment 6
1241065	LPIO-498	yes			Densities should be increased in accordance to strategic objectives 1, 7, and 8. For example Birkenhead town centre, Woodside, Hind Street, and Wirral Waters should have buildings up four stories high. This would be in keeping with character of the locations and historical past.						
1245713	LPIO-4981	yes			Buildings should have good design and include measures for supporting enviromental issues, ie solar panels, electric vehicle points and insulation.						
1238246	LPIO-523	yes			I believe that densities may be increased in urban areas but they must be sensitive and in keeping with the area. I.E, greater density may be suitable near the waterfront in Birkenhead/Wallasey or nearer the urban centres, but would be utterly inappropriate in smaller developments such as Greasby, Thingwall etc.						
1242372	LPIO-5305	no	higher densities would impact on the character of existing areas;		Increase densities would put pressure on existing services and infrastructure this would include highways, parking facilities in local villages and towns, retail outlets and schools and it would require improved Statutory Undertaker Services including refuse disposal, improved medical facilities including Dentist, Doctors and additional hospital beds including A&E facilities, also additional areas for leisure would be required.						
1241133	LPIO-54	yes			In certain circumstances yes but not where you block pre existing homes light or space						
1240383	LPIO-5408	yes									
1245954	LPIO-5484	yes									
1246041	LPIO-5538	no	higher densities would impact on the character of existing areas; higher densities would mean smaller homes; higher densities could mean taller buildings which may not be in keeping with the character of existing areas;								
1246159	LPIO-5585	yes									
1245984	LPIO-5667	yes			All housing should have "good design" i.e. including solar panelling, electric vehicle points, green roofing, appropriate insulation.						
1245767	LPIO-5817	yes			Yes, within existing urban areas, and provided that it is respectful of its surroundings and existing neighbouring development.						
1242751	LPIO-583				If we consult the compendium of statistics it is clear that densities within urban areas WILL/SHOULD have good design. Design should include solar panelling, electric vehicle points, insulation from base footings to top of roof space.						
1246303	LPIO-5865	yes			Urban areas WILL/SHOULD have good design, and in this respect much has to be done across Wirral to regenerate existing areas and upgrade them for the current century. Design should include solar panelling, electric vehicle points, insulation from base footings to top of roof space. The trends in many cities across the world indicate that increased densities which are well planned for are effective. Effective infrastructure is the key and this would be extremely inefficient to create large scale greenbelt developments.						
1246310	LPIO-5896	yes			If we consult the compendium of statistics it is clear that densities within urban areas WILL/SHOULD have good design. Design should include solar panelling, electric vehicle points, insulation from base footings to top of roof space.	6					
1246342	LPIO-6024	yes									
1246339	LPIO-6067	no	higher densities would impact on the character of existing areas;		townscape appraisals of settelements should come first and should then inform appropriate housing densities, housing size, interface distance etc						
1240964	LPIO-6094	yes			Density increases, provided they fit the area are fine. The topography of the Wirral allows for more height than traditional in several places, such as in the lower slopes of the hills in Heswall, Caldy, Oxton, West Kirby and Bidston.						

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Person ID	ID		Question 2.8a - If No, please explain why you don't agree	Question 2.8b - If you answered Other, give brief details here:	Question 2.8c - If No, please explain why (if you agree you can comment here):	Attachment 1	Attachment 2	Attachment 3	Attachment 4	Attachment 5	Attachment 6
1238310	LPIO-6113	yes			Yes I agree. Good design should be a given. It should make use of all the energy saving and climate friendly technology available. Higher densities in urban conurbations with short walking distance access to public transport and employment with good greenspace planning have proved successful so I would support this. The proposed greenbelt release options do not offer any opportunities for sustainable higher density housing. Greenbelt release would have a negative effect on the main goals of the NPPF and WBC to provide regeneration and sustainable development on urban land						
1246348	LPIO-6208	yes			I seriously doubt good design comes into it. Looking at the developments that have taken place in Heswall - ugly flats rising over all the surrounding properties, minimum car parking space, little or no amenity space, unnecessary chopping down of trees, etc, so developments not in accord with the National Planning Policy Framework - I fear that any large scale developments will be an eyesore just like the single developments that have already taken place. It's all for the benefit of the council and developers.						
1246161	LPIO-6217	yes			Any increase to proposed population density should be considered alongside additional need for the relevant health and wellbeing infrastructure and facilities.						
1245086	LPIO-6261	yes			It is important to consider higher density housing & of course good design should be imperative - e.g. all new houses should have solar panels, high levels of insulation & adequate car parking (not more cars parked on roads as there are far too many there already). Infrastructure such as roads, shops, schools etc are vital but to lessen the environmental damage the new higher density living has to be in places where these facilities already exist & can be readily upgraded/enlarged with the minimum of impact. They shouldn't be built on green belt land which at the very least would entail the building of more roads & put greater strain on roads that currently struggle to cope with the demands of 21st century car ownership. It is also very important to provide good public transport that can cope with increased demand.						
1239535	LPIO-6340	ves									
1246393	LPIO-6355	yes									
1246402	LPIO-6384	yes			Densities within urban areas need good design. They should not become a blot on the landscape and should incorporate modern green features such as solar panelling.						
1246410	LPIO-6413	yes									
1246415	LPIO-6459	yes									
1246421	LPIO-6528	yes									
1246425	LPIO-6532	yes			Consistent with national policy, we agree that planning policies should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions (117, Framework). In addition, we agree with national policy that planning policies should support development that makes efficient use of land taking into account the identified need for different types of housing (122, Framework). Consequently, our view, to be consistent with national policy, is that densities should be increased whilst maintaining good design and meeting the identified need for different types of housing. Eastham contains sites (including SP050 West of Rivacre Road (parcel 4.14)) that are suitable for meeting different types of housing need that are viable in that part of the Urban Conurbation.	https://wirral- consult.objective co.uk/file/56695 49					
1241723	LPIO-6552	yes			Increasing residential density, subject to meeting neighbourhood design and build quality, net-zero carbon and green infrastructure standards and policies which recognises our coastal and cultural heritage is one I would support. But, Increasing densities of development must allow for green spaces, room for soft landscaping, sustainable urban drainage and essential features such as cycle-ways. There also should be clear parking standards that minimise space reserved for vehicles which strongly attempts to deter car ownership/dependency. Public transport infrastructure must be built in to maximise the potential offered by high-density, low car ownership developments. Development must be of appropriate height – i.e., not large scale, high-rise or out of character with the surrounding area. All designs should include solar panelling, electric vehicle points, insulation from base footings to top of roof space and should meet the climate concerns of the future, not just the present. We should ensure provision of play areas for younger children and field type spaces are very different from other green spaces preferably to be left in a more natural state	1					
1246435	LPIO-6636	yes									
1245286	LPIO-6654	yes									
1246438	LPIO-6671	yes									

Person ID	ID		Question 2.8a - If No, please explain why you don't agree	Question 2.8b - If you answered Other, give brief details here:	Question 2.8c - If No, please explain why (if you agree you can comment here):	Attachment 1	Attachment 2	Attachment 3	Attachment 4	Attachment 5	Attachment 6
1241096	LPIO-6703	yes			Maximum use should be made of urban land; however good design and quality construction are paramount, as well as including green open space for the mental and physical health benefits of the residents.	https://wirral- consult.objective .co.uk/file/56842	https://wirral- consult.objective co.uk/file/56619				
						62	44				
1243420	LPIO-6708	yes									
1246441	LPIO-6728	yes									
1246445	LPIO-6757	yes									
1246455	LPIO-6810				A mixture of higher densities & Green Belt						
1246401	LPIO-6860	yes			Good design and principles of town planning are often overlooked particularly by developers. The emphasis should be on sympathetic and high quality developments. At the forefront should be effect of development in relation to environmental impact, energy saving and use of sustainable materials. Alternative sources of power and harvesting of water should be a major consideration.						
1246482	LPIO-7007	yes									
1246456	LPIO-7077	yes									
1246488	LPIO-7100				If we consult the compendium of statistics it is clear that densities within urban areas will/should have good design. Design should include solar panelling, electric vehicle points, insulation from base footings to top of roof space.						
1244604	LPIO-7232	yes									
1246515	LPIO-7256	yes									
1239029	LPIO-727	yes			As 43% of Wirral is already developed you need to make maximum use or it will end up 100% developed.						
1246518	LPIO-7283	yes									
1246545	LPIO-7412	yes									
1237978	LPIO-7430	yes									
1241958	LPIO-744	yes									
1246549	LPIO-7446	yes									
1246551	LPIO-7470	yes			NPPF places a strong emphasis on achieving appropriate densities and making efficient use of land and affordable housing forms a key component of the development opportunity for the site to meet the development needs of the Borough. NPPF (paras 122 and 123) places a strong emphasis on achieving appropriate densities and making efficient use of land and ensuring the optimal use if made of available land is particularly relevant when there is an existing or anticipated shortage of land for meeting identified housing needs. While the National Design Guidance provides guidance on how density should respond to its context, the Wirral Housing Density Study will identify the most appropriate broad locations for increasing density, by focusing higher density development around locations where sustainable travel, such as walking, cycling and public transport can most easily be supported. This approach will ensure that development density is maximised in all settlements in Wirral through appropriately worded policy and that sites coming forward through the planning application process are therefore required to fully address its requirements to ensure the best and most effective use of suitable urban land to which the proposal site represents a significant opportunity to increase residential density through the delivery of affordable housing toward the deliverability of the local plan and its soundness. In response to Q2.8 in order to achieve deliverability without the urban extension of Green Belt land the plan should consider sites with development potential in existing urban areas. On these sites the plan should promote increased residential development density so as to maximise the efficient use of land to provide affordable housing demand. This approach would be two-fold in that the deliverability of the plan can be easilsed by utilising existing site opportunities in urban areas, with higher density affordable housing while the developable aspect of the plan can be achieved through urban extensions whe	https://wirral- consult.objective .co.uk/file/56796 68					
1246581	LPIO-7585	no	Other (please state);	Housing density should be maximised where appropriate and in accordance with good planningpractice							

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Number Image: second secon	Person ID	ID	should be increased whilst maintaining good design to ensure the maximum use of suitable urban land (making most use of urban already developed land - e.g.	please explain why you	you answered Other, give brief	Question 2.8c - If No, please explain why (if you agree you can comment here):	Attachment 1	Attachment 2	Attachment 3	Attachment 4	Attachment 5	Attachment 6
DM0-782 M0-783 es Image: state in models on monese to long at their is no building on greented. Image: state is no building on greented. Image: stat	1240932	LPIO-7589	no	impact on the character of existing areas; higher densities would mean smaller homes; higher densities could mean taller buildings which may not be in keeping with the character of existing areas; Other (please		development might be considered to reflect paragraphs 122 and 123 of the NPPF. However, Leverhulme disagrees with the inference in the question that density and design should be the only considerations and also observes that the question appears to assume that only urban land should be used in the emerging Local Plan. Whilst densities in rural or suburban locations may be lower than those in urban areas, making appropriate and efficient use of all land is important. Leverhulme believes good design must go hand-in-hand with increasing density. We support the recent recommendation of the Building Better, Building Beautiful Commission that 'beauty should be an essential condition for the grant of planning permission'. In this spirit, our Vision Document uses a baseline density of 30 dwellings per hectare, but clearly some of our proposed sites can deliver more homes at a higher density without compromising on the quality of development, especially when due to the scale of our landholding there is the option to further provide enhanced biodiversity measures on residual connected Leverhulme land. It is important that, in line with NPPF paragraph 122, this desire to increase densities does not translate into a single-minded approach, sacrificing not only good design, but also good placemaking, living and environmental standards and in particular viability, deliverability and the ability of the Local Plan to provide the required mix of size and tenures. Indeed, we believe that the Preferred Approach of increasing densities on mainly urban regeneration sites will not produce a Local Plan that meets the Borough's development needs. Further detail, including our comments upon the Interim Wirral Housing Density Study, can be found at paragraphs 3.20-3.25 of our	consult.objective	consult.objective	consult.objective			
DM0-782 M0-783 es Image: state in models on monese to long at their is no building on greented. Image: state is no building on greented. Image: stat	1243342	I PIO-761	ves									
Database Incl723 gein Incl723 <td></td> <td></td> <td>×</td> <td></td> <td></td> <td>Densities can increase so long as there is no building on greenbelt.</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>			×			Densities can increase so long as there is no building on greenbelt.						
20103 Image: Mode State St			ves			······						
124526120-753jes111<			yes									
124523 LPO-799 no Prid get amore making prediction in relating and constraints (or lefting and constraints) (or le	1246591	LPIO-7880	yes									
124523IPO-799IPO <td>1246596</td> <td>LPIO-7953</td> <td>yes</td> <td></td> <td></td> <td>In line with good planning practice.</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>	1246596	LPIO-7953	yes			In line with good planning practice.						
RAM RAM <td>1246523</td> <td>LPIO-7999</td> <td>no</td> <td>impact on the character of existing areas; Other</td> <td>realistic prediction of population growth then</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>	1246523	LPIO-7999	no	impact on the character of existing areas; Other	realistic prediction of population growth then							
1246005 LPIO-8TTI no Other (please state); solar panelling, electric vehicle points, insulation from base footings to top of roof space.	Hoylake	LPIO-8107	no	impact on the character of existing areas; higher densities could mean taller buildings which may not be in keeping with the character of existing areas; Other (please	be more appropriate in some areas than in others. Protecting the character of an area and its spatial balance is important for identity and community wellbeing. There are opportunities for higher density development and one size fits all approach is not	there might be some opportunities for higher density development in the town centre and at Carr Lane that could have public support. However increased density in other parts of the town are likely to be much less popular and set a precedent that could adversely impact on the character of the town. Approaches by developers to owners of larger properties especially in the Conservation Areas risk harming the						
	1246605	LPIO-8111	no	Other (please state);			2					
	1246431	LPIO-8118	Ves			sens personny, second remera porta, induction non outer roungs to top of root space.						

Person ID	ID			Question 2.8b - If you answered Other, give brief details here:	Question 2.8c - If No, please explain why (if you agree you can comment here):	Attachment 1	Attachment 2	Attachment 3	Attachment 4	Attachment 5	Attachment 6
1243448	LPIO-814	no	Other (please state); higher densities could mean taller buildings which may not be in keeping with the character of existing areas; higher densities would mean smaller homes; higher densities would impact on the character of existing areas;	See 2.8c	This question cannot be answered by a simple yes or no response. The density of developments must be tailored to the location of the development, the type of occupier, the expected income levels of occupiers and proximity to other developments etc. For example, it may be more appropriate to build blocks of one and two bed-roomed apartments in areas that will/do attract young single occupiers who are taking their first step on the property ladders or single couples. In areas which attract families, the density should be less, to allow private outdoor space for the children to play in a safe, healthy environment.						
1237882	LPIO-8245	no	Other (please state);		If we consult the compendium of statistics it is clear that densities within urban areas WILL/SHOULD have good design. Design should include solar panelling, electric vehicle points, insulation from base footings to top of roof space.						
1246612	LPIO-8248	yes									
1245434	LPIO-8284	yes			in order to avoid building on green belt						
1245044	LPIO-8302	yes			Yes densities should be increased as this would relieve the pressure on our precious Green Belt. Although it is important that good design is used effectively, ensuring that sustainable communities are built with good access to green and open spaces, good public transport links, cycle ways etc and close to employment areas, schools etc						
1244670	LPIO-8425				If we consult the compendium of statistics it is clear that densities within urban areas WILL/SHOULD have good design. Design should include solar panelling, electric vehicle points, insulation from base footings to top of roof space.						
1237748	LPIO-8491	yes			I strongly support the regeneration objective of the Local Plan and building in urban areas and brownfield land. I support increasing densities in the appropriate areas by using appropriate design and good quality dwellings.						
1246624	LPIO-8522	yes			Provide this meets but preferably exceeds energy efficiency/It technology standards at time of development. Level of density to be set in relation to immediate surrounding area which vary across the borough.						
1246544	LPIO-8539	yes			I support the idea of increasing residential densities, subject always to the need for good design and build quality. Density should not be increased to such a level that no room is left for green spaces, soft landscaping, cycleways, children's play areas. Design should be used to try to foster a sense of community.						
1240872	LPIO-8593	no	higher densities would impact on the character of existing areas; Other (please state);	No because its simply not needed. Also concened you have included Spital which has a very uniquue character of openess which does not fit with this apporach	Wirral Waters provides the density needed where it is needed if it also delivers the jobs it has promised. To be clear though every single question in this Local plan is impacted by the fundamental flaw that the calculation used to create the demand is wrong. Its uses incorrect growth figures and does not take into account the special circumstances the Wirral faces. No increased densities are needed if you address the land banking issue, 5000 empty homes and readdress the calculation to give the correct 'need' which is closer to 3500 not 12000.						
1237832	LPIO-8602	yes			Increasing densities of development must allow for green spaces, room for soft landscaping, especially in flood-prone areas, and features such as cycleways.						
1246631	LPIO-8657	yes			It is clear that transport use is going to change significantly over the next fifteen years, as combustion-engine vehicles are phased out. This, coupled with developments in autonomously driven electric vehicles, may lead to much greater pooling of vehicles and increased use of public transport. It would be sensible to build these anticipated developments into the housing plans and to increase densities in those parts that have the most comprehensive public transport links.						

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Person ID	ID	Question 2.8 - Do you agree that densities should be increased whilst maintaining good design to ensure the maximum use of suitable urban land (making most use of urban already developed land - e.g. build at height etc)?	Question 2.8a - If No, please explain why you don't agree	Question 2.8b - If you answered Other, give brief details here:	Question 2.8c - If No, please explain why (if you agree you can comment here):	Attachment 1	Attachment 2	Attachment 3	Attachment 4	Attachment 5	Attachment 6
1246638	LPIO-8671	no	higher densities would impact on the character of existing areas; higher densities would mean smaller homes; higher densities could mean taller buildings which may not be in keeping with the character of existing areas;		Higher density produces less attractive built environments and streetscenes.						
1246622	LPIO-8715	yes			Use upper levels of standard housing density, appropriate to local character, to increase Supply						
1237807	LPIO-8794	yes									
1246286	LPIO-8817	yes									
1238116	LPIO-889	no	Other (please state);	It is well established that higher density leads to increased social unrest.							
1246651	LPIO-8905	yes			I support increasing residential density, subject to meeting neighbourhood design and build quality, net-zero carbon and green infrastructure standards and policies which recognises our coastal and cultural heritage. Increasing densities of development must allow for green spaces, room for soft landscaping, sustainable urban drainage and essential features such as cycleways. There should be clear parking standards that minimise space reserved for vehicles and deter car ownership and dependency. Public transport infrastructure must be built-in to maximise the potential offered by high density low car ownership developments. Development must be of appropriate height ie not large- cale highrise. Design should include solar panelling, electric vehicle points, insulation from base footings to top of roof space. Ensure provision of play areas for younger children and field type spaces for football etc for older children. Play areas should never be sacrificed for some optimal high density development. These green spaces are very different from the green spaces to be left in a more natural state.						
1243888	LPIO-900	yes			Increase densities and build up, but don't just merge distinctive communities into urban sprawl. Irby, Thingwall, Greasby and other "urban" areas may no longer be the small villages they once were, but they have distinctive characters and communities. Please don't use large scale infilling (option 2A) to create conurbations. This negates one of the main purposes of Greenbelt.						
1246667	LPIO-9011	yes			Green spaces and open firlds need to be retained at all costs						
1246666	LPIO-9028	yes									
1241852	LPIO-906	yes			I agree. DO NOT merge distinctive communities into urban sprawl but build up and increase densities						
1246670	LPIO-9079	yes									
1246671	LPIO-9129	yes									
1246678	LPIO-9272	no	higher densities could mean taller buildings which may not be in keeping with the character of existing areas;								
1246699	LPIO-9523	yes									
1246693	LPIO-9538	yes			I find this a strange question as clearly the answer is yes. There are many developments across the world where there is excellant use of space through design. For example cities such as london where height in buildings is the only option however they clearly investment in design. Simple thoughts would designing areas for local communities, amenities in walking distance, cycle ways, open grassed areas, electric vehicle charging stations, the use of environmentally friendly design and maintaince. Good building of structures which are fit for purpose for example properly insulated and designed for all seasons.						

Person ID	D		Question 2.8a - If No, please explain why you don't agree	Question 2.8b - If you answered Other, give brief details here:	Question 2.8c - If No, please explain why (if you agree you can comment here):	Attachment 1	Attachment 2	Attachment 3	Attachment 4	Attachment 5	Attachment 6
1246705	LPIO-9542	no	higher densities would impact on the character of existing areas; higher densities would mean smaller homes; higher densities could mean taller buildings which may not be in keeping with the character of existing areas;								
1246691	LPIO-9595	yes			Densities within urban areas should be increased whist retaining good design.D have good design. Achievable, practical density levels have been understated in many of the brownfield areas.						
1238193	LPIO-9620	yes			Our Client agrees that densities should be increased to ensure the maximum use of suitable urban land in locations where good design and amenity can be maintained. This is consistent with paragraphs 122 and 123 of the NPPF. Through the Council's parallel Call for Sites exercise our Client has identified land within its ownership and control where such an approach is appropriate. As previously identified, this is part of a wider vision for the whole of the Hind Street Strategic Mixed site that our Client are proposing through their Vision document that is appended to this submission. DUE TO THE WORD LIMIT, A DETAILED RESPONSE TO THIS QUESTION HAS BEEN PROVIDED WITHIN THE REPRESENTATIONS DOCUMENT SUBMITTED AS PART OF QUESTION 10.1.						
1242554 Port Sunlight Village Trust	LPIO-9628				This could be suitable in target areas for regeneration such as Wirral Waters. However, it would not be suitable in all areas identified as 'urban conurbation.'						
1246717	LPIO-9630	yes			Densities should be increased in the most sustainable locations within suitable locations. However, sites which are adjacent to the Urban Conurbation and not within an existing area of high density development should not have to be required to be built at a higher density. Where residential development is proposed on sites in areas with a suburban character, lower densities are more appropriate. Particularly if the site is on the urban fringes or adjacent to the open countryside, the density and layout proposed should assist in making the transition from the built up area to the countryside. Lower densities of development, such as 15-20 dwellings per hectare, may be suitable where sites lie adjacent to the countryside. If the number of new homes required does not meet Wirral's housing land requirements on the current site identified without artificially raising densities beyond what would be appropriate for the character of the area or considered realistically viable, additional sites which make a weak or no contribution to the Green Belt, such as Land to the West of Mount Road, should be release and allocated for residential development.						
1238424	LPIO-9723	no	higher densities would impact on the character of existing areas; higher densities could mean taller buildings which may not be in keeping with the character of existing areas;	r	Generally, the higher the density of housing, the lower the quality of the environment as a place to live. Builders will always try to shoehorn a many dwellings as they can on to a site to generate the maximum profit. In the long term this leads to a gradual degradation of the area. However, I accept that in some locations (e.g. Wirral Waters), a higher density may be appropriate such as medium to high rise, with flats to suit an urban living lifestyle.	s					
1238147	LPIO-9780	yes									
1241337	LPIO-9845	yes			Housing density should be maximised where appropriate in accordance with good planning practice. Design should included solar panelling, electric vehicle points, insulation throughout and air source/ground source heating. I also believe it is important to maintain good living spaces and thought needs to be given to encouraging maintenance of some green spaces/shrubbery around buildings, giving some outdoor green spaces to residents living in apartments, rather than solid areas of concrete.						
246724	LPIO-9857	yes			If we consult the compendium of statistics it is clear that densities within urban areas WILL/SHOULD have good design. Design should include solar panelling, electric vehicle points, insulation from base footings to top of roof space.						

Person ID	ID		estion 2.8a - If No, ase explain why you	Question 2.8b - If you answered Other, give brief details here:	Question 2.8c - If No, please explain why (if you agree you can comment here):	Attachment 1	Attachment 2	Attachment 3	Attachment 4	Attachment 5	Attachment 6
1240539	LPIO-99	yes			It is now widely recognised that there is a strong link between urban green space and the health and well-being of residents. Design considerations must take account of the provision of a suitable level of green space throughout the developments, if we are to avoid creating - through this plan - the deprived areas of 50 years time.						
1246731	LPIO-9903	no Oth	er (please state);	Simply increasing densities does not lead to delivery, some locations do not support values that will support delivery of apartment schemes and will therefore become undeliverable.							
1245994	LPIO-9930	yes									
1238193	LPIO-9947	yes			Consistent with our Client's response to question 2.7, our Client agrees that densities should be increased to ensure the maximum use of suitable urban land in locations where good design and amenity can be maintained. This is consistent with paragraphs 122 and 123 of the NPPF. Through the Council's parallel Call for Sites exercise (Appendix 1), our Client has identified land within its ownership where such an approach is considered to be appropriate. As previously identified, this is part of a wider vision for the whole of the Hind Street strategic mixed use site that one of our Client are proposing through a separately submitted vision document that is appended to this letter for reference (Appendix 2). The vision document seeks to demonstrate how good design practice can be applied to a higher density mixed development, focusing on the following key elements of best practice to ensure that development densities are maximised but appropriate to their location. In summary, the residential density across the site will range from S0dph to 120 dph. The higher density development visite closes to Birkenhead Central Station and the town centre. This ensures that the most accessible and well connected parts of the site support the most number of units, and new residents. This strategy ensures that public transport use is encourage over individual cars, and that the new development can help support the repopulation of the town centre and encourage people to use the existing facilities within the town centre. The lower densities will be situated towards to south of the site, furthest from the public transport nodes, however the site as a whole will be very well served by public transport, and pedestrian and cycle connections. The overall approach to density introduces a density range which is appropriate for its town centre location and makes the most of this unique site.						