

Person ID	ID	Question 5.1 - Do you agree with our preferred approach to seeking to ensure an appropriate mix of dwelling type and size, which could also include the need for a higher density of development on appropriate sites?	Question 5.1a - If you answered No, what alternative approach would you suggest and why? If you answered Yes, you can comment here.	Attachment 1	Attachment 2	Attachment 3	Attachment 4	Attachment 5	Attachment 6
1246760	LPIO-10153	yes	I have no objection to the housing mix, just the total number of houses required. The independent experts agree that Wirral does not need 12,000 houses.						
1245044	LPIO-10166	yes	There should be more smaller size properties which are affordable. Executive homes are not required						
1241337	LPIO-10172	yes							
1246747	LPIO-10194	yes							
1246497	LPIO-10264	no	See uploaded comments.	<a href="https://wirral-consult.objective.co.uk/file/5679186">https://wirral-consult.objective.co.uk/file/5679186</a>					
1245936	LPIO-10266	yes	Our Client are supportive of the Council's approach in relation to this. It should be noted that the larger urban and brownfield allocations are likely to yield more one and two bed properties whereas smaller development proposals, such as Land to the north of Fern Close in Heswall, are more likely to accommodate the appropriate housing mix required by the local community. The needs of the borough should be met throughout the district, and should not just be focused in one unsustainable general location.						
1246763	LPIO-10331	no	Our Client do not support a policy on a prescribed housing mix or unit sizes for market housing as this does not allow the market to respond to changing needs and demands and will ultimately impact on delivery rates. Furthermore, every site is different and requires a bespoke approach to housing mix and unit sizes to respond to the specific market conditions on the locality and therefore a Borough wide prescriptive mix would not allow the flexibility to respond to specific market conditions.						
1246717	LPIO-10403	yes	Densities should be increased where this would be appropriate, especially where this would accord with the character of the surrounding area and/or in circumstances where the Site benefits from good existing transport infrastructure in accordance with Paragraph 102 of the Framework. These representations are submitted in support of our Client's land interest at Land to the South of Clatterbridge Hospital ('The Site'). The Site constitutes previously developed land which would be suitable for medium-high density residential development. Existing buildings associated with the adjacent hospital surround the site to the north, north-east and west, and range from 2-4 storeys high. Furthermore the Site benefits from good public transport links along Clatterbridge Road (regular bus services include 16, 17, 410, 487 and 662) providing connections to Birkenhead, New Brighton and Liverpool. The proposed Masterplan for the site primarily allows for medium density development with areas of higher density development at corners, to assist in wayfinding and support place making principles. These higher density areas may be suitable for townhouses or 2-3 storey apartment buildings. We would advise that any policy for dwelling type and mix will need to be flexible to allow proposals to be assessed and agreed on a case by case basis. Any such future policy should include reference to viability assessments, to allow development on constrained sites with viability issues to come forward having regard to an appropriate / alternative dwelling mix to ensure the Site can be delivered.						
1241629	LPIO-10416	no	very much more affordable housing is needed.						
1244412	LPIO-1045	no	the borough of Wirral does not need 12000 new homes - the methodology to support this figure is weak and needs to be revisited						
1246724	LPIO-10477	no	Our borough does not need the number of houses (12,000) suggested. There is no evidence for this.						
1246778	LPIO-10543	no	Build what suits a site rather than having overall aims of distribution						
1248825	LPIO-10691	no	Wirral Waters has, and will continue to, cater for a range of living types, including family housing and provision for older persons. It is a 'place for all', as the first new neighbourhood area at Northbank gives testament. Given the scale of the development, there will continue to be opportunities to include a diverse housing mix by way of the typology and tenure. Any site-specific policies for Wirral Waters must recognise, however, that it has always been a predominantly apartment-led development, as articulated through the East Float Outline Permission and supporting information.	<a href="https://wirral-consult.objective.co.uk/file/2684264">https://wirral-consult.objective.co.uk/file/2684264</a>					
1246242	LPIO-10965		Another spurious and superfluous question. By observing the Councils own Compendium of Statistics figures and those of eminent University Professors, there is NO NEED for the 12,000 + houses. There no evidence to validate this figure.						
1243890	LPIO-1111	yes							
1247196	LPIO-11587		Our borough does not need the number of houses (12,000) suggested. There is no evidence for this.						
1247214	LPIO-12414		Our borough does not need the number of houses (12,000) suggested. There is no evidence for this.						
1247492	LPIO-12514		Our borough does not need the number of houses (12,000) suggested. There is no evidence for this.						
1244681	LPIO-1264	no	The council's proposed proportion of houses, flats and bungalows should be shifted in favour of more flats and fewer bungalows, particularly with regard to building flats next to areas which already have them. Ground-floor flats would provide the same sort of space as bungalows, and with care a good mixed community could enhance the quality of life of all residents.						
1240843	LPIO-12677		Our borough does not need the number of houses (12,000) suggested. There is no evidence for this.						
1247578	LPIO-12875		Our borough does not need the number of houses (12,000) suggested. There is no evidence for this.						
1247510	LPIO-12999		Our borough does not need the number of houses (12,000) suggested. There is no evidence for this.						
1246335	LPIO-13134		Our borough does not need the number of houses (12,000) suggested. There is no evidence for this.						

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1246578	LPIO-13339		I continue to challenge the need for the number of housing suggested. The housing that is required is social housing in existing urban areas.						
1246853	LPIO-13390		Our borough does not need the number of houses (12,000) suggested. There is no evidence for this.						
1246852	LPIO-13513		Our borough does not need the number of houses (12,000) suggested. There is no evidence for this.						
1247746	LPIO-13669		Our borough does not need the number of houses (12,000) suggested. There is no evidence for this.						
1241412	LPIO-137	yes	Too many blocks of flats have been built in recent years. Affordable housing 1/2/3 bed houses are what is required and some new bungalows for those residents who need single level property but do not want a flat. With building any of the housing serious consideration needs to be taken about parking/public transport.						
1242183	LPIO-13987		Our borough does not need the number of houses (12,000) suggested. There is no evidence for this.						
1247218	LPIO-14081		Our borough does not need the number of houses (12,000) suggested. There is no evidence for this.						
1244900	LPIO-1416	yes							
1247219	LPIO-14185		Our borough does not need the number of houses (12,000) suggested. There is no evidence for this.						
1243700	LPIO-1425	no	Review your assessment target looking at locally produced information provided by the Wirral Intelligence Unit.						
1247220	LPIO-14286		Our borough does not need the number of houses (12,000) suggested. There is no evidence for this.						
1247222	LPIO-14415		Our borough does not need the number of houses (12,000) suggested. There is no evidence for this.						
1247226	LPIO-14504		Our borough does not need the number of houses (12,000) suggested. There is no evidence for this.						
1247245	LPIO-14593		Our borough does not need the number of houses (12,000) suggested. There is no evidence for this.						
1246827	LPIO-14721		Our borough does not need the number of houses (12,000) suggested. There is no evidence for this.						
1247246	LPIO-15340		Our borough does not need the number of houses (12,000) suggested. There is no evidence for this.						
1244901	LPIO-1544	yes							
1247248	LPIO-15455		Our borough does not need the number of houses (12,000) suggested. There is no evidence for this.						
1247251	LPIO-15559		Our borough does not need the number of houses (12,000) suggested. There is no evidence for this.						
1247252	LPIO-15650		Our borough does not need the number of houses (12,000) suggested. There is no evidence for this.						
1247274	LPIO-15750		Our borough does not need the number of houses (12,000) suggested. There is no evidence for this.						
1247275	LPIO-15876		Our borough does not need the number of houses (12,000) suggested. There is no evidence for this.						
1247936	LPIO-16009		Our borough does not need the number of houses (12,000) suggested. There is no evidence for this.						
1247287	LPIO-16216		Our borough does not need the number of houses (12,000) suggested. There is no evidence for this.						
1247344	LPIO-16304		Our borough does not need the number of houses (12,000) suggested. There is no evidence for this.						
1247349	LPIO-16391		Our borough does not need the number of houses (12,000) suggested. There is no evidence for this.						
1244969	LPIO-1643	yes	However, 12,000 is not the figure required, no evidence exists to support this						
1247353	LPIO-16479		Our borough does not need the number of houses (12,000) suggested. There is no evidence for this.						
1247354	LPIO-16567		Our borough does not need the number of houses (12,000) suggested. There is no evidence for this.						
1247434	LPIO-16671		Our borough does not need the number of houses (12,000) suggested. There is no evidence for this.						
1247935	LPIO-16726		Our borough does not need the number of houses (12,000) suggested. There is no evidence for this.						
1247436	LPIO-16780		Our borough does not need the number of houses (12,000) suggested. There is no evidence for this.						
1244782	LPIO-1684	yes							
1247437	LPIO-16924		Our borough does not need the number of houses (12,000) suggested. There is no evidence for this.						
1247439	LPIO-16925		Our borough does not need the number of houses (12,000) suggested. There is no evidence for this.						
1247441	LPIO-17078		Our borough does not need the number of houses (12,000) suggested. There is no evidence for this.						
1247960	LPIO-17199		Our borough does not need the number of houses (12,000) suggested. There is no evidence for this.						
1247962	LPIO-17286		Our borough does not need the number of houses (12,000) suggested. There is no evidence for this.						
1247966	LPIO-17392		Our borough does not need the number of houses (12,000) suggested. There is no evidence for this.						
1247971	LPIO-17496		Our borough does not need the number of houses (12,000) suggested. There is no evidence for this.						
1241726	LPIO-17595		Our borough does not need the number of houses (12,000) suggested. There is no evidence for this.						
1247979	LPIO-17720		Our borough does not need the number of houses (12,000) suggested. There is no evidence for this.						

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1247980	LPIO-17721		Our borough does not need the number of houses (12,000) suggested. There is no evidence for this.						
1245502	LPIO-17883		Our borough does not need the number of houses (12,000) suggested. There is no evidence for this.						
1238043	LPIO-1797	yes							
1247541	LPIO-17981		Our borough does not need the number of houses (12,000) suggested. There is no evidence for this.						
1247539	LPIO-18090		Our borough does not need the number of houses (12,000) suggested. There is no evidence for this.						
1247996	LPIO-18246		Our borough does not need the number of houses (12,000) suggested. There is no evidence for this.						
1237857	LPIO-18269		Our borough does not need the number of houses (12,000) suggested. There is no evidence for this.						
1245060	LPIO-1849		Our borough does not need the number of houses (12,000) suggested. There is no evidence for this.						
1248026	LPIO-18892		Section 2.10 states 'One of the most important tasks for the new Local Plan will be to provide for the appropriate number of homes to meet our needs.' It is essential to refine this statement by asking the question 'Whose needs?' The vast majority of residents that require the new homes are those in need of social housing and first-time buyers. Therefore addressing the current housing gap should reflect the nature and incomes of these people. The logical conclusion is that such housing units, whether they be houses or flats, will be smaller and take up less land than developers' estates of large, detached 'luxury' houses. Consequently less land will be required overall, making for a 'greener' solution. Besides, it should always be remembered that large, 'luxury' detached houses will normally be bought by people who already own their own home. The location of new social housing should be targeted in areas where those in need of such housing currently reside. This is so as to maintain familial infrastructures, which are seen to be so important in the current Covid19 pandemic. Such developments should ideally be as near to work locations as possible so as to minimise the need for cars, and have good public transport links; again a 'greener' outcome. The same principles should apply to housing for first-time buyers.						
1241175	LPIO-19413		I write to strongly object to the possibility that you may require the use of greenbelt land on which to build houses to fulfill the unrealistic requirements of your Local Plan. I appreciate that you state that the brownfields sites will be used first but am alarmed that the greenbelt has been included at all – as once it is released it will be lost to all as there is only financial profit to be made by the landowners and developers and the council from high Council Tax – these won't be low Council Tax bracket 'affordable' homes they will be Band E+ large detached homes.						
1246634	LPIO-19439		Any house building should prioritise council and social housing. The borough does not need more luxury housing.						
1237833	LPIO-19766 1 of 2		The Preferred Approach suggests creating a policy for new housing based on the following mix: <ul style="list-style-type: none"> <li>• 1-bedroom (8%)</li> <li>• 2-bedroom (32%)</li> <li>• 3-bedroom (41%)</li> <li>• Four or more bedroom (19%)</li> <li>• 60% houses</li> <li>• 22% flats</li> <li>• 18% bungalows or level access accommodation</li> </ul> The HBF consider that the Council need to be aware that the Strategic Housing Market Assessment (SHMA) will only ever reflect a snapshot in time. Therefore, even the latest SHMA may not reflect the position at the time of an application. The HBF recommends that the Council acknowledge that this mix can vary both geographically and over the plan period. The Preferred Approach suggests that the dwelling type and mix will need to be assessed and agreed on a case by case basis, based on the location and site characteristics. It goes on to state that applicants will need to show why they cannot meet these proportions. The HBF support an appropriate mix of housing, but it is important that any policy is workable and ensures that housing delivery will not be compromised or stalled due to: overly prescriptive requirements; requiring a mix that does not consider the scale of the site; or the need to provide additional evidence. The HBF recommends a flexible approach is taken regarding housing mix which recognises that needs and demand will vary from area to area and site to site; ensures that the scheme is viable; and provides an appropriate mix for the location. The Preferred Approach also suggests that the Council may consider introducing the National Described Space Standards (NDSS). It should be noted that these enhanced standards, as introduced by Government, are intended to be optional and can only be introduced where there is a clear need and they retain development viability.						

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1237833	LPIO-19766 2 of 2		As such they were introduced on a 'need to have' rather than a 'nice to have' basis. PPG (ID 56-020) identifies the type of evidence required to introduce such a policy. It states that 'where a need for internal space standards is identified, local planning authorities should provide justification for requiring internal space policies. Local planning authorities should take account of the following areas: <ul style="list-style-type: none"> <li>• Need – evidence should be provided on the size and type of dwellings currently being built in the area, to ensure the impacts of adopting space standards can be properly assessed, for example, to consider any potential impact on meeting demand for starter homes.</li> <li>• Viability – the impact of adopting the space standard should be considered as part of a plan's viability assessment with account taken of the impact of potentially larger dwellings on land supply. Local planning authorities will also need to consider impacts on affordability where a space standard is to be adopted.</li> <li>• Timing – there may need to be a reasonable transitional period following adoption of a new policy on space standards to enable developers to factor the cost of space standards into future land acquisitions'. The Council will need robust justifiable evidence to introduce the NDSS based on the criteria set out above. The HBF consider that standards can, in some instances, have a negative impact upon viability, increase affordability issues and reduce customer choice. The HBF consider that if the Government had expected all properties to be built to NDSS that they would have made these standards mandatory not optional.</li> </ul>						
1242519	LPIO-1992	no	Wirral does not need the amount of homes suggested.						
1246851	LPIO-21173		Our borough does not need the number of houses (12,000) suggested. There is no evidence for this.						
1246918	LPIO-21333		Our borough does not need the number of houses (12,000) suggested. There is no evidence for this.						
1246924	LPIO-21334		Our borough does not need the number of houses (12,000) suggested. There is no evidence for this.						
1246928	LPIO-21335		Our borough does not need the number of houses (12,000) suggested. There is no evidence for this.						
1246920	LPIO-21559		Our borough does not need the number of houses (12,000) suggested. There is no evidence for this.						
1245112	LPIO-2156	yes							
1246926	LPIO-21560		Our borough does not need the number of houses (12,000) suggested. There is no evidence for this.						
1238379	LPIO-2218		AS stated previously there is no evidence to suggest that Wirral needs this so many new houses.						
1245100	LPIO-2252	no	The council's proposed proportion of houses, flats, and bungalows should be shifted in favour of more flats and fewer bungalows, particularly with regarding building flats next to areas which already have them. Ground floor flats should provide the same sort of space as bungalows, and with care, a good mixed community could enhance the quality of life of all residents.						
1248151	LPIO-22672		Recognise that there is extremely little place for 'market rate' and new luxury homes						
1248306	LPIO-22958		The building should also reflect the need to build new council and social housing homes, rather than market rate homes. The need for social housing is far greater.						
1246591	LPIO-22993		Mix of housing: I was very surprised that the modelling suggested that circa of new houses needed to be of four bedrooms or more. This appears counter intuitive to other things I have read. In my letter of 23 October 2018, I reflected on ONS data on the over 65s driving the need for additional housing.						
1245146	LPIO-2343	yes							
1248409	LPIO-23589	no	I object to the Council's Plans What about the starter Homes ? We should be thinking of our future generations ?						
1248428	LPIO-23725		I read the initial propositions for the despoliation of this unique environment, with horror. It was clear that many building contractors were seeking maximum profit by the construction of large houses in our most desirable and at present, most beautiful and unspoiled locations. There was little talk of the much needed social housing for which we have the greatest need and generally on the East side of the Peninsular. Such properties have to be affordable to those earning from £20000 to £30000. Rentable homes generally also to include the provision of additional care and support are required by those less fortunate. There is a fear widely expressed that Wirral MBC have a vested interest in the building of the larger homes because of the Council Tax income which will be to their benefit but at the expense of the environment E.G. the proposed new golf course.						

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1248438	LPIO-23794		While there is no objection to the delivery of 2 and 3 bed properties, there is a need to strike the right balance. In that regard, the amount of properties with four or more bedrooms appears to be low when considering the lack of housebuilding in the Wirral, particularly West Wirral, over the last 15 years. The focus instead seems to be on delivering a product which 'fits' in with the urban conurbation approach. It is essential that family and aspirational housing is delivered to balance the housing stock in the Borough and to attract new inward investment. This will require a choice of housing for people in lower, middle and upper management positions, as well as key workers, alongside the provision of more affordable housing. At present, the balance would appear to be skewed much more towards low-cost affordable housing provision than family housing. There is likely to be more demand for 1-bedroom properties amongst the older population when looking to downsize from their existing property. This provision should not be overlooked. In this regard, recognition of the need for bungalows is welcomed given that these can take the form of specialist housing for which there is evidently a considerable need in the Wirral and which the Council should be providing for consistent with national planning policy and the findings of its own SHMA. It is important that housing mix and type is assessed on a site by site basis taking account of local needs within that area (in respect of affordable housing), as well as site characteristics. The concern with the Council's preferred approach, centred with its urban conurbation strategy, is that the emerging Local Plan will not deliver the right homes in the right places over the next 15 years to address the housing needs of the Borough's residents and all age groups.	<a href="https://wirral-consult.objective.co.uk/file/5684850">https://wirral-consult.objective.co.uk/file/5684850</a>	<a href="https://wirral-consult.objective.co.uk/file/5657890">https://wirral-consult.objective.co.uk/file/5657890</a>				
1242185	LPIO-23916	no	No. We agree that an appropriate mix of size and type should be sought but we think more smaller properties should be built to support more households to afford a home. If the quality of homes is good, then larger homes are likely to be freed up by older households relocating to smaller units and freeing-up larger family homes. Therefore we suggest: 1 bedroomed (15%), 2 bedroomed (35%), 3 bedroomed (30%) and 4/+4 bedroomed (20%), and for type 50% houses, 25% flats and 25% bungalows.	<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>			
1248475	LPIO-24049		We recommend that the preferred tenure split should more closely reflect the latest NPPF definition of affordable housing which includes 'other affordable routes to home ownership' (and no longer includes reference to intermediate tenures). Furthermore, paragraph 64 of the NPPF requires major developments to provide at least 10% of the homes as available for 'affordable home ownership'. As such, any future affordable housing policies should be updated to encompass all tenures of affordable housing, including affordable rent-to-buy.	<a href="https://wirral-consult.objective.co.uk/file/5684851">https://wirral-consult.objective.co.uk/file/5684851</a>					
1248487	LPIO-24076		We support the requirement to deliver an appropriate mix of housing on all new developments. Notwithstanding, it is important that the housing mix for new developments: Reflects the needs of the area; Is based on an up to date Strategic Housing Market Assessment (SHMA); and, Respects the character and setting of the surrounding residential properties. The latter is of particular relevance to a Site which is located in a low density area and principally comprises large detached family homes with associated gardens. A scheme is therefore proposed of up to 33 dwellings which will comprise large, detached four and five bedroom properties. This is considered appropriate in the context of the surrounding residential development, and its location in a low density development area.	<a href="https://wirral-consult.objective.co.uk/file/5656330">https://wirral-consult.objective.co.uk/file/5656330</a>	<a href="https://wirral-consult.objective.co.uk/file/5656329">https://wirral-consult.objective.co.uk/file/5656329</a>				
1248487	LPIO-24077		With regard to Table 5.1, it is not clear how the Council has arrived at its percentage break down for the housing mix. The proposed housing mix as set out in the 'Preferred Approach' is not reflective of SHMA 2020 which clearly states: "The baseline demographic scenario, which considers the relationship between household type, age and dwelling stock, indicates the following overall dwelling mix: 1-bedroom (8.5%), 2-bedroom (24.1%), 3-bedroom (43.5%) and four or more bedroom 23.9%." We therefore respectfully request that the Council amends its housing mix policy in line with its evidence base. The SHMA is clear that there is significant need for four or more bedroom dwellings, and this should be reflected in the Council's proposed housing mix policy.	<a href="https://wirral-consult.objective.co.uk/file/5656330">https://wirral-consult.objective.co.uk/file/5656330</a>	<a href="https://wirral-consult.objective.co.uk/file/5656329">https://wirral-consult.objective.co.uk/file/5656329</a>				
1248490	LPIO-24185		An increase in the supply of larger properties would be best placed to meet the needs of the population. It would be unwise to assume that 'down-sizing' by older persons would unlock an adequate supply of larger dwellings to provide for future generations of families, with the propensity of older households to move being very low. Both the analysis undertaken by arc4 in the 2020 SHMA and by ourselves (provided in our attachment) indicate that the overall housing need in Wirral is primarily for larger house sizes, with a particular need for 3-bedroom houses. Providing larger houses can act as a mechanism for people to move around within the market and free up housing along the housing ladder. Providing a greater proportion of larger dwellings is likely to help address issues of overcrowding, which is identified as a particular issue for households with children in the Wirral. A failure to allocate sufficient sites to accommodate larger types will therefore not deliver an appropriate housing mix. Whilst accepting that there is a need to make suitable housing provision for a growth in older households, the preferred approach of seeking 18% bungalows (or level access accommodation) on new housing sites is clearly impractical and highly unlikely to materialise. This requirement would equate to 2,160 homes over the plan period and is clearly wildly unrealistic when compared to UK-wide delivery levels of bungalows, which totalled just 2,341, or 1% of all new build homes, in 2019. This means that the Council's bungalow requirement is approximately 18-times the level that is typically delivered elsewhere in the UK and the WLP should be amended accordingly.	<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>
1248466	LPIO-24223		We would suggest that any policy relating to housing mix should not require new developments to adhere to a pre-determined housing mix. Instead, such a policy could be worded such that it requires development proposals to have regard for the SHMA whilst recognising that there may be good planning reasons to provide a bespoke mix based on site characteristics and the particular needs of the local housing market (e.g. family sized housing in order to maintain and attract a working age population).	<a href="https://wirral-consult.objective.co.uk/file/5674415">https://wirral-consult.objective.co.uk/file/5674415</a>	<a href="https://wirral-consult.objective.co.uk/file/5674416">https://wirral-consult.objective.co.uk/file/5674416</a>	<a href="https://wirral-consult.objective.co.uk/file/5685040">https://wirral-consult.objective.co.uk/file/5685040</a>	<a href="https://wirral-consult.objective.co.uk/file/5674418">https://wirral-consult.objective.co.uk/file/5674418</a>	<a href="https://wirral-consult.objective.co.uk/file/5674417">https://wirral-consult.objective.co.uk/file/5674417</a>	

Person ID	ID	Question 5.1 - Do you agree with our preferred approach to seeking to ensure an appropriate mix of dwelling type and size, which could also include the need for a higher density of development on appropriate sites?	Question 5.1a - If you answered No, what alternative approach would you suggest and why? If you answered Yes, you can comment here.	Attachment 1	Attachment 2	Attachment 3	Attachment 4	Attachment 5	Attachment 6
1247798	LPIO-24260		Whilst there is no objection to the delivery of 2 and 3 bed properties, there is a need to strike the right balance. In that regard, the amount of properties with four or more bedrooms appears to be low when considering the lack of house building in the Wirral, particularly West Wirral, over the last 15 years. The focus instead seems to be on delivering a product which 'fits' in with the urban conurbation approach. It is essential that family and aspirational housing is delivered to balance the housing stock in the Borough and to attract new inward investment. This will require a choice of housing for people in lower, middle and upper management positions, as well as key workers, alongside the provision of more affordable housing. At present, the balance would appear to be skewed much more towards low-cost affordable housing provision than family housing. There is likely to be more demand for 1-bedroom properties amongst the older population when looking to downsize from their existing property. This provision should not be overlooked. In this regard, recognition of the need for bungalows is welcomed given that these can take the form of specialist housing for which there is evidently a considerable need in the Wirral and which the Council should be providing for consistent with national planning policy and the findings of its own SHMA. It is important that housing mix and type is assessed on a site by site basis taking account of local needs within that area (in respect of affordable housing), as well as site characteristics. The concern with the Council's preferred approach, centred with its urban conurbation strategy, is that the emerging Local Plan will not deliver the right homes in the right places over the next 15 years to address the housing needs of the Borough's residents and all age groups.	<a href="https://wirral-consult.objective.co.uk/file/5684846">https://wirral-consult.objective.co.uk/file/5684846</a>					
1244826	LPIO-2431	yes	Our Wirral borough does not need the number of houses 12,000 suggested. There is no evidence for this.						
1248542	LPIO-24391		Support the principle of clearly outlining within a Local Plan Policy the prevalent housing needs of the Borough but it is important to include a clause which enables sites / proposed developments to be assessed on a site by site basis. All sites are different, they have different constraints and opportunities. There are also very different housing market types across the Borough, with homes in the west/south west demanding a much higher value than those in the east/north east. The complexities of the housing market across Wirral and the high costs of remediation and site clearance (especially on previously developed brownfield sites) should be fully considered as part of the drafting of the Council's proposed housing mix policy.	<a href="https://wirral-consult.objective.co.uk/file/5684894">https://wirral-consult.objective.co.uk/file/5684894</a>					
1248551	LPIO-24415		In principle, we support the Council's approach which seeks to ensure development proposals provide an appropriate mix of homes by size and type in accordance with the SHMA. However, it is recommended that the policy wording does not reference specific dwelling mixes to ensure that housing can be delivered with regard to the site characteristics of the area. Any future policy should also be caveated so that it provides reference to any subsequent evidence of local needs undertaken by the Council. This reference is particularly important an existing housing needs assessment will only provide a snapshot of housing needs at that moment in time and it is critical that the plan is capable of responding to changes in housing needs over the course of the plan period	<a href="https://wirral-consult.objective.co.uk/file/5655918">https://wirral-consult.objective.co.uk/file/5655918</a>					
1248557	LPIO-24451		We generally agree with this as far as it relates to the natural environment and biodiversity even though it does not state this in the text (it says 'based on the location and site characteristics').						
1242697	LPIO-24689		The proposed mix is wrong because it is based on the old/misleading demographic change from the 2014 household (HH) projections (as in Appendix D in the Council's Strategic Housing Market Assessment (SHMA 2019)). Also, the proposal is just one choice of dwelling mixes from three options in the SHMA 2019. They are (i) a mix to reflect the projected changes; (ii) a mix based on HHs aspiration or "would like" in a move; and (iii) a mix based on what HHs would accept to move to, if they are intending to move. The three give different results (SHMA 2019, Appendix D, Tables D4 to D6). The latter two, opinion-based responses, provide two different views that refine what is necessary in a move. The changing structure of the population is analysed in more detail in the attached document. They show projected changes (both for 10 and a 15-year period - as the draft local plan uses). The increase in older people is substantial. Over 15 years, for Wirral, the two projections (2014 and 2016) give the same relatively modest increase in the 16-25 group of further education age. A key feature is the reduction in children (<15) for Wirral and Cheshire West but increases for Liverpool. For Wirral and Cheshire West, the projected reductions in children are even greater under the 2016 Population Projections (PPs). Liverpool must plan for more. While the 25-34 age group is projected to decrease in the three authorities, the later 2016 PPs imply a greater reduction in Wirral but not in Liverpool and Cheshire West. The population and household projections are clear: plan for fewer households with children; more for older people; and more for smaller households. The attached document provides an analysis of the SHMA 2019 results of its survey of older people needs and the latest demographic changes. It shows a different mix: more one/two-bedroom flats (mainly 2 bed), more bungalows (two/three bed), fewer 3 bed houses, and some more 4 bed houses. However, some elderly will wish to remain in their current homes but supported to do so. Urban regeneration and brownfield would be the most suitable allocation for flats, where these are already planned. In keeping with NPPF para 122 d), the allocation of types of dwellings should be in keeping with the density and character of local housing.	<a href="https://wirral-consult.objective.co.uk/file/5659120">https://wirral-consult.objective.co.uk/file/5659120</a>	<a href="https://wirral-consult.objective.co.uk/file/5659118">https://wirral-consult.objective.co.uk/file/5659118</a>	<a href="https://wirral-consult.objective.co.uk/file/5659119">https://wirral-consult.objective.co.uk/file/5659119</a>	<a href="https://wirral-consult.objective.co.uk/file/5659121">https://wirral-consult.objective.co.uk/file/5659121</a>		
1248749	LPIO-24882		Support the requirement for a mix of dwelling types and sizes across the Borough. The requirement should be broken down for specific areas of the Borough and the potential for certain areas to be able to achieve the mix promoted. Higher density development required to help boost viability may compromise the ability to achieve the mix outlined, especially for larger family homes, for which there is the highest requirement. Sites should be specifically allocated for specific dwelling mixes, for example, for apartment and small house accommodation in urban locations. The Council's preferred approach for the supply of sites needs to match the housing mix that the Council is seeking to achieve within the plan. Greenfield sites are more suitable for larger family homes and bungalows, without which the proposed housing mix will be very difficult to achieve.	<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>			
1248749	LPIO-24883		The delivery of 18% of bungalows is highly unrealistic given the need for high density, viable developments in urban conurbations. We therefore expect to see a reconsideration of this figure.	<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>			

Person ID	ID	Question 5.1 - Do you agree with our preferred approach to seeking to ensure an appropriate mix of dwelling type and size, which could also include the need for a higher density of development on appropriate sites?	Question 5.1a - If you answered No, what alternative approach would you suggest and why? If you answered Yes, you can comment here.	Attachment 1	Attachment 2	Attachment 3	Attachment 4	Attachment 5	Attachment 6
1248769	LPIO-25002		Support the requirement for a mix of dwelling types and sizes across the Borough. The requirement should be broken down for specific areas of the Borough and the potential for certain areas to be able to achieve the mix promoted. Higher density development required to help boost viability may compromise the ability to achieve the mix outlined, especially for larger family homes, for which there is the highest requirement. Sites should be specifically allocated for specific dwelling mixes, for example, for apartment and small house accommodation in urban locations. The Council's preferred approach for the supply of sites needs to match the housing mix that the Council is seeking to achieve within the plan. Greenfield sites are more suitable for larger family homes and bungalows, without which the proposed housing mix will be very difficult to achieve.	<a href="https://wirral-consult-objective.co.uk/file/5659045">https://wirral-consult-objective.co.uk/file/5659045</a>	<a href="https://wirral-consult-objective.co.uk/file/5684957">https://wirral-consult-objective.co.uk/file/5684957</a>	<a href="https://wirral-consult-objective.co.uk/file/5659039">https://wirral-consult-objective.co.uk/file/5659039</a>	<a href="https://wirral-consult-objective.co.uk/file/5659038">https://wirral-consult-objective.co.uk/file/5659038</a>	<a href="https://wirral-consult-objective.co.uk/file/5684956">https://wirral-consult-objective.co.uk/file/5684956</a>	
1248769	LPIO-25003		The delivery of 18% of bungalows is highly unrealistic given the need for high density, viable developments in urban conurbations. We therefore expect to see a reconsideration of this figure.	<a href="https://wirral-consult-objective.co.uk/file/5659045">https://wirral-consult-objective.co.uk/file/5659045</a>	<a href="https://wirral-consult-objective.co.uk/file/5684957">https://wirral-consult-objective.co.uk/file/5684957</a>	<a href="https://wirral-consult-objective.co.uk/file/5659039">https://wirral-consult-objective.co.uk/file/5659039</a>	<a href="https://wirral-consult-objective.co.uk/file/5659038">https://wirral-consult-objective.co.uk/file/5659038</a>	<a href="https://wirral-consult-objective.co.uk/file/5684956">https://wirral-consult-objective.co.uk/file/5684956</a>	
1248823	LPIO-25106		Support the requirement for a mix of dwelling types and sizes across the Borough. The requirement should be broken down for specific areas of the Borough and the potential for certain areas to be able to achieve the mix promoted. Higher density development required to help boost viability may compromise the ability to achieve the mix outlined, especially for larger family homes, for which there is the highest requirement. Sites should be specifically allocated for specific dwelling mixes, for example, for apartment and small house accommodation in urban locations. The Council's preferred approach for the supply of sites needs to match the housing mix that the Council is seeking to achieve within the plan. Greenfield sites are more suitable for larger family homes and bungalows, without which the proposed housing mix will be very difficult to achieve.	<a href="https://wirral-consult-objective.co.uk/file/5674317">https://wirral-consult-objective.co.uk/file/5674317</a>	<a href="https://wirral-consult-objective.co.uk/file/5684865">https://wirral-consult-objective.co.uk/file/5684865</a>	<a href="https://wirral-consult-objective.co.uk/file/5684849">https://wirral-consult-objective.co.uk/file/5684849</a>			
1248823	LPIO-25107		The delivery of 18% of bungalows is highly unrealistic given the need for high density, viable developments in urban conurbations. We therefore expect to see a reconsideration of this figure.	<a href="https://wirral-consult-objective.co.uk/file/5674317">https://wirral-consult-objective.co.uk/file/5674317</a>	<a href="https://wirral-consult-objective.co.uk/file/5684865">https://wirral-consult-objective.co.uk/file/5684865</a>	<a href="https://wirral-consult-objective.co.uk/file/5684849">https://wirral-consult-objective.co.uk/file/5684849</a>			
1248832	LPIO-25215		Support the requirement for a mix of dwelling types and sizes across the Borough. The requirement should be broken down for specific areas of the Borough and the potential for certain areas to be able to achieve the mix promoted. Higher density development required to help boost viability may compromise the ability to achieve the mix outlined, especially for larger family homes, for which there is the highest requirement. Sites should be specifically allocated for specific dwelling mixes, for example, for apartment and small house accommodation in urban locations. The Council's preferred approach for the supply of sites needs to match the housing mix that the Council is seeking to achieve within the plan. Greenfield sites are more suitable for larger family homes and bungalows, without which the proposed housing mix will be very difficult to achieve.	<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>				
1248832	LPIO-25216		The delivery of 18% of bungalows is highly unrealistic given the need for high density, viable developments in urban conurbations. We therefore expect to see a reconsideration of this figure.	<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>				
1248833	LPIO-25320		Support the requirement for a mix of dwelling types and sizes across the Borough. The requirement should be broken down for specific areas of the Borough and the potential for certain areas to be able to achieve the mix promoted. Higher density development required to help boost viability may compromise the ability to achieve the mix outlined, especially for larger family homes, for which there is the highest requirement. Sites should be specifically allocated for specific dwelling mixes, for example, for apartment and small house accommodation in urban locations. The Council's preferred approach for the supply of sites needs to match the housing mix that the Council is seeking to achieve within the plan. Greenfield sites are more suitable for larger family homes and bungalows, without which the proposed housing mix will be very difficult to achieve.	<a href="https://wirral-consult-objective.co.uk/file/5661125">https://wirral-consult-objective.co.uk/file/5661125</a>	<a href="https://wirral-consult-objective.co.uk/file/5661100">https://wirral-consult-objective.co.uk/file/5661100</a>	<a href="https://wirral-consult-objective.co.uk/file/5661124">https://wirral-consult-objective.co.uk/file/5661124</a>	<a href="https://wirral-consult-objective.co.uk/file/5661129">https://wirral-consult-objective.co.uk/file/5661129</a>		
1248833	LPIO-25321		The delivery of 18% of bungalows is highly unrealistic given the need for high density, viable developments in urban conurbations. We therefore expect to see a reconsideration of this figure.	<a href="https://wirral-consult-objective.co.uk/file/5661125">https://wirral-consult-objective.co.uk/file/5661125</a>	<a href="https://wirral-consult-objective.co.uk/file/5661100">https://wirral-consult-objective.co.uk/file/5661100</a>	<a href="https://wirral-consult-objective.co.uk/file/5661124">https://wirral-consult-objective.co.uk/file/5661124</a>	<a href="https://wirral-consult-objective.co.uk/file/5661129">https://wirral-consult-objective.co.uk/file/5661129</a>		
1248956	LPIO-25390		Encouraging that the preferred approach identifies that the dwelling mix will need to be assessed and agreed on a case by case basis, based on location and site characteristics and that this should be included within the policy wording. Welcome that the policy will be fully tested and accommodated in the high-level viability appraisal of the plan, before being included in the Draft Local Plan. While we consider that the Council's preferred approach for dwellings size is generally appropriate, the identified land supply will not meet these identified needs. Smaller 1- and 2-bedroom homes comprise approximately 68% of the supply, despite there only being a need to deliver 35%-40% and larger 3- and 4-bedroom homes comprise just 32% of the supply, despite there being a need for at least 60%-65%. 18% bungalows (or level-access accommodation) is wildly unrealistic, impractical and highly unlikely to materialise and the mix of dwelling types should be amended accordingly in the Draft Local Plan.	<a href="https://wirral-consult-objective.co.uk/file/5677474">https://wirral-consult-objective.co.uk/file/5677474</a>	<a href="https://wirral-consult-objective.co.uk/file/5684859">https://wirral-consult-objective.co.uk/file/5684859</a>				
1246763	LPIO-25420		We do not support a policy on a prescribed housing mix or unit sizes for market housing as this does not allow the market to respond to changing needs and demands and will ultimately impact on delivery rates. Furthermore, every site is different and requires a bespoke approach to housing mix and unit sizes to respond to the specific market conditions on the locality and therefore a Borough wide prescriptive mix would not allow the flexibility to respond to specific market conditions.						

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1248986	LPIO-25530		Support the requirement for a mix of dwelling types and sizes across the Borough. The requirement should be broken down for specific areas of the Borough and the potential for certain areas to be able to achieve the mix promoted. Higher density development required to help boost viability may compromise the ability to achieve the mix outlined, especially for larger family homes, for which there is the highest requirement. Sites should be specifically allocated for specific dwelling mixes, for example, for apartment and small house accommodation in urban locations. The Council's preferred approach for the supply of sites needs to match the housing mix that the Council is seeking to achieve within the plan. Greenfield sites are more suitable for larger family homes and bungalows, without which the proposed housing mix will be very difficult to achieve.	<a href="https://wirral-consult.objective.co.uk/file/5662723">https://wirral-consult.objective.co.uk/file/5662723</a>	<a href="https://wirral-consult.objective.co.uk/file/5662725">https://wirral-consult.objective.co.uk/file/5662725</a>	<a href="https://wirral-consult.objective.co.uk/file/5662770">https://wirral-consult.objective.co.uk/file/5662770</a>			
1248986	LPIO-25531		The delivery of 18% of bungalows is highly unrealistic given the need for high density, viable developments in urban conurbations. We therefore expect to see a reconsideration of this figure.	<a href="https://wirral-consult.objective.co.uk/file/5662723">https://wirral-consult.objective.co.uk/file/5662723</a>	<a href="https://wirral-consult.objective.co.uk/file/5662725">https://wirral-consult.objective.co.uk/file/5662725</a>	<a href="https://wirral-consult.objective.co.uk/file/5662770">https://wirral-consult.objective.co.uk/file/5662770</a>			
1249015	LPIO-25588		Encouraging that the preferred approach identifies that the dwelling mix will need to be assessed and agreed on a case by case basis, based on location and site characteristics and that this should be included within the policy wording. Welcome that the policy will be fully tested and accommodated in the high-level viability appraisal of the plan, before being included in the Draft Local Plan. However, while 60% of the dwellings needed should be houses, almost all growth is directed to the Commercial Core which is intended to deliver high-density flats within a 'city living' context. We therefore fail to see how the proportion of houses, especially larger houses, will be achieved.	<a href="https://wirral-consult.objective.co.uk/file/5684897">https://wirral-consult.objective.co.uk/file/5684897</a>					
1249070	LPIO-25676		Encouraging that the preferred approach identifies that the dwelling mix will need to be assessed and agreed on a case by case basis, based on location and site characteristics and that this should be included within the policy wording. Welcome that the policy will be fully tested and accommodated in the high-level viability appraisal of the plan, before being included in the Draft Local Plan. While we consider that the Council's preferred approach for dwellings size is generally appropriate, the identified land supply will not meet these identified needs. Smaller 1- and 2-bedroom homes comprise approximately 68% of the supply, despite there only being a need to deliver 35%-40% and larger 3- and 4-bedroom homes comprise just 32% of the supply, despite there being a need for at least 60%-65%. 18% bungalows (or level-access accommodation) is wildly unrealistic, impractical and highly unlikely to materialise and the mix of dwelling types should be amended accordingly in the Draft Local Plan.	<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-25749		Our borough does not need the number of houses (12,000) suggested. There is no evidence for this.						
1246459	LPIO-25750		Our borough does not need the number of houses (12,000) suggested. There is no evidence for this.						
1242155	LPIO-25879	yes	Yes. However challenge the ability to achieve this via the urban intensification model (option 1A) when 60% of homes required are 3 bed or larger. This presents a significant risk to the proposed approach option 1A and the type and mix of tenure that could be accommodated. The approach would not meet the needs of all families.						
1249116	LPIO-25934		Wirral has a significantly higher proportion of semi-detached dwellings than the national average and a comparatively low proportion of detached properties or flat/apartments. Wirral also has a higher proportion of 3 and 4+ - bedroom properties, almost 70%, when compared to the regional or national averages. Occupancy patterns in Wirral show trends of single person and couple households under-occupying larger properties. Whilst a small proportion of singles and couples occupy 1-bedroom properties, more than half of couples and over 40% of single older person households occupy 3-bedroom properties. In contrast, simultaneous over-crowding exists where a notable proportion of families occupy 1 or 2-bedroom properties. The overall housing need in Wirral is primarily for larger house sizes, which our attachments estimate at 65% compared to 60% in the Council's SHMA. A particular need for 3-bedroom houses is identified. 1-bedroom properties comprise a much more modest proportion of overall need, consistent with the SHMA's estimate that 1,330 units of residential care (C2) will be required over the Plan Period. The Council's Preferred Approach will seek 18% bungalows (or level access accommodation). This would equate to 2,160 homes over the Plan Period and is clearly wildly unrealistic when compared to the UK-wide delivery of bungalows, which totalled just 2,341, or 1% of all new build homes, in 2019.	<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-25951 1 of 3		Encouraging that the preferred approach identifies that the dwelling mix will need to be assessed and agreed on a case by case basis, based on location and site characteristics and that this should be included within the policy wording. Welcome that the policy will be fully tested and accommodated in the high-level viability appraisal of the plan, before being included in the Draft Local Plan. While we consider that the Council's preferred approach for dwellings size is generally appropriate, the identified land supply will not meet these identified needs. Smaller 1- and 2-bedroom homes comprise approximately 68% of the supply, despite there only being a need to deliver 35%-40% and larger 3- and 4-bedroom homes comprise just 32% of the supply, despite there being a need for at least 60%-65%. 18% bungalows (or level-access accommodation) is wildly unrealistic, impractical and highly unlikely to materialise and the mix of dwelling types should be amended accordingly in the Draft Local Plan.	<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/5684849">https://wirral-consult.objective.co.uk/file/5684849</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/5684851">https://wirral-consult.objective.co.uk/file/5684851</a>

Person ID	ID	Question 5.1 - Do you agree with our preferred approach to seeking to ensure an appropriate mix of dwelling type and size, which could also include the need for a higher density of development on appropriate sites?	Question 5.1a - If you answered No, what alternative approach would you suggest and why? If you answered Yes, you can comment here.	Attachment 1	Attachment 2	Attachment 3	Attachment 4	Attachment 5	Attachment 6
1249100	LPIO-25951 2 of 3		Encouraging that the preferred approach identifies that the dwelling mix will need to be assessed and agreed on a case by case basis, based on location and site characteristics and that this should be included within the policy wording. Welcome that the policy will be fully tested and accommodated in the high-level viability appraisal of the plan, before being included in the Draft Local Plan. While we consider that the Council's preferred approach for dwellings size is generally appropriate, the identified land supply will not meet these identified needs. Smaller 1- and 2-bedroom homes comprise approximately 68% of the supply, despite there only being a need to deliver 35%-40% and larger 3- and 4-bedroom homes comprise just 32% of the supply, despite there being a need for at least 60%-65%. 18% bungalows (or level-access accommodation) is wildly unrealistic, impractical and highly unlikely to materialise and the mix of dwelling types should be amended accordingly in the Draft Local Plan.	<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-25951 3 of 3		Encouraging that the preferred approach identifies that the dwelling mix will need to be assessed and agreed on a case by case basis, based on location and site characteristics and that this should be included within the policy wording. Welcome that the policy will be fully tested and accommodated in the high-level viability appraisal of the plan, before being included in the Draft Local Plan. While we consider that the Council's preferred approach for dwellings size is generally appropriate, the identified land supply will not meet these identified needs. Smaller 1- and 2-bedroom homes comprise approximately 68% of the supply, despite there only being a need to deliver 35%-40% and larger 3- and 4-bedroom homes comprise just 32% of the supply, despite there being a need for at least 60%-65%. 18% bungalows (or level-access accommodation) is wildly unrealistic, impractical and highly unlikely to materialise and the mix of dwelling types should be amended accordingly in the Draft Local Plan.	<a href="https://wirral-consult.objective.co.uk/file/5677507">https://wirral-consult.objective.co.uk/file/5677507</a>					
1249116	LPIO-25988 1 of 2		Wirral has a significantly higher proportion of semi-detached dwellings than the national average and a comparatively low proportion of detached properties or flat/apartments. Wirral also has a higher proportion of 3 and 4+ - bedroom properties, almost 70%, when compared to the regional or national averages. Occupancy patterns in Wirral show trends of single person and couple households under-occupying larger properties. Whilst a small proportion of singles and couples occupy 1-bedroom properties, more than half of couples and over 40% of single older person households occupy 3-bedroom properties. In contrast, simultaneous over-crowding exists where a notable proportion of families occupy 1 or 2-bedroom properties. The overall housing need in Wirral is primarily for larger house sizes, which our attachments estimate at 65% compared to 60% in the Council's SHMA. A particular need for 3-bedroom houses is identified. 1-bedroom properties comprise a much more modest proportion of overall need, consistent with the SHMA's estimate that 1,330 units of residential care (C2) will be required over the Plan Period. The Council's Preferred Approach will seek 18% bungalows (or level access accommodation). This would equate to 2,160 homes over the Plan Period and is clearly wildly unrealistic when compared to the UK-wide delivery of bungalows, which totalled just 2,341, or 1% of all new build homes, in 2019.	<a href="https://wirral-consult.objective.co.uk/file/5675698">https://wirral-consult.objective.co.uk/file/5675698</a>	<a href="https://wirral-consult.objective.co.uk/file/5675693">https://wirral-consult.objective.co.uk/file/5675693</a>	<a href="https://wirral-consult.objective.co.uk/file/5675700">https://wirral-consult.objective.co.uk/file/5675700</a>	<a href="https://wirral-consult.objective.co.uk/file/5675692">https://wirral-consult.objective.co.uk/file/5675692</a>		
1249116	LPIO-25988 2 of 2		Wirral has a significantly higher proportion of semi-detached dwellings than the national average and a comparatively low proportion of detached properties or flat/apartments. Wirral also has a higher proportion of 3 and 4+ - bedroom properties, almost 70%, when compared to the regional or national averages. Occupancy patterns in Wirral show trends of single person and couple households under-occupying larger properties. Whilst a small proportion of singles and couples occupy 1-bedroom properties, more than half of couples and over 40% of single older person households occupy 3-bedroom properties. In contrast, simultaneous over-crowding exists where a notable proportion of families occupy 1 or 2-bedroom properties. The overall housing need in Wirral is primarily for larger house sizes, which our attachments estimate at 65% compared to 60% in the Council's SHMA. A particular need for 3-bedroom houses is identified. 1-bedroom properties comprise a much more modest proportion of overall need, consistent with the SHMA's estimate that 1,330 units of residential care (C2) will be required over the Plan Period. The Council's Preferred Approach will seek 18% bungalows (or level access accommodation). This would equate to 2,160 homes over the Plan Period and is clearly wildly unrealistic when compared to the UK-wide delivery of bungalows, which totalled just 2,341, or 1% of all new build homes, in 2019.	<a href="https://wirral-consult.objective.co.uk/file/5675697">https://wirral-consult.objective.co.uk/file/5675697</a>	<a href="https://wirral-consult.objective.co.uk/file/5675694">https://wirral-consult.objective.co.uk/file/5675694</a>	<a href="https://wirral-consult.objective.co.uk/file/5675696">https://wirral-consult.objective.co.uk/file/5675696</a>			
1249116	LPIO-26036		Wirral has a significantly higher proportion of semi-detached dwellings than the national average and a comparatively low proportion of detached properties or flat/apartments. Wirral also has a higher proportion of 3 and 4+ - bedroom properties, almost 70%, when compared to the regional or national averages. Occupancy patterns in Wirral show trends of single person and couple households under-occupying larger properties. Whilst a small proportion of singles and couples occupy 1-bedroom properties, more than half of couples and over 40% of single older person households occupy 3-bedroom properties. In contrast, simultaneous over-crowding exists where a notable proportion of families occupy 1 or 2-bedroom properties. The overall housing need in Wirral is primarily for larger house sizes, which our attachments estimate at 65% compared to 60% in the Council's SHMA. A particular need for 3-bedroom houses is identified. 1-bedroom properties comprise a much more modest proportion of overall need, consistent with the SHMA's estimate that 1,330 units of residential care (C2) will be required over the Plan Period. The Council's Preferred Approach will seek 18% bungalows (or level access accommodation). This would equate to 2,160 homes over the Plan Period and is clearly wildly unrealistic when compared to the UK-wide delivery of bungalows, which totalled just 2,341, or 1% of all new build homes, in 2019.	<a href="https://wirral-consult.objective.co.uk/file/5684802">https://wirral-consult.objective.co.uk/file/5684802</a>	<a href="https://wirral-consult.objective.co.uk/file/5684835">https://wirral-consult.objective.co.uk/file/5684835</a>	<a href="https://wirral-consult.objective.co.uk/file/5677041">https://wirral-consult.objective.co.uk/file/5677041</a>	<a href="https://wirral-consult.objective.co.uk/file/5677037">https://wirral-consult.objective.co.uk/file/5677037</a>	<a href="https://wirral-consult.objective.co.uk/file/5684804">https://wirral-consult.objective.co.uk/file/5684804</a>	

Person ID	ID	Question 5.1 - Do you agree with our preferred approach to seeking to ensure an appropriate mix of dwelling type and size, which could also include the need for a higher density of development on appropriate sites?	Question 5.1a - If you answered No, what alternative approach would you suggest and why? If you answered Yes, you can comment here.	Attachment 1	Attachment 2	Attachment 3	Attachment 4	Attachment 5	Attachment 6
1249116	LPIO-26070		Wirral has a significantly higher proportion of semi-detached dwellings than the national average and a comparatively low proportion of detached properties or flat/apartments. Wirral also has a higher proportion of 3 and 4+ - bedroom properties, almost 70%, when compared to the regional or national averages. Occupancy patterns in Wirral show trends of single person and couple households under-occupying larger properties. Whilst a small proportion of singles and couples occupy 1-bedroom properties, more than half of couples and over 40% of single older person households occupy 3-bedroom properties. In contrast, simultaneous over-crowding exists where a notable proportion of families occupy 1 or 2-bedroom properties. The overall housing need in Wirral is primarily for larger house sizes, which our attachments estimate at 65% compared to 60% in the Council's SHMA. A particular need for 3-bedroom houses is identified. 1-bedroom properties comprise a much more modest proportion of overall need, consistent with the SHMA's estimate that 1,330 units of residential care (C2) will be required over the Plan Period. The Council's Preferred Approach will seek 18% bungalows (or level access accommodation). This would equate to 2,160 homes over the Plan Period and is clearly wildly unrealistic when compared to the UK-wide delivery of bungalows, which totalled just 2,341, or 1% of all new build homes, in 2019.	<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/5684837">https://wirral-consult.objective.co.uk/file/5684837</a>	
1249271	LPIO-26133		The Local Plan must have regard to meeting the need for specific types of accommodation but the sites identified will not deliver the types of homes that are needed. Neither Liverpool City Council nor the Combined Authority are clear on how the qualitative need for larger three-bedroom and four-bedroom properties, set out within Liverpool's evidence base will be provided for. The Liverpool City Region SHELMA makes clear that a range of housing, including a large proportion of family housing, needs to be delivered to support wider growth.	<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-26133		The Local Plan must have regard to meeting the need for specific types of accommodation but the sites identified will not deliver the types of homes that are needed. Neither Liverpool City Council nor the Combined Authority are clear on how the qualitative need for larger three-bedroom and four-bedroom properties, set out within Liverpool's evidence base will be provided for. The Liverpool City Region SHELMA makes clear that a range of housing, including a large proportion of family housing, needs to be delivered to support wider growth.	<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-26133		The Local Plan must have regard to meeting the need for specific types of accommodation but the sites identified will not deliver the types of homes that are needed. Neither Liverpool City Council nor the Combined Authority are clear on how the qualitative need for larger three-bedroom and four-bedroom properties, set out within Liverpool's evidence base will be provided for. The Liverpool City Region SHELMA makes clear that a range of housing, including a large proportion of family housing, needs to be delivered to support wider growth.	<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>
1249271	LPIO-26133		The Local Plan must have regard to meeting the need for specific types of accommodation but the sites identified will not deliver the types of homes that are needed. Neither Liverpool City Council nor the Combined Authority are clear on how the qualitative need for larger three-bedroom and four-bedroom properties, set out within Liverpool's evidence base will be provided for. The Liverpool City Region SHELMA makes clear that a range of housing, including a large proportion of family housing, needs to be delivered to support wider growth.	<a href="https://wirral-consult.objective.co.uk/file/5678238">https://wirral-consult.objective.co.uk/file/5678238</a>					
1249269	LPIO-26159		Generally agree with the preferred approach and the housing mix set out in Table 5.1 of the Issues and Options document and welcome the flexibility offered for developments to be considered on a site by site basis. While we accept bungalows are popular, it is unrealistic to expect developers to deliver the quantum indicated, given the recorded UK delivery of bungalows in 2019. The Council need to reconsider whether this requirement is appropriate and justified. There are, however, disparities between the figures included at Table 5.1 and the housing mix that could be delivered from the land supply listed in Appendix 4.5 of the Issues and Options document. It cannot, therefore, be considered that the Council's housing mix has been appropriately considered when proposing the supply of housing to underpin the Plan.	<a href="https://wirral-consult.objective.co.uk/file/5675699">https://wirral-consult.objective.co.uk/file/5675699</a>					
1249263	LPIO-26184		The Local Plan must have regard to meeting the need for specific types of accommodation but the sites identified will not deliver the types of homes that are needed. Neither Liverpool City Council nor the Combined Authority are clear on how the qualitative need for larger three-bedroom and four-bedroom properties, set out within Liverpool's evidence base will be provided for. The Liverpool City Region SHELMA makes clear that a range of housing, including a large proportion of family housing, needs to be delivered to support wider growth.	<a href="https://wirral-consult.objective.co.uk/file/5684852">https://wirral-consult.objective.co.uk/file/5684852</a>					
1249782	LPIO-26431		We are supportive of the wording in the Council's preferred approach to housing mix matters, which states that housing mix will be agreed on a case by case basis. Indeed, this flexible approach is required in order to ensure that development proposals are viable and can be delivered in a prompt manner. Prescriptive housing mix standards can act as an impediment to housing delivery, therefore we welcome this flexibility. In a similar vein, we also welcome the statement that the policy will be subject to high-level viability appraisal before being included in the final draft Local Plan. This is considered particularly important in the Wirral context given the currently preferred approach for urban intensification. Development proposals in the central commercial area will have very different market characteristics to greenfield sites in more suburban locations, therefore this is a matter which any future housing mix policy will have to weigh up and carefully consider. In order to deliver the aspired housing mix outlined above, we are off the view that a mixture of housing sites across the Borough, including suitable Green Belt release sites such as Raby Hall Road, will need to be delivered.	<a href="https://wirral-consult.objective.co.uk/file/5683892">https://wirral-consult.objective.co.uk/file/5683892</a>					

Person ID	ID	Question 5.1 - Do you agree with our preferred approach to seeking to ensure an appropriate mix of dwelling type and size, which could also include the need for a higher density of development on appropriate sites?	Question 5.1a - If you answered No, what alternative approach would you suggest and why? If you answered Yes, you can comment here.	Attachment 1	Attachment 2	Attachment 3	Attachment 4	Attachment 5	Attachment 6
1249812	LPIO-26552		The SHMA helpfully summarises the Council's own viability evidence: "Its key findings were that market housing development on brownfield land in the lowest value areas (Zone 1) around Birkenhead is generally not viable without adjustment to the level of developers (sic) profit or land price or both. Viability in Zone 2 improves (depending upon density and whether site was greenfield or brownfield) whilst in Zones 3 and 4 Market Housing is generally viable." Developers have stringent operating margins that must be adhered to for them to develop a site, the land owners will likewise have a reasonable expectation of value for them to dispose of any site to a developer. It is short-sighted to presume that either developers will accept a reduced margin or land owners will accept a reduced land value – the likely outcome is a viability case being submitted alongside any planning application to negate affordable housing provisions and Section 106 contributions. The SHMA does not include any assessment of need of families with children, contrary to NPPF. It concludes that around 77% of the 783 dwellings required annually should be houses, with only 16% being flats or apartments. A brownfield only approach would favour the development of higher-density developments of flats, with houses typically being harder to deliver on the constrained urban sites identified in the plan. Indeed, this is the case at Wirral Waters whereby the majority of delivery will be in the form of apartments which are likely to comprise mainly 1 – 2 bedrooms. Given the scale of Wirral Waters and the amount of brownfield sites being proposed, it is highly likely the Council will overdeliver in terms of flats and apartments and significantly underdeliver in terms of family housing. An overreliance on apartments will cause an imbalance and further exacerbate the lack of affordable family homes.	<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>			
1249932	LPIO-26620		No, we disagree with the Council's Preferred Approach. Whilst we support the Council's commitment in seeking to ensure that an appropriate mix of housing is delivered across the Borough to meet its needs, we have reviewed the Council's evidence as well as preparing our own independent evidence and disagree with the Council's Preferred Approach to ensure an appropriate mix of dwelling type and size. There is a fundamental disconnect between the housing needs of Wirral and the quantum and type of units likely to be delivered by the emerging Local Plan. Both the Council's SHMA (2020) and the analysis in the attached Technical Assessment indicate that there is a significant requirement for larger properties to be delivered in Wirral over the plan period. The SHMA sets out that 60% of the estimated need will be for 3 and 4-bedroom units whilst the attached Technical Assessment considers that this requirement is slightly higher (65%). However, the Council has not considered this when identifying sites in their supply regardless of the evidence presented and the unquestionable need for larger units. This results in a complete mismatch of supply and need, setting aside our position on the presence of a considerable deficit in developable supply identified in the Plan. In the attached Technical Assessment, it is considered that the units likely to be delivered from the developable supply will be predominantly 1 and 2-bedroom units comprising approximately 68% of the supply despite there only being a need to deliver between 35-40%. Conversely, it envisages that only 32% of the supply will deliver larger units yet the identified need is at least 60% according to the SHMA or 65% according to the attached Technical Assessment. The solution available to the Council to readdress the balance is the release of sustainable and suitable Green Belt sites in Wirral that can deliver an appropriate mix of housing, including larger family homes to counterbalance the proliferation of smaller units coming forward on urban sites. This solution should be taken forward in the next iteration of the Plan.	<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>			
1245180	LPIO-2719	no	Our borough does not need the number of houses (12,000) suggested. There is no evidence for this.						
1237944	LPIO-2767	yes							
1245058	LPIO-2777	no	The council's proposed proportion of houses, flats and bungalows should be shifted in favour of more flats and fewer bungalows, particularly with regard to building flats next to areas which already have them. Ground-floor flats would provide the same sort of space as bungalows, and with care a good mixed community could enhance the quality of life of all residents.						
1238835	LPIO-2832	no	There is no evidence to support your suggestion of 12000 houses needed. Therefore, the mix of properties is an irrelevance. I would suggest that you reconsider this option, after reading the Compendium of Statistics 2019.						
1237546	LPIO-2866	yes	Wirral is short of land; bungalows take a lot of land and are difficult to make zero-carbon in use because of the large wall and roof areas relative to volume. Therefore we will have to build less bungalows than may be popular, and explore other level-access options for housing for elderly and disabled people.						
1245159	LPIO-2995	yes							
1245287	LPIO-3117	yes							
1238645	LPIO-3127	no	The council's proposed proportion of houses, flats and bungalows should be shifted in favour of more flats and fewer bungalows, particularly with regard to building flats next to areas which already have them. Ground-floor flats would provide the same sort of space as bungalows, and with care a good mixed community could enhance the quality of life of all residents.						
1241315	LPIO-3284	no	Our borough does not need the number of houses (12,000) suggested. There is no evidence for this.						
1245416	LPIO-3375	yes							
1245346	LPIO-3433	no	The council's proposed proportion of houses, flats and bungalows should be shifted in favour of more flats and fewer bungalows, particularly with regard to building flats next to areas which already have them. Ground-floor flats would provide the same sort of space as bungalows, and with care a good mixed community could enhance the quality of life of all residents.						
1241891	LPIO-374	no	We do not need 1200 houses. 800 is nearer the mark.						

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1237827	LPIO-3795	yes	I agree with the approach, but do not agree with the distribution of home sizes. Most of the 12,500 increase that is needed comes from a fall in average HH size from 2.23 to 2.09. New developments need to be much more skewed towards 1 and 2 bedroom accommodation, than is currently proposed. We don't need more 4 and 5 bedroom houses.						
1245288	LPIO-3857	no	I would suggest that 60% need for houses is not required, if suitable flats and elderly residential villages were built, housing if accessible and surrounded by trees and a clean environment can meet the shortage.						
1245498	LPIO-3967	yes							
1240939	LPIO-4141	yes	Whilst supporting the mix, the Affordable proportion needs to take account of Social Rents						
1245638	LPIO-4263	no	Our borough does not need the number of houses (12,000) suggested. There is no evidence for this.						
1245153	LPIO-4380	yes							
1245501	LPIO-4416	no	Firstly, our borough does not need the suggested 12,000 homes. There is no concrete, peer reviewed and thoroughly tested evidence for this. Secondly, the demographic required to populate the regenerated employment and residential areas would indicate more focus onto 1 or 2 bed flats/apartments in an urban location, particularly as birth rates are static, if not falling in the borough. Furthermore, the predicted larger number of elderly residents would indicate 1 or 2 bed properties are more suited and would be more affordable to all residents in lower income brackets. Therefore, better utilisation of space can be made, mitigating the need to build larger home on green field sites.						
1237667	LPIO-4565	yes							
1244720	LPIO-4638	yes							
1237696	LPIO-4712	yes							
1244629	LPIO-4759	no	Our borough does not need the number of houses (12,000) suggested. There is no evidence for this. Please let us get this housing demand figure resolved in a transparent manner.						
1237873	LPIO-4860		Our borough does not need the number of houses (12,000) suggested. There is no evidence for this.						
1241065	LPIO-505	no	Your preferred approach seeks to have 60% of the new homes as houses. In light of the main redevelopment area of Birkenhead where the majority of present buildings are above three storeys high. Should the all new development keep in character of the area. With the development around the dock by Wirral Waters, as historically the building would have also been over three storeys high (for example the remaining two grade II listed former warehouses at East Float Quay). There should be no reason (other than technical) why all the new development should be flats of various rooms numbers. This would change the dwelling type to 80% flats and 20% houses. Level-access accommodation % would, be incorporated into the flat %.						
1245713	LPIO-5075	no	Wirral does not need the number of houses identified in the plan. No evidence						
1237923	LPIO-5079	no	there is no evidence that wirral need the number of 12000 houses suggested. Evidence of this fact WBC already has in its possession.						
1241800	LPIO-5130	no	I'd like there to be less bungalows and more flats. I'd like to see flats with good public transport links and access to socially valuable, managed green spaces. It would be good if new housing met "The Future Homes Standard", which will set minimum environmental standards for all new housing, including a commitment to removing traditional fossil fuel heating systems from 2025." <a href="https://www.gov.uk/government/news/housing-secretary-unveils-green-housing-revolution">https://www.gov.uk/government/news/housing-secretary-unveils-green-housing-revolution</a> It would be good if there were provision for people to build their own "tiny house" developments and "off grid" homes. Support for their integration with waste management and sanitation systems. Support for their security, for example yurt or temporary shelters with fabric or otherwise vulnerable walls. It would be good to encourage a range of building materials that would be ethically sourced and reusable. Around the housing, landscaping which encourages biodiversity and ecological care and appreciation.						
1244215	LPIO-5209	yes							
1245496	LPIO-5225	yes	I believe the borough does not need housing development of 12000 homes as suggested as set out in my earlier comments.						
1239571	LPIO-5265	yes							
1246006	LPIO-5323	no	NO The council's proposed proportion of houses, flats and bungalows should be shifted in favour of more flats and fewer bungalows, particularly with regard to building flats next to areas which already have them. Ground-floor flats would provide the same sort of space as bungalows, and with care a good mixed community could enhance the quality of life of all residents.						
1245954	LPIO-5507	yes							

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1246100	LPIO-5567 1 of 2	no	<ul style="list-style-type: none"> <li>Specialist representative association objection to fact that Local Plan does not contain any reference whatsoever to custom and self-build and the duty of the LPA to meet the needs of those wishing to build their own home.</li> <li>Support for Wirral Council's local register.</li> <li>Current custom and self-build (CSB) policy in England has evolved over the last 5 years with the Self-build and Custom Housebuilding Bill, receiving Royal Assent on 26 March 2015. The Bill is now an Act of Parliament. This Bill seeks to establish a register of prospective custom builders who are seeking a suitable serviced plot of land and requires LPAs to keep an up to date register of people within the district that wish to build their own home. We are pleased to note that Wirral Metropolitan Borough Council do keep a self-build register which prospective self-builders can sign up to via the council's website. The Right to Build legislation clearly demonstrates how the government intends for LPAs to respond to the requirements set out in the NPPF when drawing up new Local Plans. LPAs should take a proactive position to providing land and should undertake rigorous and effective evidence gathering to measure custom and self-build need in their districts. And LPAs that do not do so can expect their Local Plans to be found unsound at examination. The Housing and Planning Act 2016 conferred on LPAs the responsibility to: "Give suitable development permission in respect of enough serviced plots of land to meet the demand for self-build and custom house building in the authority's area..." The Act established that evidence of such demand would be provided by registers which LPAs are required to keep in accordance with the 2015 Self-Build and Custom Housebuilding Act. Paragraph 61 of the revised National Planning Policy Framework (NPPF) sets out the requirement for Local Planning Authorities (LPA) to plan for a wide choice of high quality homes to support sustainable communities and provide greater opportunities for home ownership. It goes on to state: "The size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities service families, travellers, people who rent their homes and people wishing to commission or build their own homes)." Furthermore, the NPPF makes clear how small and medium sized sites can make an important contribution to meeting the housing requirement of an area.</li> </ul>	<a href="https://wirral-consult.objective.co.uk/file/5656320">https://wirral-consult.objective.co.uk/file/5656320</a>					
1246100	LPIO-5567 2 of 2	no	<p>The identification and promotion of small and medium sized sites as per the NPPF paragraph 61 can be promoted in order to support the needs of custom and self-builders. Furthermore, the NPPF makes clear how small and medium sized sites can make an important contribution to meeting the housing requirement of an area. The identification and promotion of small and medium sites as per the NPPF paragraph 61 can be promoted in order to support the needs of custom and self-builders. Indeed, recent appeal decisions have highlighted and confirmed the significance that should be afforded to self-build as a material consideration in determining planning applications, which in turn demonstrates the importance of CSB in housing delivery. Examples of such appeal decisions include: (APP/P0119/W/17/3191477) and (APP/C1570/A/14/2223280) As a consequence of the policy and guidance outlined above, it is clear that LPAs have a duty conferred upon them to actively meet the needs of those wishing to build their own homes. In order, therefore to discharge its duty to those wishing to build their own home it is apparent that the LPA must set out in the emerging Local Plan how it will ensure that the needs of those wishing to build their own homes will be met.</p> <ul style="list-style-type: none"> <li>We recommend that in order to meet the needs of those wishing to build their own homes a policy is introduced which supports and encourages self-build proposals, particularly where they are in line with other policies identified within the plan.</li> <li>Also - The emerging Local Plan needs to demonstrate how it will proactively assist prospective self-builders in realising their dream of building their own home. To do so proactive policy measures need to be in place which promote self-build and make self-build plots easier for local people to home by. Such measures might include: <ol style="list-style-type: none"> <li>Allocation of small sites specifically for custom and self-build.</li> <li>An 'exception sites policy' which would permit development in areas outside settlement boundaries in which 'regular' market housing would not be permitted, but which are sustainable and well-related to the settlement.</li> <li>Requirement for all large sites to deliver a modest percentage of self-build homes, perhaps 2% - 6%. Although it should be noted that this policy should only be used as part of a wider suite of measures, as most self-builders do not wish to build their own home on a larger housing estate</li> </ol> <p style="text-align: right;">See attachment</p> </li> </ul>						
1245073	LPIO-5636	yes	I have no objection to the housing mix, just the total number of houses required. The independent experts agree that Wirral does not need 12,000 houses.						
1241661	LPIO-5654	no	The council's proposed proportion of houses, flats and bungalows should be shifted in favour of more flats and fewer bungalows, particularly with regard to building flats next to areas which already have them. Ground-floor flats would provide the same sort of space as bungalows, and with care a good mixed community could enhance the quality of life of all residents.						
1245984	LPIO-5733		Higher density should be encouraged where appropriate for example in housing designed for single people. It needs to be stressed that the unrealistic housing figures are putting pressure on limited available land.						

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1244896	LPIO-5798	no	No. Whilst agreeing an appropriate mix of size and type should be sought, more smaller properties are required to support more households being able to afford a home and to suit the real need. If the quality of homes is good and the most made of each location, then larger homes are freed up by older households downsizing. Suggested: 1-bed (15%), 2-bed (35%), 3-bed (40%) and 4/+4-bed (10%); and Type: 50% houses, 25% flats and 25% bungalows. The 'baby-boomer' phenomenon is playing out now with increased numbers of older people seeking out bungalows, smaller houses and particularly flats/apartments. Using past trends won't take account of this. There's also the on-going pressure for people with spare bedrooms to downsize whatever their age. Consequently, the proportion of smaller properties must increase. Wirral is an 'exceptional' case in this regard (not average) as its population is not growing anything but older, needing an increased proportion of smaller, accessible dwellings. Even starker is the fact that much of the existing housing stock has been extended by owners as families and incomes grew. This has meant the housing stock has grown physically. In most cases, owners (parents often) end up with properties oversized for their needs and management capabilities and wish to move on. When they do, larger properties are released onto the Market. On Wirral, there is almost NIL need for further larger new-build houses. Dwellings should be designed with the ability to extend simply and attractively; and Applications should be required to show how they can be adapted/expanded. Traditional roof construction rather than trusses provides a convenient solution. Developers will not prefer all this as it involves more construction and cost per sale price. Therefore, they must be given little or no alternative.						
1246310	LPIO-5944	no	Our borough does not need the number of houses (12,000) suggested. There is no evidence for this.						
1245599	LPIO-6126	no	I have not seen any evidence to suggest we need 12000 houses						
1242751	LPIO-616	no	Wirral does not need the number of houses (12,000) suggested. There is no evidence for this. The Secretary of State has confirmed in a letter to the Council that "12000" is a suggestion that can be enlarged or REDUCED with reasoned argument.						
1238310	LPIO-6170	yes							
1246161	LPIO-6240	yes							
1242541	LPIO-6322	yes	The council's proposed proportion of houses, flats and bungalows should be shifted in favour of more flats and fewer bungalows, particularly with regard to building flats next to areas which already have them. Ground-floor flats would provide the same sort of space as bungalows, and with care a good mixed community could enhance the quality of life of all residents.						
1246402	LPIO-6445	yes							
1246425	LPIO-6547	yes	Consistent with national policy, we think that plan making authorities should assess the need for housing of different groups and reflect this in planning policies. When producing policies to address the needs of specific groups, plan making authorities will need to consider how the needs of individual groups can be addressed having regard to deliverability (67-001-20190722). Eastham contains sites (including SP050 West of Rivacre Road (parcel 4.14)) that are demonstrated to be viable for meeting different types of housing across the Borough.	<a href="https://wirral-consult.objective.co.uk/file/5669696">https://wirral-consult.objective.co.uk/file/5669696</a>					
1241723	LPIO-6567	no	Council's proposed proportion of houses, flats and bungalows should be shifted in favour of more flats and fewer bungalows, particularly with regard to building flats next to areas which already have them. Ground-floor flats would provide the same sort of space as bungalows, and with care a good mixed community could enhance the quality of life of all residents. Local green space must be provided to offset higher density buildings.						
1245086	LPIO-6618	no	Why do we need to build 19% of the houses with 4+ bedrooms? Is this just to give the developers a handsome profit? There should be an appropriate mix of dwellings but not in the proportions that you suggest. Building more houses with less than 4 bedrooms would go some way in addressing any perceived shortfall in the number of new houses required. Though we do not need to build 12000!!!						
1237647	LPIO-683	yes							
1246482	LPIO-7038	no	Our borough does not need the number of houses (12,000) suggested. There is no evidence for this and wholly reject the targeted figure.						
1246488	LPIO-7199		Our borough does not need the number of houses (12, 000) suggested. There is no evidence for this.						
1246348	LPIO-7224	no	Wirral does not need 12,000 houses. This figure is based on a model that has no relevance to Wirral.						
1246553	LPIO-7455	no	Building quantity over quality is short term thinking. Build good sized homes with gardens instead of packing in as many 'units' to solve the housing crisis.						
1246551	LPIO-7487	yes	In response to Q5.1 the implementation of policy for new dwelling type and mix should be assessed on a case by case basis, taking into account location and site characteristics but also applicants rationale and social ethos so as to ensure developers who wish to exceed limitations on affordable housing can do so within local plan policy and this approach should be reflected in the re-allocation of the particular site located at Paulsfield Drive Woodland for affordable housing.						

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1240932	LPIO-7617	no	No, Our Client disagrees with the Council's Preferred Approach. Whilst Our Client supports the Council's commitment to ensure that an appropriate mix of housing is delivered across the Borough, we have reviewed the Council's evidence as well as preparing our own independent evidence and conclude that there is a fundamental disconnect between the housing needs of Wirral and the quantum and type of units likely to be delivered by the emerging Local Plan. Both the Council's SHMA and the Consultant's analysis indicate that there is a significant requirement for larger properties to be delivered in Wirral over the plan period. The SHMA sets out that 60% of the estimated need will be for 3 and 4-bedroom units whilst the Consultant consider that this requirement is slightly higher (65%). However, setting aside Our Client's position on the presence of a considerable deficit in developable supply identified in the Plan, the Council has not considered this unquestionable need for larger units when identifying sites in their supply regardless of the evidence presented. Our Client considers that approximately 68% of the Council's deliverable supply will be 1 and 2-bedroom units despite there only being a need to deliver between 35-40%. Conversely, Our Client envisages that only 32% of the supply will deliver larger units yet the identified need is at least 60% according to the SHMA or 65% according to Our Client's analysis. The solution available to the Council to readdress the balance is the release of sustainable and suitable Green Belt sites in Wirral that can deliver an appropriate mix of housing, including larger family homes to counterbalance the proliferation of smaller units coming forward on urban sites. Further detail on our response to this question and our suggested alternative approach can be found in Stage 4 of the Consultant's Technical Assessment and our accompanying Vision Document.		<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/5682687">https://wirral-consult.objective.co.uk/file/5682687</a>	<a href="https://wirral-consult.objective.co.uk/file/5682701">https://wirral-consult.objective.co.uk/file/5682701</a>		
1246592	LPIO-7750	no	Our borough does not need the number of houses (12,000) suggested. There is no evidence for this. Wirral needs more social housing and smaller cheaper 1/2 bed properties.						
1243342	LPIO-781	yes							
1246594	LPIO-7827	no	Our borough does not need the number of houses (12,000) suggested. There is no evidence for this.						
1246591	LPIO-7910	yes	In principle, "Yes", but history demonstrates that developers will "play the system" to build what they want i.e. profit maximization. WMBC needs to have robust processes and controls in the planning process to prevent this happening.						
1240903	LPIO-7926	no	Our borough does not need the number of houses (12,000) suggested. There is no evidence for this.						
1246605	LPIO-8156	no	Our borough does not need the number of houses (12,000) suggested. There is no evidence for this.						
1240653	LPIO-8173	yes							
1241770	LPIO-8189	yes							
1245607	LPIO-8206	yes							
1246612	LPIO-8348	no	The approach is sound but the figures are not. With a flat population growth we don't need 12000 homes. The figures need to be recalculated. The only way we would need anywhere near this number would be if there was a large influx of new residents and the only reason for this would be if there was a complete new desirable development (i.e. Wirral Waters/Birkenhead). Building anywhere else is unnecessary.						
1237882	LPIO-8381	no	Our borough does not need the number of houses (12,000) suggested. There is no evidence for this.						
1246523	LPIO-8637	yes							
1246598	LPIO-8693	yes							
1243448	LPIO-879	no	The future housing needs predictions are totally unrealistic and inflated. The population of Wirral was at its highest level in 1971. It is still 20,000 below that 1971 level and population growth is very slow. If the stated housing need was reduced to a more realistic figure, then there would be no need to even think about building on the green belt. Why don't you survey the population of Wirral and ask them:- what type of house they currently occupy - if it suits their current and future needs - what other type of house they would prefer to live in. We live in a large 4-bedroomed detached family house in Greasby. We are now retired and our children have moved out of the family home. At least 6 of our immediate neighbors are in exactly the same situation. We are all on the look out for large detached bungalows to move into which would release our homes for young families. Because there are so few suitable bungalows on the market, it looks like we will all be rattling around our large family houses until we die! Therefore, our houses will not be released for those families who may want them. We are all reasonable well off and healthy and could afford to pay for high quality, large detached bungalows if any were available.						
1246631	LPIO-8850	yes							
1246667	LPIO-9039	yes							
1246651	LPIO-9043	no	The council's proposed proportion of houses, flats and bungalows should be shifted in favour of more flats and fewer bungalows, particularly with regard to building flats next to areas which already have them. Ground floor flats would provide the same sort of space as bungalows and with care a good mixed community could enhance the quality of life of all residents.						
1240872	LPIO-9098	yes	Yes but based on the real need not 12000 houses which is incorrect						
1239377	LPIO-9126	no	Our borough does not need the number of houses (12,000) suggested. The evidence offered to support the Council's figure I have disputed earlier in my response.						
1245289	LPIO-9270	yes							

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1246678	LPIO-9345	no	What is an 'affordable home', where are the people who currently require these homes?						
1246624	LPIO-9365	no	I disagree with your calculations.We do not need this number of properties						
1241495	LPIO-9437	yes	Yes, providing the majority of new homes built are affordable! As I understand it there is a shortage of affordable homes on Wirral.						
1246705	LPIO-9552	no	I understand the it is not uncommon for developers to fail to provide the mix of dwellings for which they have planning permission. This must stop.						
1242554 Port Sunlight Village Trust	LPIO-9655	no	We recognize the logic of increasing population density near existing transportation hubs, such as Bebington and Port Sunlight stations. However, requirements for higher density development within Port Sunlight and in the setting of the conservation area would have a profound adverse impact on the heritage character, significance and value of the site. We would not support higher density development within the village or in the setting of the village. Additionally, the existing train stations serving Port Sunlight and any future developments are in poor condition and do not serve the needs of all communities. Port Sunlight station is not an accessible station. There is very limited commuter parking or places for people to 'collect' train users.						
1246693	LPIO-9760	no	The question is presumably based on the incorrect figure of 12000 houses. Wirral does not need this number of houses. There is no evidence for this infact I understand that the council has been presented with evidence that the figure is significantly lower and this would be backed up by the Councils own Documentation Compendium of Statistics 2019.						
1246727	LPIO-9813	yes	We agree with the general priciples of a housing mix policy, however, it is critical to ensure there is sufficient flexibility in the policy to take account of market demand at any given time. The policy cannot be linked to any evidence base that is not updated annually. When formulating this policy in detail, attention should be paid to PPG at that time and there should be the opportunity for applicants to put forward alternate proposals where this is backed up by appropriate evidence.						
1246544	LPIO-9968	no	Requiring developers to take account of an appropriate mix of dwelling type is good, but the actual mix should be shifted in favour of fewer bungalows and more flats; ground floor flats would provide the same sort of accommodation as bungalows, while with care a good mixed community could enhance the lives of all residents. (As in a project in Denmark in which pensioners and young singles are offered affordable accommodation in the same block, if they commit to spending a small amount of time each week in the communal areas; everyone has benefitted)						