

Person ID	ID	Question 4.20 - Do you have an alternative option you would like to propose that would also meet the housing and employment land requirements for Wirral over the Plan period?	Question 4.20a - Please give details of your alternative option. Please upload a sketch plan if appropriate.	Attachment 1	Attachment 2	Attachment 3	Attachment 4	Attachment 5	Attachment 6	Attachment 7
1238147	LPIO-10064	yes	Focus all resources on making urban regeneration work to avoid the need to release Green Belt land.							
1246760	LPIO-10149	yes	Get the University of Manchester to perform a full and proper study to produce an accurate evidence-based figure for realistic housing requirements and make the case for exceptional circumstances to present to the inspectorate to justify deviating from the standard method. This should have been done years ago and formed the basis of a realistic plan.							
1241337	LPIO-10156	yes	No alternative option is required. Regeneration of the areas identified must be made to work.							
1245044	LPIO-10158	yes	Recalculate the housing and employment need based on real population trends and projections and plan to meet that real need. The current target of 12000 houses is too high. Build social and affordable housing and regenerate brownfield sites							
1246747	LPIO-10188	yes	No greenbelt land should be considered for release/development. Greenbelt should not be considered in the plan at all.							
1241629	LPIO-10410	yes	One that compiles a fully comprehensive study of all brown field land which then dictates the intensification of dwellings within the available brown field land. This is feasible as the need is much lower than the council is prepared to accept. once developers realize that green belt land is not available they will be willing to reduce their profits and will be much more creative in their ideas for developing deprived areas where there is a genuine need for regeneration.							
1241065	LPIO-10411	no								
1244412	LPIO-1044	no	capitalise on the success of Liverpools waterfront developments and develop Wirral Waters and the Mersey river front.							
1246724	LPIO-10473	yes	As suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.							
1246778	LPIO-10540	yes	Challenge the overall new building figure with government - too high, and do calculations on actual demand for housing in Wirral. Focus first on abandoned properties / areas in obvious need of regeneration.							
1246756	LPIO-10712	yes	Yes. The Local Plan as drafted will not meet the true extent of employment needs in Wirral, for the reasons set out at 4.23-4.30 of these representations. Sufficient land should be allocated to meet needs in full, without reclassification of sites at Wirral Waters. This should include the West Road site as it is capable of a making a significant contribution toward employment land needs without significant harm to the Green Belt, highway capacity, landscape or other important policy matters. There would also be benefits in terms of locating development sustainably and enhancing green space and biodiversity.							
1246242	LPIO-10788		This has already been answered in 4.18. Development of Wirral Waters & the site known as 'Rose Brae' will adequately meet the housing needs and employment land requirements for Wirral between now and 2035. Please take action now. THERE IS NO NEED TO BUILD ON GREEN BELT. In the words of Octavia Hill ( Co-founder of the National Trust ) * Our lives are overcrowded, over- excited, over- strained. We all want quiet. We all want beauty. We all need space. Unless we have it we cannot reach that sense of quiet in which whispers of better things come to us gently"							
1247066	LPIO-10818	yes	Identify all Brownfield sites or unused sites in current urban areas and ensure all of these sites are developed first.							
1247073	LPIO-10833	no								
1237930	LPIO-10849	yes	I would like to see the development of Wirral Waters and the Wirral waterfront.							
1247077	LPIO-10865	yes	I would like to see the development of Wirral Waters and the Wirral waterfront.							
1247079	LPIO-10880	yes	I would like to see the development of Wirral waters and the Wirral waterfront.							
1247087	LPIO-10899	yes	Is this not an opportunity for the Mayor of the Liverpool region to bring a joined-up approach to this Plan? Why isn't there a joint plan for the whole of Merseyside?							
1247097	LPIO-10911		How many houses do you actual need to build? What is the population growth on the Wirral? The 2,500 new houses proposed on green belt in Option 2B who are these actually aimed at? If they are Wirral residents then where are the jobs for these people? And the transport and infrastructure too? Building this would go against your stated goal in Option 1A of :- More homes would be built close to employment opportunities and existing transport infrastructure. :- Reduces the potential need for vehicle dependency If these 2,500 new homes are aimed at encouraging people to move to The Wirral from outside the area, then where are they expected to work? Most likely Cheshire, Liverpool Greater Manchester, North Wales and beyond. That will create increased pollution and congestion. If you need to build home, build the right amount for the right people in the right location to meet your stated aims in Option 1A.							
1247098	LPIO-10929	yes	As suggested, I would like to see the development of Wirral Waters and the Wirral waterfront. In addition, the Council should explore ALL brown field sites instead of releasing green belt land.							
1247103	LPIO-10947	yes	Development of Wirral Waters and the Wirral Waterfront is what I would like to see.							
1247120	LPIO-10963		Use of Wirral waters and Wirral waterfront and regeneration of urban areas in town centres such as Birkenhead							
1247128	LPIO-11032	yes	A proper and accurate study of Brown field sites to include redundant commercial buildings (there are many examples all over the Wirral), which are suitable for residential should be completed. The original Brown Field register is now out of date.							

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1247129	LPIO-11044		In light of everything in world at the moment, challenge and review the figure of 12000 homes it is now not justifiable and can easily be met with sensible realistic figures using the brown field sites. This also provides the economic regeneration of badly needed areas around Birkenhead. Rather than releasing land from the Green Belt, the social, environmental and economic arguments would all suggest that we should be investing in the management of this Green Space. Priority should be given to the regeneration of the existing urban areas and to protection of farmland and wildlife; and this should be reflected in Planning Policy and the Local Plan by ensuring the continued protection of the Green Belt							
1247130	LPIO-11064	yes	I would like to see the development of Wirral Waters and the Wirral waterfront.							
1247132	LPIO-11075	yes	Utilise the identified brown field sites and properties with rundown buildings that are empty. Use the pubs that are closed. Use the land down at the docks.							
1247133	LPIO-11094	yes	I would like to see the development of Wirral waters and the Wirral waterfront.							
1243890	LPIO-1110	yes	There are vast tracts of wasteland in Birkenhead's dockland which needs regeneration so there is no need to build on our greenbelt.							
1247135	LPIO-11102	yes	Greater development of Wirral Waters and the Wirral Waterfront.							
1247135	LPIO-11112	yes	Greater development of Wirral Waters and the Wirral Waterfront.							
1247144	LPIO-11144		I would like to see the development of Wirral Waters & the Wirral Waterfront.							
1247146	LPIO-11161		I would like to see the development of Wirral Waters & the Wirral Waterfront.							
1246647	LPIO-11172	no								
1247154	LPIO-11199	yes	Development of Wirral Waters.							
1247196	LPIO-11586		As suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.							
1247015	LPIO-11806		No alternative option is required. Regeneration of the areas identified must be made to work.							
1240731	LPIO-1195	yes	It should be unnecessary to even consider Green Belt release if the figures are challenged and amended to a more realistic number. The 2020 Queen's Speech shows the Government's own housing target has been reduced to "At least a million more houses over this (5 year) Parliament" ie 200,000pa instead of the original target of 300,000.							
1247214	LPIO-12412		As suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.							
1247492	LPIO-12512		As suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.							
1240843	LPIO-12675		As suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.							
1247578	LPIO-12873		As suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.							
1247510	LPIO-12998		As suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.							
1246335	LPIO-13133		As suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.							
1246853	LPIO-13389		As suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.							
1246852	LPIO-13512		As suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.							
1247746	LPIO-13667		As suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.							
1238192	LPIO-13805		No alternative option is required. Regeneration of the areas identified must be made to work.							
1247012	LPIO-13859		No alternative option is required. Regeneration of the areas identified must be made to work.							
1247014	LPIO-13913		No alternative option is required. Regeneration of the areas identified must be made to work.							
1242183	LPIO-13986		As suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.							
1247218	LPIO-14080		As suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.							
1247219	LPIO-14183		As suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.							
1243700	LPIO-1423	yes	Recalculate your housing need figures to reflect reality and stop predicting the future by guessing.							
1247220	LPIO-14284		As suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.							
1247222	LPIO-14413		As suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.							
1247226	LPIO-14501		As suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.							
1247245	LPIO-14591		As suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.							
1246827	LPIO-14719		As suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.							
1247016	LPIO-14849		No alternative option is required. Regeneration of the areas identified must be made to work.							

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1242155	LPIO-14907		An extension of the dispersed model to include a more widely spread range of smaller sites to meet local need. This would increase deliverability throughout the plan period.							
1247018	LPIO-14918		No alternative option is required. Regeneration of the areas identified must be made to work.							
1247246	LPIO-15338		As suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.							
1247248	LPIO-15453		As suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.							
1247251	LPIO-15557		As suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.							
1247252	LPIO-15648		As suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.							
1247274	LPIO-15748		As suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.							
1247275	LPIO-15871		As suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.							
1247936	LPIO-16007		As suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.							
1247287	LPIO-16214		As suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.							
1247344	LPIO-16302		As suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.							
1244969	LPIO-1636	yes	As previously explained. Make the case to Government that an exceptional circumstance exists for development at Wirral Waters and the East Wirral coastline in a staged approach providing Amenity, Affordable Homes, Green Infrastructure, Tourism and Employment opportunities and the retention of our all important Green Belt with all its associated benefits.							
1247349	LPIO-16389		As suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.							
1247353	LPIO-16477		As suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.							
1247354	LPIO-16565		As suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.							
1247434	LPIO-16669		As suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.							
1247935	LPIO-16724		As suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.							
1247436	LPIO-16778		As suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.							
1247437	LPIO-16920		As suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.							
1247439	LPIO-16921		As suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.							
1247441	LPIO-17076		As suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.							
1245042	LPIO-1713	yes	There are large areas of disused industrial land in Wirral which should be developed before the Green belt is even considered. The Wirral was known as the Leisure Peninsula and derived a substantial income from tourism. This could be put in jeopardy if green belt is lost to housing. I believe that you cannot denigrate undeveloped green spaces as poor quality. The whole point of green spaces is that they are natural. Rare and valued wild flora and fauna are often found in the disparaged areas.							
1247960	LPIO-17197		As suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.							
1247962	LPIO-17284		As suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.							
1247966	LPIO-17390		As suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.							
1247971	LPIO-17494		As suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.							
124726	LPIO-17593		As suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.							
1247979	LPIO-17716		As suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.							
1247980	LPIO-17717		As suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.							
1242966	LPIO-17815		Q 4.12 and 4.17 and 4.12- 4.20. Both of options 2: Option 2A, Dispersed Green Belt Release and Option 2B Urban Extension conflict with National Planning Policy Framework. None of these sites are weakly performing green belt sites they all meet the test of green belt as set out in paragraph 134 of National planning Framework. site 11 is preventing neighbouring towns from merging into one another, they all check unrestricted urban sprawl and safeguard the countryside from encroachment. Therefore none of these sites meet the Exceptional test for removing land from the Green Belt. None of the sites in either of option 2 are served by adequate public transport, they will result in additional traffic generation, leading to congestion, noise and have an adverse impact on air quality. This is unsustainable development with an adverse impact on climate change. the Council needs to make a more concerned effort to deliver Option 1 and Central Government needs to look at the Standard Method for addressing the housing requirement as a matter of urgency.							
1245502	LPIO-17880		As suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.							
1247541	LPIO-17979		As suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.							

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1247539	LPIO-18087		As suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.							
1247996	LPIO-18243		As suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.							
1237857	LPIO-18266		As suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.							
1247021	LPIO-18400		No alternative option is required. Regeneration of the areas identified must be made to work.							
1247022	LPIO-18454		No alternative option is required. Regeneration of the areas identified must be made to work.							
1245060	LPIO-1848		As suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.							
1247023	LPIO-18509		No alternative option is required. Regeneration of the areas identified must be made to work.							
1247024	LPIO-18564		No alternative option is required. Regeneration of the areas identified must be made to work.							
1247025	LPIO-18643		No alternative option is required. Regeneration of the areas identified must be made to work.							
1247038	LPIO-18644		No alternative option is required. Regeneration of the areas identified must be made to work.							
1247039	LPIO-18765		No alternative option is required. Regeneration of the areas identified must be made to work.							
1247040	LPIO-18766		No alternative option is required. Regeneration of the areas identified must be made to work.							
1247041	LPIO-18852		No alternative option is required. Regeneration of the areas identified must be made to work.							
1247042	LPIO-18918		No alternative option is required. Regeneration of the areas identified must be made to work.							
1247060	LPIO-19008		No alternative option is required. Regeneration of the areas identified must be made to work.							
1247061	LPIO-19009		No alternative option is required. Regeneration of the areas identified must be made to work.							
1247064	LPIO-19149		No alternative option is required. Regeneration of the areas identified must be made to work.							
1247068	LPIO-19203		No alternative option is required. Regeneration of the areas identified must be made to work.							
1247071	LPIO-19260		No alternative option is required. Regeneration of the areas identified must be made to work.							
1247072	LPIO-19317		No alternative option is required. Regeneration of the areas identified must be made to work.							
1247078	LPIO-19372		No alternative option is required. Regeneration of the areas identified must be made to work.							
1247080	LPIO-19458		No alternative option is required. Regeneration of the areas identified must be made to work.							
1247081	LPIO-19459		No alternative option is required. Regeneration of the areas identified must be made to work.							
1247082	LPIO-19641		No alternative option is required. Regeneration of the areas identified must be made to work.							
1247083	LPIO-19695		No alternative option is required. Regeneration of the areas identified must be made to work.							
1247084	LPIO-19754		No alternative option is required. Regeneration of the areas identified must be made to work.							
1238379	LPIO-1979	yes	I would like to see the development of Wirral Waters and the Wirral waterfront							
1247085	LPIO-19813		No alternative option is required. Regeneration of the areas identified must be made to work.							
1247088	LPIO-19879		No alternative option is required. Regeneration of the areas identified must be made to work.							
1242519	LPIO-1991	yes	Produce a local plan that fits in with brown field land available.							
1247089	LPIO-19940		No alternative option is required. Regeneration of the areas identified must be made to work.							
1247090	LPIO-19996		No alternative option is required. Regeneration of the areas identified must be made to work.							
1247091	LPIO-20050		No alternative option is required. Regeneration of the areas identified must be made to work.							
1247092	LPIO-20109		No alternative option is required. Regeneration of the areas identified must be made to work.							
1247093	LPIO-20171		No alternative option is required. Regeneration of the areas identified must be made to work.							
1247094	LPIO-20228		No alternative option is required. Regeneration of the areas identified must be made to work.							
1247095	LPIO-20284		No alternative option is required. Regeneration of the areas identified must be made to work.							
1247096	LPIO-20340		No alternative option is required. Regeneration of the areas identified must be made to work.							
1247099	LPIO-20396		No alternative option is required. Regeneration of the areas identified must be made to work.							
1247101	LPIO-20450		No alternative option is required. Regeneration of the areas identified must be made to work.							
1247108	LPIO-20513		No alternative option is required. Regeneration of the areas identified must be made to work.							

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1247102	LPIO-20514		No alternative option is required. Regeneration of the areas identified must be made to work.							
1247106	LPIO-20633		No alternative option is required. Regeneration of the areas identified must be made to work.							
1247105	LPIO-20634		No alternative option is required. Regeneration of the areas identified must be made to work.							
1247109	LPIO-20720		No alternative option is required. Regeneration of the areas identified must be made to work.							
1247110	LPIO-20795		No alternative option is required. Regeneration of the areas identified must be made to work.							
1247111	LPIO-20796		No alternative option is required. Regeneration of the areas identified must be made to work.							
1247112	LPIO-20940		No alternative option is required. Regeneration of the areas identified must be made to work.							
1247113	LPIO-20994		No alternative option is required. Regeneration of the areas identified must be made to work.							
1247115	LPIO-21050		No alternative option is required. Regeneration of the areas identified must be made to work.							
1247116	LPIO-21104		No alternative option is required. Regeneration of the areas identified must be made to work.							
1246851	LPIO-21171		As suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.							
1246918	LPIO-21327		As suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.							
1246924	LPIO-21328		As suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.							
1246928	LPIO-21329		As suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.							
1245112	LPIO-2155	no								
1246920	LPIO-21555		As suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.							
1246926	LPIO-21556		As suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.							
1247117	LPIO-21705		No alternative option is required. Regeneration of the areas identified must be made to work.							
1247118	LPIO-21706		No alternative option is required. Regeneration of the areas identified must be made to work.							
1247145	LPIO-21813		No alternative option is required. Regeneration of the areas identified must be made to work.							
1247147	LPIO-21814		No alternative option is required. Regeneration of the areas identified must be made to work.							
1247148	LPIO-21921		No alternative option is required. Regeneration of the areas identified must be made to work.							
1247150	LPIO-21922		No alternative option is required. Regeneration of the areas identified must be made to work.							
1244329	LPIO-22018		No alternative option is required. Regeneration of the areas identified must be made to work.							
1247119	LPIO-22094		No alternative option is required. Regeneration of the areas identified must be made to work.							
1246678	LPIO-22095		No alternative option is required. Regeneration of the areas identified must be made to work.							
1247151	LPIO-22202		No alternative option is required. Regeneration of the areas identified must be made to work.							
1247152	LPIO-22203		No alternative option is required. Regeneration of the areas identified must be made to work.							
1247153	LPIO-22316		No alternative option is required. Regeneration of the areas identified must be made to work.							
1247155	LPIO-22317		No alternative option is required. Regeneration of the areas identified must be made to work.							
1247156	LPIO-22424		No alternative option is required. Regeneration of the areas identified must be made to work.							
1247158	LPIO-22425		No alternative option is required. Regeneration of the areas identified must be made to work.							
1247159	LPIO-22530		No alternative option is required. Regeneration of the areas identified must be made to work.							
1247160	LPIO-22531		No alternative option is required. Regeneration of the areas identified must be made to work.							
1247161	LPIO-22660		No alternative option is required. Regeneration of the areas identified must be made to work.							
1247164	LPIO-22661		No alternative option is required. Regeneration of the areas identified must be made to work.							
1247167	LPIO-22804		No alternative option is required. Regeneration of the areas identified must be made to work.							
1247168	LPIO-22805		No alternative option is required. Regeneration of the areas identified must be made to work.							
1247169	LPIO-22900		No alternative option is required. Regeneration of the areas identified must be made to work.							
1247170	LPIO-22901		No alternative option is required. Regeneration of the areas identified must be made to work.							
1247173	LPIO-23069		No alternative option is required. Regeneration of the areas identified must be made to work.							

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1247174	LPIO-23070		No alternative option is required. Regeneration of the areas identified must be made to work.							
1237870	LPIO-2316	yes	Not really an "Alternative" but Wirral Waters MUST be developed AND the greater waterfront is sadly in need of regeneration.							
1247175	LPIO-23177		No alternative option is required. Regeneration of the areas identified must be made to work.							
1247176	LPIO-23178		No alternative option is required. Regeneration of the areas identified must be made to work.							
1247177	LPIO-23322		No alternative option is required. Regeneration of the areas identified must be made to work.							
1247178	LPIO-23323		No alternative option is required. Regeneration of the areas identified must be made to work.							
1247179	LPIO-23324		No alternative option is required. Regeneration of the areas identified must be made to work.							
1248448	LPIO-23848		There is a significant shortfall in the supply of housing over the plan period to even meet the Council's grossly underestimated requirement. Green Belt land is required and must be released. The scale of that release for development should revert to the position proposed by the Council in 2018.	<a href="https://wirral-consult.objective.co.uk/file/5656108">https://wirral-consult.objective.co.uk/file/5656108</a>	<a href="https://wirral-consult.objective.co.uk/file/5656110">https://wirral-consult.objective.co.uk/file/5656110</a>					
1242185	LPIO-23915		The alternative option is to plan for reality, which means a significantly lower development quantum, that all suitable previously used land is utilised before considering development of greenfield land, especially that with environmental and planning designations, to protect them for the benefit of future generations. The summary diagram after paragraph 4.82 is useful but should have the figures reduced in accordance with our recommendations, with up to 6,450 homes delivered at Wirral Waters during the Plan period and +7,000 thereafter. The text in the box should be amended to read: "Only if urban housing land falls below 4,000 dwellings".	<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>				
1244826	LPIO-2430		I would like to see the development of Wirral Waters and the Wirral waterfront, brownfield and urban regeneration will meet our need for housing on Wirral for at least the next 10 to 15 years.							
1245996	LPIO-24589		The plan fails to provide safeguarded land to meet longer term development needs, and to provide permanence to the Green Belt.	<a href="https://wirral-consult.objective.co.uk/file/5681950">https://wirral-consult.objective.co.uk/file/5681950</a>						
1248588	LPIO-24600		Eastham Village should be considered as a single Green Belt Parcel and should be released from the Green Belt. It is not necessary to restrict development in Eastham Village as it does not have an open character that makes an important contribution to the openness of the Green Belt. It is already a Conservation Area and conservation policies will provide sufficient protection.	<a href="https://wirral-consult.objective.co.uk/file/5681617">https://wirral-consult.objective.co.uk/file/5681617</a>						
1248749	LPIO-24880		Land at SHLAA 1880 at Roman Road, Prenton should be considered: Further ecological, landscape and flood risk assessments have been provided. Ecological improvements, new green infrastructure and improved connections to recreation and the wider countryside can be provided, in line with Planning Practice Guidance. The site would have minimal impact on climate change policies and should be supported for release under the sequential test. The site is not perceptible from other publicly accessible areas within the Green Belt to the south of the site, would retain trees and woodland along site boundaries and would integrate well with the urban fringes of Prenton. The removal of the site from the Green Belt would not affect any of its primary purposes as set out in the NPPF 2019, paragraph 134.	<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>				
1248832	LPIO-25214		Parcel 5.14 (SHLAA 3087): Further appraisals and assessments for the land at SHLAA 3087, to the south west of Greasby, show how this site, together with SHLAA 4048 in Green Belt Parcel 5.13, could be released from the Green Belt to support mixed use development, including care provision and residential use. A masterplan and mitigation recommendations for the site are attached. The scheme will provide upgrades to sporting facilities adjacent to Greasby Junior School.	<a href="https://wirral-consult.objective.co.uk/file/5684857">https://wirral-consult.objective.co.uk/file/5684857</a>	<a href="https://wirral-consult.objective.co.uk/file/5659562">https://wirral-consult.objective.co.uk/file/5659562</a>					
1245083	LPIO-2524	yes	As already stated I would like to see the development of Wirral Waters and the Wirral Waterfront							
1248956	LPIO-25388		Based on our own assessment and the findings of the Sustainability Appraisal, we strongly recommend that consideration of a hybrid option, that includes both urban sites and genuinely dispersed Green Belt sites across the settlement areas within the Urban Settlements, be a priority at the next stage of the plan process. This is a necessary and crucial step should all the new development that is required within the Borough be accommodated.	<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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1248956	LPIO-25389		SHLAA 1943 - Parcel 6.10 We have considered the site selection process set out at paragraph 4.54 and Appendix 4.7 of the Issues and Options Consultation in our attachments. Whilst we accept that the performance of a site in Green Belt terms is a key consideration, nowhere in national policy is there a suggestion that only weakly performing Green Belt parcels should be considered for release from the Green Belt. Green Belt Parcel 6.10 (SHLAA 1943), to the north of Saughall Massie Road in West Kirby, is not only suitable for Green Belt release but can be delivered in full within the early years of the plan period, in a settlement area which is currently seeing very little growth. The site can deliver open market and affordable housing of a type, quality and quantity that will make a significant contribution to the needs of the Borough. Only one site is currently proposed for release at West Kirby, at Column Road. There is no reason why this site should not be allocated within the Draft Local Plan for residential development. The site cannot be regarded as being a particularly sensitive parcel of open countryside. Although part of an area in need of 'landscape renewal' this relates to its existing quality. Electricity pylons are urbanising elements and the existing urban edge along Gilroy Road is highly visible. It is unjustified to exclude this site, which includes a very small element of Flood Zone 3a (just 0.14% of the total site area), where the masterplan for the site shows development would completely avoid this area. Some of the other Green Belt release sites do include small parts of land within Flood Zone 3. The MEAS recommendation to not progress the site is completely unfounded. A Phase 1 Desk Study and non-breeding bird survey can be provided at the planning application stage, in line with the approach set out in the Council's Habitats Regulations Assessment. Based on the evidence provided in our attachment, MEAS would be fully justified in reducing the ecology and overall score for this site to 'amber'. Other 'amber' sites have already been proposed for Green Belt release within the Issues and Options Consultation report.	<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>					
1249015	LPIO-25587		We strongly recommend that consideration of a hybrid option, that includes both urban sites and genuinely dispersed Green Belt sites across the settlement areas within the Urban Settlements, be a priority at the next stage of the plan process. This is a necessary and crucial step should all the new development that is required within the Borough be accommodated.	<a href="https://wirral-consult.objective.co.uk/file/5684897">https://wirral-consult.objective.co.uk/file/5684897</a>						
1249070	LPIO-25675		Land within Green Belt Parcel 4.1 (SHLAA 4009 and another site), to the south of Little Storeton, is not only suitable for Green Belt release but can be delivered in the first couple of years from adoption of the plan and would be able to provide new housing to support the ongoing vitality of Storeton village, by delivering open market and affordable housing of a type and quality that will make a significant contribution to the needs of the village. There is no reason why these sites should not be allocated within the Draft Local Plan for residential development, noting their location in what should be considered as an inset village in the Green Belt.	<a href="https://wirral-consult.objective.co.uk/file/5684896">https://wirral-consult.objective.co.uk/file/5684896</a>	<a href="https://wirral-consult.objective.co.uk/file/5679650">https://wirral-consult.objective.co.uk/file/5679650</a>					
1246458	LPIO-25745		As suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.							
1246459	LPIO-25746		As suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.							
1243721	LPIO-2592	no	Regeneration of the brownfield and neglected areas is essential, and should provide sufficient opportunity							
1249116	LPIO-25933		SHLAA 1982, to the north of Whitehouse Lane, Barnston, part of Green Belt Parcel 7.14, is not included in Option 2A (Dispersed Green Belt Release) because it was assessed as part of a much wider parcel as making a moderate overall contribution to the Green Belt rather than a weak contribution. This overall conclusion does not apply to SHLAA 1982. Our assessment of the site in isolation, against each of the five Green Belt purposes, attached, concludes that it makes an overall weak contribution to the five purposes of the Green Belt. The site is in a highly sustainable location and represents a natural and logical extension to the existing urban area and could deliver up to 186 high quality, family and affordable homes. The site is available, suitable and achievable and there are no known technical or environmental constraints that would preclude its development. The site is therefore suitable and appropriate for Green Belt release for housing and should therefore be allocated for residential development in the Wirral Local Plan.	<a href="https://wirral-consult.objective.co.uk/file/5674092">https://wirral-consult.objective.co.uk/file/5674092</a>	<a href="https://wirral-consult.objective.co.uk/file/5674093">https://wirral-consult.objective.co.uk/file/5674093</a>	<a href="https://wirral-consult.objective.co.uk/file/5674095">https://wirral-consult.objective.co.uk/file/5674095</a>	<a href="https://wirral-consult.objective.co.uk/file/5674096">https://wirral-consult.objective.co.uk/file/5674096</a>	<a href="https://wirral-consult.objective.co.uk/file/5684833">https://wirral-consult.objective.co.uk/file/5684833</a>	<a href="https://wirral-consult.objective.co.uk/file/5684836">https://wirral-consult.objective.co.uk/file/5684836</a>	
1249100	LPIO-25950		We strongly recommend that consideration of a hybrid option, that includes both urban sites and genuinely dispersed Green Belt sites be a priority at the next stage of the plan process. This is a necessary and crucial step should all the new development that is required within the Borough be accommodated.	<a href="https://wirral-consult.objective.co.uk/file/5677514">https://wirral-consult.objective.co.uk/file/5677514</a>	<a href="https://wirral-consult.objective.co.uk/file/5677512">https://wirral-consult.objective.co.uk/file/5677512</a>	<a href="https://wirral-consult.objective.co.uk/file/5684898">https://wirral-consult.objective.co.uk/file/5684898</a>	<a href="https://wirral-consult.objective.co.uk/file/5684949">https://wirral-consult.objective.co.uk/file/5684949</a>	<a href="https://wirral-consult.objective.co.uk/file/5677509">https://wirral-consult.objective.co.uk/file/5677509</a>	<a href="https://wirral-consult.objective.co.uk/file/5684951">https://wirral-consult.objective.co.uk/file/5684951</a>	
1249100	LPIO-25950		We strongly recommend that consideration of a hybrid option, that includes both urban sites and genuinely dispersed Green Belt sites be a priority at the next stage of the plan process. This is a necessary and crucial step should all the new development that is required within the Borough be accommodated.	<a href="https://wirral-consult.objective.co.uk/file/5677510">https://wirral-consult.objective.co.uk/file/5677510</a>	<a href="https://wirral-consult.objective.co.uk/file/5684895">https://wirral-consult.objective.co.uk/file/5684895</a>	<a href="https://wirral-consult.objective.co.uk/file/5677508">https://wirral-consult.objective.co.uk/file/5677508</a>	<a href="https://wirral-consult.objective.co.uk/file/5677511">https://wirral-consult.objective.co.uk/file/5677511</a>	<a href="https://wirral-consult.objective.co.uk/file/5677513">https://wirral-consult.objective.co.uk/file/5677513</a>	<a href="https://wirral-consult.objective.co.uk/file/5677516">https://wirral-consult.objective.co.uk/file/5677516</a>	
1249100	LPIO-25950		We strongly recommend that consideration of a hybrid option, that includes both urban sites and genuinely dispersed Green Belt sites be a priority at the next stage of the plan process. This is a necessary and crucial step should all the new development that is required within the Borough be accommodated.	<a href="https://wirral-consult.objective.co.uk/file/5677507">https://wirral-consult.objective.co.uk/file/5677507</a>						
1249116	LPIO-26069 1 OF 2		SHLAA 1819, at Lever Causeway, part of Green Belt Parcel 4.1, is not included in Option 2A (Dispersed Green Belt Release) because it was assessed as part of a much wider parcel as making a moderate overall contribution to the Green Belt rather than a weak contribution. This overall conclusion does not apply to SHLAA 1819. Our assessment of the site in isolation against each of the five Green Belt purposes, attached, concludes that it makes an overall weak contribution to the five purposes of the Green Belt. The site is in a highly sustainable location and represents a natural and logical extension to the existing urban area and could deliver up to 186 high quality, family and affordable homes. The site is available, suitable and achievable and there are no known technical or environmental constraints that would preclude its development. The site is therefore suitable and appropriate for Green Belt release for housing and should therefore be allocated for residential development in the Wirral Local Plan.	<a href="https://wirral-consult.objective.co.uk/file/5674240">https://wirral-consult.objective.co.uk/file/5674240</a>	<a href="https://wirral-consult.objective.co.uk/file/5684832">https://wirral-consult.objective.co.uk/file/5684832</a>	<a href="https://wirral-consult.objective.co.uk/file/5674256">https://wirral-consult.objective.co.uk/file/5674256</a>	<a href="https://wirral-consult.objective.co.uk/file/5684834">https://wirral-consult.objective.co.uk/file/5684834</a>	<a href="https://wirral-consult.objective.co.uk/file/5684817">https://wirral-consult.objective.co.uk/file/5684817</a>		

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1249271	LPIO-26132 1 of 4		Green Belt release should not be seen as a way to simply plug holes left by an alternative strategy. There are other spatial planning reasons, beyond simply meeting an overarching level of development, which the Council needs to take into account in allocating development to deliver a sustainable future for the Borough's settlements and their communities. Both these circumstances are sufficient to comprise the exceptional circumstances to justify a review of the Green Belt. The identification of Green Belt land for development should be a positively undertaken exercise, which identifies where development is actually needed and subsequently seeks to identify the Green Belt land to meet that need (where urban sites are not available). The 'Calverton Case' is the most helpful in establishing the test for 'exceptional circumstances', and ultimately alterations to Green Belt boundaries as set out in NPPF (which are fundamentally the same as those set out within the 2012 NPPF which Calverton considered). The first three tests in the Calverton Case relate to defining the scale of housing needs, including the level growth and the kind of homes needed within the Borough within the plan period, in the context of the Green Belt and can be applied against the evidence which the Council has in front of it. The fourth and fifth tests relate to establishing the dis-benefits and the scale of harm which would occur from the release of Green Belt land and requires a comprehensive evidence base to undertake those assessments. In particular, the Local Plan must be based on a full understanding of the contribution that sites make to the Green Belt and how any harm arising to the Green Belt from their development can be minimised. It will be vital that the Council's evidence base is used to identify suitable sites for development to support settlements which it identifies as requiring development to meet local needs. The sites must be allocated in line with an understanding of the impact the of those sites will have on the purpose and function of the Green Belt.	<a href="https://wirral-consult.objective.co.uk/file/5677492">https://wirral-consult.objective.co.uk/file/5677492</a>	<a href="https://wirral-consult.objective.co.uk/file/5678239">https://wirral-consult.objective.co.uk/file/5678239</a>	<a href="https://wirral-consult.objective.co.uk/file/5678247">https://wirral-consult.objective.co.uk/file/5678247</a>	<a href="https://wirral-consult.objective.co.uk/file/5684889">https://wirral-consult.objective.co.uk/file/5684889</a>	<a href="https://wirral-consult.objective.co.uk/file/5678241">https://wirral-consult.objective.co.uk/file/5678241</a>	<a href="https://wirral-consult.objective.co.uk/file/5678248">https://wirral-consult.objective.co.uk/file/5678248</a>	
1249271	LPIO-26132 2 of 4		Green Belt release should not be seen as a way to simply plug holes left by an alternative strategy. There are other spatial planning reasons, beyond simply meeting an overarching level of development, which the Council needs to take into account in allocating development to deliver a sustainable future for the Borough's settlements and their communities. Both these circumstances are sufficient to comprise the exceptional circumstances to justify a review of the Green Belt. The identification of Green Belt land for development should be a positively undertaken exercise, which identifies where development is actually needed and subsequently seeks to identify the Green Belt land to meet that need (where urban sites are not available). The 'Calverton Case' is the most helpful in establishing the test for 'exceptional circumstances', and ultimately alterations to Green Belt boundaries as set out in NPPF (which are fundamentally the same as those set out within the 2012 NPPF which Calverton considered). The first three tests in the Calverton Case relate to defining the scale of housing needs, including the level growth and the kind of homes needed within the Borough within the plan period, in the context of the Green Belt and can be applied against the evidence which the Council has in front of it. The fourth and fifth tests relate to establishing the dis-benefits and the scale of harm which would occur from the release of Green Belt land and requires a comprehensive evidence base to undertake those assessments. In particular, the Local Plan must be based on a full understanding of the contribution that sites make to the Green Belt and how any harm arising to the Green Belt from their development can be minimised. It will be vital that the Council's evidence base is used to identify suitable sites for development to support settlements which it identifies as requiring development to meet local needs. The sites must be allocated in line with an understanding of the impact the of those sites will have on the purpose and function of the Green Belt.	<a href="https://wirral-consult.objective.co.uk/file/5677491">https://wirral-consult.objective.co.uk/file/5677491</a>	<a href="https://wirral-consult.objective.co.uk/file/5677493">https://wirral-consult.objective.co.uk/file/5677493</a>	<a href="https://wirral-consult.objective.co.uk/file/5678242">https://wirral-consult.objective.co.uk/file/5678242</a>	<a href="https://wirral-consult.objective.co.uk/file/5684854">https://wirral-consult.objective.co.uk/file/5684854</a>	<a href="https://wirral-consult.objective.co.uk/file/5678236">https://wirral-consult.objective.co.uk/file/5678236</a>	<a href="https://wirral-consult.objective.co.uk/file/5678244">https://wirral-consult.objective.co.uk/file/5678244</a>	
1249271	LPIO-26132 3 of 4		Green Belt release should not be seen as a way to simply plug holes left by an alternative strategy. There are other spatial planning reasons, beyond simply meeting an overarching level of development, which the Council needs to take into account in allocating development to deliver a sustainable future for the Borough's settlements and their communities. Both these circumstances are sufficient to comprise the exceptional circumstances to justify a review of the Green Belt. The identification of Green Belt land for development should be a positively undertaken exercise, which identifies where development is actually needed and subsequently seeks to identify the Green Belt land to meet that need (where urban sites are not available). The 'Calverton Case' is the most helpful in establishing the test for 'exceptional circumstances', and ultimately alterations to Green Belt boundaries as set out in NPPF (which are fundamentally the same as those set out within the 2012 NPPF which Calverton considered). The first three tests in the Calverton Case relate to defining the scale of housing needs, including the level growth and the kind of homes needed within the Borough within the plan period, in the context of the Green Belt and can be applied against the evidence which the Council has in front of it. The fourth and fifth tests relate to establishing the dis-benefits and the scale of harm which would occur from the release of Green Belt land and requires a comprehensive evidence base to undertake those assessments. In particular, the Local Plan must be based on a full understanding of the contribution that sites make to the Green Belt and how any harm arising to the Green Belt from their development can be minimised. It will be vital that the Council's evidence base is used to identify suitable sites for development to support settlements which it identifies as requiring development to meet local needs. The sites must be allocated in line with an understanding of the impact the of those sites will have on the purpose and function of the Green Belt.	<a href="https://wirral-consult.objective.co.uk/file/5677494">https://wirral-consult.objective.co.uk/file/5677494</a>	<a href="https://wirral-consult.objective.co.uk/file/5685010">https://wirral-consult.objective.co.uk/file/5685010</a>	<a href="https://wirral-consult.objective.co.uk/file/5678243">https://wirral-consult.objective.co.uk/file/5678243</a>	<a href="https://wirral-consult.objective.co.uk/file/5678240">https://wirral-consult.objective.co.uk/file/5678240</a>	<a href="https://wirral-consult.objective.co.uk/file/5677490">https://wirral-consult.objective.co.uk/file/5677490</a>	<a href="https://wirral-consult.objective.co.uk/file/5678246">https://wirral-consult.objective.co.uk/file/5678246</a>	



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1249271	LPIO-26132 4 of 4		Green Belt release should not be seen as a way to simply plug holes left by an alternative strategy. There are other spatial planning reasons, beyond simply meeting an overarching level of development, which the Council needs to take into account in allocating development to deliver a sustainable future for the Borough's settlements and their communities. Both these circumstances are sufficient to comprise the exceptional circumstances to justify a review of the Green Belt. The identification of Green Belt land for development should be a positively undertaken exercise, which identifies where development is actually needed and subsequently seeks to identify the Green Belt land to meet that need (where urban sites are not available). The 'Calverton Case' is the most helpful in establishing the test for 'exceptional circumstances', and ultimately alterations to Green Belt boundaries as set out in NPPF (which are fundamentally the same as those set out within the 2012 NPPF which Calverton considered). The first three tests in the Calverton Case relate to defining the scale of housing needs, including the level growth and the kind of homes needed within the Borough within the plan period, in the context of the Green Belt and can be applied against the evidence which the Council has in front of it. The fourth and fifth tests relate to establishing the dis-benefits and the scale of harm which would occur from the release of Green Belt land and requires a comprehensive evidence base to undertake those assessments. In particular, the Local Plan must be based on a full understanding of the contribution that sites make to the Green Belt and how any harm arising to the Green Belt from their development can be minimised. It will be vital that the Council's evidence base is used to identify suitable sites for development to support settlements which it identifies as requiring development to meet local needs. The sites must be allocated in line with an understanding of the impact the of those sites will have on the purpose and function of the Green Belt.	<a href="https://wirral-consult.objective.co.uk/file/5678238">https://wirral-consult.objective.co.uk/file/5678238</a>						
1249269	LPIO-26156		SHLAA 4040 in Green Belt Parcel 4.2, at Marsh Lane, Bebington on the edge of the Urban Conurbation, which is the most sustainable location for development within Wirral, would form a logical and sustainable extension to the settlement boundary. The site should, therefore, be considered for release from the Green Belt to meet the need for aspirational family housing in an area which has been subject to limited supply in recent years and which experiences significant pressures in affordability. The attached Development Statement shows that there are no physical or environmental constraints that would prevent delivery, in the short term. Our assessment, set out in our attachment, is that the site, which is surrounded by durable boundaries, should have been considered as a separate Green Belt Parcel that makes a weak contribution to the Green Belt.	<a href="https://wirral-consult.objective.co.uk/file/5675699">https://wirral-consult.objective.co.uk/file/5675699</a>						
1249269	LPIO-26157		The Council should abandon its pursuit of Option 1A as its preferred strategy in favour of a hybrid option that delivers urban intensification but also utilises Green Belt land to provide the housing growth that the Borough needs. The level of housing need across the Borough must be determined and distributed in line with the Council's settlement hierarchy to ensure the needs for different types of homes are met in the right locations.	<a href="https://wirral-consult.objective.co.uk/file/5675699">https://wirral-consult.objective.co.uk/file/5675699</a>						
1249263	LPIO-26183		Green Belt release should not be seen as a way to simply plug holes left by an alternative strategy. There are other spatial planning reasons, beyond simply meeting an overarching level of development, which the Council needs to take into account in allocating development to deliver a sustainable future for the Borough's settlements and their communities. Both these circumstances are sufficient to comprise the exceptional circumstances to justify a review of the Green Belt. The identification of Green Belt land for development should be a positively undertaken exercise, which identifies where development is actually needed and subsequently seeks to identify the Green Belt land to meet that need (where urban sites are not available). The 'Calverton Case' is the most helpful in establishing the test for 'exceptional circumstances', and ultimately alterations to Green Belt boundaries as set out in NPPF (which are fundamentally the same as those set out within the 2012 NPPF which Calverton considered). The first three tests in the Calverton Case relate to defining the scale of housing needs, including the level growth and the kind of homes needed within the Borough within the plan period, in the context of the Green Belt and can be applied against the evidence which the Council has in front of it. The fourth and fifth tests relate to establishing the dis-benefits and the scale of harm which would occur from the release of Green Belt land and requires a comprehensive evidence base to undertake those assessments. In particular, the Local Plan must be based on a full understanding of the contribution that sites make to the Green Belt and how any harm arising to the Green Belt from their development can be minimised. It will be vital that the Council's evidence base is used to identify suitable sites for development to support settlements which it identifies as requiring development to meet local needs. The sites must be allocated in line with an understanding of the impact the of those sites will have on the purpose and function of the Green Belt.	<a href="https://wirral-consult.objective.co.uk/file/5684852">https://wirral-consult.objective.co.uk/file/5684852</a>						
1249309	LPIO-26195	yes	Requisition of at least part of Golf Links Courses which are very dull environmentally and benefit very few people for short periods and would provide room for larger schemes making sites for 'sound' housing.							
1249315	LPIO-26206	no								
1249320	LPIO-26217	no								
1247414	LPIO-26246	yes	It would be preferable to further develop the area already available at Wirral Waters and especially the Wirral Waterfront. It would be wonderful to see the Wirral Waterfront upgraded to bring it more in line with the magnificent Liverpool Waterfront and building more apartments for quality living and make the area eye catching.							
1249638	LPIO-26296		Given the clear evidence produced by the Consortium that demonstrates exceptional circumstances exist for the release of land from the Green Belt, we are of the view that a hybrid approach, which brings together the strengths associated with dispersing sites, together with the benefits of delivering more than one urban extension, would best meet the housing needs of Wirral over the next 15 years. This approach could be supported by the release of SHLAA 3003/4020. The release of this land for residential development would constitute part of a logical and evidence-based hybrid model for the release of Green Belt, which would deliver the advantages of Options 2A and 2B., whilst avoiding the disadvantages of both of those options, which were highlighted in the consultation document and have been considered as part of this response.	<a href="https://wirral-consult.objective.co.uk/file/5675735">https://wirral-consult.objective.co.uk/file/5675735</a>	<a href="https://wirral-consult.objective.co.uk/file/5685061">https://wirral-consult.objective.co.uk/file/5685061</a>	<a href="https://wirral-consult.objective.co.uk/file/5685064">https://wirral-consult.objective.co.uk/file/5685064</a>	<a href="https://wirral-consult.objective.co.uk/file/5685062">https://wirral-consult.objective.co.uk/file/5685062</a>	<a href="https://wirral-consult.objective.co.uk/file/5685066">https://wirral-consult.objective.co.uk/file/5685066</a>	<a href="https://wirral-consult.objective.co.uk/file/5685065">https://wirral-consult.objective.co.uk/file/5685065</a>	<a href="https://wirral-consult.objective.co.uk/file/5685063">https://wirral-consult.objective.co.uk/file/5685063</a>

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1249638	LPIO-26325 1 of 2		A masterplan for SHLAA1774/1776 has been produced which we consider fully meets the requirements of the NPPF in respect of both making effective use of land and achieving well-designed places. The attached Development Statement provides further details. As a sustainable 'Urban Settlement', Irby is an entirely appropriate location towards which housing growth should be directed. SHLAA1774/1776 is in a sustainable location and forms a natural extension to Irby, consistent with the direction of historic growth of the settlement (from the centre northwards). The site will deliver affordable housing as well as high quality family housing which responds to Wirral's housing needs as set out in the SHMA. Based upon a net site area of approximately 7.8 hectares (taking landscaped buffers and large areas of proposed green infrastructure into account), at a net density of 25 dwellings per hectare (dph), is considered to be entirely appropriate in the context of this location and the housing mix/offer that would be proposed, thus complying with the requirements of Section 11 of the NPPF by making effective use of land and Section 12 by achieving a well-designed place that is sympathetic to local character and the landscape setting. The 25 dph proposed at the Irby site is still higher than the average density of development achieved across Greenfield sites in the Borough between 2017 -2019 of 21 dph on sites over 0.4ha (as confirmed in the Density Analysis at Appendix 2 of the Density and Design Study report).	<a href="https://wirral-consult.objective.co.uk/file/5675735">https://wirral-consult.objective.co.uk/file/5675735</a>	<a href="https://wirral-consult.objective.co.uk/file/5685061">https://wirral-consult.objective.co.uk/file/5685061</a>	<a href="https://wirral-consult.objective.co.uk/file/5685064">https://wirral-consult.objective.co.uk/file/5685064</a>	<a href="https://wirral-consult.objective.co.uk/file/5685062">https://wirral-consult.objective.co.uk/file/5685062</a>	<a href="https://wirral-consult.objective.co.uk/file/5685066">https://wirral-consult.objective.co.uk/file/5685066</a>	<a href="https://wirral-consult.objective.co.uk/file/5685065">https://wirral-consult.objective.co.uk/file/5685065</a>	<a href="https://wirral-consult.objective.co.uk/file/5685063">https://wirral-consult.objective.co.uk/file/5685063</a>
1249638	LPIO-26325 2 of 2		The development of this site in the nature intended would not only significantly increase housing density when compared to current trends, but it would crucially provide a mix of housing, including affordable housing, that responds to the housing needs identified in the SHMA. We are therefore of the view that a minimum density policy would not be helpful or comply with the requirements of the NPPF and density discussions should take place in a collaborative way through the planning application process where a more nuanced and site specific view can be taken. SHLAA1774/1776 forming part of Parcels 7.23 and 7.24 makes a 'weak' contribution to the Green Belt when considered in isolation of the GBR Parcels within which it sits. The attached Development Statement clearly demonstrates that the site is available, suitable and achievable and can therefore be considered deliverable. It is demonstrated through a suite of technical assessments that no fundamental technical constraints exist in relation to the future development of the site and given its weak contribution to the Green Belt and highly sustainable location it should be carried forward for release from the Green Belt and identified as a Housing Allocation within the Local Plan. The site is comprised of two parcels of land bisected by Mill Hill Road, which combined extend to approximately 12 hectares; the parcel to the west is around 4 hectares and the parcel to the east 8 hectares. Mill Hill Road will provide the primary means of access onto the site, with both parcels benefitting from extensive frontages onto the adopted highway. An Illustrative Masterplan is provided within the attached Development Statement, and taking all site opportunities and constraints into account, the combined site is considered capable of delivering around 190 homes.							
1248490	LPIO-26329		Our analysis, set out in our attachments, robustly demonstrates that there is a significant shortfall of developable housing land identified by the Council in their emerging WLP. As such, there is an easy solution available to the Council to readdress the balance in terms of the size of units likely to be delivered and the needs of Wirral. The release of sustainable and suitable Green Belt sites in Wirral that can deliver larger family homes will counterbalance the proliferation of smaller units coming forward on urban sites. This solution can be taken forward in the next iteration of the WLP. Furthermore, the identification of additional Green Belt sites to meet the housing requirement is also likely to result in significantly more affordable homes being delivered in Wirral to meet the significant demand identified in the Council's 2020 SHMA.	<a href="https://wirral-consult.objective.co.uk/file/5676992">https://wirral-consult.objective.co.uk/file/5676992</a>	<a href="https://wirral-consult.objective.co.uk/file/5673252">https://wirral-consult.objective.co.uk/file/5673252</a>	<a href="https://wirral-consult.objective.co.uk/file/5673251">https://wirral-consult.objective.co.uk/file/5673251</a>	<a href="https://wirral-consult.objective.co.uk/file/5684856">https://wirral-consult.objective.co.uk/file/5684856</a>	<a href="https://wirral-consult.objective.co.uk/file/5684866">https://wirral-consult.objective.co.uk/file/5684866</a>	<a href="https://wirral-consult.objective.co.uk/file/5684853">https://wirral-consult.objective.co.uk/file/5684853</a>	
1249744	LPIO-26371		The previous planning application for SHLAA0638 demonstrated a capacity for up to 19 dwellings on the site measuring 0.89ha. The site is currently in the Green Belt but there is a compelling case to allocate it for new housing development. The site is available, developable and deliverable. This is demonstrated by the owner's recent planning submission for redevelopment of the site and the information prepared in support of the application which is attached as appendices to this document. The site is extremely well contained by surrounding housing and the road network. The allocation of the site for housing would have no impact on the purposes for including land in the Green Belt. The extent of urban sprawl is limited by virtue of the way in which the site is contained and there is no prospect that any gap that separates the surrounding towns and villages will be reduced to any harmful degree. There will be no encroachment into the countryside as the site has been extensively previously developed. The redevelopment of the site for housing will not extend beyond the rear boundaries of properties on either side of the site. The site is accessible to everyday services and facilities. Walking and cycling distances from the site to these local services and facilities are short and the development is well served by public transport in the form of bus routes within easy walking distances. Overall this location for new housing is highly sustainable. There are no constraints that will prevent the development of the site. Matters such as ecology, wildlife, heritage, highways impact, site access and the capacity of utilities were considered as part of the outline planning application (reference OUT/17/00598) and no issues were raised by the relevant statutory consultees. There is a compelling planning argument in favour of the removal of the site from the Green Belt and an allocation for new housing development.	<a href="https://wirral-consult.objective.co.uk/file/5684880">https://wirral-consult.objective.co.uk/file/5684880</a>						

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1249745	LPIO-26383		We consider that SHLAA4010/4075/4076 (The Storeton Garden Village) performs a weaker Green Belt function than the parcel assessment in the 2019 Wirral Green Belt Review suggests, and is suitable for Green Belt release. The land is undeveloped and currently in agricultural use. The site extends to around 130 hectares. The site offers an ideal opportunity for the creation of a sustainable development following the garden village principles of development. It would utilise and preserve the key characteristics of the existing settlement. At the same time, it would provide a substantial quantum of high quality homes to meet Wirral's housing need in a sustainable and attractive community and environment. The development proposals will incorporate and enhance open space provision and provide a community hub with associated services and facilities for the benefit of existing and future residents. The attached Development Statement illustrates how the site could deliver in the region of 1,500 new homes, with extensive green space and potential education, community and retail facilities in accordance with the garden village principles. An appropriate proportion of onsite affordable housing will also be provided. The Indicative Masterplan for the site retains an area of strategic green space between Storeton Village and Higher Bebington to avoid coalescence between settlements and retain a strong buffer to Storeton Wood. The following breakdown identifies potential land use areas for the proposed development: 1 Strategic Green Space – 45.02ha; 2 Development Land – 58.45ha a Residential – 55.75ha; b Education (Primary School) – 1.6ha; c Local Centre (retail unit, 5 no. smaller retail units, pub, Café, health centre, crèche) – 1.1ha; 3 Green Infrastructure & Public Open Space – 26ha A Phasing Plan has been prepared to demonstrate how the site could be delivered over the plan period. A detailed tree survey and tree constraints plan have also been prepared and are attached which have informed the masterplan for the site. The following technical documents have also been prepared to inform the masterplan and demonstrate deliverability of the site and are attached: Heritage Assessment; Additional Highway Assessment including strategic highway analysis; Breeding Bird Survey.	<a href="https://wirral-consult.objective.co.uk/file/5680005">https://wirral-consult.objective.co.uk/file/5680005</a>	<a href="https://wirral-consult.objective.co.uk/file/5684864">https://wirral-consult.objective.co.uk/file/5684864</a>	<a href="https://wirral-consult.objective.co.uk/file/5684863">https://wirral-consult.objective.co.uk/file/5684863</a>	<a href="https://wirral-consult.objective.co.uk/file/5680006">https://wirral-consult.objective.co.uk/file/5680006</a>	<a href="https://wirral-consult.objective.co.uk/file/5684860">https://wirral-consult.objective.co.uk/file/5684860</a>	<a href="https://wirral-consult.objective.co.uk/file/5684862">https://wirral-consult.objective.co.uk/file/5684862</a>	<a href="https://wirral-consult.objective.co.uk/file/5680001">https://wirral-consult.objective.co.uk/file/5680001</a>
1249761	LPIO-26410		The land is owned outright and so a residential scheme could be brought forward sooner than many other candidate sites, which are either under option to a developer or are being put forward by a land promotion company, or by the landowner itself. The attached 'Delivery Statement' (dated April 2020), contains the findings from various assessments we have undertaken, which have not identified any physical, environmental, ecological or other constraints preventing the site coming forward for residential use; demonstrate that the site has the capacity to comfortably deliver around 250 new family homes; and describes how, subject to the necessary Green Belt boundary adjustments, the allocation and subsequent development of the site would be wholly appropriate as a modest extension to the existing settlement and could come forward within the early part of the emerging plan period. The proposed development at SHLAA0927 will make a meaningful contribution to the supply of housing in Wirral by providing high-quality family homes in a range of styles and sizes, including much-needed affordable properties for local people, thereby helping to meet identified housing needs in the short term.	<a href="https://wirral-consult.objective.co.uk/file/5684814">https://wirral-consult.objective.co.uk/file/5684814</a>	<a href="https://wirral-consult.objective.co.uk/file/5684810">https://wirral-consult.objective.co.uk/file/5684810</a>					
1249219	LPIO-26475		No alternative option is required. Regeneration of the areas identified must be made to work.	<a href="https://wirral-consult.objective.co.uk/file/5677529">https://wirral-consult.objective.co.uk/file/5677529</a>	<a href="https://wirral-consult.objective.co.uk/file/5677528">https://wirral-consult.objective.co.uk/file/5677528</a>					
1249665	LPIO-26503	yes	Yes. The Local Plan as drafted will not meet the true extent of employment needs in Wirral. Sufficient land should be allocated to meet needs in full, without reclassification of sites at Wirral Waters. This should include SHLAA4057 as it is capable of making a significant contribution toward employment land needs without significant harm to the Green Belt, highway capacity, landscape or other important policy matters. There would also be benefits in terms of locating development sustainably and enhancing green space and biodiversity. The site's constraints and opportunities have been assessed, notably regarding the COMAH restrictions associated with the neighbouring refinery, but also transport, environmental, flood risk, odour and landscape and visual matters. We have put forward two masterplan options for how development at this site could be achieved. Both would deliver approximately 95,000 sqm of employment floorspace that could be delivered sensitively and sustainably. Development at the site would not give rise to traffic and transportation, landscape, biodiversity, and conservation impacts which cannot be appropriately mitigated, and would give rise to significant economic, social and environmental benefits as well as helping Wirral Council meet its land requirements for development. The landowner has established considerable interest in the development of the site within the plan period to 2035, as evidenced by approaches made by several developers. At this stage there are no known obstacles which prevent the delivery of the site in this time period. SHLAA4057 is a sustainable and good quality candidate site for development through Green Belt release, in order to support the council in delivering the jobs required in Wirral over the forthcoming plan period.	<a href="https://wirral-consult.objective.co.uk/file/5683884">https://wirral-consult.objective.co.uk/file/5683884</a>	<a href="https://wirral-consult.objective.co.uk/file/5684867">https://wirral-consult.objective.co.uk/file/5684867</a>	<a href="https://wirral-consult.objective.co.uk/file/5683886">https://wirral-consult.objective.co.uk/file/5683886</a>				
1249812	LPIO-26551		The Council must adopt a hybrid approach which focusses on brownfield land but also ensures that Green Belt sites are not considered as a last resort, but instead built into the spatial supply from the outset to bolster the supply of housing over the plan period and overcome the failings. Including the release of Green Belt sites within the preferred spatial strategy will ensure a balanced spatial growth with the Council able to demonstrate a deliverable and developable supply of housing over the plan period and as such have confidence that a minimum of 850 dwellings can be delivered a year. In our view, given the significant shortfall and lack of deliverable sites the Council should allocate all of the potential Green Belt sites. However, should the Council choose to proceed with just a few select few Green Belt sites, preference must be given to those that score well in the context of the NPPF which states sites which demonstrate good access to public transport should be prioritised. If these representations are taken on board in the next iteration of the draft Wirral Local Plan then we request that SHLAA4065 is included as an allocation. Development on this site will help support the early delivery of housing in the plan period including affordable housing. The site is available now, and free from any technical or environmental constraints. It will provide a new strong defensible boundary to the existing settlement boundary.	<a href="https://wirral-consult.objective.co.uk/file/5684813">https://wirral-consult.objective.co.uk/file/5684813</a>	<a href="https://wirral-consult.objective.co.uk/file/5684811">https://wirral-consult.objective.co.uk/file/5684811</a>	<a href="https://wirral-consult.objective.co.uk/file/5684812">https://wirral-consult.objective.co.uk/file/5684812</a>				
1246736	LPIO-26568		As previous question, villages such as Eastham which are already within conservation areas should be released where they do not have an open character and make an important contribution to the openness of the Green Belt. This will provide opportunities for limited development within these villages.							

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1240932	LPIO-26616		Our attached report in response to the Green Belt Review 2019, concludes that a number of parcels considered to make a moderate contribution actually make a weak contribution to the purposes of the Green Belt. These parcels include: Parcel 4.3 (SHLAA1962); Parcel 7.22 (SHLAA1952); Part of Parcel 5.14 (SHLAA4035); and south of Thornton Hough GB Parcel 65 within washed over village. We recommend that these parcels should therefore remain in or be included within the Council's site selection process. We support a hybrid option including the single urban extension identified by the Council combined with the dispersed release of other land parcels, including those identified by the Council and other land parcels that perform weakly in Green Belt terms. As outlined in the attached Vision Document, our suggested approach to housing delivery and rural economy can deliver significant benefits to Wirral as well as helping to meet the housing and employment land requirements over the Plan period. We are in the unique position of being able to offer land to support Wirral's housing growth needs, while still retaining the vast majority of our rural landholding. The remaining Green Belt will be enhanced through environmental and accessibility improvements as 'compensatory improvements' in line with Government policy outlined at paragraph 138 of the Framework. Any allocated development sites on our land can therefore be used in the most efficient manner to deliver housing growth. We will remain primarily a rural and largely agricultural estate. The creation of our green infrastructure strategy is driven both by the wish to provide compensatory Green Belt enhancements for any allocated development sites, but importantly also by the need to assist its farming tenants respond to the changing demands placed upon the agricultural sector and to make its farmed land more resilient and biodiverse. In the future the Government is proposing to provide support to farmers who deliver a range of 'public goods' including enhancements to watercourses and wildlife habitats. Our land management will seek to provide an exemplar for the 21st century delivering a sustainable partnership between food production, nature and people.	<a href="https://wirral-consult.objective.co.uk/file/5682689">https://wirral-consult.objective.co.uk/file/5682689</a>	<a href="https://wirral-consult.objective.co.uk/file/5682697">https://wirral-consult.objective.co.uk/file/5682697</a>	<a href="https://wirral-consult.objective.co.uk/file/5682701">https://wirral-consult.objective.co.uk/file/5682701</a>				
1240932	LPIO-26617	yes	SHLAA4035 – East of Rigby Drive, 23.63has, 491 dwellings. See further site information and analysis of constraints and opportunities in the attached Vision Document.	<a href="https://wirral-consult.objective.co.uk/file/5682689">https://wirral-consult.objective.co.uk/file/5682689</a>	<a href="https://wirral-consult.objective.co.uk/file/5682697">https://wirral-consult.objective.co.uk/file/5682697</a>	<a href="https://wirral-consult.objective.co.uk/file/5682701">https://wirral-consult.objective.co.uk/file/5682701</a>				
1240932	LPIO-26618		SHLAA1952 – East of Glenwood Drive, 40.32has, 756 dwellings. See further site information and analysis of constraints and opportunities in the attached Vision Document.	<a href="https://wirral-consult.objective.co.uk/file/5682689">https://wirral-consult.objective.co.uk/file/5682689</a>	<a href="https://wirral-consult.objective.co.uk/file/5682697">https://wirral-consult.objective.co.uk/file/5682697</a>	<a href="https://wirral-consult.objective.co.uk/file/5682701">https://wirral-consult.objective.co.uk/file/5682701</a>				
1240932	LPIO-26619		SHLAA1962/1963/1969 – North of Red Hill Road, East of Brimstige Lane and West of Brimstige Lane, 92.09has, 1,847 dwellings. See further site information and analysis of constraints and opportunities in the attached Vision Document.	<a href="https://wirral-consult.objective.co.uk/file/5682689">https://wirral-consult.objective.co.uk/file/5682689</a>	<a href="https://wirral-consult.objective.co.uk/file/5682697">https://wirral-consult.objective.co.uk/file/5682697</a>	<a href="https://wirral-consult.objective.co.uk/file/5682701">https://wirral-consult.objective.co.uk/file/5682701</a>				
1237961	LPIO-26687	yes	Gayton Parkway, Heswall Our client has secured an option agreement with the landowner to bring forward residential development at the site; an edge of settlement greenfield site located off Gayton Parkway, Heswall which extends to some 11 hectares of previously undeveloped land, of which 7.8 ha lies within the Wirral administrative area and offers the potential to provide for some 220 new homes of mixed tenure along with community open space and recreation opportunities. The land is owned by a single entity with whom our client has exclusive option rights over the land coming forward. There are no legal constraints or any technical impediments in bringing this site forward for development.	<a href="https://wirral-consult.objective.co.uk/file/5685069">https://wirral-consult.objective.co.uk/file/5685069</a>	<a href="https://wirral-consult.objective.co.uk/file/5685069">https://wirral-consult.objective.co.uk/file/5685069</a>					
1245180	LPIO-2716	yes	As suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.							
1237944	LPIO-2766	yes	An alternative option is to utilise existing but abandoned railway routes to provide transport links to existing rail/bus hubs (e.g. using electric trams) and bring existing urban brownfield sites together, thus encouraging redevelopment of the urban space and provide a future model for urban regeneration (Urban Green Towns)							
1238835	LPIO-2831	yes	I would like for the Council to meet with Wirral residents, and listen to their objections and ideas to meet our housing needs. To date, all that has happened is that you have paid lip-service to any objections made and hidden behind the UK Governments clearly flawed housing units projection model. Our new Prime Minister has already said that he prefers to work with up to date information, therefore why doesn't the Council provide him or his Housing Minister with true and accurate projections?							
1237546 Wirral Wildlife	LPIO-2864	yes	The National Planning Policy Framework para 138 says "Where it has been concluded that it is necessary to release Green Belt land for development, plans should give first consideration to land which has been previously-developed and/or is well-served by public transport. They should also set out ways in which the impact of removing land from the Green Belt can be offset through compensatory improvements to the environmental quality and accessibility of remaining Green Belt land." Given not just the Local Plan but also the climate and environmental emergencies, we ask what the Local Plan can do to help bring about big changes in land management like: 1) major changes to farming, such as reduction in intensive beef and dairy production, and meat production in general, and looking for sustainable opportunities to grow fruit, vegetables and other foods. Also to re-purpose land for fuel and building material growing, carbon storage (not necessarily trees - also marshes, well-managed grasslands). 2) major efforts to restore insect populations, including all-season nectar/pollen supplies, shelter, ecological networks and big reductions in pesticide use. 3) many farmers are over 60 years old and younger people find it difficult to get started. We need to train farmers and help a younger generation into farming. 4) If looking at major tree cover increases to contribute to government targets, make sure this does not obliterate valuable habitats such as ponds, remaining scraps of species-rich grassland, marshland, which are valuable to wildlife and to carbon fixation. Use natural regeneration as well as planting to increase tree cover. 5) encourage organic farming on up to 10% of land, and very low pesticide use on all the rest. Also careful use of fertilisers, soil conservation measures, minimisation of fertiliser leaching. All these are more important than building unnecessary houses.							

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1242134	LPIO-299	yes	Build on existing brown field sites.							
1245159	LPIO-2999	no								
1241315	LPIO-3283	yes	As suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.							
1245416	LPIO-3372	no								
1245437	LPIO-3523	yes	Wirral waters and waterfront.							
1238549	LPIO-360	no								
1237827	LPIO-3794	no								
1245288	LPIO-3856	yes	My alternative option has been stated from the start of this consultation. Some of these questions are repeated throughout, making the consultation very long to complete.							
1245513	LPIO-4036	yes	Employ professionals to create an adequate and appropriate methodology to calculate housing demand. Remove Green Belt from all proposals.							
1240939	LPIO-4139	no								
1245638	LPIO-4261	yes	As suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.							
1245501	LPIO-4412	yes	Development of Wirral Waters and the Wirral waterfront facing Liverpool.							
1244720	LPIO-4637	yes	Recalculate the formula to work out how many new homes are needed, and then you will arrive at a sustainable target figure for development, therefore obviating the need to release greenbelt. The existing brownfield sites will be more than adequate for both housing and industry. See previous comments.							
1237873	LPIO-4859		As suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.							
1241327	LPIO-4968	yes	Ensure regeneration and refurbishment of existing empty homes in the borough.							
1245713	LPIO-5072	yes	Development of Wirral waters, waterfront and Birkenhead regions which I feel would improve the area and would make it affordable and attractive to live there.							
1245908	LPIO-5297	yes	Ditch the Golf Resort plan at Hoylake and build houses there.							
1240383	LPIO-5432	no	WBC has expressed its preferred option for urban development without the need to release Green Belt land. There is no alternative							
1245073	LPIO-5635	yes	Get the University of Manchester to perform a full and proper study to produce an accurate evidence-based figure for realistic housing requirements and make the case for exceptional circumstances to present to the inspectorate to justify deviating from the standard method. This should have been done years ago and formed the basis of a realistic plan.							
1245984	LPIO-5732	yes	The area of Wirral waters and also investigation of innovative models of development such as co-housing.							
1241868	LPIO-5784	yes	Develop Wirral Waters and the Wirral waterfront. Prevent brownfield land banking and requisition empty properties.							
1244896	LPIO-5797	yes	Yes, as reiterated throughout our answers to earlier questions, the alternative option is to plan for reality, which means a significantly lower development quantum, and that all suitable previously developed land (PDL) is utilised before any consideration is given to any development of greenfield land, especially that with environmental and planning designation to protect them for the benefit of future generations. The concern with even this is the fact that there is case law suggesting that the 'Brownfield First' approach can be broken where Delivery is below 'Target', with the 'Market' deciding. So, there is NO support for or acceptance of any 'fall-back' option involving Green Belt if the 'Housing Requirement' is above 4,000 and the Preferred Option is not Option 1B (stepped). Also, there must be NO Regulation 19 Local Plan with Green Belt playing any part in the delivery of the 'Housing Need' – only in the event of Delivery failure where this has been specifically rejected by MHCLG after Council appeal. The summary diagram shown in paragraph 4.82 should have the figures reduced in accordance with our recommendations. At least 6,450 homes could be delivered at Wirral Waters during the Local Plan period and 7,000+ thereafter – if the Council regenerate the 'hinterland' in parallel. The text in the box should be amended to "Only if urban housing land falls below 4,000 dwellings".							
1245767	LPIO-5903	yes	Yes. Listen to the advice of the experts appointed by the Council from both Liverpool and Manchester Universities, as well as others, who I believe have assessed housing need within the plan period to be in the order of 3,000. Also, look backwards to see how Wirral's population over recent years has been static if not declining, and question what event(s) are likely to occur within the plan period to generate such a substantial increase in housing need!							
1246310	LPIO-5942	yes	As mentioned many times, I would like to see the development of Wirral Waters and the Wirral waterfront and absolutely no loss of green belt land							
1246342	LPIO-6021	yes	Just accelerate the development of Wirral Waters & former industrial sites.							
1245599	LPIO-6124	yes	Develop the Wirral Waterfront. If you look over to Liverpool it is great perhaps not over develop but from Liverpool looking over to the Wirral alot of room to develop the Wirral waterfront.							
1242751	LPIO-615		As suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.							

Person ID	ID	Question 4.20 - Do you have an alternative option you would like to propose that would also meet the housing and employment land requirements for Wirral over the Plan period?	Question 4.20a - Please give details of your alternative option. Please upload a sketch plan if appropriate.	Attachment 1	Attachment 2	Attachment 3	Attachment 4	Attachment 5	Attachment 6	Attachment 7
1238310	LPIO-6169	yes	Use option 1b Challenge the government standard method of measuring housing need. Use the realistic proven figures your commissioned reports and statistics have provided. The insistence on applying a statistical figure that is clearly not reflective of the real needs of the Wirral is creating major issues that really don't exist. The NPPF allows this challenge. WBC has evidence that will withstand scrutiny WBC would not pay a bill it knew and could prove to be incorrect. Challenge the number. The price of chasing this figure is high. It is undermining and overriding all WBC good policies on the environment, sustainability, climate change, employment growth, greenbelt protection and focussed regeneration. WBC must seriously consider the practicality of delivering this number of homes at the rate required. WBC are setting themselves up to fail the housing test year on year chasing the 12000 figure For an ordinary person like me the failure to follow the facts and challenge the figure at the expense of everything else is unfathomable. Use option 1b Larger allocations must be made to the strategic regeneration areas over the 15 year period. They are currently very low and show no commitment or confidence in the regeneration programme. The NPPF guide on Viability allows typologies to be used when there is no evidence available for deliverability and developability. 15500 urban brownfield sites have been identified. Use typology WBC could to meet the standard measure housing need figure without release of greenbelt. Designate Wirral Water the large single urban extension. This has a planned sustainable infrastructure and employment growth strategy. .							
1246161	LPIO-6238	no								
1246352	LPIO-6293	yes	Develop Wirral Waters.							
1239535	LPIO-6337	no								
1242183	LPIO-6394	yes	Turn our Mersey Water Front into a social economic area as every other local authority has done with success!!!							
1246410	LPIO-6411	yes	Abolish Leasehold! Standing empty.							
1246402	LPIO-6444	yes	Yes Wirral waters and waterfront development would be good.							
1246415	LPIO-6456	yes	I hate to disagree then have on alternative. Give me more hours in a day (preferably paid) then I'm sure I could give a better assessment. So as yet only the Wirral Waterfront project.							
1246419	LPIO-6502	no								
1246420	LPIO-6516	yes	The development of Wirral waters and the Wirral Waterfront.							
1246421	LPIO-6527	no								
1246425	LPIO-6546	yes	The alternative option to meeting the housing and employment land requirements for Wirral over the plan period is to identify sufficient land to meet objectively assessed needs in a way that makes as much use as possible of previously developed land (117, Framework). If insufficient previously developed land can be identified to meet objectively assessed needs for different groups in the community then exceptional circumstances will exist to justify changes to Green Belt boundaries (137, Framework). When reviewing Green Belt boundaries, the need to promote sustainable patterns of development should be taken into account by giving first consideration to sites that are well served by public transport (138, Framework). This means that in reviewing Green Belt boundaries the Council should assess the public transport accessibility of Green Belt sites and give first consideration to those that are better served by public transport. Consequently, the alternative option would be the release of Green Belt sites in the Urban Conurbation before sites to the west of the M53. Eastham contains sites (including SP050 West of Rivacre Road (parcel 4.14)) that are well connected to public transport and so they should be given first consideration for potential release.	<a href="https://wirral-consult.objective.co.uk/file/5669569">https://wirral-consult.objective.co.uk/file/5669569</a>						
1245086	LPIO-6617	yes	An extension & prioritisation of the Wirral Waters plan & use of the surrounding area. But there should be no encroachment on green areas such as Bidston Moss.							
1246435	LPIO-6634	yes	As suggested, I would like to see the development of Wirral Waters and the docklands.							
1245286	LPIO-6652	yes	As suggested, I would like to see the development of Wirral Waters and the docklands.							
1246438	LPIO-6669	yes	As suggested, I would like to see the development of Wirral Waters and the docklands.							
1241910	LPIO-6687	yes	I would like to see the development of Wirral Waters come to a rapid conclusion, also the waterfront.							
1243420	LPIO-6706	yes	Control population growth. The same problems are going to come up again in 2035 otherwise.							
1246441	LPIO-6726	yes	As suggested, I would like to see the development of Wirral Waters and the docklands.							
1246445	LPIO-6755	yes	With respect, you are the experts! Bite the bullet, clean up the Brownfield sites and protect the Green Belt for the future. Be innovative in building style, future proofing with solar/p.v., greywater recovery, good insulation - not just the basic - and make things affordable, that will help young go-ahead types to base themselves in Wirral to its ultimate benefit, as they boost the economy.							
1246447	LPIO-6775	yes	Develop Wirral waters and the Wirral waterfront.							
1246452	LPIO-6793	yes	I would like to see the development of Wirral Waters and the Wirral Waterfront.							
1246455	LPIO-6809	no								
1246348	LPIO-6890	yes	The figure of 12,000 dwellings is wrong but once again Wirral Waters is the answer to some degree. I don't particularly want to see the Wirral waterfront just developed with dwelling, flats, etc. Surely we can be more creative and innovative here as this is a great resource which can attract people from outside the area.							

Person ID	ID	Question 4.20 - Do you have an alternative option you would like to propose that would also meet the housing and employment land requirements for Wirral over the Plan period?	Question 4.20a - Please give details of your alternative option. Please upload a sketch plan if appropriate.	Attachment 1	Attachment 2	Attachment 3	Attachment 4	Attachment 5	Attachment 6	Attachment 7
1246482	LPIO-7037	yes	I would like to see the development of Wirral Waters and the Wirral waterfront.							
1246456	LPIO-7076		As fewer houses than was first thought are now needed - maybe the can use brownfield sites instead. already there are new houses and flats being built all over the Wirral.							
1246486	LPIO-7107	yes	Why not complete the development of Wirral waters and also develop the Wirral Waterfront as previously mentioned.							
1246501	LPIO-7173	yes	I would like to see the further development of the Wirral Waters and Wirral Waterfront.							
1246488	LPIO-7197		As suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.							
1244604	LPIO-7229	no	I REITERATE...The whole purpose of land being designated GREEN BELT is to keep in check urban sprawl, safeguard the countryside from encroachment and direct councils towards urban regeneration by the use of urban land (Brownfield sites)							
1246515	LPIO-7254	no	Only option should be USE ONLY BROWNFIELD SITES.							
1246518	LPIO-7281	no	The Council should be making a stance of "We intend to use only brown field sites"							
1246524	LPIO-7340	yes	I assume your calculations of plot production are based upon single dwellings, well maybe the time has come to exploit site potential with more multi-storey dwellings. (2-8 storey) A site allocated for 6 dwellings could accommodate 24 without drastically impacting local area.							
1246545	LPIO-7411	yes	Use Wirral Waters to provide more homes on our beautiful River front, especially those for families.							
1237978	LPIO-7428	no								
1240653	LPIO-7560	no								
1241770	LPIO-7561	no								
1240932	LPIO-7616	yes	Yes, we support a hybrid-style option combining the Single Urban Extension identified by the Council with the release of other of Our Clients land. As outlined in our Vision Document, this approach can deliver significant benefits to Wirral as well as helping to meet the housing and employment land requirements over the Plan period. Our Client is in the unique position of being able to offer land to support Wirral's housing growth needs while still retaining the vast majority of its landholding. The remaining Green Belt will be enhanced through environmental and accessibility improvements as 'compensatory improvements' in line with Government policy allowing allocated development sites to be used in the most efficient manner. Our Client will remain primarily a rural and largely agricultural estate. The creation of Our Client's green infrastructure strategy is driven both by the wish to provide compensatory Green Belt enhancements, but also by the need to assist our farming tenants make our land more resilient and biodiverse. Our land management will seek to provide an exemplar for the 21st Century delivering a sustainable partnership between food production, nature and people. Our Vision Document also outlines the significant potential of Our Client's Green Belt land to bring about accessibility enhancements across a comprehensive network of routes as well as environmental enhancements to respond to climate change challenges and visual enhancements to protect and enhance Wirral's landscape. Our evolving concept shows how our land could be transformed and enhanced to be more accessible, more biodiverse and more beautiful. We look forward to working with the Council and local stakeholders to progress this long-term strategy which will be used to target and access funding from a range of potential sources, including compensatory enhancements arising from development within our ownership. Further detail can be found at paragraphs 5.53-5.58 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>				
1246592	LPIO-7748	yes	As suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.							
1243342	LPIO-780	no								
1246594	LPIO-7821	yes	As suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.							
1240903	LPIO-7924	yes	Wirral Waters and the Wirral waterfront.							
1246596	LPIO-8064	no								
1240925	LPIO-8079	yes	Develop and deliver an open, evidence-based, methodology, with independent oversight, for calculating the Wirral's housing requirements. Plan to meet that requirement using brownfield sites. You have a duty, as custodians of our environment, to exhaust every opportunity before green-belt development can be considered exceptional and to prove that the need is genuine.							
1246605	LPIO-8155	yes	As suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.							
1246612	LPIO-8346	yes	Reassess the housing need to allow you to be happy that you can meet this from Brownfield regeneration. You can then develop a vision to develop the waterfront and Birkenhead into a world class area to live, work and visit. Liverpool city and waterfront have shown how an area can be regenerated with a proper vision and there is no reason why the Wirral side of the Mersey shouldn't do the same. Then we would have a region to be proud of							
1237882	LPIO-8380	yes	As suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.							
1246550	LPIO-8405		I can only reiterate that the Council must make full use of the vast amount of lands near the Mersey therefore I support Wirral Waters and the Wirral Waterfront development proposals.							
1237748	LPIO-8512	no	No alternative option is required. Regeneration of the areas identified must be made to work.							

