

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
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/5684264					
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	LPIO-10900	yes									
1247097	LPIO-10913	no			A mixture of higher densities and Green Belt.						
1247103	LPIO-10948	yes									
1247128	LPIO-11034	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	LPIO-11174	yes									
1247154	LPIO-11201	yes									
1247015	LPIO-11423				Housing density should be maximised where appropriate in accordance with good planning practice						
1247196	LPIO-11556				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 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.						
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 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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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 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						
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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.						

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
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 be ecologically or 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				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						
1247014	LPIO-13938				Housing density should be maximised where appropriate in accordance with good planning practice						

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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 areas 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 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.						
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 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.						
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 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.						
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 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.						
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 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 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 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 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.						
1247437	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.						
1247439	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.						
1247980	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.						

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1245069	LPIO-1783	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						
1247061	LPIO-19059				Housing density should be maximised where appropriate in accordance with good planning practice						
1247063	LPIO-19120				Housing density should be maximised where appropriate in accordance with good planning practice						
1247064	LPIO-19174				Housing density should be maximised where appropriate in accordance with good planning practice						
1247068	LPIO-19228				Housing density should be maximised where appropriate in accordance with good planning practice						
1247072	LPIO-19343				Housing density should be maximised where appropriate in accordance with good planning practice						
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						
1247081	LPIO-19517				Housing density should be maximised where appropriate in accordance with good planning practice						
1247082	LPIO-19666				Housing density should be maximised where appropriate in accordance with good planning practice						

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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 infrastructure must be built in to maximise the potential offered by high density low car ownership developments. There should be clear car parking standards that minimise space reserved for vehicles and deter 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									
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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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 M53 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 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.	https://wirral-consult.objective.co.uk/file/5684850	https://wirral-consult.objective.co.uk/file/5657890				

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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				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/5684986					
1242185	LPIO-23882	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/5659121	https://wirral-consult.objective.co.uk/file/5684263	https://wirral-consult.objective.co.uk/file/5657006			
1248487	LPIO-24066 1 of 2				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 densities, and that existing urban opportunities such as small and medium sites and those in the inner urban core, as well as more effective use of larger sites, 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/5656330	https://wirral-consult.objective.co.uk/file/5656329				
1248487	LPIO-24066 2 of 2				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 adhere 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 1 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.	https://wirral-consult.objective.co.uk/file/5684846					
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/5684265					
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 costs associated with site remediation. All of our development sites are brownfield land and most have a degree of remediation and 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/5684894					
1248557 Environment Agency	LPIO-24425				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 designs 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				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				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/5659118	https://wirral-consult.objective.co.uk/file/5659119	https://wirral-consult.objective.co.uk/file/5659120	https://wirral-consult.objective.co.uk/file/5659121		
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/5684847	https://wirral-consult.objective.co.uk/file/5684848	https://wirral-consult.objective.co.uk/file/5684845			
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/5659045	https://wirral-consult.objective.co.uk/file/5684957	https://wirral-consult.objective.co.uk/file/5659039	https://wirral-consult.objective.co.uk/file/5659038	https://wirral-consult.objective.co.uk/file/5684956	
1248823	LPIO-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/5674317	https://wirral-consult.objective.co.uk/file/5684865	https://wirral-consult.objective.co.uk/file/5684849			
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/5684857	https://wirral-consult.objective.co.uk/file/5659562				
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/5661125	https://wirral-consult.objective.co.uk/file/5661100	https://wirral-consult.objective.co.uk/file/5661124	https://wirral-consult.objective.co.uk/file/5661129		
1248956	LPIO-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/5684859	https://wirral-consult.objective.co.uk/file/5677474				

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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 aside 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. Conjointly, 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 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.						
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-co.uk/file/5662723	https://wirral-co.uk/file/5662725	https://wirral-co.uk/file/5662770			
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	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
1244896	LPIO-2555	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 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 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 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'.						
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/5684897					
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/5684896	https://wirral-consult.objective.co.uk/file/5679650				
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/5677514	https://wirral-consult.objective.co.uk/file/5677512	https://wirral-consult.objective.co.uk/file/5684898	https://wirral-consult.objective.co.uk/file/5684949	https://wirral-consult.objective.co.uk/file/5677509	
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/5684951	https://wirral-consult.objective.co.uk/file/5677510	https://wirral-consult.objective.co.uk/file/5684895	https://wirral-consult.objective.co.uk/file/5677508	https://wirral-consult.objective.co.uk/file/5677511	
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/5677513	https://wirral-consult.objective.co.uk/file/5677516	https://wirral-consult.objective.co.uk/file/5677507			
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/5674092	https://wirral-consult.objective.co.uk/file/5674093	https://wirral-consult.objective.co.uk/file/5674095	https://wirral-consult.objective.co.uk/file/5674096	https://wirral-consult.objective.co.uk/file/5684833	https://wirral-consult.objective.co.uk/file/5684836

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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 likely 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/5675735	https://wirral-consult.objective.co.uk/file/5685061	https://wirral-consult.objective.co.uk/file/5685064	https://wirral-consult.objective.co.uk/file/5685062	https://wirral-consult.objective.co.uk/file/5685066	https://wirral-consult.objective.co.uk/file/5685065
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/5685062					
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 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/5675735	https://wirral-consult.objective.co.uk/file/5685061	https://wirral-consult.objective.co.uk/file/5685064	https://wirral-consult.objective.co.uk/file/5685062	https://wirral-consult.objective.co.uk/file/5685066	https://wirral-consult.objective.co.uk/file/5685065
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 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/5685062					

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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 national design policy, which is set out in the NPPF 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 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 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 that a sufficient level of housing comes forward in-line with the Council's development trajectory, in sustainable locations as identified by the Council with the focus retained on place-making. A further factor which needs to be considered is the commerciality of a maximum density policy.	https://wirral-consult.objective.co.uk/file/5684858					
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 stimulate 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 fails to deliver the target number of 800 homes per annum and the LPA 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 will do nothing to reverse past trends or meet national housing targets of 300,000 new homes by mid-2020.						
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 properly 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/5680005	https://wirral-consult.objective.co.uk/file/5684864	https://wirral-consult.objective.co.uk/file/5684863	https://wirral-consult.objective.co.uk/file/5680006	https://wirral-consult.objective.co.uk/file/5684860	https://wirral-consult.objective.co.uk/file/5684862

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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 as 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/5680001					
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 for the purpose of housing supply." As assessed within the Consortium's response, it is strongly disputed that the sites are 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, Croydon and London where land value are far higher and there is a stronger housing market. Whilst high density schemes obviously provide a greater number of dwellings, they are frequently reliant upon the development of apartments which have higher build costs than family housing. The finance model also differs in that individual houses can be built in response to demand with a capital receipt on sale, whereas an apartment block needs to be funded and completed in its entirety before occupation.	https://wirral-consult.objective.co.uk/file/5683633	https://wirral-consult.objective.co.uk/file/5683637	https://wirral-consult.objective.co.uk/file/5683635	https://wirral-consult.objective.co.uk/file/5683638	https://wirral-consult.objective.co.uk/file/5683639	https://wirral-consult.objective.co.uk/file/5683636
1249746	LPIO-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 just 20%. It is therefore apparent that a high proportion of need 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 NPPF 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 impact in increasing density on brownfield sites, through giving less weight to maintaining existing character or protecting residential amenity. It is of less importance to what will be developed than what the market can sustain. The Council would have a greater opportunity to influence density if it proactively planned for urban extensions, involving larger and less constrained sites with higher land values. We would support a policy to achieve a higher density in these locations than has traditionally been achieved in suburban Wirral. Indeed, our typical developments and those of other volume housebuilders elsewhere in the region greatly exceed the misleading 21 dph referred to in the Study. In the order of 37 dph would be a more appropriate benchmark based on our recent experience.	https://wirral-consult.objective.co.uk/file/5683657					

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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/5683892					
1249219	LPIO-26451				Housing density should be maximised where appropriate in accordance with good planning practice	https://wirral-consult.objective.co.uk/file/5677529	https://wirral-consult.objective.co.uk/file/5677528				
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/5683689	https://wirral-consult.objective.co.uk/file/5682697	https://wirral-consult.objective.co.uk/file/5682701			
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 be 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 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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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 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.						
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 never 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	LPIO-2692	yes			Yes, I do agree, but it must be done tastefully and sympathetically to the existing character of the area.						
1248222	LPIO-26947				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 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.						
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 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.						
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 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.						
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 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.						
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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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 densities of development are best determined on a site by site basis having regard to site characteristics and constraints.						
1240653	LPIO-3439	yes									
1241770	LPIO-3444	yes									
1245451	LPIO-3538	yes									
1245457	LPIO-3592	yes			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						

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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 environmental 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.						
1246342	LPIO-6024	yes									
1246339	LPIO-6067	no	higher densities would impact on the character of existing areas;		townscape appraisals of settlements 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, Oxtan, West Kirby and Bidston.						

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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/5684262	https://wirral-consult.objective.co.uk/file/5661944				
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 realised 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 when required to meet the demand of larger 3 to 4 bedroom homes. The site located north of the Upton-By-Pass is a particular site where affordable housing could be achieved to meet the deliverable aims of the plan within an existing urban area.	https://wirral-consult.objective.co.uk/file/5679668					
1246581	LPIO-7585	no	Other (please state);	Housing density should be maximised where appropriate and in accordance with good planning practice							

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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 unique character of openness which does not fit with this approach	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.						

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-scale 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 firds 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 maintance. Good building of structures which are fit for purpose for example properly insulated and designed for all seasons.						

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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 whilst 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 sites 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 released 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;		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 as 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.						
1238147	LPIO-9780	yes									
1241337	LPIO-9845	yes			Housing density should be maximised where appropriate in accordance with good planning practice. Design should include 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.						
1246724	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.						

