

Person ID	ID	Question 4.10d - Risk of the plan being found unsound if it relies on an over-optimistic and potentially undeliverable set of circumstances.	Question 4.10d - Challenges with meeting the housing target, due to the dependence on a high proportion of brownfield sites with potentially uncertain viability or land contamination issues.	Question 4.10d - Could lead to some delay in providing new homes whilst more complicated brownfield sites are remediated.	Question 4.10d - Reliance on less viable sites could reduce 'planning gains', such as the future provision of affordable housing in market development.	Question 4.10d - Over-concentration on one type of site in similar types of location.	Question 4.10d - Potential for over development and social stress if not controlled through good design, with impacts on local character and environment.	Question 4.10d - Over concentration of cars and traffic in intensified areas, with impacts on noise and air pollution.	Question 4.10e - Are there any other disadvantages?	Question 4.10f - Please set out any additional disadvantages or comments below:	Attachment 1	Attachment 2	Attachment 3	Attachment 4	Attachment 5
1246747	LPIO-10093	Yes	No	No	No	No	Yes	No	no						
1246760	LPIO-10114	No	No	No	No				no	If the council set realistic targets for housing requirements then the first 2 disadvantages (undeliverable and uncertain viability) will no longer be an issue and all the housing could be accommodated on brownfield land without the release of green belt. Disadvantage 3 will be worse if developers think there is any chance of green belt being released as they will deliberately hold off developing brownfield sites to force the release of green belt - leading to longer delays. Disagree with disadvantage 4 as there is a much greater chance of developing affordable housing in urban areas, and these areas are far more suitable for people requiring employment and public transport.					
1246717	LPIO-10338	Yes	Yes	Yes	Yes	Yes	Yes	Yes	yes	We largely agree with the identification of the disadvantages of the Urban Intensification Option, yet we consider that there are additional disadvantages which have not been taken into account. This includes the lack of flexibility within the Plan to ensure housing needs remain met in the event some of the Sites identified within the Council "Urban Intensification" strategy are not brought forward for development due to viability, landownership or contamination issues. Progressing a strategy which focuses solely on urban land will mean there is lack of scope for increasing housing on land elsewhere. On the contrary, progressing a strategy which includes the release of suitable green belt sites, such as Land to the South of Clatterbridge Hospital, would assist in contributing to the housing land supply and ensuring housing requirements are met over the Plan period.					
1246724	LPIO-10417	No	No	No	No	No	No	No	no						
1246778	LPIO-10500	No	Yes	Yes	Yes	Yes	Yes	No	yes	Needs to focus on certain parts of meeting housing needs, such as 1st time buyers. Need to focus on environmentally friendly housing which can be more costly, this may be an issue for developers. Need to work with developers that are interested in the community, not just the most profitable sites.					
1248825	LPIO-10680								no	Peel supports Urban Intensification but notes that other options (including 2A and 2B) will still require Wirral Waters to make a significant contribution to housing delivery. See paragraphs 5.35 – 5.41 of the attached representations.	<a href="https://wirral-consult.objective.co.uk/file/5684264">https://wirral-consult.objective.co.uk/file/5684264</a>				
1247066	LPIO-10810									We should re-classify any land that has been unused for years and not developed for their original plan. Try to identify more 'Brownfield' sites that could be used and secure funding.					
1237930	LPIO-10843									Council have not consulted with all landowners of Brownfield sites who wish to sell their land.					
1247077	LPIO-10859									Council have not consulted with all landowners of Brownfield sites who wish to sell their land.					
1243890	LPIO-1100	Yes	No	No	No	No	Yes	Yes		The plan is based on an exaggerated estimate of demand for housing.					
1247130	LPIO-11057								yes	Urban Intensification should not encroach in anyway or on greenbelt. There are not advantages of urban intensification to encroachment.					
1247133	LPIO-11089								yes	Urban development should not encroach on greenbelt land, there are no advantages to encroachment.					
1247144	LPIO-11139									Urban intensification should not encroach on greenbelt in any way. There is no advantages to this.					
1247146	LPIO-11155								yes	Urban Intensification should not encroach on greenbelt in any way. There are no advantages at all of urban intensification to encroachment.					
1247154	LPIO-11193								yes	Building right up to the Greenbelt presents additional pressure and problems.					
1247015	LPIO-11781									We believe the advantages identified far outweigh the disadvantages identified and this is the only viable option to meet the Council's vision.					

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1238192	LPIO-13794									We believe the advantages identified far outweigh the disadvantages identified and this is the only viable option to meet the Council's vision.					
1247012	LPIO-13849									We believe the advantages identified far outweigh the disadvantages identified and this is the only viable option to meet the Council's vision.					
1247014	LPIO-13903									We believe the advantages identified far outweigh the disadvantages identified and this is the only viable option to meet the Council's vision.					
1247016	LPIO-14839									We believe the advantages identified far outweigh the disadvantages identified and this is the only viable option to meet the Council's vision.					
1247018	LPIO-14904									We believe the advantages identified far outweigh the disadvantages identified and this is the only viable option to meet the Council's vision.					
1247935	LPIO-16652									Urban intensification should not encroach in anyway on greenbelt. There are not advantages of urban intensification to encroachment.					
1238043	LPIO-1774	No	No	No	No	No	Yes	Yes							
1245060	LPIO-1836									Urban intensification should not encroach in anyway on greenbelt. There are not advantages of urban intensification to encroachment.					
1247021	LPIO-18390									We believe the advantages identified far outweigh the disadvantages identified and this is the only viable option to meet the Council's vision.					
1247022	LPIO-18444									We believe the advantages identified far outweigh the disadvantages identified and this is the only viable option to meet the Council's vision.					
1247023	LPIO-18499									We believe the advantages identified far outweigh the disadvantages identified and this is the only viable option to meet the Council's vision.					
1247024	LPIO-18554									We believe the advantages identified far outweigh the disadvantages identified and this is the only viable option to meet the Council's vision.					
1247025	LPIO-18622									We believe the advantages identified far outweigh the disadvantages identified and this is the only viable option to meet the Council's vision.					
1247038	LPIO-18624									We believe the advantages identified far outweigh the disadvantages identified and this is the only viable option to meet the Council's vision.					
1247039	LPIO-18745									We believe the advantages identified far outweigh the disadvantages identified and this is the only viable option to meet the Council's vision.					
1247040	LPIO-18746									We believe the advantages identified far outweigh the disadvantages identified and this is the only viable option to meet the Council's vision.					
1247041	LPIO-18842									We believe the advantages identified far outweigh the disadvantages identified and this is the only viable option to meet the Council's vision.					
1247042	LPIO-18908									We believe the advantages identified far outweigh the disadvantages identified and this is the only viable option to meet the Council's vision.					
1247060	LPIO-18988									We believe the advantages identified far outweigh the disadvantages identified and this is the only viable option to meet the Council's vision.					
1247061	LPIO-18989									We believe the advantages identified far outweigh the disadvantages identified and this is the only viable option to meet the Council's vision.					
1247063	LPIO-19085									We believe the advantages identified far outweigh the disadvantages identified and this is the only viable option to meet the Council's vision.					
1247064	LPIO-19138									We believe the advantages identified far outweigh the disadvantages identified and this is the only viable option to meet the Council's vision.					

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1247068	LPIO-19193									We believe the advantages identified far outweigh the disadvantages identified and this is the only viable option to meet the Council's vision.					
1247071	LPIO-19250									We believe the advantages identified far outweigh the disadvantages identified and this is the only viable option to meet the Council's vision.					
1247072	LPIO-19305									We believe the advantages identified far outweigh the disadvantages identified and this is the only viable option to meet the Council's vision.					
1247078	LPIO-19362									We believe the advantages identified far outweigh the disadvantages identified and this is the only viable option to meet the Council's vision.					
1247080	LPIO-19430									We believe the advantages identified far outweigh the disadvantages identified and this is the only viable option to meet the Council's vision.					
1247081	LPIO-19431									We believe the advantages identified far outweigh the disadvantages identified and this is the only viable option to meet the Council's vision.					
1247082	LPIO-19630									We believe the advantages identified far outweigh the disadvantages identified and this is the only viable option to meet the Council's vision.					
1247083	LPIO-19685									We believe the advantages identified far outweigh the disadvantages identified and this is the only viable option to meet the Council's vision.					
1238379	LPIO-1971									The figures used in this document are totally unrealistic. If more realistic figures are used there would be no challenge in meeting the housing target which can be met using brownfield sites alone.					
1247084	LPIO-19740									We believe the advantages identified far outweigh the disadvantages identified and this is the only viable option to meet the Council's vision.					
1247085	LPIO-19803									We believe the advantages identified far outweigh the disadvantages identified and this is the only viable option to meet the Council's vision.					
1247088	LPIO-19869									We believe the advantages identified far outweigh the disadvantages identified and this is the only viable option to meet the Council's vision.					
1247089	LPIO-19930									We believe the advantages identified far outweigh the disadvantages identified and this is the only viable option to meet the Council's vision.					
1247090	LPIO-19986									We believe the advantages identified far outweigh the disadvantages identified and this is the only viable option to meet the Council's vision.					
1247091	LPIO-20040									We believe the advantages identified far outweigh the disadvantages identified and this is the only viable option to meet the Council's vision.					
1247092	LPIO-20098									We believe the advantages identified far outweigh the disadvantages identified and this is the only viable option to meet the Council's vision.					
1247093	LPIO-20158									We believe the advantages identified far outweigh the disadvantages identified and this is the only viable option to meet the Council's vision.					
1247094	LPIO-20218									We believe the advantages identified far outweigh the disadvantages identified and this is the only viable option to meet the Council's vision.					
1247095	LPIO-20274									We believe the advantages identified far outweigh the disadvantages identified and this is the only viable option to meet the Council's vision.					
1247096	LPIO-20329									We believe the advantages identified far outweigh the disadvantages identified and this is the only viable option to meet the Council's vision.					
1247099	LPIO-20386									We believe the advantages identified far outweigh the disadvantages identified and this is the only viable option to meet the Council's vision.					
1247101	LPIO-20440									We believe the advantages identified far outweigh the disadvantages identified and this is the only viable option to meet the Council's vision.					

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1247108	LPIO-20573									We believe the advantages identified far outweigh the disadvantages identified and this is the only viable option to meet the Council's vision.					
1247102	LPIO-20574									We believe the advantages identified far outweigh the disadvantages identified and this is the only viable option to meet the Council's vision.					
1247106	LPIO-20613									We believe the advantages identified far outweigh the disadvantages identified and this is the only viable option to meet the Council's vision.					
1247105	LPIO-20614									We believe the advantages identified far outweigh the disadvantages identified and this is the only viable option to meet the Council's vision.					
1247109	LPIO-20710									We believe the advantages identified far outweigh the disadvantages identified and this is the only viable option to meet the Council's vision.					
1247110	LPIO-20775									We believe the advantages identified far outweigh the disadvantages identified and this is the only viable option to meet the Council's vision.					
1247111	LPIO-20776									We believe the advantages identified far outweigh the disadvantages identified and this is the only viable option to meet the Council's vision.					
1247112	LPIO-20930									We believe the advantages identified far outweigh the disadvantages identified and this is the only viable option to meet the Council's vision.					
1247113	LPIO-20984									We believe the advantages identified far outweigh the disadvantages identified and this is the only viable option to meet the Council's vision.					
1247115	LPIO-21040									We believe the advantages identified far outweigh the disadvantages identified and this is the only viable option to meet the Council's vision.					
1247116	LPIO-21094									We believe the advantages identified far outweigh the disadvantages identified and this is the only viable option to meet the Council's vision.					
1241016	LPIO-214	Yes	Yes	Yes	Yes	Yes	Yes	Yes							
1247117	LPIO-21685									We believe the advantages identified far outweigh the disadvantages identified and this is the only viable option to meet the Council's vision.					
1247118	LPIO-21686									We believe the advantages identified far outweigh the disadvantages identified and this is the only viable option to meet the Council's vision.					
1247145	LPIO-21793									We believe the advantages identified far outweigh the disadvantages identified and this is the only viable option to meet the Council's vision.					
1247147	LPIO-21794									We believe the advantages identified far outweigh the disadvantages identified and this is the only viable option to meet the Council's vision.					
1247148	LPIO-21901									We believe the advantages identified far outweigh the disadvantages identified and this is the only viable option to meet the Council's vision.					
1247150	LPIO-21902									We believe the advantages identified far outweigh the disadvantages identified and this is the only viable option to meet the Council's vision.					
1244329	LPIO-22006									We believe the advantages identified far outweigh the disadvantages identified and this is the only viable option to meet the Council's vision.					
1247119	LPIO-22074									We believe the advantages identified far outweigh the disadvantages identified and this is the only viable option to meet the Council's vision.					
1246678	LPIO-22075									We believe the advantages identified far outweigh the disadvantages identified and this is the only viable option to meet the Council's vision.					
1247151	LPIO-22182									We believe the advantages identified far outweigh the disadvantages identified and this is the only viable option to meet the Council's vision.					

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1247152	LPIO-22183									We believe the advantages identified far outweigh the disadvantages identified and this is the only viable option to meet the Council's vision.					
1247153	LPIO-22296									We believe the advantages identified far outweigh the disadvantages identified and this is the only viable option to meet the Council's vision.					
1247155	LPIO-22297									We believe the advantages identified far outweigh the disadvantages identified and this is the only viable option to meet the Council's vision.					
1247156	LPIO-22404									We believe the advantages identified far outweigh the disadvantages identified and this is the only viable option to meet the Council's vision.					
1247158	LPIO-22405									We believe the advantages identified far outweigh the disadvantages identified and this is the only viable option to meet the Council's vision.					
1247159	LPIO-22598									We believe the advantages identified far outweigh the disadvantages identified and this is the only viable option to meet the Council's vision.					
1247160	LPIO-22599									We believe the advantages identified far outweigh the disadvantages identified and this is the only viable option to meet the Council's vision.					
1247161	LPIO-22639									We believe the advantages identified far outweigh the disadvantages identified and this is the only viable option to meet the Council's vision.					
1247164	LPIO-22640									We believe the advantages identified far outweigh the disadvantages identified and this is the only viable option to meet the Council's vision.					
1247167	LPIO-22772									We believe the advantages identified far outweigh the disadvantages identified and this is the only viable option to meet the Council's vision.					
1247168	LPIO-22773									We believe the advantages identified far outweigh the disadvantages identified and this is the only viable option to meet the Council's vision.					
1247169	LPIO-22967									We believe the advantages identified far outweigh the disadvantages identified and this is the only viable option to meet the Council's vision.					
1247170	LPIO-22968									We believe the advantages identified far outweigh the disadvantages identified and this is the only viable option to meet the Council's vision.					
1247173	LPIO-23049									We believe the advantages identified far outweigh the disadvantages identified and this is the only viable option to meet the Council's vision.					
1247174	LPIO-23050									We believe the advantages identified far outweigh the disadvantages identified and this is the only viable option to meet the Council's vision.					
1247175	LPIO-23157									We believe the advantages identified far outweigh the disadvantages identified and this is the only viable option to meet the Council's vision.					
1247176	LPIO-23158									We believe the advantages identified far outweigh the disadvantages identified and this is the only viable option to meet the Council's vision.					
1247177	LPIO-23292									We believe the advantages identified far outweigh the disadvantages identified and this is the only viable option to meet the Council's vision.					
1247178	LPIO-23293									We believe the advantages identified far outweigh the disadvantages identified and this is the only viable option to meet the Council's vision.					
1247179	LPIO-23294									We believe the advantages identified far outweigh the disadvantages identified and this is the only viable option to meet the Council's vision.					

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1242185	LPIO-23905									We are not aware of any extra disadvantages. We refute the claim that urban intensification would lead to an over concentration of cars, in fact, we argue this is not the case as more people will use public transport and be able to cycle or walk to work or local services. The Combined Authorities of Liverpool and Greater Manchester City-Regions are progressing proactive policies of urban concentration, in accordance with Section 11 of NPPF. The Local Plan needs to be progressed in compliance with the NPPF to be found sound. In any case, the Local Plan should include policies for park and ride facilities to manage traffic congestion in a more sustainable way, and also ensure for more sound engineering such as use of sound bund solutions, and green infrastructure, such as trees and hedgerows, to absorb noise and air pollution. Moreover, this option allocates the highest number of individual sites at a range of sizes, which would add choice to the market. The Campaign to Protect Rural England commissioned report 'Brownfield comes first', March 2016 ( <a href="https://www.cpre.org.uk/resources/brownfield-comes-first-2/">https://www.cpre.org.uk/resources/brownfield-comes-first-2/</a> ) investigated the extent to which brownfield is a viable option for development. Construction analysts compared the speed of residential development on brownfield sites with development on greenfield, once these sites have been granted planning permission. The findings showed developing brownfield sites is quicker compared to greenfield, debunking a myth perpetuated by development interests and landowning lobbyists.	<a href="https://wirral-consult-objective.co.uk/file/5659121">https://wirral-consult-objective.co.uk/file/5659121</a>	<a href="https://wirral-consult-objective.co.uk/file/5684263">https://wirral-consult-objective.co.uk/file/5684263</a>	<a href="https://wirral-consult-objective.co.uk/file/5657006">https://wirral-consult-objective.co.uk/file/5657006</a>		
1248472	LPIO-24022									We consider that Table 4.4 presents a fair summary of the advantages and disadvantages of the urban intensification option. In our view we would expect the Plan to be found unsound.	<a href="https://wirral-consult-objective.co.uk/file/5684824">https://wirral-consult-objective.co.uk/file/5684824</a>	<a href="https://wirral-consult-objective.co.uk/file/5684823">https://wirral-consult-objective.co.uk/file/5684823</a>			
1244826	LPIO-2413	Yes	No	No	No	No	Yes	Yes							
1248749	LPIO-24867								yes	Additional disadvantages include: limited ability to provide appropriate infrastructure and new facilities and amenities for future residents, particularly within areas with already limited opportunities; market saturation from thousands of flats and apartments in Birkenhead in addition to apartment living options in Liverpool City Centre; reliance on a small number of large developers who will monopolise the market; inability to address the large undersupply of larger family homes; and the overconcentration on brownfield sites and allocations in the east of the Borough, which will not respond to the housing needs in the western parts of Wirral and will only further increase demand and house prices in these locations.	<a href="https://wirral-consult-objective.co.uk/file/5684847">https://wirral-consult-objective.co.uk/file/5684847</a>	<a href="https://wirral-consult-objective.co.uk/file/5684848">https://wirral-consult-objective.co.uk/file/5684848</a>	<a href="https://wirral-consult-objective.co.uk/file/5684845">https://wirral-consult-objective.co.uk/file/5684845</a>		
1248769	LPIO-24988								yes	Additional disadvantages include: limited ability to provide appropriate infrastructure and new facilities and amenities for future residents, particularly within areas with already limited opportunities; market saturation from thousands of flats and apartments in Birkenhead in addition to apartment living options in Liverpool City Centre; reliance on a small number of large developers who will monopolise the market; inability to address the large undersupply of larger family homes; and the overconcentration on brownfield sites and allocations in the east of the Borough, which will not respond to the housing needs in the western parts of Wirral and will only further increase demand and house prices in these locations.	<a href="https://wirral-consult-objective.co.uk/file/5659045">https://wirral-consult-objective.co.uk/file/5659045</a>	<a href="https://wirral-consult-objective.co.uk/file/5684957">https://wirral-consult-objective.co.uk/file/5684957</a>	<a href="https://wirral-consult-objective.co.uk/file/5659039">https://wirral-consult-objective.co.uk/file/5659039</a>	<a href="https://wirral-consult-objective.co.uk/file/5659038">https://wirral-consult-objective.co.uk/file/5659038</a>	<a href="https://wirral-consult-objective.co.uk/file/5684956">https://wirral-consult-objective.co.uk/file/5684956</a>
1245083	LPIO-2514	No	No	No	No	No	No	No	no						
1248833	LPIO-25306									Additional disadvantages include: limited ability to provide appropriate infrastructure and new facilities and amenities for future residents, particularly within areas with already limited opportunities; market saturation from thousands of flats and apartments in Birkenhead in addition to apartment living options in Liverpool City Centre; reliance on a small number of large developers who will monopolise the market; inability to address the large undersupply of larger family homes; and the overconcentration on brownfield sites and allocations in the east of the Borough, which will not respond to the housing needs in the western parts of Wirral and will only further increase demand and house prices in these locations.	<a href="https://wirral-consult-objective.co.uk/file/5661125">https://wirral-consult-objective.co.uk/file/5661125</a>	<a href="https://wirral-consult-objective.co.uk/file/5661100">https://wirral-consult-objective.co.uk/file/5661100</a>	<a href="https://wirral-consult-objective.co.uk/file/5661124">https://wirral-consult-objective.co.uk/file/5661124</a>	<a href="https://wirral-consult-objective.co.uk/file/5661129">https://wirral-consult-objective.co.uk/file/5661129</a>	
1248956	LPIO-25370									We do not agree with the stated advantage of the urban intensification option, that it will meet development needs within the urban area on predominantly previously developed land. Some of the sites identified for intensification will simply not be deliverable / developable or viable and the plan will be found unsound if it relies on them. The over concentration of development within the Commercial Core, particularly at Wirral Waters, will fail to achieve the Council's preferred mix of housing.	<a href="https://wirral-consult-objective.co.uk/file/5684859">https://wirral-consult-objective.co.uk/file/5684859</a>	<a href="https://wirral-consult-objective.co.uk/file/5677474">https://wirral-consult-objective.co.uk/file/5677474</a>			

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1248986	LPIO-25506									Additional disadvantages include: limited ability to provide appropriate infrastructure and new facilities and amenities for future residents, particularly within areas with already limited opportunities; market saturation from thousands of flats and apartments in Birkenhead in addition to apartment living options in Liverpool City Centre; reliance on a small number of large developers who will monopolise the market; inability to address the large undersupply of larger family homes; and the overconcentration on brownfield sites and allocations in the east of the Borough, which will not respond to the housing needs in the western parts of Wirral and will only further increase demand and house prices in these locations.	<a href="https://wirral-consult.objective.co.uk/file/5662723">https://wirral-consult.objective.co.uk/file/5662723</a>	<a href="https://wirral-consult.objective.co.uk/file/5662725">https://wirral-consult.objective.co.uk/file/5662725</a>	<a href="https://wirral-consult.objective.co.uk/file/5662720">https://wirral-consult.objective.co.uk/file/5662720</a>		
1249015	LPIO-25578							yes		We do not agree with the stated advantage of the urban intensification option, that it will meet development needs within the urban area on predominantly previously developed land. Some of the sites identified for intensification will simply not be deliverable / developable or viable and the plan will be found unsound if it relies on them. The over concentration of development within the Commercial Core, particularly at Wirral Waters, will fail to achieve the Council's preferred mix of housing.	<a href="https://wirral-consult.objective.co.uk/file/5684897">https://wirral-consult.objective.co.uk/file/5684897</a>				
1249309	LPIO-26193							yes		Possible shortage of sufficiently local green spaces					
1249321	LPIO-26230									Urban intensification must not include Green Belt Totally against Option 2b					
1247414	LPIO-26243							yes		We should not encroach at any cost on Greenbelt until every other option has been explored. There are no advantages of urban intensification to encroachment. Surely we must all protect our wonderful Greenbelt at all costs. This is what makes Wirral a great place to live and work.					
1240932	LPIO-26604									No, we only agree with the Council's assessment of the disadvantages of the Urban Intensification Option and believes that the Council's Preferred Approach would lead to these scenarios coming to pass. Furthermore, we disagree with some of the suggested advantages. Meeting all of the Borough's development needs within the urban area is not desirable as for economic growth to be achieved that will benefit all the communities across the Borough, new development needs to be spread proportionately across the urban conurbation east of the M53, urban settlements in the west and rural areas in the central belt.	<a href="https://wirral-consult.objective.co.uk/file/5683689">https://wirral-consult.objective.co.uk/file/5683689</a>	<a href="https://wirral-consult.objective.co.uk/file/5682697">https://wirral-consult.objective.co.uk/file/5682697</a>	<a href="https://wirral-consult.objective.co.uk/file/5682701">https://wirral-consult.objective.co.uk/file/5682701</a>		
1237944	LPIO-2722	Yes	Yes	Yes	Yes	Yes	Yes	Yes	no						
1237546	LPIO-2842	No	No	Yes	No	No	Yes	No	yes	Add to disadvantages: it will be more difficult to keep sufficient green infrastructure unless good imaginative design is enforced, including for example green roofs and walls, street trees. It will be more difficult to provide larger green spaces for physical and mental health benefits. (Wirral Wildlife)					
1245287	LPIO-3104	Yes	Yes	No	No	No	Yes	No							
1241315	LPIO-3273	Yes	No	No	No	No	Yes	No	no	Urban intensification should not encroach in anyway on greenbelt. There are not advantages of urban intensification to encroachment.					
1238549	LPIO-351	Yes	No	No	No	No	No	No	no	There may be increase in cars, but evidence suggests that car ownership in urban area will reduce over next 30 years as we become more environmentally friendly and benefit from new transport infrastructure and car sharing.					
1245451	LPIO-3555	No	No	No	No	No	Yes	No	no						
1245462	LPIO-3624	No	No	No	No	No	Yes	No	no						
1237827	LPIO-3786	Yes	Yes	Yes	Yes	Yes	Yes	Yes	no						
1245638	LPIO-4241	Yes	Yes	No	No	Yes	Yes	Yes							
1239029	LPIO-4335	No	No	No	No	No	No	No	no						

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1245501	LPIO-4374	No	No	No	No	No	No	No	yes	As the overall calculation regarding the future housing need for Wirral area is flawed and should be down-forecast, the density, transport congestion and pollution issues raised would be mitigated due to the reduced number of required dwellings overall.					
1244720	LPIO-4625	No	No	No	No	No	Yes	No		I disagreed with many of the disadvantages listed because we do not need huge numbers of new homes, see previous comments, therefore we do not need to worry about non viability. The developers themselves should contribute to remediating and preparing ground to be used. WBC could also call on funding from Central Government for help to prepare ground for housing schemes within the urban area					
1237696	LPIO-4703	Yes	Yes	Yes	Yes	Yes	Yes	Yes	no						
1244896	LPIO-4805	No	No	No	No	No	No	No	yes	Urban intensification should not encroach in any way on Wirral's Green Belt. There would be no advantages there if it did. Any Disadvantages disappear when the real Needs of Wirral are taken as the base for the Local Plan. The 12,000 figure is nonsense and debilitating, setting the Plan to fail. ITPAS further comment is the same as Wirral Green Space Alliance (WGSA) Response by Planning Consultant: See attached File as text length exceeds 300 words.	<a href="https://wirral-consult.objective.co.uk/file/5677100">https://wirral-consult.objective.co.uk/file/5677100</a>				
1244896	LPIO-4879	No	No	No	No	No	No	No	yes	Further Answer as first submission was not recorded fully and accurately: Urban intensification should not encroach in any way on Wirral's Green Belt. There would be no advantages there if it did. Any Disadvantages disappear when the real Needs of Wirral are taken as the base for the Local Plan. The 12,000 figure is nonsense and debilitating, setting the Plan to fail. ITPAS further comment is the same as Wirral Green Space Alliance (WGSA) Response by Planning Consultant: See attached File as text length exceeds 300 words. Not uploaded by system.	<a href="https://wirral-consult.objective.co.uk/file/5677101">https://wirral-consult.objective.co.uk/file/5677101</a>				
1245794	LPIO-4908	Yes	Yes	Yes	Yes	Yes	Yes	Yes	no	The advantages fully outweigh the disadvantages.					
1243171	LPIO-4960	No	No	Yes	No	No	Yes	No		The concentration of vehicles applies wherever housing is provided.Noise and air pollution are problems to be solved by the design of vehicles and the proper provision of public transport. A whole different ball game, but included in your vision statement. Mitigation of extra density can be had by provision of open spaces.					
1246159	LPIO-5597	Yes	Yes	Yes	Yes	Yes	Yes	Yes							
1245073	LPIO-5625	No	No	No	No					If the council set realistic targets for housing requirements then the first 2 disadvantages (undeliverable and uncertain viability) will no longer be an issue and all the housing could be accommodated on brownfield land without the release of green belt. Disadvantage 3 will be worse if developers think there is any chance of green belt being released as they will deliberately hold off developing brownfield sites to force the release of green belt - leading to longer delays. Disagree with disadvantage 4 as there is a much greater chance of developing affordable housing in urban areas, and these areas are far more suitable for people requiring employment and public transport.					
1245984	LPIO-5722								yes	Disadvantages include building on green spaces within the urban area which is detrimental to the health and well-being of its inhabitants. However, this should not be taken as an excuse to build on the Green belt which should be protected against all development.					
1241065	LPIO-579	Yes	Yes	Yes	No	No	Yes	Yes							
1245767	LPIO-5852	No	No	No	No	Yes	No	Yes		The disadvantages are exaggerated because of the overstated assessment of Wirral's housing need. I am perfectly certain that a more realistic assessment of need would remove most of the concerns and would be readily deliverable adopting a brownfield first policy.					
1242751	LPIO-605									Urban intensification should not encroach in anyway on greenbelt. There are not advantages of urban intensification to encroachment.					
1245599	LPIO-6117		Yes	Yes	No	No		Yes							

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1238310	LPIO-6150	No	No	No	No	No	Yes	No	yes	I do not agree with option 1a urban intensification option advantages and disadvantages. Risk of the plan being found unsound is created by the failure to challenge the standard method housing need number, not urban intensification as an approach. It is the 12000 figure that is over optimistic and undeliverable. Challenges with meeting the housing target, due to the dependence on a high proportion of brownfield sites with potentially uncertain viability or land contamination issues. This is fully in line with the main principles of the NPPF to use brownfield first and to drive regeneration. This is not a disadvantage. It is a challenge not to be shielded away from by introducing greenbelt. Viability of these sites can be assessed using typology. This is allowed under NPPF. No doubt it would also be required for most greenbelt sites. NPPF says you must apply it to all available brownfield first. The viability report recommends a further report to take into account brownfields development issues. It also needs a further report on specific greenbelt sites to assess land price, natural constraints and sustainability costs. Over concentration of cars and traffic in intensified areas, with impacts on noise and air pollution. The advantage is less car journeys more use of public transport and being close to work. This reduces car concentration, noise and air pollution. The complete opposite to the disadvantage stated. It is a sustainable approach to the plan.					
1246352	LPIO-6286									If this means - intensification of housing we do not need it to encroach on any Greenbelt. Also if we intensify air pollution, the Wirral will be worse than it is already. Wirral has the 2nd highest numbers of chest, bronchial, lungs, asthma etc in younger people in the country.					
1242541	LPIO-6320		No	No	No	No	Yes	No							
1246425	LPIO-6539									We agree with your assessment of the advantages and disadvantages of the urban intensification option and notably that this option 'risks the plan being found unsound if it relies on an over optimistic and potentially undeliverable set of circumstances'. Consistent with national policy, plans must be prepared positively in a way that is aspirational but deliverable (16, Framework) and so we think that this rules out the urban intensification option from being taken forward into later stages of plan production. Eastham contains sites (including SP050 West of Rivacre Road (parcel 4.14)) that are demonstrated to be deliverable, meaning that the plan can be prepared positively and satisfy the tests of soundness.	<a href="https://wirral-consult.objective.co.uk/file/5669562">https://wirral-consult.objective.co.uk/file/5669562</a>				
1245286	LPIO-6646	No	No	No	No	No	No	No		Urban intensification should not encroach in anyway on greenbelt. there are not advantages of urban intensification to encroachment.					
1246438	LPIO-6664	No	No	No	No	No	No	No	yes	Urban intensification should not encroach in anyway on greenbelt. there are not advantages of urban intensification to encroachment.					
1241910	LPIO-6681	No	No	No	No	No	No	No		Urban intensification should NOT encroach in any way on green belt. There are NO advantages with encroachment on green belt. There should be NO options, dispersed or otherwise for releasing ANY green belt. The MAJORITY of Wirral residents wish ALL green belt to remain intact.					
1246441	LPIO-6721									Urban intensification should not encroach in anyway on greenbelt. there are not advantages of urban intensification to encroachment.					
1237647	LPIO-675	Yes	Yes	Yes	Yes	Yes	Yes	Yes		It would be helpful to quantify the impact of the disadvantages on the targets and strategy represented by the advantages. In particular, if the likely effect is to reduce significantly the number of housing units or employment opportunities, then there will be a need to modify the strategy.					
1246447	LPIO-6769									There are no advantages to Urban intensification encroaching on Greenbelt land.					
1246452	LPIO-6787									Urban intensification should not encroach on Greenbelt.					
1246482	LPIO-7027	Yes	No	No	No	No	Yes	No	yes	Urban intensification should not encroach in anyway on greenbelt. There are not advantages of urban intensification to encroachment.					
1246501	LPIO-7165									Building more homes should not in any way impact Greenbelt. There are no advantages to this.					
1246504	LPIO-7188									I do agree with the 'Urban Intensification Option' I do not agree with the development of the greenbelt and green spaces.					

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1246524	LPIO-7327									If the extreme options outlined in the plan were ever actioned the uniqueness of Wirral would change forever. It would just become another dormitory for Liverpool, "The Leisure Peninsula" no longer! One has to preserve this unique areas identity as separate from Liverpool.					
1246549	LPIO-7440									We still need all our greenbelt to grow more food.					
1246551	LPIO-7485									In response to Q4.10 the Local Plan should build upon the advantages of increasing urban intensification by bringing forward the particular site of Paulsfield Drive Woodland for future housing development that represents all of the advantages of urban intensification.	<a href="https://wirral-consult.objective.co.uk/file/5679682">https://wirral-consult.objective.co.uk/file/5679682</a>				
1246550	LPIO-7501									Greenbelt should not in any way be encroached upon. Every effort should be made to protect our Boroughs Green spaces for future generations.					
1240653	LPIO-7535	No	Yes	Yes	No	No	No	No	no						
1241770	LPIO-7536	No	Yes	No	No	No	No	No	no						
1240932	LPIO-7611	Yes	Yes	Yes	Yes	Yes	Yes	Yes	yes	Our Client only agrees with the Council's assessment of the disadvantages of the Urban Intensification Option. We disagree with the suggested advantages as for economic growth to be achieved that will benefit all the communities across the Borough, new development needs to be spread proportionately across the urban conurbation east of the M53, urban settlements in the west and rural areas in the central belt. However, we are fundamentally concerned that this Option will create an unsound Plan as it is an over-optimistic, undeliverable and inappropriate response to Wirral's needs. The housing requirement (which the Council understates) will not be met due to the Option's dependence on a high proportion of brownfield sites which are unviable and undevelopable and will neither deliver the mix and tenure requirements nor be able to fund the infrastructure required to support them. The Council's evidence outlines a need for 3 and 4-bedroom houses (60%) and just 22% flats, however the supply is predominantly made up of sites at densities which will deliver mainly apartment type development. Many draft allocations are located in weaker market areas, resulting in significant viability and deliverability concerns, whilst other allocated sites have development constraints that may prevent them coming forward at all. The Council's SHLAA states sites can achieve 10% and 20% affordable housing (a level much lower than the identified need) and remain viable with the exception of sites in Zone 1 and some sites in Zone 2. However, the majority of the Council's identified supply, including the three main strategic sites of Wirral Waters, Woodside and Hind Street, are located in Zone 1. These areas have confirmed viability related issues and are unlikely to come forward without significant public funding. More details can be found at paragraphs 5.17 to 5.21 of our representations.	<a href="https://wirral-consult.objective.co.uk/file/5683689">https://wirral-consult.objective.co.uk/file/5683689</a>	<a href="https://wirral-consult.objective.co.uk/file/5682697">https://wirral-consult.objective.co.uk/file/5682697</a>	<a href="https://wirral-consult.objective.co.uk/file/5682701">https://wirral-consult.objective.co.uk/file/5682701</a>		
1240903	LPIO-7899	Yes	No	No		Yes	Yes	Yes	yes	Urban intensification should not encroach in anyway on greenbelt. There are not advantages of urban intensification to encroachment.					
1246612	LPIO-8312	No	No	No	Yes	Yes	Yes	Yes	no	If well panned most risks are mitigated, Higher costs of decontaminating are surely worth 'subsidising' if means a sound vision can be delivered to the benefit of the whole area. If housing need is reassessed there will be no need for anything 'urgent' anyway so you will have the time to get this right					
1237882	LPIO-8344	No	No	No	No	No	No	No		Urban intensification should not encroach in anyway on greenbelt. There are not advantages of urban intensification to encroachment.					
1243448	LPIO-868									If urban intensification results in no encroachment on green belt/field sites, then I support it.					
1246544	LPIO-8779	Yes	Yes	Yes	Yes	No	Yes	Yes		I don't see a disadvantage in concentration on one type of site in similar locations, since the Local Plan essentially requires just that, by concentrating on the east Wirral brownfield sites. Potential for over-development and increased concentration of cars must be addressed as part of any development design. Neither is automatically inherent in the urban Intensification option					
1245034	LPIO-8819	Yes	Yes	Yes	Yes	Yes	Yes	Yes							
1237807	LPIO-8997	No	No	No	No	Yes	Yes	Yes							

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1246666	LPIO-9003									Urban intensification should not encroach in anyway on greenbelt. there are not advantages of urban intensification to encroachment.					
1241495	LPIO-9428								no						
1245289	LPIO-9444	No	Yes	Yes	No	Yes	Yes	No							
1246717	LPIO-9660	Yes	Yes	Yes	Yes	Yes	Yes	Yes	yes	We consider dispersed Green Belt release as identified within Option 2A would support and 'de-risk' the Urban Intensification strategy. Green Belt release of sites which perform poorly against the purposes of including land within the Green Belt, such as land to the West of Mount Road, would assist in contributing to the housing land supply by meeting any residual requirements					
1237724	LPIO-9684	No	No	No	No	No	Yes	No	no	The Council now has considerably more time due to the Corona pandemic in which to prepare the groundwork for urban regeneration on a less ambitious scale.					
1245994	LPIO-9962	No	No	No	No	No	No	No		If the council set realistic targets for housing requirements then the first 2 disadvantages (undeliverable and uncertain viability) will no longer be an issue and all the housing could be accommodated on brownfield land without the release of green belt. Disadvantage 3 will be worse if developers think there is any chance of green belt being released as they will deliberately hold off developing brownfield sites to force the release of green belt - leading to longer delays. Disagree with disadvantage 4 as there is a much greater chance of developing affordable housing in urban areas, and these areas are far more suitable for people requiring employment and public transport.					
1238147	LPIO-9999	No	No	Yes	No	No	No	No		The advantages of Option 1A far outweigh the disadvantages and urban intensification should be the only approach followed.					