

| Person ID | ID | Question 4.7 - Are there any other sites within the urban area that you think should be considered for future housing development? | Question 4.7a - Important: Please also submit these sites through the separate 'Call for Sites' consultation event and tell us how many homes these sites will deliver and when. | Attachment 1 | Attachment 2 | Attachment 3 | Attachment 4 | Attachment 5 | Attachment 6 |
|-----------|------------|--|--|--------------|--------------|--------------|--------------|--------------|--------------|
| 1242751 | LPIO-602 | no | This question is obviously, clearly not intended for Wirral residents. It is a developer's question which I believe should not be on this questionnaire. | | | | | | |
| 1243448 | LPIO-865 | no | | | | | | | |
| 1244412 | LPIO-1029 | no | Im a resident so I dont believe this question is aimed at me? | | | | | | |
| 1243890 | LPIO-1097 | no | | | | | | | |
| 1243700 | LPIO-1360 | no | This is a question for developers not residents and should not have been asked. | | | | | | |
| 1244826 | LPIO-2410 | no | | | | | | | |
| 1237944 | LPIO-2702 | no | The proposed sites should be developed before any consideration of Green Belt development can be considered, to ensure full redevelopment of existing urban brownfield sites | | | | | | |
| 1241315 | LPIO-3270 | no | This question is obviously, clearly no written for Wirral residents. It is a developer's question which I believe should not be asked. | | | | | | |
| 1245437 | LPIO-3513 | no | Clearly aimed at a developer, not a resident. | | | | | | |
| 1237827 | LPIO-3784 | no | | | | | | | |
| 1245501 | LPIO-4019 | no | Not all Wirral residents are land owners, therefore such a question as this feels like its been 'planted' by the creator of this survey to 'spontaneously' propose suggestions for areas to develop. This question should be deleted from the survey as it is not objective, fair or honest. | | | | | | |
| 1240939 | LPIO-4123 | no | | | | | | | |
| 1245638 | LPIO-4237 | no | This question is obviously, clearly not written for Wirral residents. It is a developer's question which I believe should not be asked. | | | | | | |
| 1244215 | LPIO-4530 | no | | | | | | | |
| 1245713 | LPIO-5052 | no | Unable as a resident to comment | | | | | | |
| 1240383 | LPIO-5428 | no | | | | | | | |
| 1238310 | LPIO-6146 | no | This question highlights one of the major flaws in WBC site selection process, WBC stated decision to prioritise sites with developer interest. I can understand why but the prioritisation should not mean the total disregard of practically all other considerations. This general invitation to the public to select sites for development without any credible checks on ownership, proposed design, and ability to deliver can put the nail in the coffin of a parcel of land. This could not be highlighted more clearly than in the selection process of greenbelt parcels. Appendix 4.7 clearly shows all site chosen have developers interest. All other reports and considerations (sustainability, habitat, traffic modelling impact), have taken second place to developer interest and listed as items to be addressed. In addition there is no evidence provided in the documentation that, the land is owned by the developer or the landowner has the capacity to develop the land, or what their proposed plans are for house numbers on the site. Developer's numbers may be very different to the council's plans to achieve viability. The call for land is necessary but it needs a thorough checking system for substance and legality before a site is included as an opportunity. | | | | | | |
| 1240653 | LPIO-7530 | no | | | | | | | |
| 1240903 | LPIO-7888 | no | Stop pointing the question to developers. The council should represent the residents and NOT developers as this question is aimed at. This question is obviously, clearly not written for Wirral residents. | | | | | | |
| 1241770 | LPIO-7531 | no | | | | | | | |
| 1245607 | LPIO-8197 | no | | | | | | | |
| 1246310 | LPIO-5930 | no | ???????????? | | | | | | |
| 1246348 | LPIO-6865 | no | Didn't think I was being employed as a town planner. 12,000 houses not required and no building on the green belt. Simple. | | | | | | |
| 1246402 | LPIO-6419 | no | Seems to be aimed at developers rather than residents | | | | | | |
| 1246482 | LPIO-7025 | no | Another very clever question. This question is obviously, clearly not written for Wirral residents. It is a developer's question which I believe should not be asked. | | | | | | |
| 1246592 | LPIO-7716 | no | This question is obviously, clearly no written for Wirral residents. It is a developer's question which I believe should not be asked. | | | | | | |
| 1246605 | LPIO-8139 | no | This question is obviously, clearly not written for Wirral residents. It is a developer's question which I believe should not be asked. | | | | | | |
| 1246612 | LPIO-8308 | no | | | | | | | |
| 1246624 | LPIO-9329 | no | | | | | | | |
| 1246778 | LPIO-10489 | no | | | | | | | |

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| 1246551 | LPIO-7484 | yes | In response to Q4.7 the particular site of Paulsfield Drive Woodland represents an achievable and deliverable opportunity for housing provision to meet the Borough's development needs and is in a highly accessible location to provision of amenities and transport that is located within an existing urban area and should therefore be considered for future housing development. Urban greenfield sites are included within the Council's existing identification of development land through the Strategic Housing Land Availability Assessment (SHLAA) for April 2019 and it is further considered that this site forms a suitable and achievable development site for housing that meets the definition of 'deliverable' as set out by NPPF. We are in agreement with the statement that an urban-only option will only be realistic if a significant acceleration and intensification of urban housing development can be achieved. The site forms a considerable contribution to achieving the urban-only option with any resulting absence of the site contributing to any shortfall within the Plan period that would require releasing Green Belt land for development. Bringing the site forward for affordable housing development would therefore go some way to mitigating the requirement to release Green Belt land. In meeting the advantages of urban intensification we agree the site would: Meet development needs within an urban area Retain the Green belt to protect valuable natural assets and agricultural land Result in an urban focus for new development supporting the delivery of land that has development history Provide social, economic, environmental gains and convenience by providing a living place of higher density to support high quality urban living Safeguard Green Belt land with benefits for agricultural production, climate change, biodiversity, landscape and amenity | https://wirral-consult.objective.co.uk/file/5679679 | | | | | |
| 1249203 | LPIO-26110 | yes | CHAMPIONS BUSINESS PARK, ARROWEBROOK ROAD The former Champions Sparkplugs Factory was set back from both Arrowebrook Road and Arrowe Park Road to provide a buffer strip of land. Originally this was intended to be planted with trees to provide a visual screen by continuing the existing woodlands. This was never carried out and instead a line of Leylandii trees was planted, which has subsequently been removed by the present owners. The result is one of the worst eyesores in Wirral! I believe that this problem could be overcome by the re-zoning of this buffer strip for residential development in the form of suitably designed apartments. I attach below a schematic drawing. This would not only greatly improve the environment visually but also add to the supply of brown field sites for residential development. I have shared this concept with potential developers who are extremely responsive. I have also consulted with the owner of the site who has indicated his willingness to sell the land for such a scheme. | https://wirral-consult.objective.co.uk/file/5677224 | | | | | |
| 1244896 | LPIO-4079 | yes | There are many sites that the Council has not considered. The ITPAS area is but a small part of the Wirral and has relatively few PDF opportunities. The Council have found NIL that are not already on site but ITPAS is proposing six sites with an overall capacity between 83 and 136 dwelling units, all of which could be delivered within the first 5-Year Period. See attached ITPAS DOR 2018 Submission and detailed sheet for Site S4. Documents combined into a single file as only single files can be uploaded. | https://wirral-consult.objective.co.uk/file/5677092 | | | | | |
| 1248612 | LPIO-24633 | yes | Option 1A OS2'16 - Octel Sports Club - A sustainable, self-contained, previously developed site on land surrounded by existing housing off Bridle Road in Bromborough, represents a suitable, available and deliverable opportunity for a high quality new residential development, well located in relation to public transport and a range of local amenities and facilities. The site was most recently in operation as a private sports and social club with various associated sports facilities. The business was failing for several years and has now ceased to operate. The site also contains a large car park (disused) and a detached residential property on the Bridle Road frontage. The site is approximately 3.83 hectares in size and roughly rectangular in shape, with a mostly level topography. It is bounded by existing housing to the north, east and south. Raeburn Primary School abuts the south western boundary. A site plan is enclosed with this letter. The land should be added to the list of proposed housing allocations for the Bebington, Bromborough and Eastham area. A planning application will be submitted by a nationwide housebuilder within the next few months. The site offers an excellent opportunity to accommodate a high quality residential scheme, comprising approximately 100 dwellings, made up of a mix of 1 – 4 bed house types; a policy compliant contribution towards affordable housing; on-site public open space; retention of the mature trees that line the boundary of the site; and pedestrian linkages through the site, connecting to existing footpaths. The site would make a positive and early contribution towards meeting Wirral's housing requirements by providing a mix of types and tenures of dwellings, including affordable housing. The applicant will discuss a contribution towards the provision of replacement sports pitches, or the improvement of existing pitches, to address the relevant national policy requirements. The site is in single ownership and there are no other technical, physical or environmental constraints preventing its development and new housing could be delivered early in the plan period, subject to planning permission being granted. | https://wirral-consult.objective.co.uk/file/5657730 | | | | | |
| 1238835 | LPIO-2213 | yes | I am pleased to see that Peel Holdings now have "spades in the ground" on the Wirral waters project. However, I am also confident that by the time phase 1 is complete in 2025, Council will have realised that 12000 units are not required, and the more likely figure will be less than 5000. Therefore, in essence this question is not relevant because you have already identified more than enough brownfield land, to meet your needs. | | | | | | |
| 1239029 | LPIO-2946 | yes | I am not in a position to be aware of other sites that is your job to locate them. | | | | | | |
| 1245498 | LPIO-3943 | yes | Pensby High School - one of the schools is currently closed including a large section of unused school playing fields. the current fabric of the school is old. A new school could be built on half of the existing site and support a larger number of pupils (if required) by building in a higher density/over a number of floors. The other unused site could be developed for new homes and must currently be classified as brownfield. There is low demand for all 4 of the boroughs golf courses. Golf courses offer little for wildlife in terms of supporting bio diversity. The council sell 2 of the sites to developers for new homes. The benefits are; minimal remediation work so attractive to developer, good locations, preferable to greenbelt use as golf courses are know to support only limited biodiversity, large capital receipt for council to invest in new infrastructure and other areas of their responsibilities | | | | | | |
| 1237696 | LPIO-4697 | yes | Generally, all derelict buildings. | | | | | | |
| 1237724 | LPIO-9677 | yes | I have identified significant omissions in my own small area of Heswall. It is likely that such omissions will be present throughout Wirral and amount to a very considerable potential supply of dwellings. The Heswall Society has notified you of these omissions. | | | | | | |

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| 1237882 | LPIO-8335 | yes | Not 'yes' but want to make clear that I think that this question is obviously, clearly no written for Wirral residents. It is a developer's question which I believe should not be asked. | | | | | | |
| 1238193 | LPIO-9961 | yes | Further to the responses above, our Client can confirm that they have made a separate 'Call for Sites' submission that identifies their landholdings to the north of Hind Street and west of Jackson Street for future housing development on the basis that their current premises and operation will be relocated to a site within the boundary of the Hind Street strategic mixed site that is considered to be appropriate for our Client's current operation and provide it an opportunity to flourish in the future. Based on one other Client's Hind Street Vision document, it is estimated that our Client's current landholding could deliver approximately 500 residential units. Further masterplanning and phasing work will be required as part of the BRF to be able to provide a more definitive idea of when these new homes would be delivered in the Plan period. | | | | | | |
| 1238193 | LPIO-9647 | yes | Further to the responses above, our Client can confirm that they have made a separate 'Call for Sites' submission that identifies that land in their ownership and control is available and achievable and should be included as part of a larger strategic mixed use site encompassing land north and south that is of a scale to make a significant contribution to meeting the Council's housing requirement and the positive regeneration of Birkenhead Town Centre. This will assist the Council in compiling the evidence required to demonstrate that their Local Plan is sound. Based on our Client's Hind Street Vision document, it is estimated that land to the north of Hind Street could deliver approximately 800 residential units and 100,000 sqm of commercial floorspace, including office, hotel, cultural, education, commercial, live/work uses. Further masterplanning and phasing work will be required as part of the BRF to be able to provide a more definitive idea of when these new homes would be delivered in the Plan period. | | | | | | |
| 1238193 | LPIO-10355 | yes | As previously identified, the area of land illustrated by Figure 1 is surplus to our Client's operational requirements. The site comprises a gross site area of 3.39ha. Unilever are promoting this site for alternative uses and request that the Council consider it for future housing development. Section 3 of this submission document, in conjunction with our response to questions 2.4, 2.7, and 2.8, as well as the separate Call for Sites submission provides the Council with evidence as to why our Client believes that this site is suitable for future housing development, which will assist the Council demonstrate that its new Local Plan is sound. In summary, the site will form a discrete and natural extension to the existing Port Sunlight/Bebington residential neighbourhood, reinforcing and enhancing the residential nature and character of the location, as well as providing the existing homes opposite and adjacent to the site on Quarry Road East and St Andrew's Road with a significant improvement in residential amenity by a removing large scale commercial building and boundary treatments from the site frontage and other commercial buildings from rear garden boundaries. The nature of the operations within the retained R&D facility to the rear of the site are considered to be compatible with residential uses, particularly if the scale and massing of the new residential properties along this boundary are designed to be similar to that of the existing R&D buildings. | | | | | | |
| 1241065 | LPIO-10379 | yes | Floating homes on Morpeth Dock | | | | | | |
| 1241337 | LPIO-10040 | yes | There are significant omissions in the existing list in Heswall. This would increase the potential supply of dwellings above that used in the current plan. The same analysis should be carried out across Wirral. | | | | | | |
| 1246286 | LPIO-8895 | yes | The site of West Kirby Concourse and West Kirby Fire Station should be allocated for mixed use redevelopment including housing and retention of the existing leisure centre/library/council one stop shop. | | | | | | |
| 1246331 | LPIO-10569 | yes | our Client is promoting that the land as candidate residential allocations (and potentially along with other uses in the case of these latter sites) for inclusion in the emerging WLP, which can contribute to WMBC's local housing needs. See Call for Sites' submissions and Section 2 of the attached report for full details. | | | | | | |
| 1246523 | LPIO-8634 | yes | Any available areas with the Birkenhead "downtown" area in order to avoid Gree Belt | | | | | | |
| 1246594 | LPIO-7791 | yes | This question is obviously, clearly not written for Wirral residents. It is a developer's question which I believe should not be asked. | | | | | | |
| 1246598 Hoylake Vision | LPIO-8220 | yes | Hoylake Town Square; Carr Lane reconfiguration | | | | | | |
| 1246678 | LPIO-9312 | yes | The Council need to take into account empty properties and use these in their figure to meet the target number of dwellings required. | | | | | | |
| 1246724 | LPIO-10396 | yes | This question is obviously, clearly no written for Wirral residents. It is a developer's question which I believe should not be asked. | | | | | | |
| 1248749 | LPIO-24866 | | There are no other sites within the urban area that we wish to be considered for future housing development. Any additional urban sites which may be identified during the call for sites process will likely be small sites and there will still be a need to identify additional sites. | https://wirral-consult.objective.co.uk/file/5684847 | https://wirral-consult.objective.co.uk/file/5684848 | https://wirral-consult.objective.co.uk/file/5684845 | | | |
| 1249219 | LPIO-26465 | | We are aware of significant omissions in the existing list in Appendix 4 in Heswall which will be detailed later. This will increase the potential supply of dwellings above that used un the current plan. The same analysis should be conducted across Wirral. | https://wirral-consult.objective.co.uk/file/5677529 | https://wirral-consult.objective.co.uk/file/5677528 | | | | |
| 1248823 | LPIO-25090 | | There are no other sites within the urban area that we wish to be considered for future housing development. Any additional urban sites which may be identified during the call for sites process will likely be small sites and there will still be a need to identify additional sites. | https://wirral-consult.objective.co.uk/file/5674317 | https://wirral-consult.objective.co.uk/file/5684865 | https://wirral-consult.objective.co.uk/file/5684849 | | | |

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| 1248986 | LPIO-25505 | | There are no other sites within the urban area that we wish to be considered for future housing development. Any additional urban sites which may be identified during the call for sites process will likely be small sites and there will still be a need to identify additional sites. | https://wirral-consult.objective.co.uk/file/5662722 | https://wirral-consult.objective.co.uk/file/5662725 | https://wirral-consult.objective.co.uk/file/5662770 | | | |
| 1248833 | LPIO-25305 | | There are no other sites within the urban area that we wish to be considered for future housing development. Any additional urban sites which may be identified during the call for sites process will likely be small sites and there will still be a need to identify additional sites. | https://wirral-consult.objective.co.uk/file/5661125 | https://wirral-consult.objective.co.uk/file/5661100 | https://wirral-consult.objective.co.uk/file/5661124 | https://wirral-consult.objective.co.uk/file/5661129 | | |
| 1248832 | LPIO-25187 | | There are no other sites within the urban area that we wish to be considered for future housing development. Any additional urban sites which may be identified during the call for sites process will likely be small sites and there will still be a need to identify additional sites. | https://wirral-consult.objective.co.uk/file/5684857 | https://wirral-consult.objective.co.uk/file/5659562 | | | | |
| 1248769 | LPIO-24987 | | There are no other sites within the urban area that we wish to be considered for future housing development. Any additional urban sites which may be identified during the call for sites process will likely be small sites and there will still be a need to identify additional sites. | https://wirral-consult.objective.co.uk/file/5659045 | https://wirral-consult.objective.co.uk/file/5684957 | https://wirral-consult.objective.co.uk/file/5659039 | https://wirral-consult.objective.co.uk/file/5659038 | https://wirral-consult.objective.co.uk/file/5684956 | |
| 1248487 | LPIO-24073 | | Noctorum Playing Fields is located within the urban area of Birkenhead, and currently comprises underused playing fields which are no longer in significant use for sporting activity. An outline planning application is currently being prepared for the erection of up to 33 dwellings at the Site. This has been subject to significant and extensive public consultation in February and March 2020. We are reviewing the responses to understand the principal issues raised by the community, and how these can be addressed whilst balancing a financial commitment to invest in existing community sports facilities, as well as in the school's sport facilities and education system. Should planning permission be granted, the Site has the potential to come forward in the first five years of the plan period, contributing up to 33 dwellings to the Council's housing land supply position, and assist in meeting the immediate need for four and five bedroom family housing. The delivery of this site for housing accords with the Council's strategy to identify sufficient supply of land within the urban area before considering the release of Green Belt land. The Site is surrounded by a mix of land uses, principally comprising low density residential development. The most appropriate use for the Site, given the context of the surrounding development, is therefore residential and there are no overriding technical or environmental constraints which would impact on the Site's ability to achieve residential development. We therefore request that the Council includes the Site as an allocation for residential development in the emerging Local Plan. Further information about the site is set out within our attachment. | https://wirral-consult.objective.co.uk/file/5656330 | https://wirral-consult.objective.co.uk/file/5656329 | | | | |
| 1248794 | LPIO-23841 | | We have made a separate 'Call for Sites' submission that identifies landholdings to the north of Hind Street and west of Jackson Street for future housing development on the basis that the current premises and operations will be relocated to a site within the boundary of the Hind Street strategic mixed site. Based on the Hind Street Vision document (attached), it is estimated that the additional landholding could deliver approximately 500 residential units. Further masterplanning and phasing work will be required as part of the BRF to be able to provide a more definitive idea of when these new homes would be delivered in the Plan period. | https://wirral-consult.objective.co.uk/file/5684986 | | | | | |
| 1248520 | LPIO-24317 | | We can have made a separate 'Call for Sites' submission that identifies that land is available and achievable which should be included as part of a larger strategic mixed use site that could make a significant contribution to meeting the Council's housing requirement and the positive regeneration of Birkenhead Town Centre. Based on the Hind Street Vision document (attached), it is estimated that land to the north of Hind Street could deliver approximately 800 residential units and 100,000 sqm of commercial floorspace, including office, hotel, cultural, education, commercial and live/work uses. Further masterplanning and phasing work will be required as part of the BRF to be able to provide a more definitive idea of when these new homes would be delivered in the Plan period. | https://wirral-consult.objective.co.uk/file/5684265 | | | | | |
| 1248553 | LPIO-24420 | | SHLAA 2061 Land to the south of Former Epichem (SHLAA 2061, ELPS 364) has been presented for potential release from employment (SHLAA 1715 and SHLAA 1719 refer). There is potential for development of all 3 sites under a general masterplan. Site 2061 is currently developed and retains offices which have been redundant for several years, despite marketing for employment use throughout this period. The demand for offices in this location is considered to be very low and alternative uses need to be considered. The indicative layout attached shows development is feasible for 100 homes. The sites connections to the Eastham Country Park and to recreation ideally lends itself to residential use along with connections to existing bus routes and local shops and amenities located to the west of the A41. The site is sustainable, available and developable within the next 5 years and will therefore assist with Wirral's 5-year housing supply. The site should therefore be released from its employment allocation in the new Local Development Plan and reallocated for housing. The applicant can look to submit a planning application to Wirral Borough Council by 2021 to ensure a scheme can be delivered within 5 years. We are awaiting a response on a formal request to remove the HSE Zone for the site. | https://wirral-consult.objective.co.uk/file/5656394 | | | | | |

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| 1248626 | LPIO-24630 | | The area of land at Quarry Road East, Port Sunlight (shown in Figure 1 in the attached document) is surplus to operational requirements as a result of planned investment into an enhanced R&D facility. Significant investment would be required in the structure and fabric of the existing buildings to bring them up to required standards and the layout does not lend itself to modern office or research functions. Its continued utilisation as part of the core R&D facility is therefore not cost effective. The site comprises a gross site area of 3.39ha. We request that the Council consider it for future housing development. It is currently allocated as a Primarily Industrial Area under the Wirral Unitary Development Plan (2000). The relatively recent construction and completion of the Advanced Manufacturing Centre (AMC) and the current planning application for further investment into the Manufacturing Technology Centre MTC (APP/20/00202) will ensure that the R&D facility meets the future operational demands of a leading global R&D facility. This investment linked to the optimum utilisation of buildings and premises across the whole R&D facility has led to a focus on the future of the Product Science Centre (PSC). Completing the AMC and investing in the MTC provides the capacity to accommodate all of our existing employees within these buildings. The PSC and associated buildings around it are therefore no longer required for operational purposes and are surplus to requirements. The nature of the operations within the retained R&D facility are considered to be compatible with residential uses, particularly if the scale and massing of the new residential properties along this boundary are designed to be similar to that of the existing R&D buildings. The site will form a discrete and natural extension to the existing Port Sunlight/ Bebington residential neighbourhood, reinforcing and enhancing the residential nature and character of the location, as well as providing the existing homes opposite and adjacent to the site on Quarry Road East and St Andrew's Road with a significant improvement in residential amenity by a removing large scale commercial building and boundary treatments from the site frontage and other commercial buildings from rear garden boundaries. Further evidence that the site is suitable for future residential development is provided in our separate Call for Sites submission (see attached document). | https://wirral-consult.objective.co.uk/file/5656289 | | | | | |
| 1245060 | LPIO-1833 | | This question is obviously, clearly not written for Wirral residents. It is a developer's question which I believe should not be asked. | | | | | | |
| 1238379 | LPIO-1969 | | This question is obviously directed towards developers and not residents and as such should not be asked. | | | | | | |
| 1245180 | LPIO-2679 | | This question is obviously, clearly not written for Wirral residents. It is a developer's question which I believe should not be asked. | | | | | | |
| 1244629 | LPIO-4553 | | I do not think this question is one for residents, surely the planners and their developers know where there are sites. | | | | | | |
| 1237873 | LPIO-4835 | | This question is obviously, clearly no written for Wirral residents. It is a developer's question which I believe should not be asked. | | | | | | |
| 1239377 | LPIO-8953 | | For the ordinary layperson, it is impossible to survey all of Wirral to identify additional sites. A question such as this is more suitable for a developer than the 'man in the street'. However, I would encourage more sites to be added to the Brownfield Register to indicate the actual state of former industrial areas. It is too attractive for developers to avoid what they deem as 'unsuitable', especially now Wirral Waters is underway. This should be seen as game-changer and a huge opportunity for Government and the Council to regenerate brownfield sites. | | | | | | |
| 1245984 | LPIO-5720 | | This is clearly a question targeted towards developers. Again we would emphasise that development should be on brownfield sites not green spaces within the urban areas. | | | | | | |
| 1246693 | LPIO-9687 | | This question is obviously not aimed at Wirral residents and it seems highly inappropriate that its included in this consultation. | | | | | | |
| 1237857 | LPIO-18198 | | This is a question for developers not the public | | | | | | |
| 1238192 | LPIO-13793 | | We are aware of significant omissions in the existing list in Appendix 4 in Heswall which will be detailed later. This will increase the potential supply of dwellings above that used on the current plan. The same analysis should be conducted across Wirral. | | | | | | |
| 1240843 | LPIO-12662 | | This question is obviously, clearly not written for Wirral residents. It is a developer's question which I believe should not be asked. | | | | | | |
| 1241726 | LPIO-17574 | | This question is obviously, clearly not written for Wirral residents. It is a developer's question which I believe should not be asked. | | | | | | |
| 1242183 | LPIO-13970 | | This question is obviously, clearly not written for Wirral residents. It is a developer's question which I believe should not be asked. | | | | | | |
| 1245502 | LPIO-17865 | | This question is obviously, clearly not written for Wirral residents. It is a developer's question which I believe should not be asked. | | | | | | |
| 1246335 | LPIO-13115 | | This question is obviously, clearly not written for Wirral residents. It is a developer's question which I believe should not be asked. | | | | | | |
| 1246488 | LPIO-7125 | | This question is obviously, clearly not written for Wirral residents. It is a developer's question which I believe should not be asked. | | | | | | |
| 1246827 | LPIO-14706 | | This question is obviously, clearly not written for Wirral residents. It is a developer's question which I believe should not be asked. | | | | | | |
| 1246852 | LPIO-13498 | | This question is obviously, clearly not written for Wirral residents. It is a developer's question which I believe should not be asked. | | | | | | |
| 1246853 | LPIO-13376 | | This question is obviously, clearly not written for Wirral residents. It is a developer's question which I believe should not be asked. | | | | | | |
| 1247012 | LPIO-13848 | | We are aware of significant omissions in the existing list in Appendix 4 in Heswall which will be detailed later. This will increase the potential supply of dwellings above that used on the current plan. The same analysis should be conducted across Wirral. | | | | | | |
| 1247014 | LPIO-13902 | | We are aware of significant omissions in the existing list in Appendix 4 in Heswall which will be detailed later. This will increase the potential supply of dwellings above that used on the current plan. The same analysis should be conducted across Wirral. | | | | | | |
| 1247015 | LPIO-11777 | | We are aware of significant omissions in the existing list in Appendix 4 in Heswall which will be detailed later. This will increase the potential supply of dwellings above that used on the current plan. The same analysis should be conducted across Wirral. | | | | | | |

| Person ID | ID | Question 4.7 - Are there any other sites within the urban area that you think should be considered for future housing development? | Question 4.7a - Important: Please also submit these sites through the separate 'Call for Sites' consultation event and tell us how many homes these sites will deliver and when. | Attachment 1 | Attachment 2 | Attachment 3 | Attachment 4 | Attachment 5 | Attachment 6 |
|-----------|------------|--|--|--------------|--------------|--------------|--------------|--------------|--------------|
| 1247016 | LPIO-14838 | | We are aware of significant omissions in the existing list in Appendix 4 in Heswall which will be detailed later. This will increase the potential supply of dwellings above that used on the current plan. The same analysis should be conducted across Wirral. | | | | | | |
| 1247018 | LPIO-14902 | | We are aware of significant omissions in the existing list in Appendix 4 in Heswall which will be detailed later. This will increase the potential supply of dwellings above that used on the current plan. The same analysis should be conducted across Wirral. | | | | | | |
| 1247126 | LPIO-11524 | | I have lived in Victoria Road since 1977 and many of my neighbours are elderly or in middle age. It is a well established neighbourhood and for most of the years since we came here the pub was the centre of the community, initially it had a lovely bowling green and darts club, always music of one kind or another, a handy place to bring visitors for a pint, very busy on match days, a thriving business, we always had nice landlords. About 8 or maybe even 9 years ago a different landlord took the pub over, we never went in because the clientele were noisy, especially in the garden at weekends. The pub was "run into the ground", one neighbour said he had witnessed drug meets in the loos so voted with his feet. Anyway it shut down and real troubles began. Over the years the pub and the then empty house next door have been set on fire several times, numerous incidents of fly tipping, and the pub has been vandalised probably beyond repair. It has sat derelict and empty, a real eyesore for all this time. Neighbours have witnessed prostitution, kids smoking wacky baccy and of course the almost daily drug meets where nervous characters walk up and down opposite and wait for their hit, often supplied by bike but most usually a car pulls up and the deal is done. We have witnessed addicts shooting up in the car park as kids pass coming home from school. We got fed up reporting to the police because it lulls down for a bit and then starts up again. We are also afraid of repercussions. One lady had her car set alight on the car park opposite. We have been on the case for years, our only success the boarding up and fencing (it is still an accident waiting to happen, I guess when some kid falls off the roof someone might get sued). The CEO of is elusive, Fire Brigade and Police and Council have had a couple of meetings with him when things got very bad, a spokesperson has described him as "The most intractable person he has ever met" The pub was put up for sale and one or two local people offered bids that were refused even though they were reasonable and would have revitalised the pub. This building is in a dangerous state, all the neighbours in the surrounding area are absolutely disgusted with the situation and lack of power to resolve it. It is morally wrong to impinge on our lives in this way, I have witnessed drug meets every day this week, swing by at 4pm and see for yourself! We are ashamed of our neighbourhood, our homes are devalued and we feel Victoria Road is a no man's land between revitalised Church Road, the Woodlands, and Victoria Fields. There are a couple of nice businesses at the top on Derby Road, there is so much potential to make this area nice again. I know you didn't want a rant, so apologies. At least you are au fait with the story, I don't know if you have the power to do anything, this has gone on for too long. | | | | | | |
| 1247196 | LPIO-11572 | | This question is obviously, clearly not written for Wirral residents. It is a developer's question which I believe should not be asked. | | | | | | |
| 1247214 | LPIO-12399 | | This question is obviously, clearly not written for Wirral residents. It is a developer's question which I believe should not be asked. | | | | | | |
| 1247218 | LPIO-14065 | | This question is obviously, clearly not written for Wirral residents. It is a developer's question which I believe should not be asked. | | | | | | |
| 1247219 | LPIO-14170 | | This question is obviously, clearly not written for Wirral residents. It is a developer's question which I believe should not be asked. | | | | | | |
| 1247220 | LPIO-14270 | | This question is obviously, clearly not written for Wirral residents. It is a developer's question which I believe should not be asked. | | | | | | |
| 1247222 | LPIO-14400 | | This question is obviously, clearly not written for Wirral residents. It is a developer's question which I believe should not be asked. | | | | | | |
| 1247226 | LPIO-14487 | | This question is obviously, clearly not written for Wirral residents. It is a developer's question which I believe should not be asked. | | | | | | |
| 1247245 | LPIO-14578 | | This question is obviously, clearly not written for Wirral residents. It is a developer's question which I believe should not be asked. | | | | | | |
| 1247246 | LPIO-15326 | | This question is obviously, clearly not written for Wirral residents. It is a developer's question which I believe should not be asked. | | | | | | |
| 1247248 | LPIO-15436 | | This question is obviously, clearly not written for Wirral residents. It is a developer's question which I believe should not be asked. | | | | | | |
| 1247251 | LPIO-15543 | | This question is obviously, clearly not written for Wirral residents. It is a developer's question which I believe should not be asked. | | | | | | |
| 1247252 | LPIO-15635 | | This question is obviously, clearly not written for Wirral residents. It is a developer's question which I believe should not be asked. | | | | | | |
| 1247274 | LPIO-15731 | | This question is obviously, clearly not written for Wirral residents. It is a developer's question which I believe should not be asked. | | | | | | |
| 1247275 | LPIO-15844 | | This question is obviously, clearly not written for Wirral residents. It is a developer's question which I believe should not be asked. | | | | | | |
| 1247287 | LPIO-16201 | | This question is obviously, clearly not written for Wirral residents. It is a developer's question which I believe should not be asked. | | | | | | |
| 1247344 | LPIO-16288 | | This question is obviously, clearly not written for Wirral residents. It is a developer's question which I believe should not be asked. | | | | | | |
| 1247349 | LPIO-16376 | | This question is obviously, clearly not written for Wirral residents. It is a developer's question which I believe should not be asked. | | | | | | |
| 1247353 | LPIO-16464 | | This question is obviously, clearly not written for Wirral residents. It is a developer's question which I believe should not be asked. | | | | | | |
| 1247354 | LPIO-16552 | | This question is obviously, clearly not written for Wirral residents. It is a developer's question which I believe should not be asked. | | | | | | |
| 1247434 | LPIO-16655 | | This question is obviously, clearly not written for Wirral residents. It is a developer's question which I believe should not be asked. | | | | | | |
| 1247436 | LPIO-16766 | | This question is obviously, clearly not written for Wirral residents. It is a developer's question which I believe should not be asked. | | | | | | |
| 1247437 | LPIO-16894 | | This question is obviously, clearly not written for Wirral residents. It is a developer's question which I believe should not be asked. | | | | | | |
| 1247439 | LPIO-16895 | | This question is obviously, clearly not written for Wirral residents. It is a developer's question which I believe should not be asked. | | | | | | |

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| 1247441 | LPIO-17063 | | This question is obviously, clearly not written for Wirral residents. It is a developer's question which I believe should not be asked. | | | | | | |
| 1247492 | LPIO-12498 | | This question is obviously, clearly not written for Wirral residents. It is a developer's question which I believe should not be asked. | | | | | | |
| 1247510 | LPIO-12984 | | This question is obviously, clearly not written for Wirral residents. It is a developer's question which I believe should not be asked. | | | | | | |
| 1247539 | LPIO-18074 | | This question is obviously, clearly not written for Wirral residents. It is a developer's question which I believe should not be asked. | | | | | | |
| 1247541 | LPIO-17965 | | This question is obviously, clearly not written for Wirral residents. It is a developer's question which I believe should not be asked. | | | | | | |
| 1247578 | LPIO-12860 | | This question is obviously, clearly not written for Wirral residents. It is a developer's question which I believe should not be asked. | | | | | | |
| 1247746 | LPIO-13653 | | This question is obviously, clearly not written for Wirral residents. It is a developer's question which I believe should not be asked. | | | | | | |
| 1247935 | LPIO-16650 | | this a developer's question which I believe should not be asked. | | | | | | |
| 1247936 | LPIO-15986 | | This question is obviously, clearly not written for Wirral residents. It is a developer's question which I believe should not be asked. | | | | | | |
| 1247960 | LPIO-17184 | | This question is obviously, clearly not written for Wirral residents. It is a developer's question which I believe should not be asked. | | | | | | |
| 1247962 | LPIO-17271 | | This question is obviously, clearly not written for Wirral residents. It is a developer's question which I believe should not be asked. | | | | | | |
| 1247966 | LPIO-17376 | | This question is obviously, clearly not written for Wirral residents. It is a developer's question which I believe should not be asked. | | | | | | |
| 1247971 | LPIO-17478 | | This question is obviously, clearly not written for Wirral residents. It is a developer's question which I believe should not be asked. | | | | | | |
| 1247979 | LPIO-17690 | | This question is obviously, clearly not written for Wirral residents. It is a developer's question which I believe should not be asked. | | | | | | |
| 1247980 | LPIO-17691 | | This question is obviously, clearly not written for Wirral residents. It is a developer's question which I believe should not be asked. | | | | | | |
| 1247996 | LPIO-18224 | | This question is obviously, clearly not written for Wirral residents. It is a developer's question which I believe should not be asked. | | | | | | |
| 1242185 | LPIO-23902 | | We will respond to the call for sites consultation, however the capacity of the group to survey all of Wirral for additional sites is limited. We do want more sites to be added to the Brownfield Register to reflect the real situation of former industrial and port economic activity. Previously, we identified a further 59.16 hectares of brownfield land on 6 sites that had not been included as 'suitable' sites on the Council's Brownfield Register. We must not allow sites to be unjustly referred to as 'unsuitable', in light of the deal being achieved between Government and the Council to regenerate brownfield sites at Wirral Waters. | https://wirral-consult.objective.co.uk/file/5659121 | https://wirral-consult.objective.co.uk/file/5684263 | https://wirral-consult.objective.co.uk/file/5657006 | | | |
| 1244329 | LPIO-22005 | | We are aware of significant omissions in the existing list in Appendix 4 in Heswall which will be detailed later. This will increase the potential supply of dwellings above that used on the current plan. The same analysis should be conducted across Wirral. | | | | | | |
| 1246678 | LPIO-22073 | | We are aware of significant omissions in the existing list in Appendix 4 in Heswall which will be detailed later. This will increase the potential supply of dwellings above that used on the current plan. The same analysis should be conducted across Wirral. | | | | | | |
| 1246851 | LPIO-21158 | | This question is obviously, clearly not written for Wirral residents. It is a developer's question which I believe should not be asked. | | | | | | |
| 1246918 | LPIO-21288 | | This question is obviously, clearly not written for Wirral residents. It is a developer's question which I believe should not be asked. | | | | | | |
| 1246920 | LPIO-21529 | | This question is obviously, clearly not written for Wirral residents. It is a developer's question which I believe should not be asked. | | | | | | |
| 1246924 | LPIO-21289 | | This question is obviously, clearly not written for Wirral residents. It is a developer's question which I believe should not be asked. | | | | | | |
| 1246926 | LPIO-21530 | | This question is obviously, clearly not written for Wirral residents. It is a developer's question which I believe should not be asked. | | | | | | |
| 1246928 | LPIO-21290 | | This question is obviously, clearly not written for Wirral residents. It is a developer's question which I believe should not be asked. | | | | | | |
| 1247022 | LPIO-18443 | | We are aware of significant omissions in the existing list in Appendix 4 in Heswall which will be detailed later. This will increase the potential supply of dwellings above that used on the current plan. The same analysis should be conducted across Wirral. | | | | | | |
| 1247023 | LPIO-18498 | | We are aware of significant omissions in the existing list in Appendix 4 in Heswall which will be detailed later. This will increase the potential supply of dwellings above that used on the current plan. The same analysis should be conducted across Wirral. | | | | | | |
| 1247024 | LPIO-18553 | | We are aware of significant omissions in the existing list in Appendix 4 in Heswall which will be detailed later. This will increase the potential supply of dwellings above that used on the current plan. The same analysis should be conducted across Wirral. | | | | | | |
| 1247025 | LPIO-18620 | | We are aware of significant omissions in the existing list in Appendix 4 in Heswall which will be detailed later. This will increase the potential supply of dwellings above that used on the current plan. The same analysis should be conducted across Wirral. | | | | | | |
| 1247038 | LPIO-18621 | | We are aware of significant omissions in the existing list in Appendix 4 in Heswall which will be detailed later. This will increase the potential supply of dwellings above that used on the current plan. The same analysis should be conducted across Wirral. | | | | | | |
| 1247039 | LPIO-18743 | | We are aware of significant omissions in the existing list in Appendix 4 in Heswall which will be detailed later. This will increase the potential supply of dwellings above that used on the current plan. The same analysis should be conducted across Wirral. | | | | | | |

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| 1247152 | LPIO-22181 | | We are aware of significant omissions in the existing list in Appendix 4 in Heswall which will be detailed later. This will increase the potential supply of dwellings above that used on the current plan. The same analysis should be conducted across Wirral. | | | | | | |
| 1247153 | LPIO-22294 | | We are aware of significant omissions in the existing list in Appendix 4 in Heswall which will be detailed later. This will increase the potential supply of dwellings above that used on the current plan. The same analysis should be conducted across Wirral. | | | | | | |
| 1247155 | LPIO-22295 | | We are aware of significant omissions in the existing list in Appendix 4 in Heswall which will be detailed later. This will increase the potential supply of dwellings above that used on the current plan. The same analysis should be conducted across Wirral. | | | | | | |
| 1247156 | LPIO-22402 | | We are aware of significant omissions in the existing list in Appendix 4 in Heswall which will be detailed later. This will increase the potential supply of dwellings above that used on the current plan. The same analysis should be conducted across Wirral. | | | | | | |
| 1247158 | LPIO-22403 | | We are aware of significant omissions in the existing list in Appendix 4 in Heswall which will be detailed later. This will increase the potential supply of dwellings above that used on the current plan. The same analysis should be conducted across Wirral. | | | | | | |
| 1247159 | LPIO-22595 | | We are aware of significant omissions in the existing list in Appendix 4 in Heswall which will be detailed later. This will increase the potential supply of dwellings above that used on the current plan. The same analysis should be conducted across Wirral. | | | | | | |
| 1247160 | LPIO-22596 | | We are aware of significant omissions in the existing list in Appendix 4 in Heswall which will be detailed later. This will increase the potential supply of dwellings above that used on the current plan. The same analysis should be conducted across Wirral. | | | | | | |
| 1247161 | LPIO-22637 | | We are aware of significant omissions in the existing list in Appendix 4 in Heswall which will be detailed later. This will increase the potential supply of dwellings above that used on the current plan. The same analysis should be conducted across Wirral. | | | | | | |
| 1247164 | LPIO-22638 | | We are aware of significant omissions in the existing list in Appendix 4 in Heswall which will be detailed later. This will increase the potential supply of dwellings above that used on the current plan. The same analysis should be conducted across Wirral. | | | | | | |
| 1247167 | LPIO-22770 | | We are aware of significant omissions in the existing list in Appendix 4 in Heswall which will be detailed later. This will increase the potential supply of dwellings above that used on the current plan. The same analysis should be conducted across Wirral. | | | | | | |
| 1247168 | LPIO-22771 | | We are aware of significant omissions in the existing list in Appendix 4 in Heswall which will be detailed later. This will increase the potential supply of dwellings above that used on the current plan. The same analysis should be conducted across Wirral. | | | | | | |
| 1247169 | LPIO-22965 | | We are aware of significant omissions in the existing list in Appendix 4 in Heswall which will be detailed later. This will increase the potential supply of dwellings above that used on the current plan. The same analysis should be conducted across Wirral. | | | | | | |
| 1247170 | LPIO-22966 | | We are aware of significant omissions in the existing list in Appendix 4 in Heswall which will be detailed later. This will increase the potential supply of dwellings above that used on the current plan. The same analysis should be conducted across Wirral. | | | | | | |
| 1247173 | LPIO-23047 | | We are aware of significant omissions in the existing list in Appendix 4 in Heswall which will be detailed later. This will increase the potential supply of dwellings above that used on the current plan. The same analysis should be conducted across Wirral. | | | | | | |
| 1247174 | LPIO-23048 | | We are aware of significant omissions in the existing list in Appendix 4 in Heswall which will be detailed later. This will increase the potential supply of dwellings above that used on the current plan. The same analysis should be conducted across Wirral. | | | | | | |
| 1247175 | LPIO-23155 | | We are aware of significant omissions in the existing list in Appendix 4 in Heswall which will be detailed later. This will increase the potential supply of dwellings above that used on the current plan. The same analysis should be conducted across Wirral. | | | | | | |
| 1247176 | LPIO-23156 | | We are aware of significant omissions in the existing list in Appendix 4 in Heswall which will be detailed later. This will increase the potential supply of dwellings above that used on the current plan. The same analysis should be conducted across Wirral. | | | | | | |
| 1247177 | LPIO-23289 | | We are aware of significant omissions in the existing list in Appendix 4 in Heswall which will be detailed later. This will increase the potential supply of dwellings above that used on the current plan. The same analysis should be conducted across Wirral. | | | | | | |
| 1247178 | LPIO-23290 | | We are aware of significant omissions in the existing list in Appendix 4 in Heswall which will be detailed later. This will increase the potential supply of dwellings above that used on the current plan. The same analysis should be conducted across Wirral. | | | | | | |
| 1247179 | LPIO-23291 | | We are aware of significant omissions in the existing list in Appendix 4 in Heswall which will be detailed later. This will increase the potential supply of dwellings above that used on the current plan. The same analysis should be conducted across Wirral. | | | | | | |
| 1248525 | LPIO-24325 | | ELPS 5001 Bankfields Drive, Eastham [New Site] Land East of Ferry Road, Eastham (north of Bankfields Drive) is a candidate residential allocation (potentially along with other uses) for inclusion in the emerging WLP, which can contribute to WMBC's local housing needs, including affordable or specialist housing. Our separate 'Call for Sites' submission provides details of the site. The site is a deliverable and developable opportunity in accordance with PPG. The site is not in the Green Belt and its redevelopment is therefore sequentially preferable and could be considered for development without the need for Green Belt release. | | | | | | |
| 1246458 | LPIO-25719 | | This question is obviously, clearly not written for Wirral residents. It is a developer's question which I believe should not be asked. | | | | | | |
| 1246459 | LPIO-25720 | | This question is obviously, clearly not written for Wirral residents. It is a developer's question which I believe should not be asked. | | | | | | |

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| 1246763 | LPIO-25397 1 of 2 | | These representations relate specifically to the XX and XX landholdings at Bromborough Wharf ('the Site'), as shown edged red on the accompanying Site Location Plan at Appendix A. This representation is accompanied by an Illustrative Masterplan (Appendix B). The Site is owned by X. The landowners are working together to develop an integrated set of development proposals for the site at Bromborough Wharf. Bromborough Wharf Site & Surroundings The Bromborough Wharf site measures 23.6 hectares and is located within the Wirral Peninsula, to the south of Bebington and to the north of Eastham. It is comprised of 2 parcels under the ownership of X. The site borders the River Mersey shoreline and has open views to the north and east. The current land use is a mix of derelict industrial buildings, brownfield and self-seeded vegetation on open space. To the North of the site there is existing residential development whereas the area to the West and South are predominately light industrial. The local road network provides significant opportunity for access into the site and creating a through route from North to South on the X parcel of land. The site is located in a sustainable location within close proximity of local shops and services to include Woodslee Primary School located approximately 1.5km south west of the site and South Wirral High School located 4km south of the site. Access can be achieved through either from Riverbank Road or Dock Road South, both of which link to Thermal Road. The site is well located for a range of employment opportunities with Wirral International Business Park, several large industrial units and the M53 all located within close proximity to the site. There are existing bus routes within the existing residential areas to the North and West of the site. The site is located approximately 1.58km from Port Sunlight train station and 1.6km from Sptal train station. The site, edged red on the accompanying Site Location Plan and Figure 1 below, is irregular in shape and extends to approximately 23.6 hectares in area. The site was previously submitted as a residential opportunity to the Call for Sites consultation in June 2019. This site represents an opportunity to create a high-quality sustainable development which provides a variety of new homes and tenures together with associated green infrastructure, which embeds the three dimensions of sustainable development and integrates into the existing urban fabric. The illustrative Masterplan shown at Appendix B has evolved following an initial assessment of constraints and opportunities at the site and consideration of key design principles. It provides a framework for the delivery up to 1,300 new homes at the site and associated open space, ecological habitat and transport infrastructure. | | | | | | |
| 1246763 | LPIO-25397 2 of 2 | | The site will deliver a range of high-quality housing which reflects the character of the surrounding area. The residential layout will promote good design principles. Existing landscape buffers will be retained and enhanced with additional native tree and hedgerow planting to strengthen the sites defensible boundaries and ensure no net loss of biodiversity on the site. Improved vehicular and pedestrian access links to the site will also be provided as part of the scheme. Deliverability X are committed to the early delivery of the scheme to help meet the need and demand for new homes within the Wirral. To expedite the accelerated delivery of the development both landowners propose to assume a 'Master Developer' role working alongside our housebuilder and specialist developer partners to deliver the site infrastructure and services to support the accelerated delivery of the site. The role as Master Developers will ensure that the original Masterplan is delivered, that there is continuity between developers, and that essential infrastructure is in place at the right stages. The proposed circa 1,300 homes and associated infrastructure and open space will be delivered via an accelerated delivery programme over a 10-year period. Phase 1 will deliver the key site infrastructure including the sites access and spine roads to allow for the creation of a series of serviced land parcels. This would mean an average delivery of c. 120 new homes each year, which would be achieved by ensuring multi housebuilders and specialist PRS and extra care developer are on site delivering new homes at any one time, with a mix of types and tenure including build to rent and affordable tenures. To demonstrate our commitment to delivery our planning strategy is based on the submission and negotiation of two outline planning applications for each respective landowner followed by the immediate submission of reserved matters planning applications for the first phase of the scheme and specialist housing. In accordance with the NPPF Glossary there are no barriers to the delivery of the scheme proposals at the site. The proposed allocation should be seen as deliverable in that it is available now, offers a suitable location for development now, and is achievable with a realistic prospect that housing will be delivered on site within 5 years. The allocation of the site will assist the Wirral in meeting its challenging delivery trajectory across in the Plan period. Impact of new development on Infrastructure A full Transport Assessment and Framework Travel Plan has been prepared for the site to ascertain the impact of the proposals on the local highway network and to demonstrate the approach to reducing the need to travel by private car whilst encouraging walking, cycling and travel by public transport. It is proposed that the site would be accessed via Dock Road South (two priority junctions and a compact roundabout) and via Riverbank Road (priority junction). | | | | | | |
| 1246763 | LPIO-25398 | | Personal Injury Accident data has been analysed for the most recent five-year period available. The accident data does not indicate any inherent road safety issues with the existing roads and junctions. It has been demonstrated that the site is in a sustainable location and is accessible on foot, cycle, by bus and is also accessible by rail. Walking, cycling and use of public transport can therefore be a realistic alternative to car trips. Ongoing discussions currently take place with Merseytravel to consider the opportunities for new or diverted bus routes to improve the site's access to the high frequency bus services already in operation along the A41 New Chester Road. A robust trip generation exercise has been undertaken based on the TRICS trip rates selected in line with the methodology suggested by the Wirral Council. This concluded that whilst the development would have an impact on the local highway network it would be at a level that is considered acceptable in highway, traffic and transportation terms. In addition, discussion have been held with Mersey Travel re the potential of providing a direct bus route through the site alongside improving walking and cycling provision as part of the existing network. Discussions are ongoing and will be progressed in line with the evolution of the scheme for the site. The site is sustainably located within the urban area of Bromborough Eastham, and could deliver significant economic, social and environmental benefits. The site is deliverable, and its allocation will assist the Wirral in meeting its housing land supply needs alongside its challenging housing delivery trajectory throughout in the Plan period 2020-2035. | | | | | | |
| 1248525 | LPIO-26328 | | Land to the east of Riverbank Road (SHLAA2063/ELP5415) is a candidate residential allocation for inclusion in the emerging WLP, which can contribute to WMBC's local housing needs, including affordable or specialist housing. Our separate 'Call for Sites' submission provides details of the site. The site is a deliverable and developable opportunity in accordance with PPG, suitable for up to 150 new homes. The site is not in the Green Belt and its redevelopment is therefore sequentially preferable and could be considered for development without the need for Green Belt release. | | | | | | |

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