

Person ID	ID	Question 4.1 - Is there anything else that you think the Council could do to ensure that a sufficient urban land supply capable of meeting the Borough's development needs is identified?	Question 4.1a - Please explain what else the Council could do:	Attachment 1	Attachment 2	Attachment 3	Attachment 4	Attachment 5	Attachment 6	Attachment 7
1245044	LPIO-10031	yes	The Council should redouble its efforts to identify further brownfield sites, which have either not yet been identified or classed as unsuitable. I am aware of a number of landowners in the Birkenhead area who have land suitable for development for housing association homes, which are close to transport links, shopping areas etc but the Housing associations have stated that the land is unviable. There needs to be a greater effort to work strategically with landowners, housing associations, Peel and the Government to ensure that all possible opportunities for urban regeneration are identified and brought forward. The Council should use its Compulsory Purchase Powers were necessary and return to building Council Social Housing							
1246747	LPIO-10068	yes	Incentivise the release of 'stockpiled' land for housing. Stop investors from 'land hoarding'.							
1246760	LPIO-10104	yes	Remove all Green Belt options from the plan, then the developers will focus on finding/developing Brownfield/urban land rather than being attracted to more lucrative Green Belt opportunities. Use realistic housing requirement figures.							
1246724	LPIO-10162	yes	Yes, there is something Council could do to ensure sufficient urban space is used - they could be more realistic with their figures. Liverpool City Council are not going to build on any greenbelt, all homes will be on brownfield sites.							
1244412	LPIO-1024	yes	Yes use a more realistic methodology for calculating future housing need and also incorporates as up to date as possible populations statistics. Use CPO's where landowners of derelict sites are causing delays to new housing development. Work closely with Homes England to see if a special scheme can be devised to encourage developers to develop on brownfield sites in Wirral - they may offer grant or even private funding sources to developers should traditional routes be too expensive. Promote as much shared ownership as possible as a social housing alternative as this helps to stabilise the long term viability/demand for an area							
1241629	LPIO-10273	yes	not all the brownfield sites have been identified. Every area need to be thoroughly assessed to ensure that all brownfield land can be put to good productive use and at the same time guaranteeing that NO green belt land is squandered.							
1246772	LPIO-10367	yes	more realistic modelling specific to the unique features of Wirral							
1246731	LPIO-10433	yes	Exempt these areas from delivering all planning gain, including affordable housing and education provision, provide grant funding for development and create tax breaks for developers developing these difficult sites. They should also offer future tenants and owners exemption for a limited period of time from Council Tax and other council charges.							
1246778	LPIO-10443	yes	Identify sites which should be designated as local green space and should be protected. Help localities to set up interest groups with links to interested parties and the local councillors.							
1240223	LPIO-10472	yes	To resist the ill-considered allocation of large tracts of urban land as Primarily Industrial Areas, where that allocation is entirely inconsistent with the actual established use of the land and/or the prospects for a future viable use of a currently (or potentially future) unoccupied development plot. A much better approach is to maximise the opportunity to identify sites for "flexible commercial uses" given that the Council's own evidence is that the traditional B1/B2/B8 uses are non-viable.							
1246331	LPIO-10566	yes	Our Client considers that the Council must avoid policies in the emerging WLP that lead to the unnecessary long-term protection of land for employment use - see paragraphs 3.10 to 3.13 of the attached for full response. Conversely, it must set positive policies that seek to recycle this brownfield land for alternative uses that meet development needs.							
1245420	LPIO-10571	yes	We support the Council's vision for limiting the encroachment of housing into the area's Green Belt and important open spaces. This will help preserve the unique character of the Wirral and support the Council's ambitions to achieve physical, social, and economic regeneration within the urban core. This is also in line with emerging government priorities to focus growth on brownfield land and encouraging greater building in urban areas. Achieving the Council's preferred strategy will however necessitate difficult choices and in some areas, a re-think of historic policy and approach. For example, areas of derelict brownfield land that have been set aside for employment use and have failed to come forward due to viability issues or a lack of demand could be unlocked through the introduction of higher value residential / mixed use. We would strongly support a shift of thinking to achieve the dual benefit of releasing pressure on the Green Belt and achieving urban regeneration where there is evidence that this will not undermine the supply of high quality and demand driven employment land. Furthermore, it would make more sense for the Council to build-in an allowance for an over-supply of housing on brownfield land given that some sites might be more challenging than currently assumed. An adequate 'contingency' within the brownfield land calculations would ensure that the Council can maintain and demonstrate a 5-year supply and rebuff challenges that it will inevitably have from those seeking to promote development on Green Belt and open land. For example, we believe that safeguarded employment land (i.e. not required to meet the Borough's needs during the plan period) that could be suitable for residential use should be considered for release during the plan period if viability and deliverability can be demonstrated.							
1248825	LPIO-10663	yes	Incorporating the comments and suggestions on other aspects of the WLP, set out in our attachment, will provide a stronger policy framework which will in turn support delivery of a substantial number of dwellings from Wirral Waters.	https://wirral-consult.objective.co.uk/file/5684264						
1239029	LPIO-1069	yes	Instead of chasing unachievable goals of retail and commercial development all the current urban and brownfield sites should be used for residential use							
1238582	LPIO-10702	yes	consult with all local action groups							

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1243890	LPIO-1092	no								
1242886	LPIO-11080	yes	Option 1A All of that said, I am encouraged by the stated preference for an "urban village" type solution, and would welcome the developments on brown field sites, especially those involving enterprises with a proven track record of quality and innovation such as Urban Splash. And I really do believe that the answer lies in brown field development, with the council maintaining oversight to ensure that there is no dilution in quality. There should absolutely be no need for green field developments on Wirral -east or west- for the reasons set out above. Building on small fields and in individual's gardens is not the answer; it only lines the pockets of grubby developers, and, ultimately, undermines the character of our built heritage. Just witness the deleterious effect of the numerous apartment developments on Telegraph Rd in Heswall - a blight on all of us. So, for me, it is not a case of "single urban extension" versus "dispersal of green belt release, " (though in extremis I would plump for the former) and any green field developments should be kept to an absolute minimum.							
1239510	LPIO-11115	yes	Option 1A Brownfield sites only! There are enough of them!!							
1247180	LPIO-11209	yes	Option 1A We support the "Preferred Option" but with "urban intensification", particularly using brownfield sites, turning employment sites into high density residential sites with the approach of working with partners and pump priming development. We support a sequential approach to development which ensures heritage sites are preserved.							
1247185	LPIO-11213	yes	We support the "Preferred Option" but with "urban intensification", particularly using brownfield sites, turning employment sites into high density residential sites with the approach of working with partners and pump priming development. We support a sequential approach to development which ensures heritage sites are preserve							
1247202	LPIO-11217	yes	I support the Preferred Option in the Local Plan, concentrating on the prioritisation of the development of brownfield sites as a way of protecting our natural amenities and historic sites without impeding improvements in local housing and employment. I believe that this is the way to make West Kirby a better place to live for all its residents.							
1244144	LPIO-11222	yes	I support the 'Preferred Option' in The Local Plan to develop but with Urban Intensification which in my mind seems fair and logical. Including high density developments, turning employment sites into residential sites. Using council owned lands as a priority and working with partners to 'pump prime' development on brownfield sites using grant funding. I support a sequential approach to development to ensure sustainable sites are developed before those with a heritage value.							
1243946	LPIO-11225	yes	I support the Preferred Option in the Local Plan to use Brown field sites. I support a sequential approach to development .							
1243903	LPIO-11236	yes	I support the Preferred option in the Local Plan, with Urban Intensification. I also support a sequential approach to development to ensure sustainable sites are developed before those with a heritage value.							
1247276	LPIO-11446	yes	I strongly support the 'Preferred Option' in the Local Plan to develop, BUT with 'Urban Intensification' including high density developments, turning employment sites into residential sites, using council owned land as a priority and working with partners to 'pump prime' development sites using grant funding. I strongly support a sequential approach to development to ensure sustainable sites are developed before those with a heritage value.							
1247282	LPIO-11453	yes	I choose Option 1A-1B fr brownfield only.							
1247288	LPIO-11470	yes	I have read and considered the Council's proposals in relation to the Local Plan including Options 1, 2a and .2b. The only proposal which I can support is Option 1 not least because this does not entail including any existing Green Belt land in the proposed Local Plan. Option 1 is cognitively reasoned and on a balance of probabilities should be quite easily achievable over the 15 years of the Local Plan. Furthermore, if the required number of homes over the 15 year period proves to be less than the figure resulting from the Government's required basis of calculation, as a number of respondents to the consultation exercise consider (for well-argued reasons) will be the case, then the Council's stated intention to protect the Green Belt will be achieved without any irremediable erosion of the Green Belt taking place.							
1243013	LPIO-11489	yes	Please note that the preferred Option for both myself and my husband is for the Wirral to Not build on greenbelt.							
1247342	LPIO-11533	yes	I support the 'preferred option' in the local plan to develop but with urban intensification including high density developments and turning employment sites into residential sites. I support a sequential approach to development to ensure sustainable sites are developed before those with a value of history and heritage.							
1247348	LPIO-11542	yes	I support the 'Preferred Option' in The Local Plan to develop but with Urban Intensification. Including high density developments, turning employment sites into residential sites. Using council owned lands as a priority and working with partners to 'pump prime' development on brownfield sites using grant funding. I support a sequential approach to development to ensure sustainable sites are developed before those with a heritage value.							
1238566	LPIO-11547	yes	I support the 'Preferred Option' in The Local Plan to develop BUT with "Urban Intensification" including high density developments, turning employment sites into residential sites, using council owned land as a priority and working with partners to 'pump prime' development on brownfield sites using grant funding. In addition I would support a sequential approach to development to ensure sustainable sites are developed before those with a heritage value.							

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1247196	LPIO-11567	yes	Yes, there is something Council could do to ensure sufficient urban space is used - they could be more realistic with their figures. Liverpool City Council are not going to build on any greenbelt, all homes will be on brownfield sites.							
1238779	LPIO-11655	yes	I support the council's preferred option of only building on Brownfield sites and kick-starting the regeneration of the north east and east of the borough with no building on greenbelt sites. However your own figures show this cannot be achieved if you insist on using the standard method of determining the housing need figure of over 1200 houses within the plan period. Alternative expert advice shows that this figure should be closer to 6000 , which would make your preferred option viable. I would urge you to reconsider these figures. I do not support any option that involves the release of any greenbelt for housing development. This is short termism in the extreme. The green belt is what makes Wirral such a unique place to live, work and visit. Words taken almost verbatim from WBC's Visitor Economy Strategy. WBC has publicly stated its support for climate change. How can it do this on one hand and on the other support housing development on large tracts of green belt without so much as a whimper. We need you to champion the wishes of the residents of Wirral and ensure that it remains such an attractive place to live and visit.							
1247015	LPIO-11771	yes	Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. The Heswall Society considers the methodology for calculating windfalls is flawed and under provides for windfalls. This will be explained in our full in the answer to Question 10.1 to be sent separately.	https://wirral-consult.objective.co.uk/file/5639379						
1240731	LPIO-1190	yes	WBC should look for more funding sources to make all urban sites more viable and deliverable. They should be more proactive in ensuring that small developers are aware of all grants and tax breaks available to them for regenerating urban areas. WBC should also challenge the figure of 12,045 as numerous reports and studies show that this is excessive. The higher the figure, the more land is needed to accommodate these dwellings. A reduced number should be included in the Local plan which is more realistic to the needs of Wirral.							
1238484	LPIO-11914	yes	I support the preferred option in the Local Plan to develop BUT with urban intensification including high density developments, turning employment sites into residential sites, using council owned land as a priority and working with partners to 'pump prime' development on brownfield sites using grant funding. I also support a sequential approach to development to ensure more sustainable sites are developed before those with a heritage and/ecological value.							
1237866	LPIO-12375	yes	All references to Green Belt should be removed from the report, other than a short paragraph to explain why consideration of Green Belt land is no longer appropriate. If the sections on Green Belt land remain in the report, it leaves the door open for greedy developers and land owners with their high priced London Lawyers, to exploit loop holes, and possible ambiguous detail to support cases from development.							
1247214	LPIO-12394	yes	Yes, there is something Council could do to ensure sufficient urban space is used - they could be more realistic with their figures. Liverpool City Council are not going to build on any greenbelt, all homes will be on brownfield sites.							
1247492	LPIO-12492	yes	Yes, there is something Council could do to ensure sufficient urban space is used - they could be more realistic with their figures. Liverpool City Council are not going to build on any greenbelt, all homes will be on brownfield sites.							
1246353	LPIO-12496	yes	I strongly support the preferred option to develop brownfield sites to the north and east of the peninsula as these are in desperate need of regeneration. I know as I taught there for 20 years! The need is for development of well serviced and green communities, affordable homes, homes for first time buyers, people downsizing and/or supported living.							
1245855	LPIO-12540	yes	I am sending this email to register my views regarding the Local Plan. I am fully in favour of Options 1a and 1b, as Birkenhead town centre and the Wallasey dock area are in desperate need of regeneration and mixed housing.							
1247495	LPIO-12578	yes	Option 1A I am writing to raise concerns over the contents and conclusions of the Issues and Options Consultation document, regarding Wirral's Local Plan. We are concerned to hear that Wirral Councils draft Local Plan states, that its preferred option is of no Green Belt release for development, but does not rule it out. After a long delay for an overdue Local Plan, it is to be hoped that Wirral Council sticks to its desire of concentrating on the regeneration of north and east Wirral and other urban areas. I can remember the rows of houses which have now been demolished and grassed over off Livingstone Street in Birkenhead and would like to see these areas brought back to life with affordable, social housing in conjunction with the Waterfront, Dockland and surrounding areas. A transformation of the Peninsula could be made to attract visitors, promote tourism and make the area more desirable, where people would want to work and live. Option 2A As concerned Irby residents, it is unthinkable to us that Wirral's Green Belt will be carved up as a convenient fix, for attractive housing by eager developers, meaning that our pleasant countryside and the character of our villages lost forever. In addition to the development of all the new homes there will be a need for supporting infrastructure and an increased strain on schools, doctors, shops plus additional traffic, pollution etc. The biggest concern is that if the national figures are adhered to and applied it is likely to provide an excess of new homes that are not all needed or required for our unique Wirral Peninsula!							
1247496	LPIO-12580	yes	I am contacting you by e-mail to register my views regarding the Wirral Council local plan. I fully agree with the view that Birkenhead town centre, New Ferry and of Seacombe are in desperate need of regeneration and new mixed housing so too the North End of Birkenhead as a matter of urgency, as stated in option 1A. The development of 12 Quays will cover the housing requirement, especially for first time buyers and radically improve a run down and derelict area.							

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1247496	LPIO-12581	yes	Option 2a Parcel 7.25 The proposed development in Sandy Lane would ruin the local area and would present a serious hazard especially during the construction with school children walking to/from Dawpool School with lorries and plant movements. The build would be of houses that would be Council band "D" at least and therefore well out of reach of the people who are first time buyers. I have been unable to register on the Council's own Local plan comments web page, if I was a cynic I would say that this is deliberate to make it difficult to object. It is worth adding that the Deputy Leader stated that no-one in the Council believes the 12,000 figure (senior officers did not dispute this) but they are sticking to it. I do hope that that you will be able to stop this completely unnecessary development plan.							
1237873	LPIO-12584	yes	Parcel 7.26, SHLAA 1765 As a resident of Irby ward, I took part in the council's consultation regarding the draft local plan. During my visit to the drop in centre I noticed that you have included the fields off Thurstaston Road, Irby for proposed building (Parcel 7.26, SHLAA 1765) This is totally unacceptable to me as a resident. I will resist these proposals and support any action that opposes building on this site or any other. I do not wish to see any more erosion of our greenbelt, farms fields and open spaces. Furthermore, I am prepared, with others to remove any councillor or planning committee member, or otherwise who votes to allow this building proposal to proceed to build on these fields. Myself and others are prepared to remove any councillor at the ballot box regardless of how long this may take. I say this without prejudice, this is my right as a resident to campaign to save these fields I appeal to you to seriously consider the contents of this letter. I further appeal to you to withdraw these proposals							
1246948	LPIO-12588	yes	Parcel 7.26, SHLAA 1765 As a resident of Irby ward, I took part in the council's consultation regarding the draft local plan. During my visit to the drop in centre I noticed that you have included the fields off Thurstaston Road, Irby for proposed building (Parcel 7.26, SHLAA 1765) This is totally unacceptable to me as a resident. I will resist these proposals and support any action that opposes building on this site or any other. I do not wish to see any more erosion of our greenbelt, farms fields and open spaces. Furthermore, I am prepared, with others to remove any councillor or planning committee member, or otherwise who votes to allow this building proposal to proceed to build on these fields. Myself and others are prepared to remove any councillor at the ballot box regardless of how long this may take. I say this without prejudice, this is my right as a resident to campaign to save these fields I appeal to you to seriously consider the contents of this letter. I further appeal to you to withdraw these proposals							
1237873	LPIO-12589	yes	Option 2A 7.25 I was appalled to learn that Sandy Lane in Irby (in the Greasby Ward) is earmarked for huge housing developments. Greasby already has a higher population than most communities (ward). These areas for house building are totally unacceptable.							
1247514	LPIO-12614	yes	I support the preferred option in the Local Plan. No heritage sites should ever be developed in my opinion. Please develop Brownfield sites before even considerations of any green areas							
1247515	LPIO-12618	yes	"Preferred option" in the local Plan I support the preferred option in the Local plan to develop more homes but using higher density developments, turning appropriate industrial, commercial and occasionally, retail sites into residential sites; using council owned land as a priority, and preparing contaminated and other brownfield sites for new development using grant funding where available. Sequential Development I support a sequential approach to development to ensure sustainable sites are developed before those with a heritage value.							
1247516	LPIO-12621	yes	I support the 'Preferred Option' in the Local Plan to develop BUT with "Urban Intensification" including high density developments, turning employment sites into residential sites, using council owned land as a priority and working with partners to 'pump prime' development on brownfield sites using grant funding.							
1245989	LPIO-12633	yes	Option 1A I am writing to express concerns over the contents and conclusions of the Issues and Options Consultation document regarding Wirral's Local Plan. After such a long wait for a Local Plan, it is disappointing to see so many aspects that work against the Council's stated desire and Preferred Option, a Local Plan based on regeneration of north and east Wirral and other urban areas. My own desire is also to see a Local Plan which at last addresses the run-down nature of the once thriving, historic areas of Wirral including its Waterfront, Dockland and hinterland. Those places have both much potential and need in equal measure, and hold the key to improving the image of our Peninsula and more particularly the life chances, health and well-being of those in the most deprived areas. Directing and restricting development largely to such areas would as a direct consequence also help preserve Green Belt, one of Wirral's greatest assets, making a massive contribution to the quality of life, health, the tourist industry and local economy, and which will play an increasingly important role in future in tackling Climate Change, securing food supplies and protecting wildlife and their habitats. There is certainly no need to destroy wonderful countryside with its distinct towns, villages and community life to appease landowners and developers who seek easier, short-term financial gains. Allowing new housing within Green Belt would stall rather than encourage much-needed regeneration elsewhere.							

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1243254	LPIO-12637	yes	I write to express concerns over the direction, contents and conclusions of the 'Issues and Options' Consultation Documents (Reg 18) regarding Wirral's Local Plan. After such a long wait for a Local Plan, it is disappointing to see many aspects that actually work against the Council's stated aim and Preferred Option, a Plan based on regeneration of urban areas, particularly north and east Wirral. My own desire is also for a Plan which at last addresses the run-down nature of the once thriving, historic areas of Wirral including its Waterfront, Dockland and hinterland notably across to Hamilton Square and Birkenhead Park. Those places have both huge potential and need in equal measure, and hold the key to improving our Peninsula, but most particularly and urgently the life chances, health and well-being, quality of life and housing of those subject to deprivation and great need. The situation on Wirral is without doubt 'exceptional', both in terms of scale of need and opportunity. It has some of the most deprived communities but also the greatest extent of 'brownfield', previously developed land in the Country, including vacant and convertible land and buildings, inactive and underactive Dockland, and undeveloped, attractive Waterfront - all with huge potential. The combination of such extensive deprivation, need and opportunity may be unique, more extreme than anywhere else in the Country, and constitute a situation of truly 'exceptional circumstance', which demands (never mind permits) special measures.							
1240843	LPIO-12657	yes	Yes, there is something Council could do to ensure sufficient urban space is used - they could be more realistic with their figures. Liverpool City Council are not going to build on any greenbelt, all homes will be on brownfield sites.							
1247543	LPIO-12766	yes	More generally, I would like to very much support the "Preferred Option" in the Local Plan.							
1247547	LPIO-12770	yes	There are plenty of brownfield sites suitable for building the affordable housing people require (which is not the case for housing developments on green belt land) Wirral council also needs to consider the regeneration and improvement of the housing in areas like Birkenhead, New Ferry and Rock Ferry which would be far more beneficial to the people of Wirral than ruining our peninsula with unnecessary building. Lastly the council should be bringing empty properties back onto the market far quicker than they are doing and that would go a long way to providing some of the 12000 homes the council claim we need.							
1237712	LPIO-12835	yes	1. I support the 'Preferred Option' in the Local plan, of development with urban intensification. 2. I support a sequential approach to development, where sustainable sites are developed before those with heritage value.							
1247578	LPIO-12855	yes	Yes, there is something Council could do to ensure sufficient urban space is used - they could be more realistic with their figures. Liverpool City Council are not going to build on any greenbelt, all homes will be on brownfield sites.							
1247510	LPIO-12979	yes	Yes, there is something Council could do to ensure sufficient urban space is used - they could be more realistic with their figures. Liverpool City Council are not going to build on any greenbelt, all homes will be on brownfield sites.							
1246335	LPIO-13103	yes	Yes, there is something Council could do to ensure sufficient urban space is used - they could be more realistic with their figures. Liverpool City Council are not going to build on any greenbelt, all homes will be on brownfield sites.							
1241412	LPIO-132	yes	Council should be more proactive identifying people who own vacant land/shops and houses as a priority. For one they are losing out on Council tax and business rates. Land Registry will give them details of owners and if needs be they should compulsory purchase any where applicable.							
1247673	LPIO-13235	yes	I also support the the local plan of first developing old unused industrial sites for residential building. I think sustainable sites should be developed before sites with heritage.							
1238379	LPIO-13253	yes	Although initially encouraged by the Council's stated desire and Preferred Option of urban regeneration, I am most concerned that there are still proposals for the release of Green Belt land for the purpose of development, particularly house-building. I would like to see a Local Plan which gives priority to the regeneration of the existing urban areas, addressing the run-down nature of some of the most deprived areas of Wirral and which also ensures the continued protection of the Green Belt. The Waterfront, Dockland and hinterland have huge potential, as well as great need, and hold the key to improving the image of our Peninsula and more particularly the life chances, health and well-being of those in the most deprived areas. Directing and restricting development to such areas would, as a direct consequence, also help preserve the Green Belt.							
1247687	LPIO-13301	yes	I support the 'Preferred Option' in the Local Plan to develop but with 'Urban Intensification' I support a sequential approach to development to ensure sites are developed before those with a heritage value							
1246853	LPIO-13371	yes	Yes, there is something Council could do to ensure sufficient urban space is used - they could be more realistic with their figures. Liverpool City Council are not going to build on any greenbelt, all homes will be on brownfield sites.							
1247720	LPIO-13457	yes	I support the Preferred Option in the Local Plan to develop but with Urban Intensification, concentrated on brownfield sites rather than green. I support a sequential approach to development to ensure sustainable sites are used before those with heritage value.							
1247738	LPIO-13472	yes	I support the "preferred option" in the local plan to develop BUT with urban intensification, including high density developments, turning employment sites into residential sites, using council owned land as a priority and working with partners to "pump prime" development on brownfield sites using grant funding. I support a sequential approach to development to ensure sustainable sites are developed before those with a heritage value							
1246852	LPIO-13493	yes	Yes, there is something Council could do to ensure sufficient urban space is used - they could be more realistic with their figures. Liverpool City Council are not going to build on any greenbelt, all homes will be on brownfield sites.							

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1243700	LPIO-1353	yes	WBC should pay more attention to its own evidence which Wirral Intelligence Unit provides. A realistic housing figure would ensure that brownfield land would suffice for the regeneration of Wirral and provide for its housing need. Neither Liverpool nor West Cheshire are going to build on green belt for their housing requirements.							
1247742	LPIO-13580	yes	YOUR SPATIAL OPTIONS FOR MEETING DEVELOPMENT NEEDS Option 1 Urban Intensification -WBCPREFERRED OPTION 12,000 dwellings (On existing urban areas and brownfield sites) Option 2a Green Belt Release - 2,900 dwellings (at Saughall Massie, West Kirby, Heswall, Thingwall, Irby) Option 2b Single Urban Extension - 2,500 dwellings (Heswall) MY COMMENTS There is no mention anywhere in the document of the Hoylake Golf Resort Development and associated Housing, or indeed of the Wirral Waters Plan. Does this mean that they are not expected to happen in the next 15 years, or indeed at all? These developments would make a massive contribution to meeting the housing needs identified in this Local Plan. This is a very poor return on the millions of pounds the Council has invested in both schemes. The Council's preferred option is to locate new housing and employment needs within existing urban areas and on brownfield sites. However this must meet the Council's long term objectives for "A Sustainable Wirral" (ease of travel, access, movement and protecting nature and biodiversity) and promote "A Special and Healthy Place to Live" (respecting the peninsula's distinctive character and natural environment).							
1247746	LPIO-13589	yes	We think that more should be done to redevelop older areas of our peninsula. Places such as Birkenhead, Tranmere, and Rock Ferry are in desperate need of upgrading and redevelopment. These areas have established communities and they deserve more than they have at present. I know there are other areas but I can't comment on them as I don't know much about those areas. But people like living in towns, not everyone likes to live in freshly built estates where there is no history and some people consider these types of developments soulless.							
1247748	LPIO-13592	yes	Option 1 Urban Intensification. I agree with this option. There should be no building on the greenbelt. Option 1A Urban Intensification: Advantages and Disadvantages All the disadvantages listed can be addressed if effort and determination is put to solving the problems. If developers are allowed to determine sites are non viable then it is common sense that the easiest sites, which will be green belt sites will be targeted for development. If this is allowed then there will be a loss of green belt land and no regeneration of brownfield land. This will be the worst situation imaginable.							
1247750	LPIO-13606	yes	With regards to the options we are of the opinion that there is only one option which is Option 1. This enables the regeneration of an area of the Wirral that has long been in need of redevelopment that could bring new jobs and opportunities to these areas. It would also be much easier to provide transport for new houses built in existing urban and brownfield sites as the transport links of rail and roads are already there to a large extent. It would protect the Wirral's precious green belt which must be maintained in order to retain the unique character of The Wirral. The problem with the other Options 2a and 2b is that they dramatically alter the character of the west Wirral in a detrimental way and the difficulties they would cause in terms of transport and utilities infrastructure would be intolerable for residents.							
1246004	LPIO-13609	yes	All development should be focused to brownfield sites especially those near to Birkenhead and the docks. Birkenhead town centre is becoming a ghost town. This has needed development for years. Jobs need to be created in these areas and people should live locally to those jobs to lessen impact on the environment.							
1247755	LPIO-13621	yes	I support the 'Preferred Option' in the Local Plan but this must be with 'Urban Justification.' I support a sequential approach to development to ensure sustainable sites are developed before those with a heritage value - such as the eyesore & waste of derelict (I think ex care homes) on Banks Road, West Kirby							
1246065	LPIO-13628	yes	Option 1A I understand the development and growth are part of any urban area, but I want to urge the Council to prioritise the "Preferred Option" in the Local Plan to develop but with urban intensification, esp. for high density developments. For example, there are other unused properties already lying dormant in the village that should be converted first, before we start sacrificing the few green spaces that remain. I, along with many others, encourage the Council to follow a sequential approach to development to prioritise long-term sustainability, again, before we compromise on heritage sites.							
1247746	LPIO-13647	yes	Yes, there is something Council could do to ensure sufficient urban space is used - they could be more realistic with their figures. Liverpool City Council are not going to build on any greenbelt, all homes will be on brownfield sites.							
1245604	LPIO-13728	yes	I do however agree to the approach of meeting the demands through a plan of urban intensification focusing on the East of Wirral and the redevelopment and investment in Birkenhead.							
1238192	LPIO-13790	yes	Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. The Heswall Society considers the methodology for calculating windfalls is flawed and under provides for windfalls. This will be explained in our full in the answer to Question 10.1 to be sent separately.	https://wirral-consult-objective.co.uk/file/5639279						
1247012	LPIO-13845	yes	Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. The Heswall Society considers the methodology for calculating windfalls is flawed and under provides for windfalls. This will be explained in our full in the answer to Question 10.1 to be sent separately.	https://wirral-consult-objective.co.uk/file/5639279						

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1247014	LPIO-13899	yes	Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. The Heswall Society considers the methodology for calculating windfalls is flawed and under provides for windfalls. This will be explained in our full in the answer to Question 10.1 to be sent separately.	https://wirral-consult.objective.co.uk/file/5639279						
1242183	LPIO-13965	yes	Yes, there is something Council could do to ensure sufficient urban space is used - they could be more realistic with their figures. Liverpool City Council are not going to build on any greenbelt, all homes will be on brownfield sites.							
1247218	LPIO-14060	yes	Yes, there is something Council could do to ensure sufficient urban space is used - they could be more realistic with their figures. Liverpool City Council are not going to build on any greenbelt, all homes will be on brownfield sites.							
1247219	LPIO-14165	yes	Yes, there is something Council could do to ensure sufficient urban space is used - they could be more realistic with their figures. Liverpool City Council are not going to build on any greenbelt, all homes will be on brownfield sites.							
1247220	LPIO-14262	yes	Yes, there is something Council could do to ensure sufficient urban space is used - they could be more realistic with their figures. Liverpool City Council are not going to build on any greenbelt, all homes will be on brownfield sites.							
1240525	LPIO-14368	yes	I fully support the building of good quality housing on brownfield sites but do not support ANY building on Greenbelt what so ever.							
1247822	LPIO-14370	yes	Please can this email be sent through to the relevant person within Wirral Council. I am emailing further to the Local Plan re land development on the Wirral, that is under consultation. Rather than complete your on-line form, as I am now time pressured having to close my business due to our unprecedented times. I would just like to make the following points : 1. I would like to retain our wonderful green environmental areas that we are privileged to have on the Wirral. 2. Please will all future development be concentrated on brownfield sites, rather than on green open spaces. 3. I support the 'Preferred Option' in The Local Plan to develop BUT with "Urban Intensification" including high density developments, turning employment sites into residential sites, and working with partners to 'pump prime' development on brownfield sites using grant funding. 4. I support a sequential approach to development to ensure sustainable sites are developed before those with a heritage value. 5. All other green spaces used by the community within the West Kirby Conservation Area should be protected from development.							
1247222	LPIO-14394	yes	Yes, there is something Council could do to ensure sufficient urban space is used - they could be more realistic with their figures. Liverpool City Council are not going to build on any greenbelt, all homes will be on brownfield sites.							
1247226	LPIO-14482	yes	Yes, there is something Council could do to ensure sufficient urban space is used - they could be more realistic with their figures. Liverpool City Council are not going to build on any greenbelt, all homes will be on brownfield sites.							
1247825	LPIO-14502	yes	I would like to state my objection to the proposed release of the mill field site from green belt regulations. My reasons for this are as follows. 1. I object to the release of green belt land for housing when there are multiple brown belt sites available in the local vicinity. 2. I am concerned about the effect releasing this land will have on local air pollution as we are already adjacent to the M53. 3. I am concerned about the impact developing this land could have on traffic and congestion on my road and the wider mill park estate. 4. I object on the grounds that any changes to the fields opposite my house could impact the value of my property. Please take my thoughts and objections into consideration when making your final decision. Any further updates on the planned release would much appreciated. Please don't hesitate to get in touch.							
1247245	LPIO-14572	yes	Yes, there is something Council could do to ensure sufficient urban space is used - they could be more realistic with their figures. Liverpool City Council are not going to build on any greenbelt, all homes will be on brownfield sites.							
1246827	LPIO-14701	yes	Yes, there is something Council could do to ensure sufficient urban space is used - they could be more realistic with their figures. Liverpool City Council are not going to build on any greenbelt, all homes will be on brownfield sites.							
1247016	LPIO-14835	yes	Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. The Heswall Society considers the methodology for calculating windfalls is flawed and under provides for windfalls. This will be explained in our full in the answer to Question 10.1 to be sent separately.	https://wirral-consult.objective.co.uk/file/5639279						
1247018	LPIO-14898	yes	Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. The Heswall Society considers the methodology for calculating windfalls is flawed and under provides for windfalls. This will be explained in our full in the answer to Question 10.1 to be sent separately.	https://wirral-consult.objective.co.uk/file/5639279						
1245825	LPIO-14958	yes	Option 1A I believe all brown fields sites should be developed before greenbelt use is even considered. There are lots of brown field sites on Wirral. Many of these brown field sites already have planning permission but are being sat on by developers. Wirral Council need to address the problem of brown field sites not being built on, listen to the opinions of Wirral residents and not side with developers that offer cheaper and easier solutions that have too high a price on our community.							

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1247744	LPIO-14961	yes	YOUR SPATIAL OPTIONS FOR MEETING DEVELOPMENT NEEDS Option 1 Urban Intensification -WBCPREFERRED OPTION 12,000 dwellings (On existing urban areas and brownfield sites) Option 2a Green Belt Release - 2,900 dwellings (at Saughall Massie, West Kirby, Heswall, Thingwall, Irby) Option 2b Single Urban Extension - 2,500 dwellings (Heswall) MY COMMENTS There is no mention anywhere in the document of the Hoylake Golf Resort Development and associated Housing, or indeed of the Wirral Waters Plan. Does this mean that they are not expected to happen in the next 15 years, or indeed at all? These developments would make a massive contribution to meeting the housing needs identified in this Local Plan. This is a very poor return on the millions of pounds the Council has invested in both schemes. The Council's preferred option is to locate new housing and employment needs within existing urban areas and on brownfield sites. However this must meet the Council's long term objectives for "A Sustainable Wirral" (ease of travel, access, movement and protecting nature and biodiversity) and promote "A Special and Healthy Place to Live" (respecting the peninsula's distinctive character and natural environment).							
1237805	LPIO-15187	yes	Option 1A My own desire is to see a Local Plan which at last addresses the run down nature of those once thriving areas of North and East Wirral including its Mersey Waterfront, dockland and hinterland and Birkenhead town centre. These places have both much potential and need, in equal measure and hold the key to improving the life chances, health and well-being of those in our most deprived areas and improving the image of our Peninsula. Also to address the well known huge inequalities between different areas of our Peninsula. Directing and restricting development largely to such areas would as a direct consequence help preserve Green Belt, one of Wirral's greatest assets, contributing massively to the quality of life of all Wirral residents. Allowing new housing within Green Belt would stall rather than encourage desperately needed regeneration elsewhere. I believe we have a unique opportunity to properly and fundamentally address the geographical inequalities of our Peninsula by being brave enough and far sighted enough to direct development to those desperately neglected areas. There is no need to destroy countryside, wildlife habitats and the unique nature of our villages to appease landowners and developers who seek easier, short term financial gain. Let us on Wirral led by our Council be bigger than that and make Wirral a model for regeneration and levelling up of life chances.							
1247246	LPIO-15321	yes	Yes, there is something Council could do to ensure sufficient urban space is used - they could be more realistic with their figures. Liverpool City Council are not going to build on any greenbelt, all homes will be on brownfield sites.							
1247248	LPIO-15426	yes	Yes, there is something Council could do to ensure sufficient urban space is used - they could be more realistic with their figures. Liverpool City Council are not going to build on any greenbelt, all homes will be on brownfield sites.							
1247251	LPIO-15538	yes	Yes, there is something Council could do to ensure sufficient urban space is used - they could be more realistic with their figures. Liverpool City Council are not going to build on any greenbelt, all homes will be on brownfield sites.							
1247252	LPIO-15630	yes	Yes, there is something Council could do to ensure sufficient urban space is used - they could be more realistic with their figures. Liverpool City Council are not going to build on any greenbelt, all homes will be on brownfield sites.							
1247274	LPIO-15723	yes	Yes, there is something Council could do to ensure sufficient urban space is used - they could be more realistic with their figures. Liverpool City Council are not going to build on any greenbelt, all homes will be on brownfield sites.							
1247275	LPIO-15833	yes	Yes, there is something Council could do to ensure sufficient urban space is used - they could be more realistic with their figures. Liverpool City Council are not going to build on any greenbelt, all homes will be on brownfield sites.							
1247936	LPIO-15976	yes	Yes, there is something Council could do to ensure sufficient urban space is used - they could be more realistic with their figures. Liverpool City Council are not going to build on any greenbelt, all homes will be on brownfield sites.							
1246613	LPIO-16145	yes	Further, the report also under-represents the areas of Brownfield land that are/could be available for housing development. Despite having a higher than average percentage of Brownfield land, as well as thousand of empty properties that could and should be developed as a priority, Wirral are proposing to release far greater areas of Green Belt than other Councils. This is irresponsible and reckless. The Council should be promoting urban regeneration, not urban sprawl. Green belt was designed to direct development towards Brownfield sites as well as protect valuable natural assets. The brownfield sites in Wirral, particularly the run-down Waterfront, Dockland and surroundings, are crying out for regeneration and hold the key to not only improving the image of Wirral but importantly improving opportunities for and the health and well-being of the local deprived communities. Developing on Brownfield sites would have the direct consequence that our precious Green Belt remained untouched, which brings with it multiple benefits for the environment, society and the economy as a whole.							
1244235	LPIO-16165	yes	I am particularly concerned about the decline of Birkenhead and while in these times shopping centres and the like do not seem to be so viable, I feel that housing regeneration there will bring with it social and economic vibrancy and in itself attract new business and employment. Years ago, the Borough built housing estates on its outskirts, "houses for workers", away from the crowded town and the pollution of industry. These days the pollution that I knew as a child has, to my eyes, gone and there are acres of land in the town where modern, long lasting and sustainable communities could be built. My parents were keen to move to Woodchurch in 1949 but missed the community and fragmented family they had left behind. By building in the town, use would be made of existing infrastructure. Building on green field sites will only create demand for new infrastructure and associated financial pressures together with many more car journeys, no matter the best intentions of the Council regarding public transport. If you are to regenerate Birkenhead you need to put people at its heart.							

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1244969	LPIO-1617	yes	WBC should make approaches to government and explain the exceptional circumstance of having sufficient Brown Field land to support this Local Plan and future Local Plans in terms of meeting the requirement for both housing and employment opportunities by explaining availability for development needs a different staging criteria.							
1244969	LPIO-16178	yes	I have seen little evidence to support the argument that attempts of regeneration to the North and East of the Borough have been successful. Fists full of European money are no longer available but WBC still has access to funding streams to secure a fulfilled and lasting future for those communities with Green infrastructure and new employment opportunities. WBC should communicate closely with Peel Holdings and help to realise a new vision of the Wirral waterfront. Why should future generations be left with a clean-up bill of epic historic proportions. If Green Belt is released for development now when will the Wirral Waterfront Project ever become a reality ?							
1247287	LPIO-16196	yes	Yes, there is something Council could do to ensure sufficient urban space is used - they could be more realistic with their figures. Liverpool City Council are not going to build on any greenbelt, all homes will be on brownfield sites.							
1247344	LPIO-16283	yes	Yes, there is something Council could do to ensure sufficient urban space is used - they could be more realistic with their figures. Liverpool City Council are not going to build on any greenbelt, all homes will be on brownfield sites.							
1239377	LPIO-1630	yes	Apply more realistic housing need figures to the Local Plan. Neighbouring Liverpool City Council have a brownfield policy and are avoiding future green belt builds. Wirral Council should follow suit and remove all green belt from consideration.							
1247349	LPIO-16371	yes	Yes, there is something Council could do to ensure sufficient urban space is used - they could be more realistic with their figures. Liverpool City Council are not going to build on any greenbelt, all homes will be on brownfield sites.							
1247353	LPIO-16459	yes	Yes, there is something Council could do to ensure sufficient urban space is used - they could be more realistic with their figures. Liverpool City Council are not going to build on any greenbelt, all homes will be on brownfield sites.							
1247354	LPIO-16547	yes	Yes, there is something Council could do to ensure sufficient urban space is used - they could be more realistic with their figures. Liverpool City Council are not going to build on any greenbelt, all homes will be on brownfield sites.							
1247935	LPIO-16625	yes	Yes, there is something Council could do to ensure sufficient urban space is used - they could be more realistic with their figures.							
1247434	LPIO-16645	yes	Yes, there is something Council could do to ensure sufficient urban space is used - they could be more realistic with their figures. Liverpool City Council are not going to build on any greenbelt, all homes will be on brownfield sites.							
1247436	LPIO-16761	yes	Yes, there is something Council could do to ensure sufficient urban space is used - they could be more realistic with their figures. Liverpool City Council are not going to build on any greenbelt, all homes will be on brownfield sites.							
1247437	LPIO-16884	yes	Yes, there is something Council could do to ensure sufficient urban space is used - they could be more realistic with their figures. Liverpool City Council are not going to build on any greenbelt, all homes will be on brownfield sites.							
1247439	LPIO-16885	yes	Yes, there is something Council could do to ensure sufficient urban space is used - they could be more realistic with their figures. Liverpool City Council are not going to build on any greenbelt, all homes will be on brownfield sites.							
1247441	LPIO-17058	yes	Yes, there is something Council could do to ensure sufficient urban space is used - they could be more realistic with their figures. Liverpool City Council are not going to build on any greenbelt, all homes will be on brownfield sites.							
1247960	LPIO-17179	yes	Yes, there is something Council could do to ensure sufficient urban space is used - they could be more realistic with their figures. Liverpool City Council are not going to build on any greenbelt, all homes will be on brownfield sites.							
1247962	LPIO-17266	yes	Yes, there is something Council could do to ensure sufficient urban space is used - they could be more realistic with their figures. Liverpool City Council are not going to build on any greenbelt, all homes will be on brownfield sites.							
1247966	LPIO-17371	yes	Yes, there is something Council could do to ensure sufficient urban space is used - they could be more realistic with their figures. Liverpool City Council are not going to build on any greenbelt, all homes will be on brownfield sites.							
1242519	LPIO-1747	yes	As already stated REDUCE the amount of build and produce a more realistic figure.							
1247971	LPIO-17473	yes	Yes, there is something Council could do to ensure sufficient urban space is used - they could be more realistic with their figures. Liverpool City Council are not going to build on any greenbelt, all homes will be on brownfield sites.							
1241726	LPIO-17568	yes	Yes, there is something Council could do to ensure sufficient urban space is used - they could be more realistic with their figures. Liverpool City Council are not going to build on any greenbelt, all homes will be on brownfield sites.							
1247979	LPIO-17680	yes	Yes, there is something Council could do to ensure sufficient urban space is used - they could be more realistic with their figures. Liverpool City Council are not going to build on any greenbelt, all homes will be on brownfield sites.							

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1247980	LPIO-17681	yes	Yes, there is something Council could do to ensure sufficient urban space is used - they could be more realistic with their figures. Liverpool City Council are not going to build on any greenbelt, all homes will be on brownfield sites.							
1245502	LPIO-17858	yes	Yes, there is something Council could do to ensure sufficient urban space is used - they could be more realistic with their figures. Liverpool City Council are not going to build on any greenbelt, all homes will be on brownfield sites.							
1247981	LPIO-17943	yes	Option 1A In the Local Plan, reference is made to climate change, the environment, regeneration, employment, transport, heritage, health and well-being. The Vision is clearly articulated and embellished by seven clear bullet points. In my view, and the view of everyone I have had the discussion with, every single one of these bullet points will be breached if there is any development of the green belt against the opportunity to regenerate through brown field development. The Local Plan will not do what it says unless preferred option, Option 1: Urban Intensification, is recognised and acknowledged as the only viable Option. I am grateful for the extended closing date for consultation but sad for the reason this has been necessary. I can only hope that now, even more than ever, the Council will listen to the people of Wirral as we pull together to ensure that overcrowded areas of crammed housing, which will surely lead to more of the distressing circumstances we all find ourselves in due to Covid-19, simply does not happen. Keep Wirral breathing – leave the Green Belt alone and create a better Wirral FOR ALL.							
1247541	LPIO-17960	yes	Yes, there is something Council could do to ensure sufficient urban space is used - they could be more realistic with their figures. Liverpool City Council are not going to build on any greenbelt, all homes will be on brownfield sites.							
1242537	LPIO-17995	yes	Option 1A I believe new homes should be built on brownfield sites (Option 1) however, the new housing developments should have green spaces integrated into them. They should also have adequate infrastructure (GP capacity, school places, leisure facilities) and they should be carbon zero.							
1247539	LPIO-18069	yes	Yes, there is something Council could do to ensure sufficient urban space is used - they could be more realistic with their figures. Liverpool City Council are not going to build on any greenbelt, all homes will be on brownfield sites.							
1247983	LPIO-18152	yes	I want to see new carbon zero homes built on brownfield sites (Option 1) with green spaces incorporated into them and also access to GP capacity, school places, leisure facilities considered for residents. If not all the new homes can be built on brownfield then I support option 2B (single Urban extension).							
1237857	LPIO-18175	yes	Yes, there is something Council could do to ensure sufficient urban space is used - they could be more realistic with their figures. Liverpool City Council are not going to build on any greenbelt, all homes will be on brownfield sites.							
1247996	LPIO-18219	yes	Yes, there is something Council could do to ensure sufficient urban space is used - they could be more realistic with their figures. Liverpool City Council are not going to build on any greenbelt, all homes will be on brownfield sites.							
1245060	LPIO-1824	yes	Yes, there is something Council could do to ensure sufficient urban space is used - they could be more realistic with their figures. Liverpool City Council are not going to build on any greenbelt, all homes will be on brownfield sites.							
1241175	LPIO-18363	yes	We need to be concentrating on the severely deprived urban areas around Birkenhead. The town was once a thriving, popular shopping area now it is a disgrace to the Wirral – rundown and largely empty. The greenbelt makes Wirral unique and a pleasant place to live, work and visit.							
1247021	LPIO-18386	yes	Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. The Heswall Society considers the methodology for calculating windfalls is flawed and under provides for windfalls. This will be explained in our full in the answer to Question 10.1 to be sent separately.	https://wirral-consult-objective.co.uk/file/5639379						
1247022	LPIO-18440	yes	Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. The Heswall Society considers the methodology for calculating windfalls is flawed and under provides for windfalls. This will be explained in our full in the answer to Question 10.1 to be sent separately.	https://wirral-consult-objective.co.uk/file/5639379						
1247023	LPIO-18494	yes	Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. The Heswall Society considers the methodology for calculating windfalls is flawed and under provides for windfalls. This will be explained in our full in the answer to Question 10.1 to be sent separately.	https://wirral-consult-objective.co.uk/file/5639379						
1247024	LPIO-18550	yes	Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. The Heswall Society considers the methodology for calculating windfalls is flawed and under provides for windfalls. This will be explained in our full in the answer to Question 10.1 to be sent separately.	https://wirral-consult-objective.co.uk/file/5639379						
1247025	LPIO-18613	yes	Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. The Heswall Society considers the methodology for calculating windfalls is flawed and under provides for windfalls. This will be explained in our full in the answer to Question 10.1 to be sent separately.	https://wirral-consult-objective.co.uk/file/5639379						

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1247038	LPIO-18614	yes	Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. The Heswall Society considers the methodology for calculating windfalls is flawed and under provides for windfalls. This will be explained in our full in the answer to Question 10.1 to be sent separately.	https://wirral-consult-objective.co.uk/file/5639379						
1245069	LPIO-1865	yes	Require a more timely (quicker) delivery of the Wirral Waters project, this one development can address the total shortfall. Note: The question as to the total number of dwellings required must also be further scrutinised for accuracy in relation to Wirral..							
1248018	LPIO-18683	yes	I strongly support the Council's 'Preferred Option' in the Local Plan to develop BUT specifically with 'Urban Intensification'. I support development of employment into residential sites and use of council owned land as a priority, working with partners to develop brownfield sites. I support a sequential approach to development utilising brownfield sites as priority and also freeing up unoccupied properties and land for use for development. We have parts of West Kirby that have a lot of land (eg near Council Recycling Centre, boarded building blocks on Banks Rd) that are not being utilised and look unattractive to the environment. These sort of areas should be redeveloped to create housing or nursing homes as required in preference to utilising any conservation areas of areas of natural beauty, historic interest etc. In my opinion, the Council has a duty to ensure that sustainable sites are developed prior to using and developing any land that has a natural or heritage value.							
1248019	LPIO-18692	yes	I strongly support the Council's 'Preferred Option' in the Local Plan to develop BUT specifically with 'Urban Intensification'. I support development of employment into residential sites and use of council owned land as a priority, working with partners to develop brownfield sites. I support a sequential approach to development utilising brownfield sites as priority and also freeing up unoccupied properties and land for use for development. We have parts of West Kirby that have a lot of land (eg near Council Recycling Centre, boarded building blocks on Banks Rd) that are not being utilised and look unattractive to the environment. These sort of areas should be redeveloped to create housing or nursing homes as required in preference to utilising any conservation areas of areas of natural beauty, historic interest etc. In my opinion, the Council has a duty to ensure that sustainable sites are developed prior to using and developing any land that has a natural or heritage value.							
1247039	LPIO-18735	yes	Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. The Heswall Society considers the methodology for calculating windfalls is flawed and under provides for windfalls. This will be explained in our full in the answer to Question 10.1 to be sent separately.	https://wirral-consult-objective.co.uk/file/5639379						
1247040	LPIO-18736	yes	Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. The Heswall Society considers the methodology for calculating windfalls is flawed and under provides for windfalls. This will be explained in our full in the answer to Question 10.1 to be sent separately.	https://wirral-consult-objective.co.uk/file/5639379						
1247041	LPIO-18838	yes	Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. The Heswall Society considers the methodology for calculating windfalls is flawed and under provides for windfalls. This will be explained in our full in the answer to Question 10.1 to be sent separately.	https://wirral-consult-objective.co.uk/file/5639379						
1248026	LPIO-18891	yes	It is essential to maximise the use of available brown field sites and minimise any usage of Green Belt land. The unique constraints of Wirral being a peninsula must be allowed for, given that historically developments have generally followed the banks of the River Dee, the River Mersey and the Irish Sea. Unlike 'normal' towns and cities, which radiate out from a specific central location and are surrounded by countryside, Wirral's Green Belt is actually in the middle of the peninsula surrounded by housing, commercial and industrial developments. To partly misquote Mark Twain in respect of Wirral's Green Belt land, 'they're not making it anymore'. The approach described in the Plan is consistent with, and supportive of the Council's aim to maintain the health and wellbeing of its residents and meet its 'Climate Emergency' commitments by minimising the loss of trees and green space.							
1247042	LPIO-18904	yes	Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. The Heswall Society considers the methodology for calculating windfalls is flawed and under provides for windfalls. This will be explained in our full in the answer to Question 10.1 to be sent separately.	https://wirral-consult-objective.co.uk/file/5639379						
1247060	LPIO-18980	yes	Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. The Heswall Society considers the methodology for calculating windfalls is flawed and under provides for windfalls. This will be explained in our full in the answer to Question 10.1 to be sent separately.	https://wirral-consult-objective.co.uk/file/5639379						
1247061	LPIO-18981	yes	Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. The Heswall Society considers the methodology for calculating windfalls is flawed and under provides for windfalls. This will be explained in our full in the answer to Question 10.1 to be sent separately.	https://wirral-consult-objective.co.uk/file/5639379						

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1247063	LPIO-19081	yes	Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. The Heswall Society considers the methodology for calculating windfalls is flawed and under provides for windfalls. This will be explained in our full in the answer to Question 10.1 to be sent separately.	https://wirral-consult.objective.co.uk/file/5639379						
1247064	LPIO-19134	yes	Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. The Heswall Society considers the methodology for calculating windfalls is flawed and under provides for windfalls. This will be explained in our full in the answer to Question 10.1 to be sent separately.	https://wirral-consult.objective.co.uk/file/5639379						
1247068	LPIO-19189	yes	Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. The Heswall Society considers the methodology for calculating windfalls is flawed and under provides for windfalls. This will be explained in our full in the answer to Question 10.1 to be sent separately.	https://wirral-consult.objective.co.uk/file/5639379						
1247071	LPIO-19246	yes	Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. The Heswall Society considers the methodology for calculating windfalls is flawed and under provides for windfalls. This will be explained in our full in the answer to Question 10.1 to be sent separately.	https://wirral-consult.objective.co.uk/file/5639379						
1247072	LPIO-19301	yes	Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. The Heswall Society considers the methodology for calculating windfalls is flawed and under provides for windfalls. This will be explained in our full in the answer to Question 10.1 to be sent separately.	https://wirral-consult.objective.co.uk/file/5639379						
1247078	LPIO-19358	yes	Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. The Heswall Society considers the methodology for calculating windfalls is flawed and under provides for windfalls. This will be explained in our full in the answer to Question 10.1 to be sent separately.	https://wirral-consult.objective.co.uk/file/5639379						
1247080	LPIO-19422	yes	Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. The Heswall Society considers the methodology for calculating windfalls is flawed and under provides for windfalls. This will be explained in our full in the answer to Question 10.1 to be sent separately.	https://wirral-consult.objective.co.uk/file/5639379						
1247081	LPIO-19423	yes	Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. The Heswall Society considers the methodology for calculating windfalls is flawed and under provides for windfalls. This will be explained in our full in the answer to Question 10.1 to be sent separately.	https://wirral-consult.objective.co.uk/file/5639379						
1246634	LPIO-19443	yes	Development should take place on the various brownfield sites around the borough.							
1248116	LPIO-19554	yes	After reading the relevant documents I wish to make the following points : 1. The population of Wirral is declining in number. 2. Any development should be on existing brownfield sites or the upgrading of empty premises in the borough (? several thousand 3. There is no indication to utilise greenfield sites for housing. 4. Expansion of Wirral Waters in combination with Peel Holdings could provide all the required housing - along with much needed employment.							
1239386	LPIO-19576	yes	There are two main issues with the local plan consultation. The first is whether Greenbelt is used. Whilst I understand the need for a Greenbelt option to be included in the consultation, I fully support a brownfield only option. There are clearly enough brownfield sites to provide for the Government's target of 12,000 homes over 15 years. All brownfield sites should be decontaminated and made safe regardless of their future use. Brownfield sites in general will be closer to existing developments and already have better travel connections. Greenbelt areas, while no doubt the preferred option for developers set on maximizing profit only, are more likely to be disconnected from existing means of travel and be further away from schools and other services. Where local services exist the influx of new residents may well overwhelm these services. These sites may also impose other costs on the Council. Farmland should not be used for housing. I oppose options 2a and 2b.							
1248126	LPIO-19594	yes	I write to support any reclassification of SHLAA 4021 and SHLAA 4023 and subsequent house building on these sites to regenerate land which has been disused for years and could provide affordable housing needed by the people of Wirral							
1247082	LPIO-19626	yes	Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. The Heswall Society considers the methodology for calculating windfalls is flawed and under provides for windfalls. This will be explained in our full in the answer to Question 10.1 to be sent separately.	https://wirral-consult.objective.co.uk/file/5639379						

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1247083	LPIO-19681	yes	Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. The Heswall Society considers the methodology for calculating windfalls is flawed and under provides for windfalls. This will be explained in our full in the answer to Question 10.1 to be sent separately.	https://wirral-consult.objective.co.uk/file/5639379						
1247084	LPIO-19736	yes	Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. The Heswall Society considers the methodology for calculating windfalls is flawed and under provides for windfalls. This will be explained in our full in the answer to Question 10.1 to be sent separately.	https://wirral-consult.objective.co.uk/file/5639379						
1247085	LPIO-19799	yes	Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. The Heswall Society considers the methodology for calculating windfalls is flawed and under provides for windfalls. This will be explained in our full in the answer to Question 10.1 to be sent separately.	https://wirral-consult.objective.co.uk/file/5639379						
1247088	LPIO-19865	yes	Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. The Heswall Society considers the methodology for calculating windfalls is flawed and under provides for windfalls. This will be explained in our full in the answer to Question 10.1 to be sent separately.	https://wirral-consult.objective.co.uk/file/5639379						
1247089	LPIO-19921	yes	Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. The Heswall Society considers the methodology for calculating windfalls is flawed and under provides for windfalls. This will be explained in our full in the answer to Question 10.1 to be sent separately.	https://wirral-consult.objective.co.uk/file/5639379						
1247090	LPIO-19981	yes	Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. The Heswall Society considers the methodology for calculating windfalls is flawed and under provides for windfalls. This will be explained in our full in the answer to Question 10.1 to be sent separately.	https://wirral-consult.objective.co.uk/file/5639379						
1247091	LPIO-20036	yes	Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. The Heswall Society considers the methodology for calculating windfalls is flawed and under provides for windfalls. This will be explained in our full in the answer to Question 10.1 to be sent separately.	https://wirral-consult.objective.co.uk/file/5639379						
1247092	LPIO-20092	yes	Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. The Heswall Society considers the methodology for calculating windfalls is flawed and under provides for windfalls. This will be explained in our full in the answer to Question 10.1 to be sent separately.	https://wirral-consult.objective.co.uk/file/5639379						
1247093	LPIO-20153	yes	Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. The Heswall Society considers the methodology for calculating windfalls is flawed and under provides for windfalls. This will be explained in our full in the answer to Question 10.1 to be sent separately.	https://wirral-consult.objective.co.uk/file/5639379						
1247094	LPIO-20214	yes	Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. The Heswall Society considers the methodology for calculating windfalls is flawed and under provides for windfalls. This will be explained in our full in the answer to Question 10.1 to be sent separately.	https://wirral-consult.objective.co.uk/file/5639379						
1245083	LPIO-2027	yes	Be more realistic with their figures. Liverpool City Council are not going to build on any greenbelt, all homes will be on brownfield sites.							
1247095	LPIO-20270	yes	Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. The Heswall Society considers the methodology for calculating windfalls is flawed and under provides for windfalls. This will be explained in our full in the answer to Question 10.1 to be sent separately.	https://wirral-consult.objective.co.uk/file/5639379						
1247096	LPIO-20325	yes	Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. The Heswall Society considers the methodology for calculating windfalls is flawed and under provides for windfalls. This will be explained in our full in the answer to Question 10.1 to be sent separately.	https://wirral-consult.objective.co.uk/file/5639379						
1247099	LPIO-20382	yes	Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. The Heswall Society considers the methodology for calculating windfalls is flawed and under provides for windfalls. This will be explained in our full in the answer to Question 10.1 to be sent separately.	https://wirral-consult.objective.co.uk/file/5639379						

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1247101	LPIO-20436	yes	Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. The Heswall Society considers the methodology for calculating windfalls is flawed and under provides for windfalls. This will be explained in our full in the answer to Question 10.1 to be sent separately.	https://wirral-consult-objective.co.uk/file/5639379						
1247108	LPIO-20565	yes	Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. The Heswall Society considers the methodology for calculating windfalls is flawed and under provides for windfalls. This will be explained in our full in the answer to Question 10.1 to be sent separately.	https://wirral-consult-objective.co.uk/file/5639379						
1247102	LPIO-20566	yes	Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. The Heswall Society considers the methodology for calculating windfalls is flawed and under provides for windfalls. This will be explained in our full in the answer to Question 10.1 to be sent separately.	https://wirral-consult-objective.co.uk/file/5639379						
1247106	LPIO-20605	yes	Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. The Heswall Society considers the methodology for calculating windfalls is flawed and under provides for windfalls. This will be explained in our full in the answer to Question 10.1 to be sent separately.	https://wirral-consult-objective.co.uk/file/5639379						
1247105	LPIO-20606	yes	Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. The Heswall Society considers the methodology for calculating windfalls is flawed and under provides for windfalls. This will be explained in our full in the answer to Question 10.1 to be sent separately.	https://wirral-consult-objective.co.uk/file/5639379						
1247109	LPIO-20706	yes	Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. The Heswall Society considers the methodology for calculating windfalls is flawed and under provides for windfalls. This will be explained in our full in the answer to Question 10.1 to be sent separately.	https://wirral-consult-objective.co.uk/file/5639379						
1237870	LPIO-2072	yes	1. Be more realistic with the figures used. WE DO NOT need the number of houses stated by the Council. 2. Use the BROWNFIELD FIRST policy. 3. DO NOT BUILD ON GREENBELT LAND. If Liverpool can build this into their development policy I am sure that Wirral can too.							
1247110	LPIO-20767	yes	Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. The Heswall Society considers the methodology for calculating windfalls is flawed and under provides for windfalls. This will be explained in our full in the answer to Question 10.1 to be sent separately.	https://wirral-consult-objective.co.uk/file/5639379						
1247111	LPIO-20768	yes	Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. The Heswall Society considers the methodology for calculating windfalls is flawed and under provides for windfalls. This will be explained in our full in the answer to Question 10.1 to be sent separately.	https://wirral-consult-objective.co.uk/file/5639379						
1248142	LPIO-20873	yes	I wish to make my views known on the local plan. As an active member of the Saughall Massie Village Conservation Area Society, I have attached the official response which I fully support. I would like to make some additional comments, I have received many of these comments from constituents either by email or on the doorstep and these are a selection that I fully endorse. I do not support the idea of any green belt release. I do not agree with a dispersed release of land, a single larger urban extension, nor a hybrid of the two options. I do however fully support the preferred approach by meeting the demands through urban intensification.	https://wirral-consult-objective.co.uk/file/5658623						
1241989	LPIO-20892	yes	New homes should be built on brownfield sites (Option 1). However the new housing developments should have green spaces integrated into them. They should also have adequate infrastructure (GP capacity, school places, leisure facilities). They should be carbon zero. The building standards to be upgraded to support this.							
1240988	LPIO-20909	yes	To conclude, if I had to choose one of the Authority's proposed options as outlined in the consultation document then it would be Option 1A – Urban intensification. However, I feel the Authority should focus on building homes as part of Urban Regeneration not intensification.							
1247112	LPIO-20925	yes	Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. The Heswall Society considers the methodology for calculating windfalls is flawed and under provides for windfalls. This will be explained in our full in the answer to Question 10.1 to be sent separately.	https://wirral-consult-objective.co.uk/file/5639379						
1247113	LPIO-20980	yes	Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. The Heswall Society considers the methodology for calculating windfalls is flawed and under provides for windfalls. This will be explained in our full in the answer to Question 10.1 to be sent separately.	https://wirral-consult-objective.co.uk/file/5639379						

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1247115	LPIO-21036	yes	Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. The Heswall Society considers the methodology for calculating windfalls is flawed and under provides for windfalls. This will be explained in our full in the answer to Question 10.1 to be sent separately.	https://wirral-consult-objective.co.uk/file/5639379						
1247116	LPIO-21090	yes	Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. The Heswall Society considers the methodology for calculating windfalls is flawed and under provides for windfalls. This will be explained in our full in the answer to Question 10.1 to be sent separately.	https://wirral-consult-objective.co.uk/file/5639379						
1246851	LPIO-21153	yes	Yes, there is something Council could do to ensure sufficient urban space is used - they could be more realistic with their figures. Liverpool City Council are not going to build on any greenbelt, all homes will be on brownfield sites.							
1246918	LPIO-21270	yes	Yes, there is something Council could do to ensure sufficient urban space is used - they could be more realistic with their figures. Liverpool City Council are not going to build on any greenbelt, all homes will be on brownfield sites.							
1246924	LPIO-21271	yes	Yes, there is something Council could do to ensure sufficient urban space is used - they could be more realistic with their figures. Liverpool City Council are not going to build on any greenbelt, all homes will be on brownfield sites.							
1246928	LPIO-21272	yes	Yes, there is something Council could do to ensure sufficient urban space is used - they could be more realistic with their figures. Liverpool City Council are not going to build on any greenbelt, all homes will be on brownfield sites.							
1245112	LPIO-2143	no								
1246920	LPIO-21519	yes	Yes, there is something Council could do to ensure sufficient urban space is used - they could be more realistic with their figures. Liverpool City Council are not going to build on any greenbelt, all homes will be on brownfield sites.							
1246926	LPIO-21520	yes	Yes, there is something Council could do to ensure sufficient urban space is used - they could be more realistic with their figures. Liverpool City Council are not going to build on any greenbelt, all homes will be on brownfield sites.							
1247117	LPIO-21677	yes	Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. The Heswall Society considers the methodology for calculating windfalls is flawed and under provides for windfalls. This will be explained in our full in the answer to Question 10.1 to be sent separately.	https://wirral-consult-objective.co.uk/file/5639379						
1247118	LPIO-21678	yes	Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. The Heswall Society considers the methodology for calculating windfalls is flawed and under provides for windfalls. This will be explained in our full in the answer to Question 10.1 to be sent separately.	https://wirral-consult-objective.co.uk/file/5639379						
1247145	LPIO-21785	yes	Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. The Heswall Society considers the methodology for calculating windfalls is flawed and under provides for windfalls. This will be explained in our full in the answer to Question 10.1 to be sent separately.	https://wirral-consult-objective.co.uk/file/5639379						
1247147	LPIO-21786	yes	Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. The Heswall Society considers the methodology for calculating windfalls is flawed and under provides for windfalls. This will be explained in our full in the answer to Question 10.1 to be sent separately.	https://wirral-consult-objective.co.uk/file/5639379						
1247148	LPIO-21893	yes	Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. The Heswall Society considers the methodology for calculating windfalls is flawed and under provides for windfalls. This will be explained in our full in the answer to Question 10.1 to be sent separately.	https://wirral-consult-objective.co.uk/file/5639379						
1247150	LPIO-21894	yes	Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. The Heswall Society considers the methodology for calculating windfalls is flawed and under provides for windfalls. This will be explained in our full in the answer to Question 10.1 to be sent separately.	https://wirral-consult-objective.co.uk/file/5639379						
1238835	LPIO-2198	yes	Council need to be more realistic with their projections. Using out of date information only serves to create more problems in the future. Already it is clear that 12000 housing units are NOT needed by 2035. By being more realistic with numbers, will take pressure off Council and Wirral residents and encourage a more productive partnership as a result. I understand that after consultation with their residents, Liverpool City Council have vowed not to build any new homes on Greenbelt. Wirral should have a brownfield only policy, like them.							

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1244329	LPIO-22001	yes	Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. The Heswall Society considers the methodology for calculating windfalls is flawed and under provides for windfalls. This will be explained in our full in the answer to Question 10.1 to be sent separately.	https://wirral-consult-objective.co.uk/file/5639379						
1247119	LPIO-22066	yes	Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. The Heswall Society considers the methodology for calculating windfalls is flawed and under provides for windfalls. This will be explained in our full in the answer to Question 10.1 to be sent separately.	https://wirral-consult-objective.co.uk/file/5639379						
1246678	LPIO-22067	yes	Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. The Heswall Society considers the methodology for calculating windfalls is flawed and under provides for windfalls. This will be explained in our full in the answer to Question 10.1 to be sent separately.	https://wirral-consult-objective.co.uk/file/5639379						
1247151	LPIO-22174	yes	Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. The Heswall Society considers the methodology for calculating windfalls is flawed and under provides for windfalls. This will be explained in our full in the answer to Question 10.1 to be sent separately.	https://wirral-consult-objective.co.uk/file/5639379						
1247152	LPIO-22175	yes	Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. The Heswall Society considers the methodology for calculating windfalls is flawed and under provides for windfalls. This will be explained in our full in the answer to Question 10.1 to be sent separately.	https://wirral-consult-objective.co.uk/file/5639379						
1239471	LPIO-22268	yes	West Kirby Community Interest Company (WKCIC) is a not for profit company set up by local people to help facilitate the regeneration of West Kirby, encouraging the development of new and existing businesses and the attract of new businesses, encouraging civic pride and promoting West Kirby's identity locally, nationally and internationally as a visitor destination. We believe that the Wirral Local Plan must play an important part in securing a successful and inclusive future for West Kirby for the benefit of residents, businesses, visitors and other interests, and we wish to play a constructive role in the development of the Plan. Whilst our primary focus is on West Kirby Town Centre we are fully committed to securing a successful future for all surrounding areas including, for example, the Marine Lake, the Seafont, Wirral Way, and Ashton Park - we recognise the importance of linkages within West Kirby and with nearby Hoylake as well. Section 4 - Strategic Spatial Options, and Section 5 - Our Homes Strategically and in relation to Housing we support the Council's Preferred Option of Urban Intensification, and consider that Green Belt development should only be pursued as a last resort in the event that urban sites cannot meet the necessary housing targets. *							
1247153	LPIO-22288	yes	Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. The Heswall Society considers the methodology for calculating windfalls is flawed and under provides for windfalls. This will be explained in our full in the answer to Question 10.1 to be sent separately.	https://wirral-consult-objective.co.uk/file/5639379						
1247155	LPIO-22289	yes	Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. The Heswall Society considers the methodology for calculating windfalls is flawed and under provides for windfalls. This will be explained in our full in the answer to Question 10.1 to be sent separately.	https://wirral-consult-objective.co.uk/file/5639379						
1247156	LPIO-22396	yes	Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. The Heswall Society considers the methodology for calculating windfalls is flawed and under provides for windfalls. This will be explained in our full in the answer to Question 10.1 to be sent separately.	https://wirral-consult-objective.co.uk/file/5639379						
1247158	LPIO-22397	yes	Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. The Heswall Society considers the methodology for calculating windfalls is flawed and under provides for windfalls. This will be explained in our full in the answer to Question 10.1 to be sent separately.	https://wirral-consult-objective.co.uk/file/5639379						
1248150	LPIO-22465	yes	New homes should be built on brownfield sites (Option 1). However, the new housing developments should have green spaces integrated into them. They should also have adequate infrastructure (GP capacity, school places, leisure facilities). They should be carbon zero. The building standards to be upgraded to support this.							
1247159	LPIO-22586	yes	Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. The Heswall Society considers the methodology for calculating windfalls is flawed and under provides for windfalls. This will be explained in our full in the answer to Question 10.1 to be sent separately.	https://wirral-consult-objective.co.uk/file/5639379						

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1247160	LPIO-22588	yes	Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. The Heswall Society considers the methodology for calculating windfalls is flawed and under provides for windfalls. This will be explained in our full in the answer to Question 10.1 to be sent separately.	https://wirral-consult-objective.co.uk/file/5639379						
1247161	LPIO-22631	yes	Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. The Heswall Society considers the methodology for calculating windfalls is flawed and under provides for windfalls. This will be explained in our full in the answer to Question 10.1 to be sent separately.	https://wirral-consult-objective.co.uk/file/5639379						
1247164	LPIO-22632	yes	Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. The Heswall Society considers the methodology for calculating windfalls is flawed and under provides for windfalls. This will be explained in our full in the answer to Question 10.1 to be sent separately.	https://wirral-consult-objective.co.uk/file/5639379						
1248151	LPIO-22657	yes	I am writing with regard to the local development plan. My concerns are a follows, ie that the council: only build on brownfield sites - not on the greenbelt.							
1248152	LPIO-22725	yes	On behalf of The Bromborough Society, I am writing to express deep concerns over the contents and conclusions of the Issues and Options Consultation document regarding Wirral's Local Plan 2020. After such a long wait for the document it is disappointing to see so many aspects that work against the Council's stated desire and Preferred Option to have a Local Plan based on regeneration of north and east Wirral and other urban areas. We wish to have a Local Plan which seeks to address the run-down nature of the once-thriving, historic areas of Wirral including its waterfront, Dockland and hinterland. One may add New Ferry to that list. All these places have much potential and would improve the image of our peninsula, especially the life chances, health and well-being of those who live in the most deprived areas. Confining development largely to those areas would, in addition, help to preserve our Green Belt, one of Wirral's greatest assets, improving quality of life, health, the tourist industry and local economy witnessed by the increasing popularity of Farm Shops and Farmer's Markets which offer top quality, fresh, local produce, year round.							
1247167	LPIO-22764	yes	Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. The Heswall Society considers the methodology for calculating windfalls is flawed and under provides for windfalls. This will be explained in our full in the answer to Question 10.1 to be sent separately.	https://wirral-consult-objective.co.uk/file/5639379						
1247168	LPIO-22765	yes	Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. The Heswall Society considers the methodology for calculating windfalls is flawed and under provides for windfalls. This will be explained in our full in the answer to Question 10.1 to be sent separately.	https://wirral-consult-objective.co.uk/file/5639379						
1248296	LPIO-22791	yes	Thank you for inviting me to comment on Wirral's Local Plan. I have a number of observations to make. It is imperative that only brownfield sites are used for building as we need to preserve our green areas.							
1248306	LPIO-22949	yes	My thoughts on the Wirral local plan : It is essential that only brownfield site is used for building and that our green areas are preserved.							
1248306	LPIO-22951	yes	Focus should be first on the most deprived areas, such as Seacombe. Empty shops could be turned into green community hubs, for example social supermarkets, repair and recycle/upcycle of clothes and furniture, community cafes and children's play facilities. Further to this, greening our urban areas would make a huge difference to the mental health and wellbeing of local residents. Council workers can be encouraged to continue to work from home, where possible and an end to outsourcing brought about, bringing services back into being council run.							
1247169	LPIO-22955	yes	Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. The Heswall Society considers the methodology for calculating windfalls is flawed and under provides for windfalls. This will be explained in our full in the answer to Question 10.1 to be sent separately.	https://wirral-consult-objective.co.uk/file/5639379						
1247170	LPIO-22957	yes	Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. The Heswall Society considers the methodology for calculating windfalls is flawed and under provides for windfalls. This will be explained in our full in the answer to Question 10.1 to be sent separately.	https://wirral-consult-objective.co.uk/file/5639379						
1237944	LPIO-2298	yes	Reluctance to develop brownfield & landfill sites by developers is often due to the uncostered risks of remedial works before development can commence. By assessing each brownfield site so that all developers are aware of the risks, and remedial costs of each site would reduce the delay in developing these urban sites. Policies should be included to ensure that Wirral Council undertakes this essential work as soon as the proposed Local Plan is approved. The Council should be able to estimate the cost of such essential survey works, and include a Policy the deduct such costs from the development value of individual brownfield sites under existing National Planning policies. As the costs would be attributed to any developer, there should be no objection by developers of such a policy. Paragraph 4.36:105 ha of employment when has been identified, but only 80 ha was required. This indicates that an additional 25 ha could be redefined for residential use, which would reduce the need for developing Green Belt land significantly.							

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1248309	LPIO-23000	yes	There is a need for new housing. That is obvious. It is also obvious that virtually all of it can and should be constructed in and around the Birkenhead area - the Wirral Waters development - and on any and all brownfield sites that are available. Whatever bureaucratic restrictions that prevent these developments needs to be removed. If we can build a 4000 bed Nightingale hospital in 10 days then we can build whatever new housing is required at Wirral Waters. Birkenhead has for far too long been starved of the investment it needs and this is a golden opportunity to once and for all convert it from a 'weakly performing' area of deprivation and poverty to a 'highly performing' area of opportunity and prosperity where people want to live and to work and where big companies want to be.							
1248311	LPIO-23002	yes	New homes should be built on brownfield sites (Option 1). However the new housing developments should have green spaces integrated into them. They should also have adequate infrastructure (GP capacity, school places, leisure facilities). They should be carbon zero. The building standards to be upgraded to support this.							
1248316	LPIO-23022	yes	I can see that the Council's stated desire and Preferred Option is a Local Plan based on regeneration of north and east Wirral and other urban areas. I would therefore like to see a Local Plan which concentrates on helping out the most deprived areas of the Wirral, utilising Brownfield sites such as the docks, especially Wirral Waters, and also the many empty residential dwellings and commercial units across the borough.							
1247173	LPIO-23041	yes	Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. The Heswall Society considers the methodology for calculating windfalls is flawed and under provides for windfalls. This will be explained in our full in the answer to Question 10.1 to be sent separately.	https://wirral-consult-objective.co.uk/file/5639379						
1247174	LPIO-23042	yes	Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. The Heswall Society considers the methodology for calculating windfalls is flawed and under provides for windfalls. This will be explained in our full in the answer to Question 10.1 to be sent separately.	https://wirral-consult-objective.co.uk/file/5639379						
1247175	LPIO-23149	yes	Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. The Heswall Society considers the methodology for calculating windfalls is flawed and under provides for windfalls. This will be explained in our full in the answer to Question 10.1 to be sent separately.	https://wirral-consult-objective.co.uk/file/5639379						
1247176	LPIO-23150	yes	Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. The Heswall Society considers the methodology for calculating windfalls is flawed and under provides for windfalls. This will be explained in our full in the answer to Question 10.1 to be sent separately.	https://wirral-consult-objective.co.uk/file/5639379						
1248328	LPIO-23224	yes	PLEASE USE BROWN SITES TO HELP REGENERATE THOSE AREAS.							
1247177	LPIO-23280	yes	Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. The Heswall Society considers the methodology for calculating windfalls is flawed and under provides for windfalls. This will be explained in our full in the answer to Question 10.1 to be sent separately.	https://wirral-consult-objective.co.uk/file/5639379						
1247178	LPIO-23281	yes	Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. The Heswall Society considers the methodology for calculating windfalls is flawed and under provides for windfalls. This will be explained in our full in the answer to Question 10.1 to be sent separately.	https://wirral-consult-objective.co.uk/file/5639379						
1247179	LPIO-23282	yes	Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. The Heswall Society considers the methodology for calculating windfalls is flawed and under provides for windfalls. This will be explained in our full in the answer to Question 10.1 to be sent separately.	https://wirral-consult-objective.co.uk/file/5639379						
1246216	LPIO-23436	yes	My preference would be Option 1, Urban Intensification. I feel the borough needs good quality affordable homes close to transport links and local amenities including schools, shops, doctors, hospitals etc. Some of the proposed green belt sites will not contain enough affordable homes and are in areas with limited public transport and accessible amenities. Areas along or close to the Mersey river front should be developed to provide good quality outdoor spaces for local, existing and new residential developments. It is vital to keep green belt areas and parks as open spaces to be used by residents of the borough to improve their health and mental well being. In light of the current Covid 19 pandemic it is even more evident of the need for open spaces in Wirral for residents to enjoy and farmland to increase local food output. Farmland also needs to be maintained in order to sustain an increasing population.							
1248380	LPIO-23453	yes	* I demand that the council identifies more developable/deliverable 'brownfield' and 'previously developed' sites and secures available funding. Reclassify land classified for other uses that has lain unused for years and is suitable, reclassify those sites for housing. * Uses upper levels of standard housing density, appropriate for individual local areas, character, to increase supply.							

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1248391	LPIO-23482	yes	I support the preferred option in the local plan to develop with 'urban intensification' (ref 4.5) including high density developments, working with partners to pump prime development on brownfield sites. As part of the Local plan feedback I wish to inform the council that I support all future development to be concentrated on Brownfield sites rather than green open spaces as a priority. I therefore, wish to respond to the Local Plan issues and Options Consultation 2020.							
1248393	LPIO-23492	yes	I strongly support the council's preferred option for a brownfield first approach to development because I believe it is vital we protect our green belt. The proposed regeneration of Birkenhead is long overdue. Major investment in Birkenhead, the immediate hinterland and Wirral Waters has the potential to deliver decent, affordable homes to people who need them and bring jobs into the borough. The proposals for the regeneration of Birkenhead outlined in the Local Plan offer a bold, exciting vision for Wirral and the wider Liverpool City Region. Constituents have continued to raise concerns with me around the proposed housing target of 12,000 new homes, which they believe to be excessive. Community groups in Wirral have drawn on local expertise and conducted research into the overall housing target number and I understand that they have submitted an alternative target number, alongside their methodologies, to this consultation. I would urge the Local Plan team to look at the findings submitted by the community groups in detail and to consider them carefully as part of the consultation. A core principle of the National Planning Policy Framework (NPPF) is that planning should proactively drive and support sustainable economic development to deliver the homes, business and infrastructure that the country needs. The Local Plan suggests that Birkenhead has the existing facilities and infrastructure to accommodate Wirral's housing needs over the next fifteen years.							
1248342	LPIO-23498	yes	Please improve housing and infrastructure around Birkenhead where it is							
1248344	LPIO-23504	yes	The point is - STOP THIS PREPOSTEROUS PROPOSAL OF BUILDING ON THE GREENBELT OF WIRRAL. Wirral is a beautiful peninsula, we don't need it ruined by building where it isn't necessary. Use the Brownfield sites which will generate enough housing if you used the realistic calculations of 8000 homes needed not the 12000 that you suggest. Don't ruin our green spaces by creating an urban sprawl by joining up our lovely villages. Keep all our green fields, keep our much needed farms, keep our countryside. Think about climate control. We don't want more concrete, more cars, more pollution. You have a duty of care to look after your residents & we don't want this. STOP THE PROPOSALS FOR BUILDING ON THE GREENBELT							
1248345	LPIO-23508	yes	My first question to the council is why the vast expanse of land which Peel Ltd is planning to convert into office space, shops, conference centre and student accommodation cannot be designated for some of the housing? It is a brownfield site and it would make more sense to use this vast area for the new houses rather than surplus shops, offices and student blocks. There are enough of these buildings all over Liverpool city centre, many of which are only partially occupied. The existing Birkenhead shopping area and market could be regenerated to accommodate business and shopping, office space, as it already has excellent transport links and historically used to be a key part of not only the local community but the rest of the Wirral. I do not see how the proposed Wirral Waters scheme can be justified. We do not need office space and student accommodation we need houses for ordinary people, not executives or international students. I certainly believe that there is no justification for more student accommodation- the best cash cow that has been abused by Liverpool city council. The plans, especially the proposed tower blocks, look so out of character with the existing environment. Is it a means of expanding Liverpool One? Peel Ltd speak of making the area an international destination. Wirral is already a magnet for tourism, not because of its shopping, but more to do with its leisure -the estuary, the natural environment, the beaches, open woodland and space for walking and cycling.							
1246366	LPIO-23519	yes	My preference would be to support option 1, urban intensification. This borough like many other areas has a need for good quality affordable homes for our community. These homes need to have access to good transport links and local amenities including schools,shops and medical facilities. It appears to me that a number of the earmarked greenbelt sites will not contain enough affordable homes and are in areas of limited public transport and other necessary amenities. Some of the sites along the River Mersey and Birkenhead and Wallasey should be developed to provide first class affordable homes and an environment that would enhance the borough as a place to live and work.							
1248347	LPIO-23527	yes	I am writing in response to the current public consultation on the revised Wirral Local Plan 2020-2035. I have a longstanding and direct interest as someone born and brought up on the Wirral, and with a home here for well over six decades. My comments relate to the Issues and Options document, and build on my response to the previous public consultation on the draft Local Plan. The revised plan places clearer policy emphasis on the use of brownfield and employment sites for housing and related development. This is a welcome shift in emphasis, and goes some way towards responding to the overwhelming public objections to earlier proposals for the potential release of protected Green Belt land.							
1247313	LPIO-23539	yes	Option 1A Many parts of north and east Wirral have been allowed to fall into decline and there has not been sufficient investment in these areas to allow for high quality affordable housing in safe well serviced communities. Large areas of brown field sites have been left undeveloped and unused. This is a perfect opportunity to invest in these communities and improve housing, transport, policing and leisure facilities - including more green spaces and tree planting!							
1248374	LPIO-23546	yes	The high housing figure projected does not appear to be justifiable and suggests that the builders are simply looking for a quick financial return. Greater consideration must be given to Brown Belt/ run down sites which should be utilised in the first instance.							
1248403	LPIO-23548	yes	The population of Wirral is in decline and there are plenty of brownfield sites and void properties across Wirral.							
1246046	LPIO-23567	yes	WBC has not yet identified sufficient 'Brownfield' sites to avoid Green Belt Release. These are areas which could be regenerated in the north and east of the Peninsula to produce well-serviced 'green' communities with affordable housing.							

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1248405	LPIO-23570	yes	I am writing to say how pleased I am to hear that the Wirral Council is perusing the building on 'Brown Field Sites' first before destroying our green belt which would be tragic. The green belt is the heart of the Wirral and is being lost to building houses which are not needed							
1248382	LPIO-23574	yes	I support building on existing brownfield sites as outlined in options 1a and 1b. I request that as many brownfield sites as possible be made available for building additional homes through reclassification of land use.							
1248408	LPIO-23587	yes	I've noted that the Council has stated a Preferred Option which is a Local Plan based on the regeneration of north and east Wirral and other urban areas. As a former resident of Birkenhead, I feel that a Local Plan which focuses on the most deprived areas of Wirral is hugely important. Birkenhead is filled with Brownfield sites, empty residential properties, and unused commercial sites. There is very little green space given the size of the area and the density of population, and it would seem there is a significant opportunity to both create new housing while greatly improving the lives of those who already reside in the area. The neighbourhood I previously lived in had small back yards and no easy access to green space, so children would play in the streets. There is of course nothing wrong with this but it seems unfair that these children did not have access to a safer playing area away from cars and the litter-strewn streets. Rather than looking to reduce the amount of green space we have access to, I would urge the Council to invest in Wirral's most deprived areas and actually create more green space while seeking to fulfil their target of increasing the housing stock.							
1248411	LPIO-23595	yes	Any housing development should be directed towards regeneration of the urban areas in the north and east of the Peninsula. House Building Requirement Unrealistically High and Unnecessary							
1248411	LPIO-23597	yes	Priority Should be Given to Regeneration of north and east of the Peninsula Priority should be given to the Regeneration of the existing urban areas in the north and east of the Peninsula and to the protection of farmland and wildlife. This should be reflected in Planning Policy and the Local Plan by ensuring the continued protection of the Green Belt. My own desire is to see a Local Plan which addresses the run-down nature of the once-thriving, historic areas of the North and East of Wirral including its Waterfront, Dockland and hinterland. Those places have both much potential and need. Their regeneration holds the key to improving the image of our Peninsula, and improving the life chances, health and well-being of those in the most deprived areas. Directing and restricting development largely to these areas would also help preserve the Green Belt, one of Wirral's greatest assets, making a massive contribution to the quality of life, health, the tourist industry and the local economy. There is certainly no need to destroy wonderful countryside with its distinct towns, villages and community life to appease landowners and developers who seek easier, short-term financial gains. Allowing new housing within Green Belt would stall rather than encourage much-needed regeneration elsewhere.							
1248418	LPIO-23622	yes	I object to development of this greenfield site My reasons are as follows All Brownfield sites should be developed first before any greenfield sites are released for development and only then if there is sufficient demand in the housing market in this area. To my knowledge this area is not in huge demand - house prices have not moved for years. There is plenty of brownfield land for development on the Mersey coast of Wirral that really needs improvement and would meet a vast majority of housing needs - first time buyers etc.							
1246401	LPIO-23629	yes	The decline and loss of industry in Birkenhead has resulted in it becoming one of the most deprived areas in the country. The current state of decline and decay are a sad indictment of the Council's failure to act when presented with a golden opportunity for regeneration. Liverpool docklands and Salford Quays are excellent examples of what can be achieved when redevelopment and good planning with an emphasis on deliverability and sustainability come together. Innovation, investment and foresight are evident in both Liverpool Docklands and Salford Quays success stories. Providing good quality housing, shops and tourist attractions have provided a welcome boost to the local economy. Wirral has extensive and developable brownfield sites and the opportunity for communities to be established and thrive in areas of most need are apparent. Birkenhead's brownfield land with its previously developed sites and derelict buildings present an unrivalled opportunity to create new communities with improved housing and amenities. Wirral residents recognize this set of circumstances, unique to Wirral and the scale of potential brownfield land available for the Boroughs housing needs. It seems the Council wish to steadfastly ignore this opportunity by not correctly identifying ALL available brownfield sites and relying on inaccurate and unrealistic housing requirement figures.							
1241770	LPIO-23643	yes	Brownfield first needs to be adhered to as a policy. Brownfield only is preferable and clearly favoured by wirral residents thus option 1a and 1b should be followed.							
1248420	LPIO-23661	yes	The township of Birkenhead was not created on the off chance of major industries being established in the Victorian era. It was created to provide housing for the many workers required as the new industries expanded rapidly. Most of these industrial jobs have now disappeared. The Council seem to have failed to make use of the central funds (£250m?) to improve brownfield land in the old industrial and urban areas. Why not? At long last the Council are working with Peel to develop the "Wirral Waters" site, surely the largest dock area in the UK available for redevelopment. Had the Council worked with Peel from the start we could have been many years down the redevelopment of this massive derelict area. From Peel it is understand from Peel that with Council support a figure of some 6,500 new homes could be developed. Again, the Council has not supported this.							
1246489	LPIO-23665	yes	I am responding because there is space for Brownfield sites with planning permission already on the Wirral (about 1800 the last figure I saw) Only brownfield land should be used to develop on. The brownfield sites need totally focusing on with creative ways to restructure and develop them in a green way to develop affordable housing , high rise housing and larger houses for larger families.							

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1248426	LPIO-23697	yes	The implementation of brown field site cleaning and upgrading in the Birkenhead and Mersey river area will, in addition, start the regeneration of an otherwise thoroughly depressed and deprived area which is much in need of improvement for the people who live in the area. Green and brown field sites Although the Local Plan suggests that development will be focussed in 'Birkenhead and its immediate hinterland and Wirral Waters' (LP 2.24), I am not confident that enough has been done to identify all the possible brown field sites which could be used have been highlighted. Even if 12,000 homes must be built (and this is debatable), it is the case that there is enough designated brown field land to satisfy the requirement. Although there are many abandoned industrial sites, large and small, all over the Borough (which have apparently been omitted from the survey), the land along the Mersey waterfront belonging to Peel Developments alone can provide the entire stock being required. Evidently, they are waiting for demand to become apparent before releasing land to developers. Further conversations with Peel Developments need to take place, in order that this extensive area may be made available. Understandably, it is much easier for developers to build on clean green field sites, so it is important that WBC puts in place a grant scheme to incentivise the cleaning and decontamination of land, ready for re-use.							
1248426	LPIO-23702	yes	The Council's preferred option is to identify sufficient 'deliverable' and 'developable' land to meet the Borough's development needs within the existing urban area. If this is not possible, an exceptional circumstances case will need to be set out for development in the Green Belt. Clearly, the Green Belt and Green Field sites are still considered available for housing development, despite everything.							
1242967	LPIO-23706	yes	As a local resident I wish to respond to the Local plan Issues and Options consultation 2020 as follows: 3. I am in favour of the "Preferred option" to develop with "Urban Intensification" (ref Q4.5). Brownfield sites should be developed and given support, rather than greenfield sites. Council owned land should be used.							
1246766	LPIO-23708	yes	Brownfield land should be used before any Greenfield land and I fully support the "Brownfield First" strategy. My understanding is that the Wirral has plenty of Brownfield land that it should be utilising before it starts using land that is currently contributing to the attractive nature of the landscape. The reason it is not doing this appears to be short term financial gain and a housing target produced to meet legislation that does not necessarily properly reflect the economic position and housing needs of the Borough.							
1242281	LPIO-23728	yes	I am writing to express concerns over the contents and conclusions of the Issues and Options Consultation document regarding Wirral's Local Plan. After such a long wait for a Local Plan, it is disappointing to see so many aspects that work against the Council's stated desire and Preferred Option, a Local Plan based on regeneration of north and east Wirral and other urban areas. My own desire is also to see a Local Plan which at last addresses the run-down nature of the once thriving, historic areas of Wirral including its Waterfront, Dockland and hinterland. Those places have both much potential and need in equal measure, and hold the key to improving the image of our Peninsula and more particularly the life chances, health and well-being of those in the most deprived areas.							
1248389 Highways England	LPIO-23747	yes	The key concerns for Highways England in terms of the Urban Intensification approach is that it will put pressures on the SRN in terms of congestion or potential safety concerns in encouraging a significant number of additional traffic movements upon the M53 particularly around Junctions 1-3 to access Wirral Waters and Birkenhead. The baseline and options modelling demonstrates that elements of the M53 and interfacing local roads are projected to be operating near to or above capacity in the future year assessment of 2035. These future highway conditions may be further exacerbated by the consolidation of development adjacent or in proximity to the SRN in the Borough. Highways England would highlight that any mitigation measures considered should be done in a holistic manner to the accessibility of developments by all modes is therefore crucial and should be a key priority for moving forward with site allocations and for the development planning process of review of future submissions.							
1248389 Highways England	LPIO-23830	yes	Whilst we recognise the intention to develop primarily on brownfield land Highways England believe that the Borough will still need to ensure that sufficient infrastructure is delivered to support the level of planned growth. Promoting greater use of these areas at a cumulative level may result in the requirement for surrounding infrastructure to be improved to accommodate increased demand, and mitigation measures may need to be put in place.							
1248389 Highways England	LPIO-23831	yes	In relation to delivering the Option 1A in relation Urban Intensification, pressures on the existing network are of concern to Highways England and sufficient infrastructure will be required to support the level of planned growth. Density in certain area in close proximity to the M53 are of key concern.							
1242185	LPIO-23896	yes	We think that there are other vacant and underused previously developed sites that have either been wrongly classed as 'unsuitable', or are yet to be identified, and thus are missing from the Brownfield Register. We need to better understand the reasons for some sites being considered 'unsuitable' and reassess whether they are in fact suitable, particularly given the joint partnership approach with Peel, the Government and the Council to urban regeneration at Wirral Waters. The Government has strengthened national policy by inclusion of Section 11 Making effective use of land. NPPF Paragraph 117 states that "Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land". We recommend a review of land surveys to check whether more land is actually 'deliverable' and 'developable' in line with the NPPF. It could be considered that the sites in Appendix 4.1, 4.2 and 4.3 have been identified prematurely, given that the housing and employment requirement numbers are excessive, and the justification to plan development on greenfields, and Green Belt protected land is not robust. We believe that some of the proposed allocations could be deleted and removed from future consideration, particularly Green Belt sites as identified in Appendices.	https://wirral-consult.objective.co.uk/file/5659121	https://wirral-consult.objective.co.uk/file/5684263	https://wirral-consult.objective.co.uk/file/5657006				

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1244826	LPIO-2402	yes	Incentivise landowners to release land for development. Forced purchase to free up land for development, where the owners have shown no interest and left the land and property to deteriorate. Also, be more realistic with their figures. Liverpool City Council are not going to build on any greenbelt, all homes will be on brownfield sites.							
1248487	LPIO-24069	yes	Whilst we support the Council's efforts in identifying sufficient land within the urban area to meet the identified need, it has not considered whether there is capacity to redevelop disused or underused areas of public open space, or facilities for sports and recreation. We strongly recommend that the Council considers whether there is capacity to redevelop disused or underused areas of public open space, or facilities for sports and recreation located within the urban area to meet its identified need. Provided that the tests set out in the Framework are satisfied and that any loss is suitably mitigated, it is appropriate to consider this approach as a means to meeting the identified need. Using our Site as an example, we strongly recommend that the Council considers reviewing its existing areas of public open space, and facilities for sports and recreation as a means to identifying a sufficient supply of land within the urban area. Drawing these points together, we recommend that the Council reconsiders whether there is capacity to redevelop disused or underused areas of public open space, or facilities for sports and recreation to meet its identified need. It also respectfully requests that the Council reassess our Site as set out in the SHLAA on the premise that it is developable, deliverable and could come forward in the first years of the plan period to meet immediate need.	https://wirral-consult-objective.co.uk/file/5656330	https://wirral-consult-objective.co.uk/file/5656329					
1248542	LPIO-24359	yes	Support the Council's growth ambition over the plan period. The Council should however revisit the calculations for employment land allocations to ascertain whether some of the existing employment sites can be repurposed for residential in light of a truly robust calculation of employment need over the plan period.	https://wirral-consult-objective.co.uk/file/5684894						
1248567 Historic England	LPIO-24518 1 of 2	yes	[Questions 4.2-4.5, Question 4.8 and Question 4.12] The NPPF makes it clear that the significance of heritage assets can be harmed through development within their setting. There is a requirement in the Town and Country Planning Act 1990 that 'special regard' should be had to the desirability of preserving listed buildings, their setting or any features of special architectural or historic interest which they possess. It is also the duty of the Council to preserve or enhance the character or appearance of its conservation areas and their setting. Where potential development sites appear to include non-designated assets including the possibility for archaeology, their potential should be investigated and retention/exploration should be promoted. Consequently, before allocating any site there would need to be some evaluation of the impact, which the development might have upon those elements that contribute to the significance of a heritage asset including their setting, through undertaking a heritage impact assessment. The assessment of the sites needs to address the central issue of whether or not the principle of development and loss of any open space is acceptable. It needs to evaluate: 1. What contribution the site in its current form makes to those elements which contribute to the significance of the heritage assets. For a number of these heritage assets, it might be the case that the site makes very little or no contribution. 2. What impact the loss of the area and its subsequent development might have upon those elements which contribute to the significance of those heritage assets. 3. If it is likely to result in harm, how might that harm be removed or reduced to an acceptable level. 4. If the harm cannot be reduced or removed, what are the public benefits that outweigh the presumption in favour of the conservation of the heritage asset?							
1248567 Historic England	LPIO-24518 2 of 2	yes	The selection of sites for development needs to be informed by an up-to-date evidence base and the Plan should avoid allocating those sites which are likely to result in harm to the significance of the heritage assets of the Plan area. Where adverse impacts are unavoidable, the Plan should consider how any harm might be mitigated. This could include measures such as a reduction of the quantum of development at a site, amending the types of development proposed or locating the development within another part of the site allocation. Such initiatives need to be fully justified and evidenced to ensure that such measures are successful in reducing identified harm. The allocation of sites for development may also present better opportunities for the historic environment. For example, new development may better reveal the significance of heritage assets or may provide an opportunity to tackle heritage at risk. Where relevant, policies for allocated sites may need to make reference to identified historic environment attributes in order to guide how development should be delivered. For example, this might require the policy to include detailed criteria or providing supplementary information within the supporting text. In view of the above, Historic England is concerned that there does not appear to be any assessment of the historic environment to accompany the chosen development sites in order to determine whether they are suitable for development. Without this, the Plan risks being considered unsound at Publication Stage.							
1242697	LPIO-24669	yes	Simply to work collaboratively, and with energy with the developers cited in options on regeneration, and to meet with officials of the MHCLG to persuade them of the value and need for funding for regeneration. This may be through the EOI in the NDCC or through other funding mechanisms.	https://wirral-consult-objective.co.uk/file/5659118	https://wirral-consult-objective.co.uk/file/5659119	https://wirral-consult-objective.co.uk/file/5659120	https://wirral-consult-objective.co.uk/file/5659121			
1248749	LPIO-24824	yes	Welcome the Council's work to improve the housing deliverability on brownfield land to aid regeneration. However, it is notable that most of the recommendations for further work and the funding required to achieve this are unlikely to deliver housing within the first 5 years of the Local Plan and there is no guarantee that this will lead to increased housing provision. As the majority of the housing allocations are in areas not perceived to be viable for development, there is a significant risk that the Council will not deliver the homes required and Green Belt land will need to be released to provide quick, deliverable housing, of the right size, in appropriate locations.	https://wirral-consult-objective.co.uk/file/5684847	https://wirral-consult-objective.co.uk/file/5684848	https://wirral-consult-objective.co.uk/file/5684845				

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1248524	LPIO-24914	yes	The Local Plan should address the problem of vacant and underused former industrial brownfield sites in our existing urban areas. This will support both the Government's national planning policies and the Council's declared ambitions to effectively use the land resources by encouraging as much suitable brownfield land as possible to be regenerated. We believe that more sites can be identified for inclusion on the brownfield register.	https://wirral-consult.objective.co.uk/file/5684261						
1248769	LPIO-24946	yes	Welcome the Council's work to improve the housing deliverability on brownfield land to aid regeneration. However, it is notable that most of the recommendations for further work and the funding required to achieve this are unlikely to deliver housing within the first 5 years of the Local Plan and there is no guarantee that this will lead to increased housing provision. As the majority of the housing allocations are in areas not perceived to be viable for development, there is a significant risk that the Council will not deliver the homes required and Green Belt land will need to be released to provide quick, deliverable housing, of the right size, in appropriate locations.	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		
1242541	LPIO-2504	yes	Urban housing allocations should be brownfield only or used land not green space. Council must consider any brownfield land that could be available.							
1248823	LPIO-25048	yes	Welcome the Council's work to improve the housing deliverability on brownfield land to aid regeneration. However, it is notable that most of the recommendations for further work and the funding required to achieve this are unlikely to deliver housing within the first 5 years of the Local Plan and there is no guarantee that this will lead to increased housing provision. As the majority of the housing allocations are in areas not perceived to be viable for development, there is a significant risk that the Council will not deliver the homes required and Green Belt land will need to be released to provide quick, deliverable housing, of the right size, in appropriate locations.	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-25199	yes	Welcome the Council's work to improve the housing deliverability on brownfield land to aid regeneration. However, it is notable that most of the recommendations for further work and the funding required to achieve this are unlikely to deliver housing within the first 5 years of the Local Plan and there is no guarantee that this will lead to increased housing provision. As the majority of the housing allocations are in areas not perceived to be viable for development, there is a significant risk that the Council will not deliver the homes required and Green Belt land will need to be released to provide quick, deliverable housing, of the right size, in appropriate locations.	https://wirral-consult.objective.co.uk/file/5684857	https://wirral-consult.objective.co.uk/file/5659562					
1248833	LPIO-25262	yes	Welcome the Council's work to improve the housing deliverability on brownfield land to aid regeneration. However, it is notable that most of the recommendations for further work and the funding required to achieve this are unlikely to deliver housing within the first 5 years of the Local Plan and there is no guarantee that this will lead to increased housing provision. As the majority of the housing allocations are in areas not perceived to be viable for development, there is a significant risk that the Council will not deliver the homes required and Green Belt land will need to be released to provide quick, deliverable housing, of the right size, in appropriate locations.	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-25363	yes	Almost half the housing supply is intended to come from sites that are not yet shown to be deliverable / developable. There is a significant risk that even with the additional work that the Council intend to undertake between now and the publication of the Draft Local Plan, many of the homes will not be found to be deliverable / developable. The Council recognise that significant and intensive work is required to bring forward their preferred spatial option. This work should have already been undertaken by the Council if they are intending to rely on the urban area to deliver all their housing requirement. The Council have had many years to draw this plan together and if the evidence is not already available, it begs the question as to how realistic and further evidence gathering will be.	https://wirral-consult.objective.co.uk/file/5677474	https://wirral-consult.objective.co.uk/file/5684859					
1248986	LPIO-25458	yes	Welcome the Council's work to improve the housing deliverability on brownfield land to aid regeneration. However, it is notable that most of the recommendations for further work and the funding required to achieve this are unlikely to deliver housing within the first 5 years of the Local Plan and there is no guarantee that this will lead to increased housing provision. As the majority of the housing allocations are in areas not perceived to be viable for development, there is a significant risk that the Council will not deliver the homes required and Green Belt land will need to be released to provide quick, deliverable housing, of the right size, in appropriate locations.	https://wirral-consult.objective.co.uk/file/5662723	https://wirral-consult.objective.co.uk/file/5662725	https://wirral-consult.objective.co.uk/file/5662770				
1249002	LPIO-25514	yes	With respect to the identified housing targets for the Borough and the Issues and Options Document's proposed methods for meeting these targets, and the potential locations for housing developments to satisfy these requirements. Merseytravel supports the process that Wirral Council is seeking to adopt, and would wish to collaborate with the Council in ensuring that all new residential developments are suitably located and designed, with good access for public transport and active travel options, or appropriate combinations of these travel modes.							
1249002	LPIO-25517	yes	Merseytravel notes and welcomes the intention within the Options and Issues Document to focus residential development within the 'Urban Conurbation' and most particularly within Birkenhead Town Centre, which already has relatively good public transport provision and active travel potential; and within Wirral Waters, a location which has requirements in place, as part of its planning approvals, to fund and provide future appropriate improvements to public transport and active travel modes as development is brought forward. Merseytravel would also wish to work with Wirral Council to enhance sustainable accessibility to and within these areas.							

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1249015	LPIO-25571	yes	Almost half the housing supply is intended to come from sites that are not yet shown to be deliverable / developable. There is a significant risk that even with the additional work that the Council intend to undertake between now and the publication of the Draft Local Plan, many of the homes will not be found to be deliverable / developable. The Council recognise that significant and intensive work is required to bring forward their preferred spatial option. This work should have already been undertaken by the Council if they are intending to rely on the urban area to deliver all their housing requirement. The Council have had many years to draw this plan together and if the evidence is not already available, it begs the question as to how realistic and further evidence gathering will be.	https://wirral-consult-objective.co.uk/file/5684897						
1249070	LPIO-25657	yes	Almost half the housing supply is intended to come from sites that are not yet shown to be deliverable / developable. There is a significant risk that even with the additional work that the Council intend to undertake between now and the publication of the Draft Local Plan, many of the homes will not be found to be deliverable / developable. The Council recognise that significant and intensive work is required to bring forward their preferred spatial option. This work should have already been undertaken by the Council if they are intending to rely on the urban area to deliver all their housing requirement. The Council have had many years to draw this plan together and if the evidence is not already available, it begs the question as to how realistic and further evidence gathering will be.	https://wirral-consult-objective.co.uk/file/5684896	https://wirral-consult-objective.co.uk/file/5679650					
1246458	LPIO-25709	yes	Yes, there is something Council could do to ensure sufficient urban space is used - they could be more realistic with their figures. Liverpool City Council are not going to build on any greenbelt, all homes will be on brownfield sites.							
1243721	LPIO-2571	yes	Ensure the database of potential or in-progress development sites is accurate							
1246459	LPIO-25710	yes	Yes, there is something Council could do to ensure sufficient urban space is used - they could be more realistic with their figures. Liverpool City Council are not going to build on any greenbelt, all homes will be on brownfield sites.							
1237546 Wirral Wildlife	LPIO-2584	yes	Wirral Wildlife have a concern about the flow chart, not sure where to put comment. It says that Green Belt will be considered for release "where" there is insufficient urban land. This should say "if and when" and specify that Green Belt and other green field land will not be released unless it is obvious at 5 or 10 year review that there is insufficient urban land. This may become irrelevant if the 2018 ONS figures for housing need are used. Given the fall in retail demand, and the need to reduce consumption to meet climate change targets, more use can be made of current retail premises as housing.							
1249100	LPIO-25876	yes	Almost half the housing supply is intended to come from sites that are not yet shown to be deliverable / developable. There is a significant risk that even with the additional work that the Council intend to undertake between now and the publication of the Draft Local Plan, many of the homes will not be found to be deliverable / developable. The Council recognise that significant and intensive work is required to bring forward their preferred spatial option. This work should have already been undertaken by the Council if they are intending to rely on the urban area to deliver all their housing requirement. The Council have had many years to draw this plan together and if the evidence is not already available, it begs the question as to how realistic and further evidence gathering will be.	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/5684849	https://wirral-consult-objective.co.uk/file/5677509	https://wirral-consult-objective.co.uk/file/5684851	
1249100	LPIO-25876	yes	Almost half the housing supply is intended to come from sites that are not yet shown to be deliverable / developable. There is a significant risk that even with the additional work that the Council intend to undertake between now and the publication of the Draft Local Plan, many of the homes will not be found to be deliverable / developable. The Council recognise that significant and intensive work is required to bring forward their preferred spatial option. This work should have already been undertaken by the Council if they are intending to rely on the urban area to deliver all their housing requirement. The Council have had many years to draw this plan together and if the evidence is not already available, it begs the question as to how realistic and further evidence gathering will be.	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	https://wirral-consult-objective.co.uk/file/5677513	https://wirral-consult-objective.co.uk/file/5677516	
1249100	LPIO-25876	yes	Almost half the housing supply is intended to come from sites that are not yet shown to be deliverable / developable. There is a significant risk that even with the additional work that the Council intend to undertake between now and the publication of the Draft Local Plan, many of the homes will not be found to be deliverable / developable. The Council recognise that significant and intensive work is required to bring forward their preferred spatial option. This work should have already been undertaken by the Council if they are intending to rely on the urban area to deliver all their housing requirement. The Council have had many years to draw this plan together and if the evidence is not already available, it begs the question as to how realistic and further evidence gathering will be.	https://wirral-consult-objective.co.uk/file/5677507						
1241035	LPIO-25893	yes	Option 1A I am writing to express concerns over the contents and conclusions of the Issues and Options Consultation document regarding Wirral's Local Plan. After such a long wait for a Local Plan, it is disappointing to see so many aspects that work against the Council's stated desire and Preferred Option, a Local Plan based on regeneration of north and east Wirral and other urban areas. My own desire is also to see a Local Plan which at last addresses the run-down nature of the once thriving, historic areas of Wirral including its Waterfront, Dockland and hinterland. Those places have both much potential and need in equal measure, and hold the key to improving the image of our Peninsula and more particularly the life chances, health and well-being of those in the most deprived areas. Directing and restricting development largely to such areas would as a direct consequence also help preserve Green Belt, one of Wirral's greatest assets, making a massive contribution to the quality of life, health, the tourist industry and local economy, and which will play an increasingly important role in future in tackling Climate Change, securing food supplies and protecting wildlife and their habitats. There is certainly no need to destroy wonderful countryside with its distinct towns, villages and community life to appease landowners and developers who seek easier, short-term financial gains. Allowing new housing within Green Belt would stall rather than encourage much-needed regeneration elsewhere.							
1249782	LPIO-26423	yes	It is clear from paragraph 4.8 of the consultation paper that the Council are set to undertake extensive work to establish the urban capacity of the Wirral. We therefore have no particular comments on this matter, as it is clear that the Council is fully investigating all options to ensure a brownfield first approach is applied to the site selection process.	https://wirral-consult-objective.co.uk/file/5683892						

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1249219	LPIO-26462	yes	Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. We consider the methodology for calculating windfalls is flawed and under provides for windfalls. This will be explained in our full in the answer to Question 10.1 to be sent separately.	https://wirral-consult.objective.co.uk/file/5677529	https://wirral-consult.objective.co.uk/file/5677528					
1240932	LPIO-26600	yes	We have serious concerns that the Council's aspirations to meet the Borough's development needs through an urban intensification approach would result in a Local Plan which is not capable of being found sound in a future examination. In order to create a Local Plan that is capable of being found 'sound' at examination, the Council's Preferred Approach needs to support strategic Green Belt release to complement the urban intensification.	https://wirral-consult.objective.co.uk/file/5683689	https://wirral-consult.objective.co.uk/file/5682697	https://wirral-consult.objective.co.uk/file/5682701				
1245180	LPIO-2671	yes	Yes, there is something Council could do to ensure sufficient urban space is used - they could be more realistic with their figures. Liverpool City Council are not going to build on any greenbelt, all homes will be on brownfield sites.							
1241065	LPIO-290	yes	Identify more suitable size car parks in Birkenhead that could be used to build on.							
1245073	LPIO-2906	yes	Yes, remove all Green Belt options from the plan, then the developers will focus on finding/developing Brownfield/urban land rather than being attracted to more lucrative Green Belt opportunities. Use realistic housing requirement figures.							
1245159	LPIO-2969	no								
1244896	LPIO-3042	yes	"The Local Plan is required to allocate sufficient land to meet the housing ... requirements" Key words here are "sufficient" and "requirements". The Council has not worked out actual Local Need and so cannot know what extent of Sites constitutes "sufficient". Instead, it is working to a figure known to be wildly wrong and, having only embarked on the current 'brownfield first' policy last June, there has been insufficient time and resources to identify and validate "sufficient" sites yet. Sufficient funding for the constraints and infrastructure hasn't been sourced. It's heading for failure and Green Belt Release driven by landowners and developers' self-interest. The 'viability loophole' would mean few affordable homes would be built. Answers: 1. Calculate actual Local Needs; apply them to the Plan. At circa 3,000, the task of "allocating sufficient land" would be easier. Head of Planning confirmed: no delay; 2. Emphasising the progress being made towards a Plan, ask for an extension of time to validate "sufficient" sites and thereby protect Green Belt; 3. Adopt Option 1B with 'stepped' supply rather than Option 1A. This would reduce the early 'Target' and extent of developable/deliverable sites in the first 5-Year period, and allow a Review after 3 to 5 years when account of the more accurate Census and other Data would be available, allowing adjustments. The Council needs to recognise there is legal precedent: the Market not Council Policy will determine which sites are developed; and release of GB sites would become inevitable if delivery were below Target. In addition to these comments and uploaded documents and evidence of our earlier Responses, we would refer assessors to a further Report produced by Graham Stevens (File Ref: Wirral Household Projections and Standard Method IOD). Please take account of the section relevant to this Question.	https://wirral-consult.objective.co.uk/file/5677110						
1237904	LPIO-3179	yes	Yes, there is something Council could do to ensure sufficient urban space is used - they could be more realistic with their figures. Liverpool City Council are not going to build on any greenbelt, all homes will be on brownfield sites.							
1245311	LPIO-3226	yes	Contact landlords that are not maintaining their properties which means they are under-utilised & meet only the very lowest levels of living. This impacts on social & economic issues in the area. If they are required to make improvements this makes the properties & their location more desirable.							
1244743	LPIO-3251	yes	Consider the use of some of the numerous (14) golf courses in Wirral, many of which are underused and financially strained. This approach has been used successfully elsewhere in England (e.g. Berkshire)							
1241315	LPIO-3264	yes	Yes, there is something Council could do to ensure sufficient urban space is used - they could be more realistic with their figures. Liverpool City Council are not going to build on any greenbelt, all homes will be on brownfield sites.							
1244896	LPIO-3406	yes	Answers: 1. Calculate actual Local Needs; apply them to the Plan. At circa 3,000, the task of "allocating sufficient land" would be easier. The Head of Planning has confirmed that this would not entail delay; 2. Council should emphasise the progress being made towards a Local Plan and ask for an extension of time to validate "sufficient" brownfield, PDL and other urban sites, and thereby protect Green Belt - don't rush to failure; 3. Adopt Option 1B with 'stepped' supply rather than Option 1A. This would reduce the early 'Target' and extent of developable/deliverable sites required in the first 5-Year period; and allow a Review after 3 to 5 years when account of the more accurate Census and other Data due to be published would be available, allowing adjustments. See also attached combined PDF File of full Response to Q4.1 and Paper by Graham Stevens	https://wirral-consult.objective.co.uk/file/5677126						
1238549	LPIO-349	yes	ensure unoccupied properties are developed for use. The current plan is not focussing enough attention on these unused properties and uses inappropriate case studies, to calculate. The release of 250 homes per annum should be continued each year as a minimum.							
1245437	LPIO-3511	yes	Re-do research on the actual number of homes required							
1245451	LPIO-3549	yes	CPO of land developers are sitting on and landbanking							
1241891	LPIO-369	yes	Just be realistic and honest about the figures.							

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1238156	LPIO-37	yes	It has been well explained that many potential brownfield sites are currently privately owned, and this can be a barrier to redevelopment. I would encourage the authority (and other local authorities) to work together with the Local Government Association to engage the Government nationally to ensure that authorities can refuse to release green belt land for development - without penalty - where privately owned land more suitable for redevelopment first of all lies dormant. Private sector developers holding onto land banks in brownfield areas are - unwittingly I accept - effectively holding our environment hostage. How can regulation and / or funding for land reclamation unlock this problem? A second point concerns the regulation and control of public transport to ensure that areas currently (or needing to be) well served by public transport will continue to be. In my experience, people often need to have confidence in a Service to use it - which many pure market economic models struggle to capture (being based on actual / historic use).							
1245288	LPIO-3720	yes	We can build more community living accommodation, ie, flats/apartments. Amsterdam and Berlin have both done this effectively. Plant more trees and develop additional green space, to offset less conventional houses with gardens. Less car use = reduced pollution. More cycling, walking is the answer to a healthier Wirral for all.							
1237827	LPIO-3781	no								
1245457	LPIO-3867	yes	Commit to working to your own figures of 327 new homes p.a.(4900 over 15 years), reject the imposed 12000 figure, and commit to using brownfield and renovation of existing properties only, as Liverpool has done.							
1245498	LPIO-3932	yes	work more closely with Homes England to source funding that will support the regeneration of our declining urban areas by subsidising the costs of preparing brownfield land for housing development schemes Access funding from the new £400m fund for City Combined Authorities to establish housing on brownfield sites							
1245501	LPIO-4010	yes	Acceptance that building on greenfield sites, green belt and agricultural land is wrong and will destroy the unique selling point of the Wirral (something that all residents understand and are proud of) will provide the fortitude and resolve that the regeneration of brownfield sites and urban regeneration is the only viable development that will improve the lives of all Wirral residents.							
1240939	LPIO-4116	no								
1245638	LPIO-4227	yes	Yes, there is something Council could do to ensure sufficient urban space is used - they could be more realistic with their figures. Liverpool City Council are not going to build on any greenbelt, all homes will be on brownfield sites.							
1238379	LPIO-431	yes	Strategic option 7 states that the Council will "Provide sufficient housing to meet identified local housing needs". However, the housing need figures used in this document are totally unrealistic. The Council should do the right thing and be more realistic with their figures, especially as their own statistical data points to an actual need of a fraction of the 12,000 figure. This would avoid the need to consider any green belt land at all. I understand that Liverpool City council are not building any housing on any green belt land.							
1244215	LPIO-4507	yes	Ensure that future plans for urban settlements such as West Kirby where I live, think about mixed use developments when considering future regeneration/use of existing council buildings for services. I mean actively engage to build housing //shop service mixes in town centres, not dumping more supermarkets into existing high streets. Work more closely with Wirral Growth Company partners to identify and assemble sites. For example, the missed opportunity to purchase the old Fire Station in West Kirby, to assemble land round the railway station and Concourse, is a Big Miss!							
1230308	LPIO-4525	yes	xxxxxxxxxxxxxxxxxxxxxxxx	https://wirral-consult.objective.co.uk/file/5622653						
1244629	LPIO-4531	yes	The Council has its own Compendium of Statistics so why not use this and the Universities reports and start with realistic figures for housing to start with. Everything else will drop out in sequence once the Council accepts that this is the way forward. A realistic housing requirement will mean less cars, thus better environment for us, a realistic housing requirement will mean the appropriate land areas are brought into use, affordable housing in the areas where they are required, improved housing stock in the areas where they are required. Other areas, Liverpool for one, are not going to build on any greenbelt, all homes will be on brownfield sites, so why not us!							
1237667	LPIO-4541	yes	The registration of sites does not appear to be complete and ongoing. This must be improved.							
1244720	LPIO-4604	yes	Finances allowing: compulsory purchase of land/ buildings which are being hoarded by landowners to allow for development Taxing of empty properties/land to encourage availability for housing							
1237696	LPIO-4690	yes	Ensure on going waste land and decrepid buildings become council owned so action can be taken to improve eye sores.							
1237873	LPIO-4828	yes	Yes, there is something Council could do to ensure sufficient urban space is used - they could be more realistic with their figures. Liverpool City Council are not going to build on any greenbelt, all homes will be on brownfield sites.							
1245794	LPIO-4906	yes	Please keep the WBC register of urban sites with development potential fully up to date.							

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1245713	LPIO-5025	yes	Ensure all urban land is utilised, be more realistic with housing demand figures							
1237567	LPIO-5189	yes	The Council should specifically recognise that the borough contains a number of previously developed sites within the Green Belt which could be brought forward to meet either housing or employment need	https://wirral-consult.objective.co.uk/file/5658055	https://wirral-consult.objective.co.uk/file/5669873					
1245496	LPIO-5203	yes	The council could do all it canto ensure sufficient urban space is used and the council be more realistic with their figures. Liverpool City Council are not going to build on any greenbelt land, all homes will be on brownfield sites.							
1242372	LPIO-5315	no								
1240383	LPIO-5420	yes	WBC have not yet identified all available Brownfield land suitable for development and to date do not have a comprehensive Brownfield Register							
1245607	LPIO-5512	yes	Option 1 (Urban Intensification) represents the best solution and is likely to meet my priorities as set out above. I appreciate that abnormal costs relating to development are likely to be higher for brownfield sites than for greenbelt sites, however the opportunity for new links to existing sustainable transport close to city centre is immense, and enhancements can usually be provided at a lower overall cost than for suburban development due to the shorter distances involved. It should also be recognised urban sites are often closer to places of employment and location of housing near to work reduces employee costs and reduces carbon footprint for travel.							
1237823	LPIO-5614	yes	ISSUES AND OPTIONS –4.1 Meadway, Upton, CH49 6JQ <ul style="list-style-type: none"> In response to Question 2.16, identified that optimum location for redefining Green Belt boundaries and prospective release of Green Belt land for development is in the M53 corridor. CALL FOR SITES: PROPOSING SITE: Meadway, Upton, CH49 6JQ submit a suitable site within the M53 corridor to be designated as a Primarily Residential Area and removed from the Green Belt. The site is identified with reference to an aerial photograph, context and a Location Plan (see attachment for plan/map/site): The site approximately 0.9 hectares-bounded on three sides by a Primarily Residential Area as designated in the adopted and emerging Local Plan site within the M53 corridor at Meadway, Upton CH44 6JQ. the site is not 'open' and not in the 'open countryside (see fig 1/2). It is adjacent to established residential areas and is close to a major installation of three flood water storage tanks; natural boundary of River Fender on east side and its steep embankments – as NPPF requirements land currently occupied by built structures including a dwelling, various outbuildings, glass houses & currently used as a Nursery site: retail and wholesale sale of garden plants good access to public transport; with in easy in walking distance of a range of community services and facilities; served by two vehicular accesses from Meadway at the south and northend. Site Justification: The site does not need to remain permanently open as Green Belt -does not fulfil any of the 5 main purposes of Green Belt identified in paragraph 134 of NPPF-would channel development towards the urban area as set out in NPPF paragraph 138. The site is suitable and available for development and has no known constraints -would make a positive contribution to housing delivery particularly in the first years of the Loca Plan (as per para 68). would create a good mix of sites - attractive to small to medium sized house builders supporting the objective of promoting local distinctive design in contrast to volume house builders that are more reliant on standard house types. 	https://wirral-consult.objective.co.uk/file/5663315						
1245984	LPIO-5701	yes	more creative ways of dealing with the issue at hand for instance compulsory purchase orders on properties that are empty for any length of time, division of old Victorian properties, conversion of empty retail units.							
1245767	LPIO-5851	yes	Firstly to ensure that the Council maintains an accurate, comprehensive and up to register of developable urban sites. Secondly, to fully exploit the sources and availability of grant assistance, together with cash mitigation opportunities through developer's S106 commitments, and focus it on bringing forward for development sites that aren't otherwise economically viable using CPO powers as well if necessary.							
1246303	LPIO-5877	yes	I understand that Liverpool City Council are not going to build on any greenbelt, all homes will be on brownfield sites, Wirral such adopt a similar approach.							
1246310	LPIO-5925	yes	The council should be more realistic with their figures. Liverpool City Council are not going to build on any greenbelt, all homes will be on brownfield sites.							
1242751	LPIO-596	yes	Yes, there is something Council could do to ensure sufficient urban space is used - they could be more realistic with their figures. Liverpool City Council are not going to build on any greenbelt, all homes will be on brownfield sites.							
1246306	LPIO-6068	yes	1: Financially incentives for development of urban areas/regeneration. 2: Take green belt 'off the table.' While it's there it is where developers will want to build for highest returns.							
1246339	LPIO-6105	yes	recalculate housing figures							

Person ID	ID	Question 4.1 - Is there anything else that you think the Council could do to ensure that a sufficient urban land supply capable of meeting the Borough's development needs is identified?	Question 4.1a - Please explain what else the Council could do:	Attachment 1	Attachment 2	Attachment 3	Attachment 4	Attachment 5	Attachment 6	Attachment 7
1238310	LPIO-6134	yes	<p>4.2 In developing spatial options for the Local Plan the Council is mindful that they must: Be realistic. This means they must all deliver the quantity of homes and land for employment that has been identified as required for Wirral; WBC should follow its own advice and 'be realistic'.</p> <p>Use the Wirral specific housing needs number identified by Manchester and Liverpool research.</p> <p>Use the historical records and projected trends for population growth and new housing delivery rates on the Wirral from the Councils compendium of statistics. Population growth records show a nett increase in Wirral population over the last 20 years of 100 (one hundred) people. The projected trend for the next 20 years is a growth of 1.6% 5300 people. WBC does not need 12000 new dwellings. WBC must challenge this figure WBC should use option 1b the stepped approach. This will give time to bring forward more difficult brownfield and demolition sites. Green belt would not have to be released. WBC has identified 15500 urban plots. Use typology assessment to bring them forward. Current house building rates need to increase from 214 to 800 (conversions and empty homes subtracted) new build homes p.a. that's 66 houses per month every month from now April 2020, for 15 years The simplistic table makes no allowance for lead in, approval and procurement times. The impracticality of delivering the standard method of measurement target figure is evident. These figures are unachievable even with greenbelt sites At least 4,800 homes during the first 5 years of the Local Plan period plus replace any future losses from demolitions estimated at 50 dwellings each year = 5,050 new dwellings(32); and Target rate is 1000 houses per year or 84 per month or 21 per week starting now. Current rate is 214 per year, or 17per month 4.4 per week.</p> <p>Failure guaranteed WBC should not make the people of Wirral pay with greenbelt in pursuit of this unfeasible target figure.</p>							
1246161	LPIO-6227	no								
1245086	LPIO-6279	yes	It would help if the council's projections were more realistic. We don't need 12000 new homes & the allowance in the plan for returning empty homes into use is far too low (see section 5.4).							
1246402	LPIO-6412	yes	Yes make sure your projections are correct.							
1246348	LPIO-6592	yes	Get the housing figures right in the first place then we would not have a problem.							
1237647	LPIO-669	yes	Recruit volunteers from neighbourhoods in the less densely-populated areas to search for potential brownfield sites.							
1246401	LPIO-6993	yes	Yes, calculations used for determining figures for housing are inaccurate. Insufficient research has taken place to identify ALL brownfield sites available.If they were accurate then green belt land would not be under consideration.							
1246482	LPIO-7019	yes	Provide correct data for a new Local Plan. Liverpool City Council are not going to build on any greenbelt, all homes will be on brownfield sites.							
1246488	LPIO-7118	yes	Yes, there is something Council could do to ensure sufficient urban space is used - they could be more realistic with their figures. Liverpool City Council are not going to build on any greenbelt, all homes will be on brownfield sites.							
1246551	LPIO-7478	yes	In response to Q4.1 the re-allocation of achievable opportunities for deliverable land within the existing urban areas for residential development should take place if it is proven that affordable housing provision can be delivered on the site.	https://wirral-consult.objective.co.uk/file/5679673						
1240653	LPIO-7516	no								
1241770	LPIO-7517	no								
1240932	LPIO-7609	yes	<p>Yes, Our Client has serious concerns that the Council's aspirations to meet Wirral's development needs through an urban intensification approach will result in an unsound Local Plan. The Council's Preferred Approach would not provide the emerging Local Plan with an appropriate strategy that meets the objectively assessed needs for Wirral and therefore would not be 'positively prepared' or 'justified' (paragraphs 35a and 35b of the Framework), would not be 'effective' in delivering the required development over the plan period (paragraph 35c) and would not enable the delivery of sustainable development in accordance with the policies of the Framework and hence is not 'consistent with national policy' (paragraph 35d). The Issues and Options document admits at paragraph 4.7 that the latest SHLAA shows that "currently there may not be enough specific, 'deliverable' or 'developable' sites within the urban area and on existing brownfield sites that will be able to provide for the number of new homes required to be delivered within the Plan period" and as such the Council is currently undertaking 13 separate initiatives outlined at paragraph 4.8 to seek to increase this supply within urban areas to avoid Green Belt release. However, the Council states at paragraph 4.9 that it is only "if all these actions come together" that the Council can then seek to adopt the preferred Urban Intensification Option in the draft Local Plan. Our Client's view is that the Council should be planning to meet a greater development need than that outlined in the Issues and Options document (see our responses to Q2.1 to Q2.3) and that, as shown in our response to Q4.2, it has significantly overestimated the potential delivery from proposed urban housing allocations. Therefore, Our Client recommends that the Council's Preferred Approach needs to support strategic Green Belt release to complement the urban intensification.</p>	https://wirral-consult.objective.co.uk/file/5683689	https://wirral-consult.objective.co.uk/file/5682697	https://wirral-consult.objective.co.uk/file/5682701				
1246581	LPIO-7641	yes	Ensure the Council's register of urban sites with development potential is comprehensive and up to date							
1246242	LPIO-7672	yes	As previously stated, the Council need to readdress their figures in line with their already agreed Compendium of Statistics and the figures supplied by both Liverpool & Manchester University's. Hence in fact a reduction in urban land supply, which can easily be made available by brownfield only development.							

Person ID	ID	Question 4.1 - Is there anything else that you think the Council could do to ensure that a sufficient urban land supply capable of meeting the Borough's development needs is identified?	Question 4.1a - Please explain what else the Council could do:	Attachment 1	Attachment 2	Attachment 3	Attachment 4	Attachment 5	Attachment 6	Attachment 7
1246592	LPIO-7706	yes	Yes, there is something Council could do to ensure sufficient urban space is used - they could be more realistic with their figures. Liverpool City Council are not going to build on any greenbelt, all homes will be on brownfield sites.							
1243342	LPIO-771	yes	I think the Council could look at releasing more areas of open space for development that are just featureless strips of grass that have to be mowed but are little used other than for dog walking.							
1246594	LPIO-7772	yes	Yes, there is something Council could do to ensure sufficient urban space is used - they could be more realistic with their figures. Liverpool City Council are not going to build on any greenbelt, all homes will be on brownfield sites. Make Developers include land that requires remediation, that is the way it is and it will cost them. They need to make their figures stack up for sites that require remediation, Hard luck.							
1240903	LPIO-7849	yes	The Council could be more realistic with their figures. Liverpool City Council are not going to build on any greenbelt, all homes will be on brownfield sites. Stop trying to justify bad decisions. Take responsibility for mistakes and redo the figures. Fight for the Wirral residents AND NOT OTHERS considerations.							
1246596	LPIO-7990	yes	Ensure Council's register of urban sites with development potential is comprehensive and up to date.							
1240925	LPIO-8066	yes	All undeveloped areas of Wirral that are not designated as green-belt should be considered. As you can see from the maps you have provided, there is more than ample non-green-belt land available for development. How on earth can we be considering the use of green-belt land before all other alternative options have been developed?							
1246605	LPIO-8132	yes	Yes, there is something Council could do to ensure sufficient urban space is used - they could be more realistic with their figures. Liverpool City Council are not going to build on any greenbelt, all homes will be on brownfield sites							
1246598 Hoylake Vision	LPIO-8200	yes	Be more proactive about supporting and promoting Neighbourhood Planning as a means of engaging communities in identifying opportunities. There should be more neighbourhood plans in Wirral. By definition, an NDP must be in favour of sustainable development, and getting communities on board is critical. An up to date and ambitious Local Plan is essential but there also needs to be more locally sensitive objectives, priorities and policies, evidenced by solid local consultation; this can only be delivered via NDPs.							
1246612	LPIO-8298	yes	Make sure your figures are correct. You only need more brownfield if you need to build 12000 houses and you only get that figure if you use one method of calculation. All other accepted methods and ones you have been made aware of (and commissioned yourself) state the need is much lower. If you use even an average estimation you will easily achieve within existing brownfield sites							
1237882	LPIO-8326	yes	Yes, there is something WBC could do to ensure sufficient urban space is used - they could be more realistic with their figures. Liverpool City Council are not going to build on any greenbelt, all homes will be on brownfield sites.							
1246523	LPIO-8418	yes	Stick to brownfield sight for all necessary building of homes							
1244670	LPIO-8436	yes	Yes, there is something Council could do to ensure sufficient urban space is used - they could be more realistic with their figures. Liverpool City Council are not going to build on any greenbelt, all homes will be on brownfield sites.							
1237748	LPIO-8500	yes	The focus should be on regeneration of urban brownfield sites as now stated by the Council. Therefore, there should be not be ANY options to build on Green Belt to catalyse regeneration. In addition, as stated in 4.13 use of a more realistic housing requirement figure would negate the need to consider releasing any Green Belt for building. The focus should be on regeneration of urban brownfield sites as now stated by the Council. Therefore, there should be not be ANY options to build on Green Belt to catalyse regeneration. Option 2b would bring the townships of Heswall and Barnston together which would destroy their historic and rural character and be particularly contrary to the function of green belt of preventing neighbouring towns merging into one another. The focus should be on large scale single urban extensions in regeneration areas and none in the Green Belt. I do not agree at all at the approach to release any single urban extension into Green Belt in option (2b). I do not find the advantages compelling. The traffic pinch point in the centre of Heswall cannot accommodate any greater traffic flows and other infrastructure issues all of which are not easily resolved.							
1243448	LPIO-859	yes	Review the future housing needs predictions downwards, as they are totally unrealistic. The population of Wirral was at its highest level in 1971. It is still 20,000 below that 1971 level and population growth is very slow. If the stated housing need was reduced to a more realistic figure, then there would be no need to even think about building on the green belt. Also, there are unused churches and land owned by religious organisations that would be ideal sites for housing. WBC should issue compulsory purchase orders for these, and other similar parcels of land.							
1246631	LPIO-8700	no								
1246544	LPIO-8759	yes	Not sure if this applies - but I did see information about lapsed planning permissions in one of the appendices. Could something be done to prevent this waste of time, effort, and potential sites?							
1246654	LPIO-8768	yes	The Wirral Waters developments should be built higher / increased density, similar to the high rise block in Liverpool which includes the Panoramic Restaurant. There should be no substantial developments west of the M53.							
1237807	LPIO-8927	yes	Investigate disused railway tracks (not the Wirral Way!) for a further supply of brownfield land							

