

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-136

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Any of the identified green belt areas should have archaeologists involvement and should be subject to consultation and if approved digs to ensure that no historical remains are lost forever to the residents of Wirral.

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-437

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

I object to ANY Green Belt release at all as this has been shown to be totally unnecessary. Five of the twelve sites allocated for potential development are in Irby. This is totally disproportionate for such a small area and will have a massive environmental impact. This is the largest of the 5 sites with up to 1100 houses. The consequent increase of potentially 2000+ residents on this site alone, the resulting noise, traffic and air pollution impact of their cars together with all the other effects of a huge housing estate will have a massive detrimental environmental impact on this small village. This site also borders Horrock Wood, an SSSI, which will be severely impacted, and the wildlife habitats on the site will be destroyed

Q3b Transport and Highway Reasons

This area is not particularly well served by public transport and there is no access to a station nearby. There are already traffic and parking issues generally in and around Irby, particularly on Irby and Thingwall Roads, in Irby village itself and around the local schools. The consequence of a huge increase in cars and other service/commercial vehicles a development of this size will bring can only exacerbate this problem.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

The potential increase in population, cars and all associated services and traffic associated with a development of this size will inevitably have a negative impact in terms of increased noise for all those houses which would border this huge site particularly, and will destroy the whole ambiance of the area in general. Irby is a small, quiet semi-rural area with many of the houses currently benefitting from the close proximity to open fields. The houses bordering the site will all be overlooked and the visual impact of such a huge modern housing estate in a largely traditional area will be devastating. A development of this size will totally overwhelm this small area.

Q3d Impact on the character of the area

The consequence of building on this huge site will effectively be to join up Irby, Pensby and Thingwall creating a vast urban sprawl of modern housing which is contrary to one of the purposes of the Green Belt i.e. checking unrestricted sprawl and merging towns/villages. It will destroy the semi-rural aspect, traditional and distinct character and identity of these small communities which is something the residents currently greatly value and is the reason we have chosen to live here.

Q3e Impact on / availability of Local Services

There are only a small number of local shops in Irby Village with no space to expand to accommodate a large increase in demand. Parking and traffic are already a problem in and around Irby and the village as well as around the local schools which will only be exacerbated by development of this size. The consequent travel to the larger supermarkets etc further away will result in even more traffic on the main roads in and out of the village. There are also already issues with the availability of doctors/dentist appointments in the area and a sizeable increase in the local population will inevitably put extra pressure on services such as schools, public transport as well as Arrowe Park Hospital.

Q3f Impact on Heritage

I understand that this site has some historical significance and archaeological interest. Irby, Greasby and Frankby are all historic villages and should not lose their identity through building houses or businesses

Q3g Infrastructure and Utilities

There is currently not the infrastructure to support a huge housing estate and there will no doubt need to be a massive cash investment in the area. This would be better utilised in developing the preferred urban option.

Q3h Flood Risk**Q3i The site boundary is wrong****Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these**

I oppose any development on any of the Green belt sites named in this document. In particular, of the 12 potential sites named 5 are in Irby. This number is totally disproportionate to the size of Irby which would be totally overwhelmed if these proposals were allowed to go ahead. However, all the evidence has shown that there is no need for the extra 12,000 houses proposed by the Council. The Council's own data - Compendium of Statistics 2019 confirms this. A more realistic figure should be used which would remove the risk to ALL Green Belt land as the true housing need could be easily accommodated on brownfield sites within the Borough. The preferred Urban option should therefore be pursued and this has my full support with more effort concentrated on securing available Government and Public sector funding to achieve this.

Q3k Development Viability**Q3l Loss of Agricultural Land****Q3m Will impact on the Green Belt**

I oppose all development on any of the Green belt sites named in this document as there is no justification at all for building ANY Green Belt land. The Council's own data has confirmed that the housing need figure used in this plan is far too high. If the more realistic targets were used the housing need could clearly be accommodated using brownfield sites alone. The preferred Urban option should therefore be pursued and this has my full support. Of particular concern is the fact that of the 12 potential sites named, 5 are in Irby. This number is totally disproportionate to the size of Irby, which would be totally overwhelmed by housing if these proposals were allowed to go ahead. This site is an important Green Belt area and should be maintained as it is a clear example of how Green Belt checks unrestricted sprawl and the merging of towns/villages and should therefore be classed as highly performing.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-607

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons**

Irby, Greasby, Frankby are historic villages and should not lose any identity through building houses businesses or otherwise.

Q3b Transport and Highway Reasons**Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area**

Irby, Greasby, Frankby are historic villages and should not lose any identity through building houses businesses or otherwise.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Irby, Greasby, Frankby are historic villages and should not lose any identity through building houses businesses or otherwise.

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Totally disagree with any greenbelt release at all. Irby, Greasby, Frankby are historic villages and should not lose any identity through building houses businesses or otherwise.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-870

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Green belt/field sites MUST NEVER be built on. Irby, Frankby, Thingwall, Heswall, West Kirby, Moreton et al are discrete historic villages and should not lose any identity through building developments which reduce their individual identities.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-1261

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Why isn't the Council considering releasing land from golf course re-use? Many of the local golf courses are underused and they represent a large acreage and an ecological desert.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-1366

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

All green belt sites provide a benefit to Wirral residents. As well as protecting settlements from urban sprawl and ribbon development they contribute to the biodiversity and heritage assets of the area, have a beneficial impact on carbon capture, protect natural habitats, are rain catchment areas preventing flooding and help to improve the air quality of the borough.

Q3b Transport and Highway Reasons

The transport assessments are not fit to make a judgement on as they are based on modelling and national trends which bear no relationship to the area under review. West Wirral traffic is already at gridlock, new developments will only add to the problems. The options document has not offered a solution to the commuting problems of Wirral.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

New developments will cause additional traffic which comes with the added pollution standing traffic exudes.

Q3d Impact on the character of the area

Many of these sites are located next to what are termed "old village settlements" (as opposed to urban settlements). Residents still recognise the village concept of areas such as Greasby, Irby, Heswall, West Kirby, Saughall Massie and Hoylake. New developments will change the character of these settlements.

Q3e Impact on / availability of Local Services

Local services are already at breaking point. Libraries are staffed by volunteers, local parks are untended, police and fire stations moved or closed down, a room (locked for most of the day) is now called a Community Police Station. Local doctors surgeries and dentists are oversubscribed and pharmacists are in short supply. What do these settlements NOT NEED - more developments!

Q3f Impact on Heritage

Many of the areas close to the selected sites have a local characteristic pertaining to the settlement in question. New developments have no sympathy to this style and generally are built in an estate form of uniform design which detracts from the previous vision of the area.

Q3g Infrastructure and Utilities

I have mentioned infrastructure in a previous answer.

Q3h Flood Risk

Q3i The site boundary is wrong

Site boundaries have been manufactured to accord to a poor or weakly performing area to the Green Belt. - Scandalous

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Green Belt is not required for development

Q3k Development Viability

Q3l Loss of Agricultural Land

Land is clearly going to be lost. Some may be agricultural land others may be horse fields and paddocks. All contribute to the rural aspects of the western side of the peninsula.

Q3m Will impact on the Green Belt

Any green belt lost will impact on the benefits the green belt gives to Wirral. A point which seems to be lost in a planning document.

Q3n Other reasons

As already mentioned, I do not believe in the housing target of 12,000 net new dwellings. Population charts from 1996 concur that Wirral does not support the guess + algebraic equation of housing need.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-1626

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

All Green Belt makes a positive contribution to the Environment. All Urban Land makes a negative contribution to the Environment.

Q3b Transport and Highway Reasons

The majority of Green Belt land is located in settlement area 8 and has poor transport connectivity.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

All Green Belt land makes a positive contribution to amenity, not all urban land does.

Q3d Impact on the character of the area

Small rural villages have direct correlation to the Green Belt as do the approaches to most of our urban settlements.

Q3e Impact on / availability of Local Services

Most Green Belt have not required the use of Local services but their development would contribute significantly to the pressures on those services.

Q3f Impact on Heritage

Green Belt sites offer the same overall contribution to heritage that urban areas offer.

Q3g Infrastructure and Utilities

Settlement area 8 is poorly served by drainage infrastructure, transport, schools and health services alike.

Q3h Flood Risk

Run off from any Green Belt development is an important consideration as a contribution to flood risk.

Q3i The site boundary is wrong

The current Green belt Boundary is correct and does not justify any alteration.

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

No consideration should be made while all development required can be achieved within Brown Field land.

Q3l Loss of Agricultural Land

Wirral has made a recent commitment to protecting food producing land. Brexit plans are not able to forecast how the requirement for food producing land will evolve. Development of Agricultural land takes away any future choices, takes away the viability of holdings which will have a knock on effect on land that remains. Development increases the pressures on farmers with further urban encroachment.

Q3m Will impact on the Green Belt

Q3n Other reasons

Realistic housing need calculations not the alien 12,000 figure will remove the pressure to release Green Belt.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-1778

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons**

Environmentally the loss of any green belt will be detrimental to the whole of Wirral.

Q3b Transport and Highway Reasons**Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

The Local Plan should not set out to manage failure. There is enough brown field site to provide housing for all reasonable needs. It is the housing need figure which is wrong.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-1952

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

There should be no need to use green belt to realise housing needs, if in fact a need does exist

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-2336

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-2418

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-2852 (Wirral Wildlife)

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Wirral Wildlife objects to most of the Green Belt release sites on the grounds of damage to biodiversity. 5.9 brook and BMV land. 5.8 possible wintering birds. 7.25 Thurstaston Common SSSI damp heathland; 6.15 LWS, badgers, wintering birds, BMV land, quiet area. 4.13 BMV land and LWS; 7.11 BMV land. 7.26 brook, core biodiversity area. Parcel 7.27 damage ancient woodland at Harrocks Wood by encircling it in housing, risk damage to Arrowe Brook and habitats downstream, and destroy BMV agricultural land. 7.18 badger foraging. See attached file for details. See detailed comments on this and other proposed release sites in attached document.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Wirral Wildlife object to Green Belt release because so many of the sites have importance to biodiversity. At least three-quarters of the sites have high ecological value that would be damaged by development. Out of 33 sites other weak sites, there are serious objections on wildlife grounds to 18, concerns about wildlife impacts for another 5. Of the sites put forward in this tranche, at least 6 of the 10 have wildlife objections. We object that too little account has been taken of Local Wildlife Sites. The Appx G Parcel Assessment table of sites includes nationally and internationally important sites – but not Supporting Habitats. It includes TPO woodlands – but not LWS. Given the importance of LWS to nature conservation and as key parts of ecological networks, they are a “beneficial use of Green Belt” and should have been listed in the Appx G Parcel Assessment table. Since the MEAS RAG seems also to have taken little or no account of the LWS system, we feel that the LWS are in danger of being side-lined until too late in the Local Plan process to have any effective influence on it, and that inappropriate Green Belt sites will be selected for possible release. We have spent thousands of expert volunteer hours over 40+ years on surveying and maintaining this LWS system, and object forcefully to these sites being effectively ignored. Individual sites: These are the “weakly-performing” sites that are at most risk

of being brought forward if any of the current tranche propose for possible release are withdrawn from consideration. There is still a risk to any Green Belt site, so we stand by our objections raised in the 2018 review, which are included in attached file together with comments on all the “weakly-performing” sites.

Q3k Development Viability

Q3l Loss of Agricultural Land

We need to safeguard all Grades 2-3 agricultural land for future food supply. Food security will get ever more difficult as climate change happens.

Q3m Will impact on the Green Belt

See attached document

Q3n Other reasons

Attachment 1

<https://wirral-consult.objective.co.uk/file/5862373>

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-4705

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Must be protected, rather than a nibble approach to the use of greenbelt

Q3b Transport and Highway Reasons

Must be protected for leisure and recreation.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Best to ensure larger areas are protected rather than smaller pockets.

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Wirral does not sufficiently protect and promote heritage areas to attract visitors.

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-5062

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-3118

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

I am not in favour of any green belt development. Dispersed development, if to accommodate a large number of houses, would be even worse than a single urban expansion, as it would give rise to pressure for constant "nibbling away" at the green belt, and could over-load existing infrastructure.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-6329

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

If any of the proposed site are built on it would totally destroy the pleasant rural character of West Wirral. The rural character of the likes of Barnston, Thingwall, Thurstaston and Irby would be irreparably damaged.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

If any of the proposed site are built on it would totally destroy the pleasant rural character of West Wirral. The rural character of the likes of Barnston, Thingwall, Thurstaston and Irby would be irreparably damaged.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-5424

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-5754

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

No land which is currently or potentially used for agriculture must be released from the Green Belt. "We have a massively fragile food supply chain which could easily collapse; a depleted agriculture sector which produces only 50% of the food we eat. This leaving us at the mercy of international markets" Professor Tim Lang, Guardian, 23.3.2020. This is also made clear in the Agriculture Bill 2017-2019. Farmers and agricultural workers must be supported, particularly in high grade ALC land. They make significant contributions to the local economy and their farms add greatly to the attractiveness of the Wirral landscape.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-6359

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Concerns over infrastructure support - i.e. schools, hospitals, road traffic burdens etc.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Concerns over infrastructure support - i.e. schools, hospitals, road traffic burdens etc.

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Concerns over infrastructure support - i.e. schools, hospitals, road traffic burdens etc.

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-6389

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

No Greenbelt should be released to make life easier for construction companies to increase their profits. Our housing need is for residents of the Wirral only. If construction do not want to build our requirement then they should be told where to go!!

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

No Greenbelt should be released to make life easier for construction companies to increase their profits. Our housing need is for residents of the Wirral only. If construction do not want to build our requirement then they should be told where to go!!

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-4971

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons**

WFPOSPS cannot take any position regarding any specific site, but objects to the release of any green belt for reasons previously stated.

Q3b Transport and Highway Reasons**Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area**

see Q3a

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

see Q3a

Q3k Development Viability

Q3l Loss of Agricultural Land

see Q3a

Q3m Will impact on the Green Belt

This is the main objection by WFPOSPS

Q3n Other reasons

See comments on housing need calculations in previous sections

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-4750

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Totally disagree with any greenbelt release at all. Irby, Greasby, Frankby are historic villages and should not lose any identity through building houses businesses or otherwise.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-4629

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

These are part of the green belt, any incursion of which will destroy habitat, agricultural and recreational land and make it easier for developers to argue for further encroachment. All sites fulfill the 5 purposes for the green belt. There are no grounds upon which to argue that some perform less strongly than others since they are all integral to the above 5 functions.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-5627

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Building on Green Belt will ruin the character of the Wirral and destroy the natural habitat for wildlife that is dependent on the open fields and green space for foraging. The Council states that one of its key objectives is to contribute to tackling climate change. Trees and plants absorb carbon; houses don't!

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

The high-density housing that would be required to accommodate the estimated housing numbers on the individual sites would be out of character with the neighbouring properties

Q3d Impact on the character of the area

The loss of green belt land to housing would have a highly detrimental effect on the visual impact of the landscape and the character of the local villages it segregates.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

If the council get the housing requirement figures right, there are sufficient brownfield sites available to accommodate new housing without destroying green belt.

Q3k Development Viability

Q3l Loss of Agricultural Land

The effect of the recent corona virus on transport and food availability has highlighted the importance of maintaining agricultural land to ensure a supply of local fresh produce. Also reducing the delivery miles for produce helps the Council meet its key objective of tackling climate change.

Q3m Will impact on the Green Belt

No green belt should be released for housing. Only brownfield sites should be used.

Q3n Other reasons

Looking at the long list of evidence base documents it is clear that the Council has gone to great lengths (and council taxpayer's expense) to commission evidence-based consultancy studies for just about everything. Everything, that is, apart from actually assessing the housing requirements numbers based on real local evidence. Accurately predicting housing future housing requirements is absolutely critical and underpins the whole plan, and yet I see nothing in the list of evidence-based documents that justify the need for 12,000 new homes (800 per year) between 2020 and 2035. Get this wrong and the whole plan is wrong! It is my understanding that the figures for projected housing requirements for the Wirral for the next 15 years put forward by the Council during this consultation are grossly exaggerated and unsubstantiated. Sufficient land has already been identified for a more realistic figure with a 20% surplus. Therefore, there is no justification to release any green belt land for housing. The Council needs to recalculate its estimated housing requirements and produce a local plan based on the use of local facts and figures, together with existing identified brownfield sites and leave the green belt alone. Studies by the Universities of Manchester and Liverpool concluded that the Office of National Statistics (ONS) 2016 projections were both "robust and internationally accepted" and implied between 6,100 and 7,100 new homes would be required on Wirral between 202-2035, and recommended the Council should consider a baseline figure of 430 dwellings per annum on average. See <https://www.wirral.gov.uk/planning-and-building/local-plans-and-planning-policy/local-planning-evidence-and-research-report-13>.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-2708

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Totally disagree with any greenbelt release at all. Irby, Greasby, Frankby are historic villages and should not lose any identity through building houses businesses or otherwise.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-3109

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

The sites are not close to the railway corridor

Q3b Transport and Highway Reasons

The sites are not close to the railway corridor

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

The sites are not close to the railway corridor

Q3d Impact on the character of the area

They will have a negative impact on the character of the area

Q3e Impact on / availability of Local Services

Reduction in open space and overloading local services

Q3f Impact on Heritage

Reduction in open space and amenity space

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

On the River Mersey corridor

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-3759

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

The Wirral Peninsula is unique for many reasons:-The earliest evidence of human occupation dates from the Mesolithic period, around 7000BC. Evidence of this has been identified in Greasby, Irby, Meols, West Kirby & Hilbre. Once Green Belt has gone, there is no going back. Greenbelt is the DNA of nature and has a huge part to play in Mental Health & Wellbeing.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Primary schools & medical centres already struggling to accommodate rising numbers.

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Properties on the opposite side of my house, previously suffered flooding issues after new houses were built. This took many years to get sorted and building more houses causes flooding. Soil, grass & trees are all needed to absorb rain. The Green Belt field in Irby plays a fundamental part in preventing flooding, to the properties at the bottom of the fields and surrounding areas.

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Could compulsory purchase properties and demolish/rebuild to meet population needs.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-3420

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

I am not in favour of any green belt development. Dispersed development, if to accommodate a large number of houses, would be even worse than a single urban expansion, as it would give rise to pressure for constant “nibbling away” at the green belt, and could over-load existing infrastructure.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-3543

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

It is important to reflect on the available existing public transport links from each site to larger conurbations where work, schools, hospitals, leisure and shopping amenities exist. Those sites which are closer to existing public transport hubs should be prioritised for potential development to reduce the dependency for private transport and its associated environmental impacts.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-3953

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-5724

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

We disagree with any greenbelt release whatsoever. However dispersed greenbelt is the most harmful of the options as it will be too dispersed to provide improvements in infrastructure allowing for sustainable travel nor will it have inbuilt green spaces within a development as the parcels are too small.

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-5470

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

The site would result in the visual and physical coalescence of two settlements – Caldy and West Kirby. These form part of a long stretch of urban form which constitutes, in my view, a large urban area, albeit not the largest. Parcel 6.15 therefore makes a strong contribution to checking the unrestricted sprawl of urban areas.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Parcel 6.15 evidently forms a key open space, indeed the only open space, separating Caldy and West Kirby in this location, and therefore makes a strong contribution towards Purpose 2 of the Green Belt. We therefore strongly disagree with the view that the site makes a 'weak contribution'

Q3d Impact on the character of the area

It is noted however that the Parcel is immediately adjacent to Caldy Conservation Area, which has not in my view been properly assessed by the Council.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Parcel 6.15 performs a very important role in transitioning from the low-density development on the eastern edge of Caldy, a designated Conservation Area towards the rural area beyond. The Parcel makes a strong contribution towards safeguarding this area from encroachment. We agree that Parcel 6.15 does not make any contribution towards purpose 4. It is noted however that the Parcel is immediately adjacent to Caldy Conservation Area, which has not in our view been properly assessed by the Council.

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

We disagree that 'all Green Belt land' supports urban regeneration of settlements within Wirral. Green Belt land is a planning designation, and can comprise many types and forms of land, including greenfield and brownfield sites. Some sites, such as those in brownfield locations, might be seen to perform poorly in this regard. Parcel 6.15 is a predominantly open, greenfield site, and in our view makes a strong contribution towards encouraging the recycling of derelict and other urban land.

Q3k Development Viability

Q3l Loss of Agricultural Land

This is very good quality agricultural land and rich in biodiversity

Q3m Will impact on the Green Belt

We consider the Green Belt Review to be seriously flawed in its interpretation of NPPF and therefore strongly call for a review of this piece of work if indeed any sites are to be considered for release.

Q3n Other reasons

In my view, for the reasons set out above, Parcel 6.15 makes a strong contribution to Purposes 1, 2, 3 and 5, and no contribution to Purpose 4 of Green Belt outlined by the Government. Overall, Parcel 6.15 makes a strong contribution towards the key purposes of the Green Belt as set out at Paragraph 134 of the NPPF. We consider the Green Belt Review to be seriously flawed in its interpretation of NPPF and therefore strongly call for a review of this piece of work if indeed any sites are to be considered for release.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-5479

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

We have significant concerns in relation to the Green Belt Review findings in this regard. The site would result in the visual and physical coalescence of two settlements – Caldy and West Kirby. These form part of a long stretch of urban form which constitutes, in my view, a large urban area, albeit not the largest. Parcel 6.15 therefore makes a strong contribution to checking the unrestricted sprawl of urban areas.

Q3b Transport and Highway Reasons

Road network and public transport insufficient to deal with this level of housing and subsequently the dramatic increase in number of residents to the locality

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

The site would result in the visual and physical coalescence of two settlements - Caldy and West Kirby. These form part of a long stretch of urban form which constitutes in our view, a large urban area, albeit not the largest. Parcel 6.15 evidently forms a key open space, indeed the only open space, separating Caldy and West Kirby in this location, and therefore makes a strong contribution towards Purpose 2 of the Green

Belt. I therefore strongly disagree with the view that the site makes a 'weak contribution'.

Q3d Impact on the character of the area

Parcel 6.15 performs a very important role in transitioning from the low-density development on the eastern edge of Caldy, a designated Conservation Area towards the rural area beyond. The Parcel makes a strong contribution towards safeguarding this area from encroachment.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

We agree that Parcel 6.15 does not make any contribution towards purpose 4. It is noted however that the Parcel is immediately adjacent to Caldy Conservation Area, which has not in my view been properly assessed by the Council.

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

I disagree that 'all Green Belt land' supports urban regeneration of settlements within Wirral. Green Belt land is a planning designation, and can comprise many types and forms of land, including greenfield and brownfield sites. Some sites, such as those in brownfield locations, might be seen to perform poorly in this regard. Parcel 6.15 is a predominantly open, greenfield site, and in our view makes a strong contribution towards encouraging the recycling of derelict and other urban land.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

In my view, for the reasons set out above, Parcel 6.15 makes a strong contribution to Purposes 1, 2, 3 and 5, and no contribution to Purpose 4. Overall, Parcel 6.15 makes a strong contribution towards the key purposes of the Green Belt as set out at Paragraph 134 of the NPPF. I consider the Green Belt Review to be seriously flawed in its interpretation of NPPF and therefore strongly call for a review of this piece of work if indeed any sites are to be considered for release.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-6017

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Government has put housing "needs" above the real need to increase bio diversity on Green Belt land, once lost it cannot be replaced. There are so many former industrial sites in Wirral that are crying out for re-development.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Government has put housing "needs" above the real need to increase bio diversity on Green Belt land, once lost it cannot be replaced. There are so many former industrial sites in Wirral that are crying out for re-development.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-6289

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Yes I have views - None of these sites listed in table 1 should be in the Local Plan. The proposals to build on any of them would join up existing separate communities, so destroying historic villages and identities (Viking settlements etc..etc..)

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Yes I have views - None of these sites listed in table 1 should be in the Local Plan. The proposals to build on any of them would join up existing separate communities, so destroying historic villages and identities (Viking settlements etc..etc..)

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Yes I have views - None of these sites listed in table 1 should be in the Local Plan. The proposals to build on any of them would join up existing separate communities, so destroying historic villages and identities (Viking settlements etc..etc..)

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-6245

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Given the amount of empty or run down housing in the Wirral there is no need to destroy greenbelt. Transport infrastructure by green belt sites is poor so only people with high income that can afford a car can live there. This will not help those that live in the borough that need it the most.

Q3b Transport and Highway Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-6348

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Support

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-6437

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons**

Every inch of Greenbelt lost is a loss to nature, health and wellbeing.

Q3b Transport and Highway Reasons**Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Every inch of Greenbelt lost is a loss to nature, health and wellbeing.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-6513

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Disagree with any Greenbelt release. Irby, Frankby & Greasby being historic villages risk losing identities if building takes place.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Disagree with any Greenbelt release. Irby, Frankby & Greasby being historic villages risk losing identities if building takes place.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-6514

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Disagree with any Greenbelt release. Irby, Frankby & Greasby being historic villages risk losing identities if building takes place.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Disagree with any Greenbelt release. Irby, Frankby & Greasby being historic villages risk losing identities if building takes place.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-6523

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

The use of this green belt land will destroy the very nature of beautiful green Wirral - once it has gone it cannot be replaced.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

The use of this green belt land will destroy the very nature of beautiful green Wirral - once it has gone it cannot be replaced.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-8504

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons**

Totally disagree with any Green Belt release at all.

Q3b Transport and Highway Reasons**Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-8609

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons**

I object to all development of any currently Green Belt land. That is why they were designated

Q3b Transport and Highway Reasons**Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area**

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-8364

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Loss of greenbelt land and merging of two towns. Loss of wildlife corridor. I object strongly to the proposed release of Green Belt Parcel 6.15 under Option 2A in the Plan. In my view, Parcel 6.15 makes a strong contribution towards the 5 key purposes of the Green Belt as set out within the NPPF:

Q3b Transport and Highway Reasons

Lack of infrastructure to support large increase in population.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Lack of local amenities to support increase in population and also increase in noise levels and impact on the environment in terms of visual impact. Purpose 1 - In specific relation to Parcel 6.15, we note that West Kirby forms part of a long stretch of urban form which constitutes, in my view, a large urban area. Parcel 6.15 therefore makes a strong contribution to checking the unrestricted sprawl of urban areas. • Purpose 2 - Parcel 6.15 is the only area of open space in this location that separates West Kirby and Caldy. This parcel therefore makes a strong contribution to preventing

neighbouring towns merging into one another. Furthermore, I have SERIOUS concerns with the following assessment of the site: "The parcel largely forms a 'finger' of Green Belt within Settlement Area 6, it therefore forms part of a less essential gap between Settlement Area 6 and 7". The NPPF does not differentiate between 'essential' and 'less essential' gaps in this way. Further clarification is required on the basis of this assessment. I also do not agree strongly with the characterisation of Parcel 6.15 as being 'less essential gap' as this is not a distinction made by NPPF and seems to be used as pure convenience and non official way so that this parcel can be included in the exercise. I therefore consider that it makes a strong contribution to preventing neighbouring towns merging into one another.

Q3d Impact on the character of the area

Caldy is defined as a historic village in a conversation area. By merging West Kirby and Caldby by the loss of this Greenbelt means this village status will be lost and one Greater West Kirby settlement created. Purpose 1 - In specific relation to Parcel 6.15, we note that West Kirby forms part of a long stretch of urban form which constitutes, in my view, a large urban area. Parcel 6.15 therefore makes a strong contribution to checking the unrestricted sprawl of urban areas. •Purpose 2 - In relation to Parcel 6.15, this land is the only area of open space in this location that separates West Kirby and Caldby. I therefore consider that it makes a strong contribution to preventing neighbouring towns merging into one another

Q3e Impact on / availability of Local Services

Large population growth will have huge impact on the demand of schools, GPs etc. This has not been factored into this plan.

Q3f Impact on Heritage

Caldy is a historic village in a conversation area. By building on this greenbelt this conservation area will be lost as one Greater West Kirby will be formed. This lack of protection and preservation of conservation areas and WBC reputation to do so will impact the whole of Wirral not only in the short term but in the long term. This is because this will indicate to all that WBC are not interested in preserving the heritage of areas of Wirral and are highly influenced by developers who are only interested in short term profit. Once conversation areas are lost they cannot be re-established and once heritage is not valued then the 'brand' of Wirral will be negatively impacted. Liverpool has built its regeneration based on its culture and heritage and if Wirral wants to sell its heritage off to the highest property developer bidder then this could have great impact for generations to come.

Q3g Infrastructure and Utilities

Costs of large increase in population has not been identified and considered in this plan. By releasing small parcels of greenbelt in multiple places the costs of increasing infrastructure and utilities will be much larger than when focusing on one specific places as economies of scale will not be gained and efficiency and effectiveness will be poor

Q3h Flood Risk

Drainage systems in Caldy area often reach full capacity and by building on Parcel 6.15 will increase this risk extensively.

Q3i The site boundary is wrong

Boundary site does not include Stapleton Woods which is seems a very odd decision and is refuted strongly. Incorrect boundary drawn - the residential areas should be classed as the boundary.

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

As previously mentioned as the housing need calculation is incorrect greenbelt land does not need to be considered for development.

Q3k Development Viability

Small parcels such as Parcel 6.15 offer inefficient development opportunities and see to be included as 'sweetners' by WBC to developers to make quick profit so that they will take on less profitable sites. Also, housing outlined on this parcel do not meet the future needs of the Wirral population.

Q3l Loss of Agricultural Land

Parcel 6.15 is currently being used to grow crops and therefore should not be used for housing.

Q3m Will impact on the Green Belt

Parcel 6.15 is a key parcel of land to prevent the merging of two towns, Caldy and West Kirby, and will start the development of further green belt land in this area as it has the potential for high profit for developers...but does not meet the needs of the Wirral population. Purpose 3 - In relation to Parcel 6.15, I have significant concerns over the

following characterisation of the site: "Because the parcel forms a 'finger' of Green Belt within Settlement Area 6, it is not well connected to the countryside". The NPPF does not refer to connectivity of 'fingers' to the countryside. The site either is or is not in the countryside, therefore its development would represent encroachment. Parcel 6.15 therefore makes a strong contribution to Purpose 3 of the Green Belt. Purpose 4 – I agree that Parcel 6.15 does not make any contribution towards purpose 4. It is noted however that the Parcel is immediately adjacent to Caldys Conservation Area. Purpose 5 - The Green Belt Review accepts that 'all parcels in the Wirral' support urban regeneration. It follows logically, therefore, that all sites make a strong contribution to Purpose 5. In relation to Parcel 6.15, it is my strong view that this site makes a strong contribution to Purposes 1, 2, 3 and 5, and no contribution to Purpose 4. Overall, we consider that Parcel 6.15 makes a strong contribution towards the key purposes of the Green Belt as set out at Paragraph 134 of the NPPF.

Q3n Other reasons

There should not be any options to build on the greenbelt.

Purpose 3 - In relation to Parcel 6.15, I have SIGNIFICANT concerns over the following characterisation of the site as "Because the parcel forms a 'finger' of Green Belt within Settlement Area 6, it is not well connected to the countryside". The NPPF does not refer to connectivity of 'fingers' to the countryside. The site either is or is not in the countryside, therefore its development would represent encroachment. Parcel 6.15 therefore makes a strong contribution to Purpose 3 of the Green Belt. Further clarification is also required on how these 'extra' criteria and judgements, not based on NPPF guidelines, are being formed and used in official processes.

Purpose 4 - The Parcel is immediately adjacent to Caldys Conservation Area, which in my view has not been properly assessed by the Council.

Purpose 5 - I have VERY SIGNIFICANT concerns in relation to the assumption that "All Green Belt land can be considered to support urban regeneration...it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree." It follows logically that all sites make a strong contribution to Purpose 5.

Overall, there are significant concerns on the methodology used to produce the Green Belt Review and further clarification is needed in regard to all points above. Overall, I consider Parcel 6.15 makes a STRONG contribution towards the key purposes of the Green Belt as set out at Paragraph 134 of the NPPF.

Attachment 1

<https://wirral-consult.objective.co.uk/file/5663327>

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-10845

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

I totally disagree with any Greenbelt release at all. Irby, Greasby and Frankby are historic villages and should not lose any identity through building houses, businesses or otherwise.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

I totally disagree with any Greenbelt release at all. Irby, Greasby and Frankby are historic villages and should not lose any identity through building houses, businesses or otherwise.

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

I totally disagree with any Greenbelt release at all. Irby, Greasby and Frankby are historic villages and should not lose any identity through building houses, businesses or otherwise.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-7423

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

The release of Green Belt land is based on the prediction of 12,000 new houses being required within the time scale of the Local Plan. This figure I dispute (see answer to Question 3.) If however at some point in the future population growth creates a necessity for more housing small plots across the Borough would be preferable to a single site development.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

The release of Green Belt land is based on the prediction of 12,000 new houses being required within the time scale of the Local Plan. This figure I dispute (see answer to Question 3.) If however at some point in the future population growth creates a necessity for more housing small plots across the Borough would be preferable to a single site development.

Q3n Other reasons

The release of Green Belt land is based on the prediction of 12,000 new houses being required within the time scale of the Local Plan. This figure I dispute (see answer to Question 3.) If however at some point in the future population growth creates a necessity for more housing small plots across the Borough would be preferable to a single site development

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-9061

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services****Q3f Impact on Heritage**

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

This section of the proposal threatens five Green Belt functions at twelve separate locations, and impairs the primary purpose of keeping land permanently open. Pecking away at the edges of green belt is the opposite to NPPF policies set out in Section 13, Protecting Green Belt Land. I worry the Council, having been pressurised by Government and put into 'special measures', has caused a knee-jerk reaction within the Council to allocate green belt sites. If followed appropriately, NPPF Paragraph 138 in the consideration of allocating green belt sites should give enough room for manoeuvre in order to exclude Wirral's green belt parcels from allocation. Furthermore, the Council's Green Belt Review of 2019 serves as an inconsistent survey in the process of identifying and scoring individual sections of land. It was impulsive for the Council to list green belt sites without inviting public consultation so we could tell the Council why the green belt is performing strongly in its role of preventing 'urban sprawl'. There are no under-performing parcels of green belt land and the Council should have realised this in their review.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-6883

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

The existing Green Belt is already making an important contribution towards tackling Climate Change, reducing harmful pollution and promoting health and wellbeing through leisure activities and its attractiveness. And further measures will include:

- Increasing tree cover through large scale tree planting;
- Encouraging local food production, reducing unnecessary food miles;
- Creating and restoring flood plains, protecting homes and businesses from flooding; Improving wildlife habitats by creating and maintaining wildlife corridors, linking with urban parks and open spaces;
- Improving air quality, reducing Wirral's high incidence of asthma;
- Providing further opportunities for recreation.

Clearly we should be investing in the Green Belt as a positive measure of tackling Climate Change and improving the quality of life of all local residents, most particularly those who live in urban areas.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

The green Belt land is a great asset to the Wirral and by reducing this and by building in Green Belt we will lose the feel of small villages and communities and the heritage of the Wirral will be impacted as these areas disappear.

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

We are fortunate to have Green Belt within the Borough and we need to protect and cherish it. It was created specifically to direct development into run-down areas and to prevent further decline: the need for Regeneration remains as evident as ever. Building houses in Green Belt would directly reduce still further the viability of housing in the north and east of the Peninsula, delaying their rejuvenation and improved quality of life.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

I also believe that the existing Local Plan proposals fail to recognise the full value that the Green Belt has in making Wirral such an attractive place to live and visit, which is so accurately described in the Council's own Visitor Economy Strategy, "Wirral Peninsula is a unique and attractive place to live, work and visit". It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct towns and villages, and allowing easy access to the countryside for all its residents and visitors.

Q3n Other reasons

The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual Need a fraction of the 12,000 figure. A figure nearer 3,000 additional homes is more justified. The unrealistically high Housing Need figure of 12,000 new homes, which would be in addition to thousands of replacements, upgrades and conversions, would mean around 20,000 homes and an additional population of 20 to 30 thousand. You know this is nonsense. Those at the top of the Council have said as much. In addition, the proposal to include Green Belt land as Options for development will likely result in those sites deteriorating through planning blight by discouraging land owners' use, investment and improvement of the land whilst waiting for any possible development interest and opportunity to arise.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-10056

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Totally disagree with any Green Belt release at all.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-10299

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-6683

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

I totally DISAGREE with ANY GREENBELT RELEASE AT ALL. Irby, Greasby & Frankby are historic villages and should NOT lose any identity through development of ANY KIND.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

I totally DISAGREE with ANY GREENBELT RELEASE AT ALL. Irby, Greasby & Frankby are historic villages and should NOT lose any identity through development of ANY KIND.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

I totally DISAGREE with ANY GREENBELT RELEASE AT ALL. Irby, Greasby & Frankby are historic villages and should NOT lose any identity through development of ANY KIND.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-6701

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

I think that the sites in Irby (8-12) and West Kirby (4) would be the most detrimental to the Green Belt.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

I think that the sites in Irby (8-12) and West Kirby (4) would be the most detrimental to the Green Belt.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-7221

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

DO NOT BELIEVE any Green Belt sites should be released OR considered as a contingency. The term "weak Green Belt" - there is no such thing.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

DO NOT BELIEVE any Green Belt sites should be released OR considered as a contingency. The term "weak Green Belt" - there is no such thing.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-8886

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Green belt and agricultural land provides important habitat for wild life, and also functions as a wild life highway, if any green belt land is lost this fragments wildlife habitat.

Q3b Transport and Highway Reasons

Green belt land and agricultural land often has few nearby roads, meaning that any development will increase traffic density and pollution

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Noise pollution, light pollution, liquid or solid or gaseous pollution

Q3d Impact on the character of the area

Much of the Wirral had a pleasant country/villages nature, this has significantly reduced over the last few decades as over development has happened. This will have a negative impact for the generations to come.

Q3e Impact on / availability of Local Services

Schools, shops, dentists and doctors, quiet roads, are all in short supply on the Wirral. Developing any greenbelt or agricultural land is only going to make this worse

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Brown field site development should always be chosen over using greenbelt and agricultural land.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

All greenbelt and agricultural land should remain as designated.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-6609

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

None of the green belt land should be built on. Unless we make a firm stance on this now the loss of the green belt will continue unabated. If this plan allows for building on any green belt land the land around it will be degraded, so the next plan will require development on this land & so on till there is no green belt left. Encroachment on the green belt must stop now.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3l Loss of Agricultural Land

We will need all the agricultural land we have after brexit!

Q3m Will impact on the Green Belt

None of the green belt land should be built on. Unless we make a firm stance on this now the loss of the green belt will continue unabated. If this plan allows for building on any green belt land the land around it will be degraded, so the next plan will require development on this land & so on till there is no green belt left. Encroachment on the green belt must stop now.

Q3n Other reasons

Yes, the housing needs calculations are gross overestimates.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-11126

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

I totally disagree with the need for any Green Belt release at all, as I expect that our future housing needs will be met via a combination of the re-setting of the target (as explained in my response to Qs 3) and then by following the Preferred Option 1, Urban Intensification. Also, the characters of Irby, Greasby and Frankby as villages should be maintained.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-6649

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Totally disagree with any greenbelt release at all. Barnston, Irby, Greasby & Frankby are historic villages and should not lose any identity through building houses businesses or otherwise.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Totally disagree with any greenbelt release at all. Barnston, Irby, Greasby & Frankby are historic villages and should not lose any identity through building houses businesses or otherwise.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-9974

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Building on Green Belt will ruin the character of the Wirral and destroy the natural habitat for wildlife that is dependent on the open fields and green space for foraging. The Council states that one of its key objectives is to contribute to tackling climate change. Trees and plants absorb carbon; houses don't!

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

The high-density housing that would be required to accommodate the estimated housing numbers on the individual sites would be out of character with the neighbouring properties

Q3d Impact on the character of the area

The loss of green belt land to housing would have a highly detrimental effect on the visual impact of the landscape and the character of the local villages it segregates.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Use brownfield land. If the council get the housing requirement figures right, there are sufficient brownfield sites available to accommodate new housing without destroying green belt.

Q3k Development Viability

Q3l Loss of Agricultural Land

The effect of Brexit, climate change, and more recently, corona virus on transport and food availability has highlighted the importance of maintaining agricultural land to ensure a supply of local fresh produce. Also reducing the delivery miles for produce helps the Council meet its key objective of tackling climate change.

Q3m Will impact on the Green Belt

No green belt should be released for housing. Only brownfield sites should be used.

Q3n Other reasons

Looking at the long list of evidence base documents it is clear that the Council has gone to great lengths (and council taxpayer's expense) to commission evidence-based consultancy studies for just about everything. Everything, that is, apart from actually assessing the housing requirements numbers based on real local evidence. Accurately predicting future housing requirements is absolutely critical and underpins the whole plan, and yet I see nothing in the list of evidence-based documents that justify the need for 12,000 new homes (800 per year) between 2020 and 2035. Get this wrong and the whole plan is wrong! It is my understanding that the figures for projected housing requirements for the Wirral for the next 15 years put forward by the Council during this consultation are grossly exaggerated and unsubstantiated. Sufficient land has already been identified for a more realistic figure with a 20% surplus. Therefore, there is no justification to release any green belt land for housing. The Council needs to recalculate its estimated housing requirements and produce a local plan based on the use of local facts and figures, together with existing identified brownfield sites and leave the green belt alone. Studies by the Universities of Manchester and Liverpool concluded that the Office of National Statistics (ONS) 2016 projections were both "robust and internationally accepted" and implied between 6,100 and 7,100 new homes would be required on Wirral between 202-2035, and recommended the Council should consider a baseline figure of 430 dwellings per annum on average.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-8786

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Generally, the use of 'weak' green belt areas for development will merely displace it to adjacent land. The current weak areas most likely provide a buffer between developed and 'stronger' green belt areas and as such, they still provide a useful role.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-6873

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

No building on green belt. No need to build on green belt nor on small amenity spaces. No need at all. The council knows this.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-6631

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Totally disagree with any greenbelt release at all. Barnston, Irby, Greasby & Frankby are historic villages and should not lose any identity through building houses businesses or otherwise.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Totally disagree with any greenbelt release at all. Barnston, Irby, Greasby & Frankby are historic villages and should not lose any identity through building houses businesses or otherwise.

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-6666

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Totally disagree with any greenbelt release at all. Barnston, Irby, Greasby & Frankby are historic villages and should not lose any identity through building houses businesses or otherwise.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Totally disagree with any greenbelt release at all. Barnston, Irby, Greasby & Frankby are historic villages and should not lose any identity through building houses businesses or otherwise.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-6723

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Totally disagree with any greenbelt release at all. Barnston, Irby, Greasby & Frankby are historic villages and should not lose any identity through building houses businesses or otherwise.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Totally disagree with any greenbelt release at all. Barnston, Irby, Greasby & Frankby are historic villages and should not lose any identity through building houses businesses or otherwise.

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-6750

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Too "bitty" too much strain on local infrastructure and transport links, as additional facilities will probably not be provided. Also a threat to community character especially re: Irby/Pensby/Heswall. These are distinct communities at present.

Q3b Transport and Highway Reasons

Too "bitty" too much strain on local infrastructure and transport links, as additional facilities will probably not be provided. Also a threat to community character especially re: Irby/Pensby/Heswall. These are distinct communities at present.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Too "bitty" too much strain on local infrastructure and transport links, as additional facilities will probably not be provided. Also a threat to community character especially re: Irby/Pensby/Heswall. These are distinct communities at present.

Q3e Impact on / availability of Local Services

Too "bitty" too much strain on local infrastructure and transport links, as additional facilities will probably not be provided. Also a threat to community character especially re: Irby/Pensby/Heswall. These are distinct communities at present.

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-6771

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Greasby, Irby & Frankby are historic villages. They would be spoiled by further development and lose their identities NO GREENBELT SHOULD BE RELEASED.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Greasby, Irby & Frankby are historic villages. They would be spoiled by further development and lose their identities NO GREENBELT SHOULD BE RELEASED.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Greasby, Irby & Frankby are historic villages. They would be spoiled by further development and lose their identities NO GREENBELT SHOULD BE RELEASED.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-6789

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons**

I disagree with any Greenbelt release. Greasby, Irby & Frankby are historic villages, and would lose their identities.

Q3b Transport and Highway Reasons**Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

I disagree with any Greenbelt release. Greasby, Irby & Frankby are historic villages, and would lose their identities.

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-7071

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Loss of Green Belt. Increased traffic on all roads, (Barnston Rd, Pensby Rd, Whitfield Lane, Whitehouse Lane, Gills Lane, loss of farmland (much needed after Brexit)) Much infrastructure needed e.g. schools, medical surgeries etc. Loss of view for many who brought their houses for the open aspect afforded. Loss of wildlife.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Loss of Green Belt. Increased traffic on all roads, (Barnston Rd, Pensby Rd, Whitfield Lane, Whitehouse Lane, Gills Lane, loss of farmland (much needed after Brexit)) Much infrastructure needed e.g. schools, medical surgeries etc. Loss of view for many who brought their houses for the open aspect afforded. Loss of wildlife.

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Loss of Green Belt. Increased traffic on all roads, (Barnston Rd, Pensby Rd, Whitfield Lane, Whitehouse Lane, Gills Lane, loss of farmland (much needed after Brexit)) Much infrastructure needed e.g. schools, medical surgeries etc. Loss of view for many who brought their houses for the open aspect afforded. Loss of wildlife.

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Loss of Green Belt. Increased traffic on all roads, (Barnston Rd, Pensby Rd, Whitfield Lane, Whitehouse Lane, Gills Lane, loss of farmland (much needed after Brexit)) Much infrastructure needed e.g. schools, medical surgeries etc. Loss of view for many who brought their houses for the open aspect afforded. Loss of wildlife.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-7029

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

I disagree with any Greenbelt release. Greasby, Irby & Frankby are historic villages, and would lose their identities.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

I totally disagree with any greenbelt release at all. Irby, Greasby, Frankby are historic villages and should not lose any identity through building houses businesses or otherwise

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

I disagree with any Greenbelt release. Greasby, Irby & Frankby are historic villages, and would lose their identities.

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-7099

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3m Will impact on the Green Belt

I totally disagree with any release of Greenbelt land. "Weakly " performing parcels are still Greenbelt, open spaces and should not be touched at all. and left Green for the residents of Wirral to enjoy. Open and free for all to use.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-7133

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Totally disagree with any greenbelt release at all. Irby, Greasby, Frankby are historic villages and should not lose any identity through building houses businesses or otherwise.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Totally disagree with any greenbelt release at all. Irby, Greasby, Frankby are historic villages and should not lose any identity through building houses businesses or otherwise

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-7191

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons**

No Greenbelt land should be used for any developments. Wirral does not need 12,000 net new dwellings.

Q3b Transport and Highway Reasons**Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

No Greenbelt land should be used for any developments. Wirral does not need 12,000 net new dwellings.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-7249

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

The Council should take up a position of NO COMPROMISE. The phrase "weak green belt" is a misnomer, Green Belt should not be the fallback position for building.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

The Council should take up a position of NO COMPROMISE. The phrase "weak green belt" is a misnomer, Green Belt should not be the fallback position for building.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-7273

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

I am a 30 year old and a resident on the Wirral all my life.

It is a grave disappointment to me that ANY GREEN BELT proposals are part of the process

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

I am a 30 year old and a resident on the Wirral all my life.

It is a grave disappointment to me that ANY GREEN BELT proposals are part of the process.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-7331

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

To try and build a "village" of 2,500 homes as 7.15 to 7.19 plots on your Option 2A plan, would have a horrendous impact on the local community; initially the disruption caused by the construction and then the impact and strain placed on local schools, health facilities, roads, 2,500 homes could equate to 7,000 plus people! Heswall & Pensby Doctors already has 19,000 persons on its books. Traffic wise, imagine the congestion at Storeton Lane/Brarnston Road junction? These are 'Country Roads' around Heswall. And what sort of housing would developers want to build there - 4 beds, 2 garages! How will that help local economy?

Q3b Transport and Highway Reasons

To try and build a "village" of 2,500 homes as 7.15 to 7.19 plots on your Option 2A plan, would have a horrendous impact on the local community; initially the disruption caused by the construction and then the impact and strain placed on local schools, health facilities, roads, 2,500 homes could equate to 7,000 plus people! Heswall & Pensby Doctors already has 19,000 persons on its books. Traffic wise, imagine the congestion at Storeton Lane/Brarnston Road junction? These are 'Country Roads'

around Heswall. And what sort of housing would developers want to build there - 4 beds, 2 garages! How will that help local economy?

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

To try and build a "village" of 2,500 homes as 7.15 to 7.19 plots on your Option 2A plan, would have a horrendous impact on the local community; initially the disruption caused by the construction and then the impact and strain placed on local schools, health facilities, roads, 2,500 homes could equate to 7,000 plus people! Heswall & Pensby Doctors already has 19,000 persons on its books. Traffic wise, imagine the congestion at Storeton Lane/Brarnston Road junction? These are 'Country Roads' around Heswall. And what sort of housing would developers want to build there - 4 beds, 2 garages! How will that help local economy?

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-7405

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

I completely disagree with building on Green belt, it is there for a purpose! Using Green belt land would extend existing villages without adding any extra facilities, Schools, Doctors, Shops, Infrastructure.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

I completely disagree with building on Green belt, it is there for a purpose! Using Green belt land would extend existing villages without adding any extra facilities, Schools, Doctors, Shops, Infrastructure.

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

I completely disagree with building on Green belt, it is there for a purpose! Using Green belt land would extend existing villages without adding any extra facilities, Schools, Doctors, Shops, Infrastructure.

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-7441

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

For a start your maps are very hard to follow. Map 4-1 presume shows the Gill Lane area? Gills Lane is very dangerous at the Barnston Road end (a blind bend coming from Barnston) It could not take the added volume of traffic created from the new development.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-7511

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

TOTALLY disagree with any Greenbelt release at all. All land is precious for sustaining the population. We are in such uncertain times environmentally. It would be reckless for this council to agree to the Greenbelt land being released for development.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-7737

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Totally disagree with any greenbelt release at all. Irby, Greasby, Frankby are historic villages and should not lose any identity through building houses businesses or otherwise.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-7804

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

The question of including land that has interest by Developers is completely inequitable and should be dismissed as an assessment factor. This is completely biased and to even consider land based on Developer interest is back to front, offer suitable non-agricultural or special interest land and only as a last option. Don't get Developers to shown an interest. Completely biased and inept logic.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-8145

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-11170

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

I do not want any green belt land to be released for housing or building. There is sufficient brown field sites on the Wirral and the green belt land is one of the key benefits to drive the well being of Wirral residents and drive local tourism.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3m Will impact on the Green Belt

I do not want any green belt land to be released for housing or building. There is sufficient brown field sites on the Wirral and the green belt land is one of the key benefits to drive the well being of Wirral residents and drive local tourism.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-9018

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

I am not in favour of any greenbelt development. Dispersed development, if to accommodate a large number of houses, would be even worse than a single urban expansion, as it would give rise to pressure for constant "nibbling away" at the green belt and could overload existing infrastructure.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-9010

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Totally disagree with any greenbelt release at all. Barnston, Irby, Greasby & Frankby are historic villages and should not lose any identity through building houses businesses or otherwise.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Totally disagree with any greenbelt release at all. Barnston, Irby, Greasby & Frankby are historic villages and should not lose any identity through building houses businesses or otherwise.

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Totally disagree with any greenbelt release at all. Barnston, Irby, Greasby & Frankby are historic villages and should not lose any identity through building houses businesses or otherwise.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-10964

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

NO green belt land should be used for residential development, to preserve the unique character of Wirral and provide non housing green spaces between established communities.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3m Will impact on the Green Belt

NO green belt land should be used for residential development, to preserve the unique character of Wirral and provide non housing green spaces between established communities.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-9107

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons**

In view of climate change issues we should not be using agricultural land for building.

Q3b Transport and Highway Reasons**Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

In view of climate change issues we should not be using agricultural land for building.

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-9152

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons**

Due to climate change issues we should not be using agricultural land for building.

Q3b Transport and Highway Reasons**Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Due to climate change issues we should not be using agricultural land for building.

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-9323

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Green Belt serves a purpose - to prevent Urban Sprawl. Irrespective of which plot of Green Belt, building on any of them would be contrary to what Green Belt is for.

Q3b Transport and Highway Reasons

Green Belt areas are not served well by public transport. In recent months this has become apparent in the reductions bus services. To introduce additional residents in GreenBelt areas would lead to an increase in the number of cars in the rural areas; leading to environmental issues.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Visually Green Belt is what the Wirral Peninsular is know for, it segregates villages and prevent urban sprawl. Without Green Belt Wirral will be a mass of buildings, putting pressure on the environment and resources.

Q3d Impact on the character of the area

Villages need to be kept separate and unique, building on Green Belt will stop this, causing villages to merge and having an impact on the environment and surrounding areas.

Q3e Impact on / availability of Local Services

In Green Belt areas schools have been closed due to lower birth rates and demands for education. Building on Green Belt would put pressure on local services such as healthcare and education, which have been decreased over recent years.

Q3f Impact on Heritage

Villages need to be kept separate and unique, building on Green Belt will stop this, causing villages to merge and having an impact on the environment and surrounding areas.

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Brown Belt areas should be used as they have the capacity to cope with additional residents and the amenities required within local reach.

Q3k Development Viability

Q3l Loss of Agricultural Land

Farming is an important industry within Wirral which generates ecumenic growth, this needs to be protected.

Q3m Will impact on the Green Belt

Green Belt serves a purpose - to prevent Urban Sprawl. Irrespective of which plot of Green Belt, building on any of them would be contrary to what Green Belt is for.

Q3n Other reasons

The housing need calculations currently being used have been proven to be outdated. Lower numbers of dwellings are required that could be met by using urban/Brown Field sites. These Brown Field sites also provide residents with the required amenities and will regenerate the run down areas of the borough. Building on Green Belt will provide affordable accommodation for those who really require it as the areas are not affordable and require the use of a car as public transport has been reduced in these areas.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-9771

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-11178

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Opposed to the release of land below Stapledon woods in West Kirby for the following reasons: 1) Central part of Caldy/West Kirby area. 2) Environmental reasons, wildlife, green space. 3) Heavy traffic for roads in area.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-9710

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3m Will impact on the Green Belt

I totally disagree with any greenbelt release at all - once its gone its gone. There is sufficient brownfield sites on Wirral - the difference is the profit margin involved.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-9588

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Please see our attached statement for our full case.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Please see our attached statement for our full case.

Attachment 1

<https://wirral-consult.objective.co.uk/file/5676842>

Attachment 2

<https://wirral-consult.objective.co.uk/file/5676843>

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-9661

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

The sites which are currently identified for Dispersed Green Belt release are all, excluding Site 1 (Parcel 4.13), to the west of the M53, despite the approach to the Settlement Hierarchy based on focusing investment and regeneration toward the Urban Conurbation to the east of the M53 Motorway. In line with the settlement hierarchy, if dispersed Green Belt release is considered, those sites which are adjacent to the Urban Conurbation should be considered for release from the Green Belt and allocation for residential development. Green Belt release of sites which perform poorly against the purposes of including land within the Green Belt adjacent to the Urban

Conurbation would assist in contributing to the housing land supply by meeting any residual requirements. On behalf of our client, we are pleased to submit details of a site at Mount Road, Bebington for release from the Green Belt and allocation for residential development through the preparation of the Local Plan. The site is located within Green Belt Parcel 4.2 and has been demonstrated by the Supporting Statement submitted to Question 2.16 as performing weakly against the five purposes of the Green Belt. The site is adjacent to the urban conurbation of Bebington and is highly enclosed, and as such would contain any residential development. We consider the site at Mount Road should be included within the list of allocations in Table 4.5. Please refer to the submitted Supporting Statement for Question 2.16, which provides further information regarding the site, including demonstrating that it is available, suitable and achievable. The Supporting Statement identifies that there are no technical constraints which would preclude the delivery of the site, subject to its release from the Green Belt.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-10359

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

The results of the Green Belt Review fed into the identification of sites which would be released from the Green Belt under Option 2A, Dispersed Green Belt Release, in Table 4.5. These sites are all located in parcels which the Green Belt Review judged to make a weak contribution to the purposes of the Green Belt. However, it is considered that the methodology, and consequently results, of the Green Belt Review assessment should be reviewed. The Supporting Statement in response to Question 2.16 demonstrates that the Stage 2 methodology of the assessment, when General Areas of Green Belt are classified to parcels, is inconsistent. Only defining parcels which are

adjacent to a settlement boundary results in land which makes a weak contribution to the Green Belt being hidden in significantly larger 'General Areas', which are not considered for release from the Green Belt. On behalf of Our Client, we are pleased to submit land at Clatterbridge Hospital for release from the Green Belt and allocation for residential development through the preparation of the Local Plan. The Site constitutes previously developed land located within General Area 8 and it has been demonstrated by the Supporting Statement to Question 2.16 that the conclusions made in respect of the General Area do not apply to the site. The General Area makes a strong contribution to the Green Belt, yet at c. 18 sq. km large, clearly does not reflect the characteristics of the significantly smaller site which is accepted within the existing UDP to constitute a "Major Developed Site". Overall, the site is demonstrated to perform weakly against the five purposes of the Green Belt. Therefore, we consider Land at Clatterbridge Hospital should be included within the list of allocations within the dispersed green belt release option Table 4.5.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-10432

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Totally disagree with any greenbelt release at all. Irby, Greasby, Frankby are historic villages and should not lose any identity through building houses businesses or otherwise.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-10122

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Building on Green Belt will ruin the character of the Wirral and destroy the natural habitat for wildlife that is dependent on the open fields and green space for foraging. The Council states that one of its key objectives is to contribute to tackling climate change. Trees and plants absorb carbon; houses don't!

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

The high-density housing that would be required to accommodate the estimated housing numbers on the individual sites would be out of character with the neighbouring properties

Q3d Impact on the character of the area

The loss of green belt land to housing would have a highly detrimental effect on the visual impact of the landscape and the character of the local villages it segregates.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Use brownfield land. If the council get the housing requirement figures right, there are sufficient brownfield sites available to accommodate new housing without destroying green belt.

Q3k Development Viability

Q3l Loss of Agricultural Land

The effect of Brexit, climate change, and more recently, corona virus on transport and food availability has highlighted the importance of maintaining agricultural land to ensure a supply of local fresh produce. Also reducing the delivery miles for produce helps the Council meet its key objective of tackling climate change.

Q3m Will impact on the Green Belt

No green belt should be released for housing. Only brownfield sites should be used.

Q3n Other reasons

Looking at the long list of evidence base documents it is clear that the Council has gone to great lengths (and council taxpayer's expense) to commission evidence-based consultancy studies for just about everything. Everything, that is, apart from actually assessing the housing requirements numbers based on real local evidence. Accurately predicting housing future housing requirements is absolutely critical and underpins the whole plan, and yet I see nothing in the list of evidence-based documents that justify the need for 12,000 new homes (800 per year) between 2020 and 2035. Get this wrong and the whole plan is wrong! It is my understanding that the figures for projected housing requirements for the Wirral for the next 15 years put forward by the Council during this consultation are grossly exaggerated and unsubstantiated. Sufficient land has already been identified for a more realistic figure with a 20% surplus. Therefore, there is no justification to release any green belt land for housing. The Council needs to recalculate its estimated housing requirements and produce a local plan based on the use of local facts and figures, together with existing identified brownfield sites and leave the green belt alone. Studies by the Universities of Manchester and Liverpool concluded that the Office of National Statistics (ONS) 2016 projections were both "robust and internationally accepted" and implied between 6,100 and 7,100 new homes would be required on Wirral between 202-2035, and recommended the Council should consider a baseline figure of 430 dwellings per annum on average. See <https://www.wirral.gov.uk/planning-and-building/local-plans-and-planning-policy/local-planning-evidence-and-research-report-13>.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-10812

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

First of all I think if you review the real housing need, and develop the sites as shown in the Urban Housing Allocations, I don't think there should be any need to disperse any of our Green Belt. The Council should stand up for Wirral and just deliver what is really required.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3m Will impact on the Green Belt

First of all I think if you review the real housing need, and develop the sites as shown in the Urban Housing Allocations, I don't think there should be any need to disperse any of our Green Belt. The Council should stand up for Wirral and just deliver what is really required. Green belt is a precious resource enjoyed by many people, and any development would destroy the unique and separate character of the existing villages, resulting in an excessive urban sprawl, which we have seen happen in other parts of the country, later to be regretted. Releasing site 7.18 would result in our local historic

villages of Barnston, Irby, Thingwall and Pensby merging into one. Barnstondale is also an ancient woodland, and the dale formed in the ice age, which should be protected.

Q3n Other reasons

First of all I think if you review the real housing need, and develop the sites as shown in the Urban Housing Allocations, I don't think there should be any need to disperse any of our Green Belt. The Council should stand up for Wirral and just deliver what is really required.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-10830

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

I do not want any green belt land to be released for housing or building. There is sufficient brown field sites on the Wirral and the green belt land is one of the key benefits to drive the well being of Wirral residents and drive local tourism.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3m Will impact on the Green Belt

I do not want any green belt land to be released for housing or building. There is sufficient brown field sites on the Wirral and the green belt land is one of the key benefits to drive the well being of Wirral residents and drive local tourism.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-10861

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

I totally disagree with any Greenbelt release at all. Irby, Greasby and Frankby are historic villages and should not lose any identity through building houses, businesses or otherwise.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

I totally disagree with any Greenbelt release at all. Irby, Greasby and Frankby are historic villages and should not lose any identity through building houses, businesses or otherwise.

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

I totally disagree with any Greenbelt release at all. Irby, Greasby and Frankby are historic villages and should not lose any identity through building houses, businesses or otherwise.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-10876

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Totally disagree with any greenbelt release at all. Caldy, Irby, Greasby are historic villages and would lose identity by additional large scale housing development.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Totally disagree with any greenbelt release at all. Caldy, Irby, Greasby are historic villages and would lose identity by additional large scale housing development.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-10908

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Development 12. How is traffic going to be managed / What about local infrastructure? Schools, doctors etc?

Q3b Transport and Highway Reasons

Development 12. How is traffic going to be managed / What about local infrastructure? Schools, doctors etc?

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Development 12. How is traffic going to be managed / What about local infrastructure? Schools, doctors etc?

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Development 12. How is traffic going to be managed / What about local infrastructure? Schools, doctors etc?

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-10925

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

I completely oppose the release of any green belt land at all. It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, allowing easy access to the countryside for residents and visitors. Added to this, the Council has also recognised that we have a 'Climate Emergency' and is committed to taking measures to address this situation. A Council Motion was passed unanimously stating that NO productive agricultural land will be released for development. The Local Plan Options fail to adhere to this commitment. Clearly we should be investing in the Green Belt as a positive measure for tackling Climate Change and improving the quality of life of all local residents, most particularly those who live in urban areas.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

I completely oppose the release of any green belt land at all. It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, allowing easy access to the countryside for residents and visitors.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

I completely oppose the release of any green belt land at all. It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, allowing easy access to the countryside for residents and visitors.

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Added to this, the Council has also recognised that we have a 'Climate Emergency' and is committed to taking measures to address this situation. A Council Motion was passed unanimously stating that NO productive agricultural land will be released for development. The Local Plan Options fail to adhere to this commitment.

Q3m Will impact on the Green Belt

Clearly we should be investing in the Green Belt as a positive measure for tackling Climate Change and improving the quality of life of all local residents, most particularly those who live in urban areas.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-10943

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

I totally disagree with any greenbelt release. The greenbelt around Irby, Greasby and Frankby are what make it as beautiful as it is. These are historic villages that should be left as they are or lose the charm and appeal.

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

I totally disagree with any greenbelt release. The greenbelt around Irby, Greasby and Frankby are what make it as beautiful as it is. These are historic villages that should be left as they are or lose the charm and appeal.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-10959

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons**

No green belt land should be considered or used at all. These are all historic villages and should be preserved as such.

Q3b Transport and Highway Reasons**Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

No green belt land should be considered or used at all. These are all historic villages and should be preserved as such.

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

No green belt land should be considered or used at all. These are all historic villages and should be preserved as such.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-11028

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

No green belt release. Other brown field sites are available, that have been excluded from your information / maps. If your information was accurate and up to date, there is adequate land available on Brownfield sites to fulfil the housing requirement.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

No green belt release. Other brown field sites are available, that have been excluded from your information / maps. If your information was accurate and up to date, there is adequate land available on Brownfield sites to fulfil the housing requirement.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

No green belt release. Other brown field sites are available, that have been excluded from your information / maps. If your information was accurate and up to date, there is adequate land available on Brownfield sites to fulfil the housing requirement.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-11041

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

The areas around Horrockwood south of Thingwall Drive contain archaeology and old Irby landmarks threatened by this plan, there is likely evidence the battle of Brunanburh passed through here to Thurstaston. This is a nationally significant historic event and cannot be threatened with housing aimed solely to join Pensby, Irby and Thingwall into the greater Heswall urban area in contravention of green belt rules. It is also a significant site for migrating birds who navigate via the woods and fields to rest in the Autumn.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

The areas around Horrockwood south of Thingwall Drive contain archaeology and old Irby landmarks threatened by this plan, there is likely evidence the battle of Brunanburh passed through here to Thurstaston. This is a nationally significant historic event and cannot be threatened with housing aimed solely to join Pensby, Irby and Thingwall into the greater Heswall urban area in contravention of green belt rules. It is also a significant site for migrating birds who navigate via the woods and fields to rest in the Autumn.

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-11059

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons**

Totally disagree with any greenbelt release at all.

Q3b Transport and Highway Reasons**Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Totally disagree with any greenbelt release at all.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-11072

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

No Green Belt sites should be built on at all. Especially reference to sites in Option 2a (12 sites-across Wirral) Nor Option 2b, single urban extension of 2584 houses on the fields between Barnston & Heswall.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

No Green Belt sites should be built on at all. Especially reference to sites in Option 2a (12 sites-across Wirral) Nor Option 2b, single urban extension of 2584 houses on the fields between Barnston & Heswall.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-11090

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons**

Totally disagree with any greenbelt release at all. Caldy, Irby, Greasby are historic villages and would lose identity by additional large scale housing development.

Q3b Transport and Highway Reasons**Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Totally disagree with any greenbelt release at all. Caldby, Irby, Greasby are historic villages and would lose identity by additional large scale housing development.

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Totally disagree with any greenbelt release at all. Caldby, Irby, Greasby are historic villages and would lose identity by additional large scale housing development.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-11106

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

I disagree with any development on green belt land. I disagree with the dispersed greenbelt release option. 1,727 estimated dwellings out of 2,933 i.e. 59% are in or around Irby; that is nearly as much developemnt around Irby as the single urban extension proposal around Barnston Road, Heswall.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

I disagree with any development on green belt land. I disagree with the dispersed greenbelt release option. 1,727 estimated dwellings out of 2,933 i.e. 59% are in or around Irby; that is nearly as much developemnt around Irby as the single urban extension proposal around Barnston Road, Heswall.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-11141

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

I totally disagree. These areas would lose their individual identities and it is not a fair distribution of sites throughout Wirral. No green belt should be released.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3m Will impact on the Green Belt

I totally disagree. These areas would lose their individual identities and it is not a fair distribution of sites throughout Wirral. No green belt should be released.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-11157

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

I do not agree to any Greenbelt release at all. Irby, Greasby & Frankby are historic villages, to class them as urban is incorrect and I challenge this. They should not lose any identity through building houses or businesses and their boundaries should be protected, not lost.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3m Will impact on the Green Belt

I do not agree to any Greenbelt release at all. Irby, Greasby & Frankby are historic villages, to class them as urban is incorrect and I challenge this. They should not lose any identity through building houses or businesses and their boundaries should be protected, not lost.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-11195

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons**

There should be NO release of Greenbelt land.

Q3b Transport and Highway Reasons**Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3m Will impact on the Green Belt

There should be NO release of Greenbelt land.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-11250

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

I am writing to formally submit my objections to any proposal for the release of Green Belt land for the purpose of house building, and submit for your further consideration my reasoning which I believe this to be unnecessary and detrimental. In addition the proposal to include Green Belt land as options for development will likely result in those sites deteriorating through planning blight by discouraging land owners investment and improvement.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3m Will impact on the Green Belt

I am writing to formally submit my objections to any proposal for the release of Green Belt land for the purpose of house building, and submit for your further consideration my reasoning which I believe this to be unnecessary and detrimental. In addition the proposal to include Green Belt land as options for development will likely result in those sites deteriorating through planning blight by discouraging land owners investment and improvement.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-11342

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

I am writing to put in my objection to any development to Area 8 Greenbelt sites. Although I appreciate your own position regarding decisions needing to be made, we surely can't destroy our pleasant and well developed areas which are just about maximised traffic wise e.g. Spital crossroads at busy morning & evening times and how dangerous Dibbinsdale Road. Our countryside just cannot be replaced and would be gone forever to yet more concrete. I hope my views are of some consideration.

Q3b Transport and Highway Reasons

I am writing to put in my objection to any development to Area 8 Greenbelt sites. Although I appreciate your own position regarding decisions needing to be made, we surely can't destroy our pleasant and well developed areas which are just about maximised traffic wise e.g. Spital crossroads at busy morning & evening times and how dangerous Dibbinsdale Road. Our countryside just cannot be replaced and would be gone forever to yet more concrete. I hope my views are of some consideration.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3m Will impact on the Green Belt

Our countryside just cannot be replaced and would be gone forever to yet more concrete. I hope my views are of some consideration.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-11363

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Our greenbelt must be protected. It is a great pity that council lapsed in its duty to provide the Plans when first requested years ago and is now having to rush and scrabble together one now time is running out, using flawed information and all because of their (as far as I am given to believe) tardiness. I do hope council does listen to what the community is saying in response to this consultation. Residents of the Wirral do know what is needed here.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3m Will impact on the Green Belt

Our greenbelt must be protected. It is a great pity that council lapsed in its duty to provide the Plans when first requested years ago and is now having to rush and scabble together one now time is running out, using flawed information and all because of their (as far as I am given to believe) tardiness. I do hope council does listen to what the community is saying in response to this consultation. Residents of the Wirral do know what is needed here.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-11386

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

I am writing to register my objections to building houses on green belt land in particular Site Ref. Nos 8, 9, 10 and 12 under Option 2A in your document i.e. those which would affect the Irby area. Destruction of wildlife habitat of these sites would adversely affect the wildlife of the area and we would see a loss of bats, owls, hedgehogs and other birds and creatures, some of whom are already at risk and they deserve to be protected. I trust the points and objections which I have made will be taken into account when making your decisions and you will keep me informed of any decisions which are made in the future.

Q3b Transport and Highway Reasons

- Increased population would further increase pressure on schools, healthcare and roads.
- the local roads are congested at peak times already and many cars exceed the speed limit. Increased traffic would contribute to further harmful pollution and could increase the incidence of asthma. I also object to the proposal for 92 houses being built on Sandy Lane - site no. 8. This is a narrow and very busy thoroughfare to Mill Hill Road. Many children walk along Thurstaston Road and Sandy Lane on

their way to and from Dawpool School. Extra traffic could adversely affect their health and safety.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

This would increase the population of Irby dramatically despite no increase in school places and health care provision and would completely change Irby beyond all recognition.

Q3e Impact on / availability of Local Services

- Increased population would further increase pressure on schools, healthcare and roads.
- The local primary schools are already full and doctor's stretched. It is hard enough to get a doctor's appointment as it is at the moment. This would increase the population of Irby dramatically despite no increase in school places and health care provision and would completely change Irby beyond all recognition.

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Thurstaston Road floods and parking in Irby Village is difficult.

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

My reason for releasing in particular green belt sites Agricultural land is vital for food production - we need to encourage local food production thus reducing food miles. The existing Green Belt is making an important contribution towards tackling climate change and we need to protect and look after it. There is certainly no need to destroy wonderful countryside and the distinct nature of Irby Village. Priority should be given to the regeneration of the existing urban areas and to the protection of farmland and wildlife. This should be reflected in planning policy and the local plan by ensuring the continued protection and management of the green belt. If all the sites in Irby are selected for building we would shoulder the burden for green belt release despite containing less than 2% of Wirral's population. Once green belt is built on there is no going back.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-12304

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-11518

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

The land attracts wildlife from the local open areas and provides a natural break between us and National Trust land. Possible removal of the hedgerows will impact on Nature and the Environment. The area is a natural country boundary followed by walkers and appears on published walking guides. Protected Trees are present on the land.

Q3b Transport and Highway Reasons

Any development will harm the rural aspect of the area, increasing traffic and congestion. The transport links are limited and require older residents to walk a distance for regular buses to Heswall. There is No train station locally. Access to amenities such as Supermarkets, Banks, Building Societies, Butchers, Lawyers, Doctors, Opticians, Clothing etc. require transport to Heswall, West Kirby, Upton or towards Birkenhead/Liverpool.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Royden Park and Thurstaston common surround Sandy Lane and any change would impact the amenity of the area.

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Any future change of use will put a strain on the current utility infrastructure and I have been told by local residents the drainage and sewerage facilities will require upgrading as these were developed for current residents. The local school (Dawpool Primary) is already at capacity and there is heavy parking in Sandy Lane and surrounding roads during school morning and afternoon, delivery and pickup. I am also told that Irby Primary is also fully subscribed.

Q3f Impact on Heritage

Sandy Lane and its extension into Sandy Lane North forms part of a historical Roman Road which dissected Wirral.

Q3g Infrastructure and Utilities

Any future change of use will put a strain on the current utility infrastructure and I have been told by local residents the drainage and sewerage facilities will require upgrading as these were developed for current residents.

Q3h Flood Risk

Q3i The site boundary is wrong

The boundary needs checked. I was of impression that the parcel of land at the end of Sandy Lane and bounding Thurstaston road was designated Agricultural land?

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

The boundary needs checked. I was of impression that the parcel of land at the end of Sandy Lane and bounding Thurstaston road was designated Agricultural land?

Q3m Will impact on the Green Belt

The Council's designation of Green belt on Sandy Lane as being "weak" needs challenged. This is the natural boundary of our village. It is adjacent to National Trust land and forms the current boundary line of the village. Protected Trees are present on the land.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-11836

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-12667

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Totally disagree with any greenbelt release at all. Irby, Greasby, Frankby are historic villages and should not lose any identity through building houses businesses or otherwise.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-12608

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-12345

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-11819

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-11862

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-12437

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

12000 extra homes with an average of 2 people per home will mean an extra 24,000 people and associated cars, which makes an absolute mockery of declaring a climate change emergency. Such a declaration must NOT be a token gesture

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

The Council Leader stated before Christmas 2019 that NO green belt was to be released. This was an outrageous comment to make in the light of the 2 options in the draft. I therefore reiterate in the strongest possible terms that I do NOT support any LOCAL PLAN which would seek to release ANY green belt for development, and will continue to oppose this in any way I can.

Q3k Development Viability

Q3l Loss of Agricultural Land

In the draft Local Plan it is stated that it is our green belt which is Wirral's "jewel in the crown" and that farms must be protected. Greenhouse Farm, Greasby, is one of the largest farms on the Wirral and is grade 2 agricultural land, DESPITE PATHETIC ATTEMPTS TO DOWNGRADE IT. Much of our farmland and green belt is still under threat. It is our coastline and green belt which brings in tourism revenue. Let us hope that Hilbre Island will recover after the recent fiasco.

Q3m Will impact on the Green Belt

Q3n Other reasons

12000 extra homes with an average of 2 people per home will mean an extra 24,000 people and associated cars, which makes an absolute mockery of declaring a climate change emergency. Such a declaration must NOT be a token gesture.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-11789

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-11460

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

So, instead I would like to reiterate the opinions of ITPAS and add that I do not consider there is any scenario where there is justification for releasing ANY of the Greenbelt and to do so would be the thin end of the wedge for chipping away at something that cannot be replaced once it is gone and which provides an increasingly important refuge for wild plants and animals. There is no such thing as "low performing" Greenbelt!! There have been so many depletion's of bird and animal species on the Wirral already during my lifetime here, for example sky larks, weasels, hedgehogs, bats etc, that it beggars belief that any green area would be considered unnecessary. The hope that these spaces will be released encourages the preemptive felling of trees by developers in anticipation of acquiring planning permission, which is a disgrace, and has happened on the plot behind my home which was formerly Greenheys Nursery. A particularly beautiful willow was foiled at the front of the Nursery, which has' diminished the aesthetic attraction of the: area, and a Black Poplar that is' on the property 'was also scheduled for felling despite having a TPO on it,' among many other, trees that were stripped out of this plot. This is happening because someone is confident that Greenbelt is going-to be released.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

So, instead I would like to reiterate the opinions of ITPAS and add that I do not consider there is any scenario where there is justification for releasing ANY of the Greenbelt and to do so would be the thin end of the wedge for chipping away at something that cannot be replaced once it is gone and which provides an increasingly important refuge for wild plants and animals. There is no such thing as "low performing" Greenbelt!! There have been so many depletion's of bird and animal species on the Wirral already during my lifetime here, for example sky larks, weasels, hedgehogs, bats etc, that it beggars belief that any green area would be considered unnecessary. The hope that these spaces will be released encourages the preemptive felling of trees by developers in anticipation of acquiring planning permission, which is a disgrace, and has happened on the plot behind my home which was formerly Greenheys Nursery. A particularly beautiful willow was foiled at the front of the Nursery, which has diminished the aesthetic attraction of the area, and a Black Poplar that is on the property 'was also scheduled for felling despite having a TPO on it,' among many other, trees that were stripped out of this plot. This is happening because someone is confident that Greenbelt is going to be released.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-12333

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-11848

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-12544

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Options 2a & b however is completely unnecessary as it will destroy forever the buffer between Irby and Thingwall, which are 2 very different villages and this plan would create an urban sprawl.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-12349

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-11890

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-11826

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-11783

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Totally disagree with any Green Belt release at all.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-11831

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-11577

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Totally disagree with any greenbelt release at all. Irby, Greasby, Frankby are historic villages and should not lose any identity through building houses businesses or otherwise.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-11795

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-11800

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-11805

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-11810

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-11814

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-12404

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Totally disagree with any greenbelt release at all. Irby, Greasby, Frankby are historic villages and should not lose any identity through building houses businesses or otherwise.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-11433

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons**

I am opposed to the above mentioned plan. there is no necessity for it and green belt should not be released on principle.

Q3b Transport and Highway Reasons**Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

I am opposed to the above mentioned plan. there is no necessity for it and green belt should not be released on principle.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-11546

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

I am writing to formally register my objection to any proposal for the release of green belt land for the purpose of house building or any other building development.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

I am writing to formally register my objection to any proposal for the release of green belt land for the purpose of house building or any other building development.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-11457

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Do not build on any green belt or agricultural land, there is no need. You know it shouldn't happen and you will always regret it if you do. Once it has gone you can't bring it back, lost to future generations forever.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Do not build on any green belt or agricultural land, there is no need. You know it shouldn't happen and you will always regret it if you do. Once it has gone you can't bring it back, lost to future generations forever.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-12288

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-11465

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Given the strength of the points already made, if the Council is prepared to accept that the consultation exercise has produced powerful and credible evidence which demands a re-think, there is no need whatsoever for any Green Belt development. The National Planning Policy Framework (July 2018 para. 136) states that, once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified. What is capable of amounting to Exceptional Circumstances is a matter of law. The mere process of preparing a new local plan is not an exceptional circumstance. None of the five criteria are met. Under Green Belt Criterion 1 re urban sprawl, it has emerged that in 2012, the Council agreed Settlement Areas where, for example, the village of Barnston was joined to Thingwall, Heswall and Pensby. The current proposals will join the villages of Heswall, Barnston, Pensby, Irby and Thingwall together. The Council claimed it consulted on the establishment of Settlement Areas but no evidence of this consultation has emerged and local residents have no knowledge of it. "Settlement Area" is a Wirral Borough Council construct and has no relevance to Green Belt. A view of Barnston from Google Maps shows that it is a rural village surrounded by farmland. All the land parcels under threat in Barnston are in

farmland. Any building of houses within these threatened areas amounts to an extension of the sprawl of large built up areas and would have the effect of merging towns and villages into one another. The proposed - or indeed any - housing development in this area offends against each of the 5 purposes of green belt set out in the legislation and all subsequent case law.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-11475

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

In September 2018 following WBC investigation of greenbelt sites the responses were "many and critical". You then chose to do it again in order to get you a more favourable result, this smacks of deceit. Option 2b contravenes all 5 of greenbelt purposes and contradicts most of WBC's own Strategic Objectives.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

In September 2018 following WBC investigation of greenbelt sites the responses were "many and critical". You then chose to do it again in order to get you a more favourable result, this smacks of deceit. Option 2b contravenes all 5 of greenbelt purposes and contradicts most of WBC's own Strategic Objectives.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-11487

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

We would hereby like to record our very strong objections to the proposed Option 2A (parcels 6 & 7) and Option 2B both affecting the Bamston area as there is no necessity for it. Green Belt needs to be preserved for secure food production, tree planting, cleaner air, health and welfare, wildlife habitat, enhancing heritage assets, fabulous views and walks, the leisure and tourist economy and not be destroyed but preserved for future generations.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Green Belt needs to be preserved for secure food production, tree planting, cleaner air, health and welfare, wildlife habitat, enhancing heritage assets, fabulous views and walks, the leisure and tourist economy and not be destroyed but preserved for future generations.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-11505

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

I strongly oppose building on greenbelt farm land. The loss of wildlife birds of prey including owls + bats etc. is unthinkable. also the hedgerows that have been replanted in the last few years. The loss of mature trees. Planting of sapling does not help for years its only mature trees that help the environment as you knows.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

I strongly oppose building on greenbelt farm land. The loss of wildlife birds of prey including owls + bats etc. is unthinkable. also the hedgerows that have been replanted in the last few years. The loss of mature trees. Planting of sapling does not help for years its only mature trees that help the environment as you knows.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-11869

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-11878

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-12312

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-11898

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-11894

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-11840

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-11844

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors. I object strongly to any encroachment or loss of our green spaces, due to any form of development.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-11854

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-11882

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-11886

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-11902

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-11906

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-11910

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-12284

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-12292

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-12296

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-12300

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-12308

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-12316

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-12320

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-12324

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-12329

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-12337

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-12341

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-12353

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-12359

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-12363

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-12367

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-12503

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment**Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site****Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area**

Totally disagree with any greenbelt release at all. Irby, Greasby, Frankby are historic villages and should not lose any identity through building houses businesses or otherwise.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-13209

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-13611

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

The Wirral Unitary Development Plan from a few years back suggested that WBC wanted to keep the identity of villages by safeguarding the open spaces between them. Some of the infill between for example Irby, Frankby, Greasby and Caldy will ruin these historic villages and just make an urban sprawl.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-13122

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Totally disagree with any greenbelt release at all. Irby, Greasby, Frankby are historic villages and should not lose any identity through building houses businesses or otherwise.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-13195

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-13203

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-13199

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3n Other reasons



Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-13334

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

I disagree with the release of any green belt

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-13503

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Totally disagree with any greenbelt release at all. Irby, Greasby, Frankby are historic villages and should not lose any identity through building houses businesses or otherwise.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-13381

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Totally disagree with any greenbelt release at all. Irby, Greasby, Frankby are historic villages and should not lose any identity through building houses businesses or otherwise.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-13351

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Please accept this as my formal objection to the Councils proposals to release Green Belt Sites, 7.15 and 7.16 in particular, for development. I have lived in Heswall & Pensby area all my life and have come to value the open aspects of those parts of Wirral's Green Belt as an essential part of life on the Wirral Peninsular as a whole. To conceive a plan which proposed to develop housing of some 2,000+ on an area which I regard as farmland with lots of wildlife and bird habitats, seems to me to be obscene vandalism and what is worse totally unnecessary. Please, please do not build on any Green Belt Land. Please do not join up Heswall, Pensby, Barnston and Thingwall with housing etc.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-12934

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-12930

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-13063

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Interpretation of the Five Purposes of Green Belt appears somewhat unusual, rather extreme, and poorly applied to Wirral's particular situation, as explained in brief below. Purpose one: to check the unrestricted sprawl of large built-up areas. This has been taken to refer only to Birkenhead and conjoined communities. This is ridiculous, for example, Thingwall, Pensby, Heswall and Gayton, each have different characters and communities but constitute a large built-up area where further sprawl will be detrimental and cause 'Harm' in planning terms. Consequently, many areas of Green Belt are undervalued in the review as regards contribution. Purpose 2: to prevent neighbouring towns merging into one another. This appears to be misinterpreted and misrepresented by both the Reviewer and the Planning Department. The Reviewer

attributes to the term 'town' a scale that the Guidance, precedent and Case Law do not. Worse, it takes no account of distinct communities, character or extent of linkage which Guidance, precedent and Case Law do. For example, Irby, Thingwall and Pensby are each very different communities, in character, form, scale and hub, (community buildings, retail centres etc.). To infill between these very distinct communities (Parcel 7.27 SP060 land between Irby and Pensby) would defeat 'Purpose two' , (as suggested by the Site Title alone), create a very large built-up area

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Purpose 4: preserve the setting and special character of historic towns. Again, the Review interpretation is too narrow. Wirral is steeped in areas and communities of 'special historic character'. These are not limited to Conservation Areas but the conclusions and proposals of the Review and of the Council would threaten the special character of conservation areas and other historic communities. Insufficient regard, assessment and rigorous appraisal have been completed to arrive at 'sound' conclusions. Therefore , the conclusions reached, are largely unsound.

Q3f Impact on Heritage

Effect enormous 'Harm' to ancient Woodland, pollute a watercourse, damage ecology and wildlife,(including a cross-Wirral 'green corridor'), also heritage remains and artefacts related to ancient farmsteads, the remains of the first Irby Village, a fine and rare example of medieval farming land farm formation, connections to the battle of Brunanburh and the historic routes between Dawpool port and several villages.

Q3g Infrastructure and Utilities

Q3h Flood Risk

Misleading presentation goes on. Compare this Site's presentation in the 'Potential Allocations' section of the Consultation Web pages with Site 7.26 (SP0590) The latter is tiny, with an area of just 0.51 hectares. Its site map is a full A4 page illustration. Whereas site 7.27 is 56.42 hectares, (over 110 times the size), but its illustration is less than half page or 222 times smaller. To a layperson, this might suggest the vast site, measuring over a kilometre across and over 1.25 kilometres in length, (where to walk its public footpaths gives the impression of being in a completely rural setting of

productive, high quality farmland with distinct views of woodland, some rooftops, and the Welsh Hills), is actually small and of diminished consequence. Worse still, the Northern cut-off line at the map of Site 7.27 is at the 'hourglass' pinch point in a mile long 'green corridor', a narrowing interrupted by just five houses on one side of a road. Had the Site being fairly illustrated, the context of the majority of our lovely village of Irby as an 'island' within a sea of Green Belt farmland, would have been evident.

Q3i The site boundary is wrong

There is certainly no need to destroy wonderful countryside with its distinct towns, villages and community life to appease landowners and developers who seek easier, short-term financial gains. Allowing new housing within Green Belt would actually stall rather than encourage much needed regeneration elsewhere. To downgrade the significance of the potential of Wirral's Green Belt to improve the life chances of those most in need is deplorable. Wirral Council should not be countenancing any chance of its Local Plan including release of Green Belt under any scenario.

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Purpose 3: to assist in safeguarding the countryside from encroachment. The Review builds upon past mistakes, (where encroachment had been permitted), and would make poor instances worse. Insufficient assessment and the lack of rigorous appraisal have resulted in 'unsound' conclusions and proposals, including vast areas of 'Weakly Performing Green Belt' for release. Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land. Of all the Purposes of Green Belt inappropriately interpreted, as to how they applied to Wirral, Purpose five is the worst handled by the Review and in what flows therefrom. By stating that all green belt assists in such manner, no matter where in the country, (or on Wirral), the green belt exists, and therefore to discount the value of this Purpose, (as having no absolute or relative contribution to the assessment of Wirral's Green Belt), is to miss the fundamentally special situation under 'exceptional circumstance ' related to Green Belt on Wirral as outlined earlier on Page 1. How Wirral's Green Belt is so exceptionally significant in terms of the aim of Purpose 5 should instead be sounded loudly and clearly, but it is not. Deserving of special treatment, one measure would be to

recognise the unusual, special and exceptional purpose and contribution Wirral's Green Belt could, and should make, to the future of the Peninsula and wider region. Regenerated, Wirral can once more play a huge role in the 'Northern Powerhouse' and become a net contributor to the economy and life of its Peninsula, to the Region, to the North generally, and even to the Country.

Q3m Will impact on the Green Belt

The Planning Department's errors go even further. The example Site (Parcel 7.27 (SP060)) has been a 'target' for Release for years, during which misinterpretation and misrepresentation have persisted. Until recently, surrounding district communities were termed a single 'Settlement'. For a start, the concept of 'Settlement' is flawed. It does not exist within the NPPF and, is solely an administrative concoction and convenience of the Council, used inappropriately it suggest this vast site is a highly enclosed area within a single settlement. The term has no standing (even if the initial capital letter is replaced) and the 'highly enclosed' contention is trumped by Purpose 2. Conclusions of the flawed Green Belt Review include the entirely unnecessary and inappropriate designation of vast areas of so called 'Weakly Performing Green Belt'. Almost all of the areas designated as such, are clearly NOT weakly performing as regards the Purposes of Green Belt. Such an extensive designation would condemn large tracts of Green Belt land to a decline in productive use and proper management, as landowners and developers with options, sit by with increased land values on their "books" whilst awaiting any opportunity to build. In addition, the review fails to take proper account of 'character' and 'productive' nature of the Green Belt, which in the future will only grow and significant as sustainable, climate-controlling, pollution-reducing, and local food-producing farmland. Further, little regard is taken of the role Green Belt is playing now, and will increasingly do so, in making a massive contribution to the quality of life, health, the tourist industry, outdoor leisure and sporting activities, and the local economy, as well as in protecting wildlife, their habitats and heritage. It needs to stop acting meekly and stand up for the people of Wirral, and to seize the opportunities available to it, (and even outlined for them by successive Secretaries of State) to deliver the type and number of homes and the other development which are actually needed, irrespective of any fear or dictate. And if it cannot deliver even a lower 'Target', it should take up the available policy option of not fully delivering on its Locally assessed "Housing Need", resisting all attempts to release Green Belt or consider that before the task of Regeneration and life-enhancement is complete and the playing field levelled up. Many of the exercises supposedly providing evidence for the Plan, appear flawed, incomplete and to reach the wrong conclusions. But the worst feature is the unrealistic high Housing Need figure of 12,000 new homes, In addition to replacements, upgrades and conversions. So, this would mean around 20,000 homes and additional population of 20 to 30,000. Surely, this is nonsense. Eminent sources, (the Universities of Manchester, Liverpool and WGSA experts, two local Professors), have each independently provided the council with compelling evidence that its 12,000

Housing Requirement figure is inflated by a factor of two to four times. The Council must therefore, act more rationally and boldly, using lower figures which Cabinet Members and Senior Officers have accepted are more applicable and, if adopted, would not delay the Local Plan. Not challenging the figures for actual need, especially in the light of the recent Queen's Speech which reduces the National Homes Target by 33%, gives landowners and developers an 'open goal' to argue for green belt development, emphasising the problems related delivering so much, so quickly using the more difficult brownfield sites with unsecured funding. The solution and 'Preferred Option' should be to work with the support of many community groups and individuals, and to put forward more realistic targets and proposals, (backed by real local, historic, current and future trend official data), and get on with secure and available Government and Private Sector funding . After admission that, until last May's local elections, there was indeed an undisclosed, even refuted, policy of house-building in green belt in order to 'kick start the local economy', and increased Council Tax receipts, the high figures and dire conclusions of Local Plan reports leave one wondering. Please take the opportunities on offer to produce a Local Plan based on much more realistic, (lower) figures, ones suited to Wirral's needs and more likely to attract support and thereby succeed, which is what we all seek . Such a high figure is simply not justified by historic or current trends and seems to stem from a council running scared, unprepared to challenge a formulaic starting point as they have been urged to do so by successive Secretaries of State, many local politicians, the majority of community and interest groups, and most importantly the people of Wirral in huge numbers.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-12989

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Totally disagree with any greenbelt release at all. Irby, Greasby, Frankby are historic villages and should not lose any identity through building houses businesses or otherwise.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-12793

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

I strongly oppose building on greenbelt farm land. The loss of wildlife birds of prey including owls + bats etc. is unthinkable. also the hedgerows that have been replanted in the last few years. The loss of mature trees. Planting of sapling does not help for years its only mature trees that help the environment as you knows.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

I strongly oppose building on greenbelt farm land. The loss of wildlife birds of prey including owls + bats etc. is unthinkable. also the hedgerows that have been replanted in the last few years. The loss of mature trees. Planting of sapling does not help for years its only mature trees that help the environment as you knows.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-12795

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

I strongly oppose building on greenbelt farm land etc.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-12798

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

I strongly oppose building on greenbelt farm land etc.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-12802

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

I strongly oppose building on greenbelt farm land etc.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-12806

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

I strongly oppose building on greenbelt farm land etc.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-12809

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

I strongly oppose building on greenbelt farm land etc.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-12812

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

I strongly oppose building on greenbelt farm land etc.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-12815

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

I strongly oppose building on greenbelt farm land etc.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-12818

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

I strongly oppose building on greenbelt farm land etc.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-12821

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

I strongly oppose building on greenbelt farm land etc.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-12824

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

I strongly oppose building on greenbelt farm land etc.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-12827

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

I strongly oppose building on greenbelt farm land etc.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-12865

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Totally disagree with any greenbelt release at all. Irby, Greasby, Frankby are historic villages and should not lose any identity through building houses businesses or otherwise.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-13571

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Wirral also has a network of recreational paths joining up the Country Parks and National Trust Areas, the Council plans to extend this network. The removal of more areas of greenbelt will be to the detriment of the entire path network. In conclusion the existing Local Plan proposals fail to recognise the full value the Green Belt. It is also the Green Belt that helps make Wirral so attractive and interesting by separating residential towns and villages, allowing easy access to the countryside for residents and visitors. The Borough's suggestion that their proposals largely amount to infill development is not accepted as they will lead to the joining up of several communities that currently have a distinct identity, for example Irby, Thingwall and Pensby. Elsewhere the release of significant acres of greenbelt is proposed, for example around West Kirby, Caldy and Eastham that will destroy the semi-rural village nature of these communities. In the future there is likely to be a surplus of large properties on the west side of Wirral as the increasingly aging population looks to downsize and move to be closer to services and amenities. The provision of apartments on brownfield sites, together with the possible conversion of larger older properties to apartments throughout Wirral, will address the future population needs of the Borough; which the provision of large detached units on greenbelt sites that are remote from such facilities won't. We call upon Wirral Council to reconfirm the existing Green Belt boundaries so

that residents enjoy walking and similar activities with the undoubted improvements to health and well being benefits these activities bring, thus preventing a drain on public funds in other ways. Likely increases in visitor numbers to also enjoy such activities, with the resulting increased spending they bring, would also be beneficial to local businesses

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-13658

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Totally disagree with any greenbelt release at all. Irby, Greasby, Frankby are historic villages and should not lose any identity through building houses businesses or otherwise.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-13596

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Green Belt Options 2A and 2B: I totally disagree with any green belt release at all. Weakly performing green belt land should be retained as it is green belt and forms a boundary. If the Council permits development in the green belt then it makes it less likely that developers will regenerate derelict sites. My understanding is that the Government offers funding for decontamination and site preparation for brownfield sites and every prospect of helping the improvement of Birkenhead town centre should be strongly encouraged.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-13630

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment**Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site****Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

I am a resident of Private Drive, Barnston The Local Plan needs to PROTECT the GREEN BELT from development and to gain support of the Plan Inspector We do not accept a Plan including any GREEN BELT release as there is no necessity for it

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-15286

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

I also believe that the existing Local Plan proposals fail to recognise the full value the Green Belt has in making Wirral such an attractive place to live and visit, which is so accurately described in the Council's own Visitor Economy Strategy, "Wirral Peninsula is a unique and attractive place to live, work and visit". It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

I am writing to formally submit my objections to any proposal for the release of Green Belt land for the purpose of development, particularly house-building, and submit for your further consideration and records my reasoning as to why I believe this to be both unnecessary and detrimental. In addition, the proposal to include Green Belt land as Options for development will likely result in those sites deteriorating through planning blight by discouraging land owners ' use, investment and improvement of the land whilst waiting for any real development interest and opportunity to arise.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-13796

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Totally disagree with any Green Belt release at all.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-15696

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

I also believe that the existing Local Plan proposals fail to recognise the full value the Green Belt has in making Wirral such an attractive place to live and visit, which is so accurately described in the Council's own Visitor Economy Strategy, "Wirral Peninsula is a unique and attractive place to live, work and visit". It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

I am writing to formally submit my objections to any proposal for the release of Green Belt land for the purpose of development, particularly house-building, and submit for your further consideration and records my reasoning as to why I believe this to be both unnecessary and detrimental. In addition, the proposal to include Green Belt land as Options for development will likely result in those sites deteriorating through planning blight by discouraging land owners ' use, investment and improvement of the land whilst waiting for any real development interest and opportunity to arise

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-13976

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Totally disagree with any greenbelt release at all. Irby, Greasby, Frankby are historic villages and should not lose any identity through building houses businesses or otherwise.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-15043

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

I also believe that the existing Local Plan proposals fail to recognise the full value the Green Belt has in making Wirral such an attractive place to live and visit, which is so accurately described in the Council's own Visitor Economy Strategy, "Wirral Peninsula is a unique and attractive place to live, work and visit". It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

I am writing to formally submit my objections to any proposal for the release of Green Belt land for the purpose of development, particularly house-building, and submit for your further consideration and records my reasoning as to why I believe this to be both unnecessary and detrimental. In addition, the proposal to include Green Belt land as Options for development will likely result in those sites deteriorating through planning blight by discouraging land owners ' use, investment and improvement of the land whilst waiting for any real development interest and opportunity to arise

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-14107

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

It has been brought to my attention that Wirral Borough Council are threatening to build 1250 new houses on greenbelt land in Irby - I AM OBJECTING TO ANY PROPOSALS TO BUILD ON GREENBELT LAND IN IRBY! I have written numerous times to protest against building on our precious greenbelt land, and now I find myself objecting yet again! Irby village is what it says, a village, and should stay this way. Extra housing will destroy everything about our village; it will become a town with all the associated noise, pollution, competition with regard to schooling, potential

increase in crime, inconsiderate parking, and destruction of existing neighbourhoods. Not to mention the risk to our children/grandchildren when attempting the school run. We moved to Irby over 34 years ago because we liked the easy access to countryside and living close to greenbelt land, and we also enjoyed the healthier environment. Greenbelt land was designated as such for a reason, KEEP IT THAT WAY!!

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-15726

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

I also believe that the existing Local Plan proposals fail to recognise the full value the Green Belt has in making Wirral such an attractive place to live and visit, which is so accurately described in the Council's own Visitor Economy Strategy, "Wirral Peninsula is a unique and attractive place to live, work and visit". It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

I am writing to formally submit my objections to any proposal for the release of Green Belt land for the purpose of development, particularly house-building, and submit for your further consideration and records my reasoning as to why I believe this to be both unnecessary and detrimental. In addition, the proposal to include Green Belt land as Options for development will likely result in those sites deteriorating through planning blight by discouraging land owners ' use, investment and improvement of the land whilst waiting for any real development interest and opportunity to arise

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-15730

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

I also believe that the existing Local Plan proposals fail to recognise the full value the Green Belt has in making Wirral such an attractive place to live and visit, which is so accurately described in the Council's own Visitor Economy Strategy, "Wirral Peninsula is a unique and attractive place to live, work and visit". It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

I am writing to formally submit my objections to any proposal for the release of Green Belt land for the purpose of development, particularly house-building, and submit for your further consideration and records my reasoning as to why I believe this to be both unnecessary and detrimental. In addition, the proposal to include Green Belt land as Options for development will likely result in those sites deteriorating through planning blight by discouraging land owners ' use, investment and improvement of the land whilst waiting for any real development interest and opportunity to arise.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-15039

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

I also believe that the existing Local Plan proposals fail to recognise the full value the Green Belt has in making Wirral such an attractive place to live and visit, which is so accurately described in the Council's own Visitor Economy Strategy, "Wirral Peninsula is a unique and attractive place to live, work and visit". It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

I am writing to formally submit my objections to any proposal for the release of Green Belt land for the purpose of development, particularly house-building, and submit for your further consideration and records my reasoning as to why I believe this to be both unnecessary and detrimental. In addition, the proposal to include Green Belt land as Options for development will likely result in those sites deteriorating through planning blight by discouraging land owners ' use, investment and improvement of the land whilst waiting for any real development interest and opportunity to arise

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-14955

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment**Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site****Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Please fill in objections to development of all the green belt land around Irby, Pensby, Caldby, West Kirby and Hoylake and work harder at recycling land that has already been built on.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

I suspect that you have also overcalculated the actual number of houses needed.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-14997

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

The Wirral Unitary Development Plan from a few years back suggested that WBC wanted to keep the identity of villages by safeguarding the open spaces between them. Some of the infill between for example Irby, Frankby, Greasby and Caldy will ruin these historic villages and just make an urban sprawl.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-15017

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

I also believe that the existing Local Plan proposals fail to recognise the full value the Green Belt has in making Wirral such an attractive place to live and visit, which is so accurately described in the Council's own Visitor Economy Strategy, "Wirral Peninsula is a unique and attractive place to live, work and visit". It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

I am writing to formally submit my objections to any proposal for the release of Green Belt land for the purpose of development, particularly house-building, and submit for your further consideration and records my reasoning as to why I believe this to be both unnecessary and detrimental. In addition, the proposal to include Green Belt land as Options for development will likely result in those sites deteriorating through planning blight by discouraging land owners ' use, investment and improvement of the land whilst waiting for any real development interest and opportunity to arise

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-15024

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

I also believe that the existing Local Plan proposals fail to recognise the full value the Green Belt has in making Wirral such an attractive place to live and visit, which is so accurately described in the Council's own Visitor Economy Strategy, "Wirral Peninsula is a unique and attractive place to live, work and visit". It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

I am writing to formally submit my objections to any proposal for the release of Green Belt land for the purpose of development, particularly house-building, and submit for your further consideration and records my reasoning as to why I believe this to be both unnecessary and detrimental. In addition, the proposal to include Green Belt land as Options for development will likely result in those sites deteriorating through planning blight by discouraging land owners ' use, investment and improvement of the land whilst waiting for any real development interest and opportunity to arise.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-15733

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

I also believe that the existing Local Plan proposals fail to recognise the full value the Green Belt has in making Wirral such an attractive place to live and visit, which is so accurately described in the Council's own Visitor Economy Strategy, "Wirral Peninsula is a unique and attractive place to live, work and visit". It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

I am writing to formally submit my objections to any proposal for the release of Green Belt land for the purpose of development, particularly house-building, and submit for your further consideration and records my reasoning as to why I believe this to be both unnecessary and detrimental. In addition, the proposal to include Green Belt land as Options for development will likely result in those sites deteriorating through planning blight by discouraging land owners ' use, investment and improvement of the land whilst waiting for any real development interest and opportunity to arise

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-15566

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

I also believe that the existing Local Plan proposals fail to recognise the full value the Green Belt has in making Wirral such an attractive place to live and visit, which is so accurately described in the Council's own Visitor Economy Strategy, "Wirral Peninsula is a unique and attractive place to live, work and visit". It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

I am writing to formally submit my objections to any proposal for the release of Green Belt land for the purpose of development, particularly house-building, and submit for your further consideration and records my reasoning as to why I believe this to be both unnecessary and detrimental. In addition, the proposal to include Green Belt land as Options for development will likely result in those sites deteriorating through planning blight by discouraging land owners ' use, investment and improvement of the land whilst waiting for any real development interest and opportunity to arise.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-15032

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

I also believe that the existing Local Plan proposals fail to recognise the full value the Green Belt has in making Wirral such an attractive place to live and visit, which is so accurately described in the Council's own Visitor Economy Strategy, "Wirral Peninsula is a unique and attractive place to live, work and visit". It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

I am writing to formally submit my objections to any proposal for the release of Green Belt land for the purpose of development, particularly house-building, and submit for your further consideration and records my reasoning as to why I believe this to be both unnecessary and detrimental. In addition, the proposal to include Green Belt land as Options for development will likely result in those sites deteriorating through planning blight by discouraging land owners ' use, investment and improvement of the land whilst waiting for any real development interest and opportunity to arise

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-15009

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

I also believe that the existing Local Plan proposals fail to recognise the full value the Green Belt has in making Wirral such an attractive place to live and visit, which is so accurately described in the Council's own Visitor Economy Strategy, "Wirral Peninsula is a unique and attractive place to live, work and visit". It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

I am writing to formally submit my objections to any proposal for the release of Green Belt land for the purpose of development, particularly house-building, and submit for your further consideration and records my reasoning as to why I believe this to be both unnecessary and detrimental. In addition, the proposal to include Green Belt land as Options for development will likely result in those sites deteriorating through planning blight by discouraging land owners ' use, investment and improvement of the land whilst waiting for any real development interest and opportunity to arise

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-14711

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Totally disagree with any greenbelt release at all. Irby, Greasby, Frankby are historic villages and should not lose any identity through building houses businesses or otherwise.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-13851

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Totally disagree with any Green Belt release at all.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-13905

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Totally disagree with any Green Belt release at all.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-14841

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Totally disagree with any Green Belt release at all.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-14908

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Totally disagree with any Green Belt release at all.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-15768

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

I also believe that the existing Local Plan proposals fail to recognise the full value the Green Belt has in making Wirral such an attractive place to live and visit, which is so accurately described in the Council's own Visitor Economy Strategy, "Wirral Peninsula is a unique and attractive place to live, work and visit". It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

I am writing to formally submit my objections to any proposal for the release of Green Belt land for the purpose of development, particularly house-building, and submit for your further consideration and records my reasoning as to why I believe this to be both unnecessary and detrimental. In addition, the proposal to include Green Belt land as Options for development will likely result in those sites deteriorating through planning blight by discouraging land owners ' use, investment and improvement of the land whilst waiting for any real development interest and opportunity to arise

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-14070

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Totally disagree with any greenbelt release at all. Irby, Greasby, Frankby are historic villages and should not lose any identity through building houses businesses or otherwise.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-14175

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Totally disagree with any greenbelt release at all. Irby, Greasby, Frankby are historic villages and should not lose any identity through building houses businesses or otherwise.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-14275

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Totally disagree with any greenbelt release at all. Irby, Greasby, Frankby are historic villages and should not lose any identity through building houses businesses or otherwise.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-14405

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Totally disagree with any greenbelt release at all. Irby, Greasby, Frankby are historic villages and should not lose any identity through building houses businesses or otherwise.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-14492

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Totally disagree with any greenbelt release at all. Irby, Greasby, Frankby are historic villages and should not lose any identity through building houses businesses or otherwise.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-14583

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Totally disagree with any greenbelt release at all. Irby, Greasby, Frankby are historic villages and should not lose any identity through building houses businesses or otherwise.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-15330

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Totally disagree with any greenbelt release at all. Irby, Greasby, Frankby are historic villages and should not lose any identity through building houses businesses or otherwise.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-15444

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Totally disagree with any greenbelt release at all. Irby, Greasby, Frankby are historic villages and should not lose any identity through building houses businesses or otherwise.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-15548

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Totally disagree with any greenbelt release at all. Irby, Greasby, Frankby are historic villages and should not lose any identity through building houses businesses or otherwise.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-15641

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Totally disagree with any greenbelt release at all. Irby, Greasby, Frankby are historic villages and should not lose any identity through building houses businesses or otherwise.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-14358

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Wirral's Green Belt also provides the following additional benefits: 1. Fresh air, open space and views, trees, hedgerows, plants, biodiverse wildlife and ancient footpaths – assets that are proven to be healthy and beneficial to Humans, physically, mentally and socially. As we are 'water locked' on three sides these assets take on even more positive significance and thus all the more reason to preserve them for ourselves and future generations.

Q3b Transport and Highway Reasons

Additional housing of the scale proposed by Wirral Council, wherever built, will produce an unsustainable increase in vehicles that will cause chaos, pollution and a much poorer standard of living for all. Wirral is already operating at maximum capacity if we consider the present overload of traffic on these arteries and their feeder roads – especially at peak times. There are absolutely no circumstances identifiable now, or in the foreseeable future, that can be remotely considered to be 'exceptional' in order to justify releasing any more of Wirral's Green Belt.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

There is a need for affordable housing in Wirral – building and regeneration in areas that are currently neglected yet have all the necessary services in place. This may not be as appealing to the rapacious national building companies, which realise higher profits from Green Belt as opposed to brownfield development, but Wirral is not here to serve them or their shareholders. We are the 'shareholders' and caretakers of Wirral's Green Belt – the green lungs that provide great value to our social, economic and environmental welfare. Wirral's 167 km² (60.5 miles²) is already way above England's population and housing density averages. We must properly appreciate, preserve and protect all of our remaining Green Belt heritage. The 'local Plan' should not even threaten our Green Belt. It needs to be thoroughly revised.

Q3k Development Viability

Q3l Loss of Agricultural Land

Wirral's Green Belt also provides the following additional benefits: Historic, rich and productive farmland that produces valuable food for local and national distribution – even more important post Brexit.

Q3m Will impact on the Green Belt

Q3n Other reasons

Green Belt that should be thought of as 'the family silver' or our 'Jewel in the Crown'. Green Belt that is mostly high grade arable land that generates income and local produce. Green Belt that helps makes Wirral attractive to tourists that generate jobs and tax income. Green Belt that is needed, more than ever, as a buffer and antidote to our overcrowding, polluting and excessive lifestyles. Green Belt that should not be squandered by subjectively twisting the meanings of the original five very clear, prescriptive and far sighted purposes of Green Belt. Green Belt that future generations will be able to enjoy.

Wirral already has a very large built up area of 43%. It is very much a part of a heavily built up North West area. This is already an area of very high housing density.

Our nearest neighbour Cheshire West is only 10% built up, England as a whole is 10.6% and the UK 6% - the fact that our area is so much more built up makes our Green Belt even more valuable to Wirral residents and visitors than when designated, as part of one of only 15 English Green Belt areas, over 50 years ago. The five stated purposes of Green Belt: 1. To check the unrestricted sprawl of large built-up area 2. To prevent neighbouring towns from merging into one another 3. To assist in safeguarding the countryside from encroachment 4. To preserve the setting and special character of historic towns 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land

Every one of these purposes are relevant to all of Wirral's Green Belt and they are as compelling today as when set up over 50 years ago. Arguably even more so. Wirral's Green Belt also provides the following additional benefits: An attractive and unique landscape that undoubtedly helps draw visitors to Wirral - providing quantifiable economic and employment benefits. Wirral's Green Belt also provides the following additional benefits: Areas that are subject to much less vehicle emission/urban pollution (e.g. light, noise, litter) within a relatively wide central North/South corridor that allows wildlife to thrive and more easily avoid built up areas. 5. Green areas that soak up exhaust particulates and noise pollution from traffic, and that lock in carbon dioxide whilst also releasing oxygen.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-15739

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Totally disagree with any greenbelt release at all. Irby, Greasby, Frankby are historic villages and should not lose any identity through building houses businesses or otherwise.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons



Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-13775

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

With the above in mind, it's clear that the Council must consider other options to deliver the required number of houses over the plan period including Green Belt release. The Council confirm that at Section 2.11 of the document when looking at Green Belt releases that a revised detailed assessment of land within the Green Belt has identified areas that perform strongly, moderately and weakly against the five purposes of the Green Belt set out in national policy. At paragraph 4.3.7 the Council outline the approach to identifying potential land for release from the Green Belt for development utilizing a number of steps and assumptions including inter alia:

- Identifying parcels as performing 'weakly' against Green Belt purposes; and
- Prioritizing weakly performing parcels with a known developer or landowner interest (to ensure evidence of developability).

In response to Question 11, our Client has significant concerns over the Green Belt sites that have been identified under the dispersed Green Belt Release Option and the approach the Council has taken to identifying potential land for release from the Green Belt. The approach the Council has taken is not robust and is not in accordance with national policy. The NPPF is clear at paragraph 138 that: "...Where it has been concluded that it is necessary to release Green Belt land for development, plans should give first consideration to land which has been previously-developed and/ or is well served by public transport.." Irrespective of how well a site performs against the five key purposes of the Green Belt (contained at paragraph 134 of the NPPF), the first consideration has to be if it has been previously developed and/or is well served by public transport. Any other approach is contrary to national policy and the current approach adopted by the Council is unsound. Should you wish to discuss any aspect of the above, then please do not hesitate to contact me on the number listed above, or via email

- Identifying parcels as performing 'weakly' against Green Belt purposes; and
- Prioritizing weakly performing parcels with a known developer or landowner interest (to ensure evidence of developability).

In response to Question 11, our Client has significant concerns over the Green Belt sites that have been identified under the dispersed Green Belt Release Option and the approach the Council has taken to identifying potential land for release from the Green Belt. The approach the Council has taken is not robust and is not in accordance with national policy. The NPPF is clear at paragraph 138 that: "...Where it has been concluded that it is necessary to release Green Belt land for development, plans should give first consideration to land which has been previously-developed and/ or is well served by public transport.." Irrespective of how well a site performs against the five key purposes of the Green Belt (contained at paragraph 134 of the NPPF), the first consideration has to be if it has been previously developed and/or is well served by public transport. Any other approach is contrary to national policy and the current approach adopted by the Council is unsound. Should you wish to discuss any aspect of the above, then please do not hesitate to contact me on the number listed above, or via email

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-14230

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

The idea outlined in options 2A and 2B of using land between Heswall and Pensby for a housing estate is hard to believe. The infrastructure you would require to make this a viable option is inestimable! The Pensby Road, Barnston Road and Telegraph Road are already traffic blackspots so the idea of adding thousands more people and cars to this area is seriously misguided. Please, please, see sense, listen to the experts and argue for less houses required and take the green belt off the agenda completely. From all the evidence i have seen this is very achievable. If plan 2a or 2b gets passed I hope you can live with your conscience and the consequences to our beautiful peninsula.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons



Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-14365

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

After reading the report from the Wirral Society, in the West Kirby Messenger, I'd like to make a comment. Why can't the Council 'make ' the landowners of brownfield sites agree to release the land . The public who do benefit from the land in Option 2a , have to agree . It's not underperforming, as it provides drainage, food for wildlife, and is a good healthy sight for all, of green and pleasant land . Will there be any left in 15 years time??

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-14655

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

I am totally opposed to the use of Green Belt to make up for an apparent shortage of building plots, therefore none of the sites listed in table 4.5 and shown in Fig. 4.6 should feature, ie both the table and the figure (map) are necessary.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-14900

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

I write to provide feedback on the Wirral Plan. I have tried to register using the link online a couple of times but cannot get the link to work, so would be grateful if you could confirm receipt of this email and that my views will be taken into account please. I am grateful for the opportunity to present my views but, frankly, it beggars belief that anyone with a modicum of responsibility and forward thinking would even consider any development on Wirral's greenbelt land. In short, key reasons include: • need to conserve Wirral's greenbelt to retain its unique character for future generations to enjoy.

Q3e Impact on / availability of Local Services

More housing equals more roads, schools and other infrastructure, therefore pollution and adversely impacts the climate • more burden on existing already stretched services, such as schools, hospitals etc Modelling seems to suggest that Wirral's population may actually fall in future, so why the need for more housing.

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Any new housing developments should be built on brownfield sites only.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Need for recreational purposes

Promotes both physical and mental well-being

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-14967

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Release of Green Belt land should be an option of last choice as there is very little Green Belt land without wildlife importance. Wirral Wildlife, of which I am a member, has provided extremely detailed information about wildlife value for each of the pieces of land proposed for potential release. Mitigation cannot recreate what has been lost.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-14969

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-14977

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-14978

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-14979

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-14980

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-14993

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-15001

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

The proposal near Column Road/Caldy is of particular concern as this is a refuge for wildlife and a feature of the area. I would urge you not to approve any plans for this plot, nor any green belt areas. It is a moral reversal to proclaim areas green belt to have this overturned later. In a world with so few morals and environmental considerations over profit, please find alternative or reduce targets to protect our green belts. There is nothing more valuable than green spaces and nature and once it is gone it is gone.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-15013

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

I also believe that the existing Local Plan proposals fail to recognise the full value the Green Belt has in making Wirral such an attractive place to live and visit, which is so accurately described in the Council's own Visitor Economy Strategy, "Wirral Peninsula is a unique and attractive place to live, work and visit". It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

I am writing to formally submit my objections to any proposal for the release of Green Belt land for the purpose of development, particularly house-building, and submit for your further consideration and records my reasoning as to why I believe this to be both unnecessary and detrimental. In addition, the proposal to include Green Belt land as Options for development will likely result in those sites deteriorating through planning blight by discouraging land owners ' use, investment and improvement of the land whilst waiting for any real development interest and opportunity to arise

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-15048

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

I also believe that the existing Local Plan proposals fail to recognise the full value the Green Belt has in making Wirral such an attractive place to live and visit, which is so accurately described in the Council's own Visitor Economy Strategy, "Wirral Peninsula is a unique and attractive place to live, work and visit". It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

I am writing to formally submit my objections to any proposal for the release of Green Belt land for the purpose of development, particularly house-building, and submit for your further consideration and records my reasoning as to why I believe this to be both unnecessary and detrimental. In addition, the proposal to include Green Belt land as Options for development will likely result in those sites deteriorating through planning blight by discouraging land owners ' use, investment and improvement of the land whilst waiting for any real development interest and opportunity to arise

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-15055

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

I also believe that the existing Local Plan proposals fail to recognise the full value the Green Belt has in making Wirral such an attractive place to live and visit, which is so accurately described in the Council's own Visitor Economy Strategy, "Wirral Peninsula is a unique and attractive place to live, work and visit". It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

I am writing to formally submit my objections to any proposal for the release of Green Belt land for the purpose of development, particularly house-building, and submit for your further consideration and records my reasoning as to why I believe this to be both unnecessary and detrimental. In addition, the proposal to include Green Belt land as Options for development will likely result in those sites deteriorating through planning blight by discouraging land owners ' use, investment and improvement of the land whilst waiting for any real development interest and opportunity to arise

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-15564

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

I also believe that the existing Local Plan proposals fail to recognise the full value the Green Belt has in making Wirral such an attractive place to live and visit, which is so accurately described in the Council's own Visitor Economy Strategy, "Wirral Peninsula is a unique and attractive place to live, work and visit". It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

I am writing to formally submit my objections to any proposal for the release of Green Belt land for the purpose of development, particularly house-building, and submit for your further consideration and records my reasoning as to why I believe this to be both unnecessary and detrimental. In addition, the proposal to include Green Belt land as Options for development will likely result in those sites deteriorating through planning blight by discouraging land owners ' use, investment and improvement of the land whilst waiting for any real development interest and opportunity to arise

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-15563

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

I also believe that the existing Local Plan proposals fail to recognise the full value the Green Belt has in making Wirral such an attractive place to live and visit, which is so accurately described in the Council's own Visitor Economy Strategy, "Wirral Peninsula is a unique and attractive place to live, work and visit". It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

I am writing to formally submit my objections to any proposal for the release of Green Belt land for the purpose of development, particularly house-building, and submit for your further consideration and records my reasoning as to why I believe this to be both unnecessary and detrimental. In addition, the proposal to include Green Belt land as Options for development will likely result in those sites deteriorating through planning blight by discouraging land owners ' use, investment and improvement of the land whilst waiting for any real development interest and opportunity to arise

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-15576

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

I also believe that the existing Local Plan proposals fail to recognise the full value the Green Belt has in making Wirral such an attractive place to live and visit, which is so accurately described in the Council's own Visitor Economy Strategy, "Wirral Peninsula is a unique and attractive place to live, work and visit". It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

I am writing to formally submit my objections to any proposal for the release of Green Belt land for the purpose of development, particularly house-building, and submit for your further consideration and records my reasoning as to why I believe this to be both unnecessary and detrimental. In addition, the proposal to include Green Belt land as Options for development will likely result in those sites deteriorating through planning blight by discouraging land owners ' use, investment and improvement of the land whilst waiting for any real development interest and opportunity to arise

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-15705

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

I also believe that the existing Local Plan proposals fail to recognise the full value the Green Belt has in making Wirral such an attractive place to live and visit, which is so accurately described in the Council's own Visitor Economy Strategy, "Wirral Peninsula is a unique and attractive place to live, work and visit". It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

I am writing to formally submit my objections to any proposal for the release of Green Belt land for the purpose of development, particularly house-building, and submit for your further consideration and records my reasoning as to why I believe this to be both unnecessary and detrimental. In addition, the proposal to include Green Belt land as Options for development will likely result in those sites deteriorating through planning blight by discouraging land owners ' use, investment and improvement of the land whilst waiting for any real development interest and opportunity to arise

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-15707

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

I also believe that the existing Local Plan proposals fail to recognise the full value the Green Belt has in making Wirral such an attractive place to live and visit, which is so accurately described in the Council's own Visitor Economy Strategy, "Wirral Peninsula is a unique and attractive place to live, work and visit". It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

I am writing to formally submit my objections to any proposal for the release of Green Belt land for the purpose of development, particularly house-building, and submit for your further consideration and records my reasoning as to why I believe this to be both unnecessary and detrimental. In addition, the proposal to include Green Belt land as Options for development will likely result in those sites deteriorating through planning blight by discouraging land owners ' use, investment and improvement of the land whilst waiting for any real development interest and opportunity to arise

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-15710

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

I also believe that the existing Local Plan proposals fail to recognise the full value the Green Belt has in making Wirral such an attractive place to live and visit, which is so accurately described in the Council's own Visitor Economy Strategy, "Wirral Peninsula is a unique and attractive place to live, work and visit". It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

I am writing to formally submit my objections to any proposal for the release of Green Belt land for the purpose of development, particularly house-building, and submit for your further consideration and records my reasoning as to why I believe this to be both unnecessary and detrimental. In addition, the proposal to include Green Belt land as Options for development will likely result in those sites deteriorating through planning blight by discouraging land owners ' use, investment and improvement of the land whilst waiting for any real development interest and opportunity to arise

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-15712

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

I also believe that the existing Local Plan proposals fail to recognise the full value the Green Belt has in making Wirral such an attractive place to live and visit, which is so accurately described in the Council's own Visitor Economy Strategy, "Wirral Peninsula is a unique and attractive place to live, work and visit". It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

I am writing to formally submit my objections to any proposal for the release of Green Belt land for the purpose of development, particularly house-building, and submit for your further consideration and records my reasoning as to why I believe this to be both unnecessary and detrimental. In addition, the proposal to include Green Belt land as Options for development will likely result in those sites deteriorating through planning blight by discouraging land owners ' use, investment and improvement of the land whilst waiting for any real development interest and opportunity to arise

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-15736

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

I also believe that the existing Local Plan proposals fail to recognise the full value the Green Belt has in making Wirral such an attractive place to live and visit, which is so accurately described in the Council's own Visitor Economy Strategy, "Wirral Peninsula is a unique and attractive place to live, work and visit". It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

I am writing to formally submit my objections to any proposal for the release of Green Belt land for the purpose of development, particularly house-building, and submit for your further consideration and records my reasoning as to why I believe this to be both unnecessary and detrimental. In addition, the proposal to include Green Belt land as Options for development will likely result in those sites deteriorating through planning blight by discouraging land owners ' use, investment and improvement of the land whilst waiting for any real development interest and opportunity to arise

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-15740

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

I also believe that the existing Local Plan proposals fail to recognise the full value the Green Belt has in making Wirral such an attractive place to live and visit, which is so accurately described in the Council's own Visitor Economy Strategy, "Wirral Peninsula is a unique and attractive place to live, work and visit". It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

I am writing to formally submit my objections to any proposal for the release of Green Belt land for the purpose of development, particularly house-building, and submit for your further consideration and records my reasoning as to why I believe this to be both unnecessary and detrimental. In addition, the proposal to include Green Belt land as Options for development will likely result in those sites deteriorating through planning blight by discouraging land owners ' use, investment and improvement of the land whilst waiting for any real development interest and opportunity to arise

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-15765

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

I also believe that the existing Local Plan proposals fail to recognise the full value the Green Belt has in making Wirral such an attractive place to live and visit, which is so accurately described in the Council's own Visitor Economy Strategy, "Wirral Peninsula is a unique and attractive place to live, work and visit". It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

I am writing to formally submit my objections to any proposal for the release of Green Belt land for the purpose of development, particularly house-building, and submit for your further consideration and records my reasoning as to why I believe this to be both unnecessary and detrimental. In addition, the proposal to include Green Belt land as Options for development will likely result in those sites deteriorating through planning blight by discouraging land owners ' use, investment and improvement of the land whilst waiting for any real development interest and opportunity to arise

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-15777

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

I also believe that the existing Local Plan proposals fail to recognise the full value the Green Belt has in making Wirral such an attractive place to live and visit, which is so accurately described in the Council's own Visitor Economy Strategy, "Wirral Peninsula is a unique and attractive place to live, work and visit". It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

I am writing to formally submit my objections to any proposal for the release of Green Belt land for the purpose of development, particularly house-building, and submit for your further consideration and records my reasoning as to why I believe this to be both unnecessary and detrimental. In addition, the proposal to include Green Belt land as Options for development will likely result in those sites deteriorating through planning blight by discouraging land owners ' use, investment and improvement of the land whilst waiting for any real development interest and opportunity to arise

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-18236

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-18884

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

I also believe that the existing Local Plan proposals fail to recognise the full value the Green Belt has in making Wirral such an attractive place to live and visit, which is so accurately described in the Council's own Visitor Economy Strategy, "Wirral Peninsula is a unique and attractive place to live, work and visit". It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

I am writing to formally submit my objections to any proposal for the release of Green Belt land for the purpose of development, particularly house-building, and submit for your further consideration and records my reasoning as to why I believe this to be both unnecessary and detrimental. In addition, the proposal to include Green Belt land as Options for development will likely result in those sites deteriorating through planning blight by discouraging land owners ' use, investment and improvement of the land whilst waiting for any real development interest and opportunity to arise

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-15812

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

I also believe that the existing Local Plan proposals fail to recognise the full value the Green Belt has in making Wirral such an attractive place to live and visit, which is so accurately described in the Council's own Visitor Economy Strategy, "Wirral Peninsula is a unique and attractive place to live, work and visit". It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

I am writing to formally submit my objections to any proposal for the release of Green Belt land for the purpose of development, particularly house-building, and submit for your further consideration and records my reasoning as to why I believe this to be both unnecessary and detrimental. In addition, the proposal to include Green Belt land as Options for development will likely result in those sites deteriorating through planning blight by discouraging land owners ' use, investment and improvement of the land whilst waiting for any real development interest and opportunity to arise

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-16105

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

I also believe that the existing Local Plan proposals fail to recognise the full value the Green Belt has in making Wirral such an attractive place to live and visit, which is so accurately described in the Council's own Visitor Economy Strategy, "Wirral Peninsula is a unique and attractive place to live, work and visit". It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

I am writing to formally submit my objections to any proposal for the release of Green Belt land for the purpose of development, particularly house-building, and submit for your further consideration and records my reasoning as to why I believe this to be both unnecessary and detrimental. In addition, the proposal to include Green Belt land as Options for development will likely result in those sites deteriorating through planning blight by discouraging land owners ' use, investment and improvement of the land whilst waiting for any real development interest and opportunity to arise

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-17581

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Totally disagree with any greenbelt release at all. Irby, Greasby, Frankby are historic villages and should not lose any identity through building houses businesses or otherwise.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-17770

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-17872

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Totally disagree with any greenbelt release at all. Irby, Greasby, Frankby are historic villages and should not lose any identity through building houses businesses or otherwise.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-18308

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

I also believe that the existing Local Plan proposals fail to recognise the full value the Green Belt has in making Wirral such an attractive place to live and visit, which is so accurately described in the Council's own Visitor Economy Strategy, "Wirral Peninsula is a unique and attractive place to live, work and visit". It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

I am writing to formally submit my objections to any proposal for the release of Green Belt land for the purpose of development, particularly house-building, and submit for your further consideration and records my reasoning as to why I believe this to be both unnecessary and detrimental. In addition, the proposal to include Green Belt land as Options for development will likely result in those sites deteriorating through planning blight by discouraging land owners ' use, investment and improvement of the land whilst waiting for any real development interest and opportunity to arise

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-15824

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

I also believe that the existing Local Plan proposals fail to recognise the full value the Green Belt has in making Wirral such an attractive place to live and visit, which is so accurately described in the Council's own Visitor Economy Strategy, "Wirral Peninsula is a unique and attractive place to live, work and visit". It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

I am writing to formally submit my objections to any proposal for the release of Green Belt land for the purpose of development, particularly house-building, and submit for your further consideration and records my reasoning as to why I believe this to be both unnecessary and detrimental. In addition, the proposal to include Green Belt land as Options for development will likely result in those sites deteriorating through planning blight by discouraging land owners ' use, investment and improvement of the land whilst waiting for any real development interest and opportunity to arise

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-15816

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

I also believe that the existing Local Plan proposals fail to recognise the full value the Green Belt has in making Wirral such an attractive place to live and visit, which is so accurately described in the Council's own Visitor Economy Strategy, "Wirral Peninsula is a unique and attractive place to live, work and visit". It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

I am writing to formally submit my objections to any proposal for the release of Green Belt land for the purpose of development, particularly house-building, and submit for your further consideration and records my reasoning as to why I believe this to be both unnecessary and detrimental. In addition, the proposal to include Green Belt land as Options for development will likely result in those sites deteriorating through planning blight by discouraging land owners ' use, investment and improvement of the land whilst waiting for any real development interest and opportunity to arise

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-15807

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

I also believe that the existing Local Plan proposals fail to recognise the full value the Green Belt has in making Wirral such an attractive place to live and visit, which is so accurately described in the Council's own Visitor Economy Strategy, "Wirral Peninsula is a unique and attractive place to live, work and visit". It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

I am writing to formally submit my objections to any proposal for the release of Green Belt land for the purpose of development, particularly house-building, and submit for your further consideration and records my reasoning as to why I believe this to be both unnecessary and detrimental. In addition, the proposal to include Green Belt land as Options for development will likely result in those sites deteriorating through planning blight by discouraging land owners ' use, investment and improvement of the land whilst waiting for any real development interest and opportunity to arise

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-18392

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Totally disagree with any Green Belt release at all.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-18446

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Totally disagree with any Green Belt release at all.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons



Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-18501

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Totally disagree with any Green Belt release at all.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-18556

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Totally disagree with any Green Belt release at all.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-18627

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Totally disagree with any Green Belt release at all.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-18628

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Totally disagree with any Green Belt release at all.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-18749

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Totally disagree with any Green Belt release at all.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-18750

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Totally disagree with any Green Belt release at all.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-18844

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Totally disagree with any Green Belt release at all.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-18910

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Totally disagree with any Green Belt release at all.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-18992

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Totally disagree with any Green Belt release at all.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-18993

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Totally disagree with any Green Belt release at all.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-19086

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Totally disagree with any Green Belt release at all.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-19140

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Totally disagree with any Green Belt release at all.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-19195

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Totally disagree with any Green Belt release at all.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-19252

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Totally disagree with any Green Belt release at all.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-19307

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Totally disagree with any Green Belt release at all.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-19364

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Totally disagree with any Green Belt release at all.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-19434

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Totally disagree with any Green Belt release at all.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-19436

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Totally disagree with any Green Belt release at all.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-19632

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Totally disagree with any Green Belt release at all.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-19687

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Totally disagree with any Green Belt release at all.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-19742

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Totally disagree with any Green Belt release at all.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-19805

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Totally disagree with any Green Belt release at all.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-19871

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Totally disagree with any Green Belt release at all.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-19932

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Totally disagree with any Green Belt release at all.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-19988

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Totally disagree with any Green Belt release at all.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-20042

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Totally disagree with any Green Belt release at all.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-20100

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Totally disagree with any Green Belt release at all.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-20160

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Totally disagree with any Green Belt release at all.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-20220

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Totally disagree with any Green Belt release at all.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-20276

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Totally disagree with any Green Belt release at all.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-20331

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Totally disagree with any Green Belt release at all.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-20388

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Totally disagree with any Green Belt release at all.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-20442

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Totally disagree with any Green Belt release at all.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-20578

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Totally disagree with any Green Belt release at all.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-20618

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Totally disagree with any Green Belt release at all.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-20617

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Totally disagree with any Green Belt release at all.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-20577

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Totally disagree with any Green Belt release at all.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-20712

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Totally disagree with any Green Belt release at all.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-20779

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Totally disagree with any Green Belt release at all.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-20780

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Totally disagree with any Green Belt release at all.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-15853

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Totally disagree with any greenbelt release at all. Irby, Greasby, Frankby are historic villages and should not lose any identity through building houses businesses or otherwise.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-16206

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Totally disagree with any greenbelt release at all. Irby, Greasby, Frankby are historic villages and should not lose any identity through building houses businesses or otherwise.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-16294

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Totally disagree with any greenbelt release at all. Irby, Greasby, Frankby are historic villages and should not lose any identity through building houses businesses or otherwise.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-16381

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Totally disagree with any greenbelt release at all. Irby, Greasby, Frankby are historic villages and should not lose any identity through building houses businesses or otherwise.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-16469

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Totally disagree with any greenbelt release at all. Irby, Greasby, Frankby are historic villages and should not lose any identity through building houses businesses or otherwise.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-16557

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Totally disagree with any greenbelt release at all. Irby, Greasby, Frankby are historic villages and should not lose any identity through building houses businesses or otherwise.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-16661

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Totally disagree with any greenbelt release at all. Irby, Greasby, Frankby are historic villages and should not lose any identity through building houses businesses or otherwise.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-16770

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Totally disagree with any greenbelt release at all. Irby, Greasby, Frankby are historic villages and should not lose any identity through building houses businesses or otherwise.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-16904

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Totally disagree with any greenbelt release at all. Irby, Greasby, Frankby are historic villages and should not lose any identity through building houses businesses or otherwise.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-16905

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Totally disagree with any greenbelt release at all. Irby, Greasby, Frankby are historic villages and should not lose any identity through building houses businesses or otherwise.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-17068

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Totally disagree with any greenbelt release at all. Irby, Greasby, Frankby are historic villages and should not lose any identity through building houses businesses or otherwise.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-18079

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Totally disagree with any greenbelt release at all. Irby, Greasby, Frankby are historic villages and should not lose any identity through building houses businesses or otherwise.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-17970

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area**

Totally disagree with any greenbelt release at all. Irby, Greasby, Frankby are historic villages and should not lose any identity through building houses businesses or otherwise.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-16102

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

I also believe that the existing Local Plan proposals fail to recognise the full value the Green Belt has in making Wirral such an attractive place to live and visit, which is so accurately described in the Council's own Visitor Economy Strategy, "Wirral Peninsula is a unique and attractive place to live, work and visit". It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

I am writing to formally submit my objections to any proposal for the release of Green Belt land for the purpose of development, particularly house-building, and submit for your further consideration and records my reasoning as to why I believe this to be both unnecessary and detrimental. In addition, the proposal to include Green Belt land as Options for development will likely result in those sites deteriorating through planning blight by discouraging land owners ' use, investment and improvement of the land whilst waiting for any real development interest and opportunity to arise

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-16103

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

I also believe that the existing Local Plan proposals fail to recognise the full value the Green Belt has in making Wirral such an attractive place to live and visit, which is so accurately described in the Council's own Visitor Economy Strategy, "Wirral Peninsula is a unique and attractive place to live, work and visit". It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

I am writing to formally submit my objections to any proposal for the release of Green Belt land for the purpose of development, particularly house-building, and submit for your further consideration and records my reasoning as to why I believe this to be both unnecessary and detrimental. In addition, the proposal to include Green Belt land as Options for development will likely result in those sites deteriorating through planning blight by discouraging land owners ' use, investment and improvement of the land whilst waiting for any real development interest and opportunity to arise

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-16104

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

I also believe that the existing Local Plan proposals fail to recognise the full value the Green Belt has in making Wirral such an attractive place to live and visit, which is so accurately described in the Council's own Visitor Economy Strategy, "Wirral Peninsula is a unique and attractive place to live, work and visit". It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

I am writing to formally submit my objections to any proposal for the release of Green Belt land for the purpose of development, particularly house-building, and submit for your further consideration and records my reasoning as to why I believe this to be both unnecessary and detrimental. In addition, the proposal to include Green Belt land as Options for development will likely result in those sites deteriorating through planning blight by discouraging land owners ' use, investment and improvement of the land whilst waiting for any real development interest and opportunity to arise

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-15806

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

I also believe that the existing Local Plan proposals fail to recognise the full value the Green Belt has in making Wirral such an attractive place to live and visit, which is so accurately described in the Council's own Visitor Economy Strategy, "Wirral Peninsula is a unique and attractive place to live, work and visit". It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

I am writing to formally submit my objections to any proposal for the release of Green Belt land for the purpose of development, particularly house-building, and submit for your further consideration and records my reasoning as to why I believe this to be both unnecessary and detrimental. In addition, the proposal to include Green Belt land as Options for development will likely result in those sites deteriorating through planning blight by discouraging land owners ' use, investment and improvement of the land whilst waiting for any real development interest and opportunity to arise

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-15805

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

I also believe that the existing Local Plan proposals fail to recognise the full value the Green Belt has in making Wirral such an attractive place to live and visit, which is so accurately described in the Council's own Visitor Economy Strategy, "Wirral Peninsula is a unique and attractive place to live, work and visit". It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

I am writing to formally submit my objections to any proposal for the release of Green Belt land for the purpose of development, particularly house-building, and submit for your further consideration and records my reasoning as to why I believe this to be both unnecessary and detrimental. In addition, the proposal to include Green Belt land as Options for development will likely result in those sites deteriorating through planning blight by discouraging land owners ' use, investment and improvement of the land whilst waiting for any real development interest and opportunity to arise

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-15809

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

I also believe that the existing Local Plan proposals fail to recognise the full value the Green Belt has in making Wirral such an attractive place to live and visit, which is so accurately described in the Council's own Visitor Economy Strategy, "Wirral Peninsula is a unique and attractive place to live, work and visit". It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

I am writing to formally submit my objections to any proposal for the release of Green Belt land for the purpose of development, particularly house-building, and submit for your further consideration and records my reasoning as to why I believe this to be both unnecessary and detrimental. In addition, the proposal to include Green Belt land as Options for development will likely result in those sites deteriorating through planning blight by discouraging land owners ' use, investment and improvement of the land whilst waiting for any real development interest and opportunity to arise

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-15813

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

I also believe that the existing Local Plan proposals fail to recognise the full value the Green Belt has in making Wirral such an attractive place to live and visit, which is so accurately described in the Council's own Visitor Economy Strategy, "Wirral Peninsula is a unique and attractive place to live, work and visit". It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

I am writing to formally submit my objections to any proposal for the release of Green Belt land for the purpose of development, particularly house-building, and submit for your further consideration and records my reasoning as to why I believe this to be both unnecessary and detrimental. In addition, the proposal to include Green Belt land as Options for development will likely result in those sites deteriorating through planning blight by discouraging land owners ' use, investment and improvement of the land whilst waiting for any real development interest and opportunity to arise

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-15818

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

I also believe that the existing Local Plan proposals fail to recognise the full value the Green Belt has in making Wirral such an attractive place to live and visit, which is so accurately described in the Council's own Visitor Economy Strategy, "Wirral Peninsula is a unique and attractive place to live, work and visit". It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

I am writing to formally submit my objections to any proposal for the release of Green Belt land for the purpose of development, particularly house-building, and submit for your further consideration and records my reasoning as to why I believe this to be both unnecessary and detrimental. In addition, the proposal to include Green Belt land as Options for development will likely result in those sites deteriorating through planning blight by discouraging land owners ' use, investment and improvement of the land whilst waiting for any real development interest and opportunity to arise

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-15820

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

I also believe that the existing Local Plan proposals fail to recognise the full value the Green Belt has in making Wirral such an attractive place to live and visit, which is so accurately described in the Council's own Visitor Economy Strategy, "Wirral Peninsula is a unique and attractive place to live, work and visit". It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

I am writing to formally submit my objections to any proposal for the release of Green Belt land for the purpose of development, particularly house-building, and submit for your further consideration and records my reasoning as to why I believe this to be both unnecessary and detrimental. In addition, the proposal to include Green Belt land as Options for development will likely result in those sites deteriorating through planning blight by discouraging land owners ' use, investment and improvement of the land whilst waiting for any real development interest and opportunity to arise

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-15822

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

I also believe that the existing Local Plan proposals fail to recognise the full value the Green Belt has in making Wirral such an attractive place to live and visit, which is so accurately described in the Council's own Visitor Economy Strategy, "Wirral Peninsula is a unique and attractive place to live, work and visit". It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

I am writing to formally submit my objections to any proposal for the release of Green Belt land for the purpose of development, particularly house-building, and submit for your further consideration and records my reasoning as to why I believe this to be both unnecessary and detrimental. In addition, the proposal to include Green Belt land as Options for development will likely result in those sites deteriorating through planning blight by discouraging land owners ' use, investment and improvement of the land whilst waiting for any real development interest and opportunity to arise

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-15829

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

I also believe that the existing Local Plan proposals fail to recognise the full value the Green Belt has in making Wirral such an attractive place to live and visit, which is so accurately described in the Council's own Visitor Economy Strategy, "Wirral Peninsula is a unique and attractive place to live, work and visit". It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

I am writing to formally submit my objections to any proposal for the release of Green Belt land for the purpose of development, particularly house-building, and submit for your further consideration and records my reasoning as to why I believe this to be both unnecessary and detrimental. In addition, the proposal to include Green Belt land as Options for development will likely result in those sites deteriorating through planning blight by discouraging land owners ' use, investment and improvement of the land whilst waiting for any real development interest and opportunity to arise

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-15993

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Totally disagree with any greenbelt release at all. Irby, Greasby, Frankby are historic villages and should not lose any identity through building houses businesses or otherwise.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-16101

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

I also believe that the existing Local Plan proposals fail to recognise the full value the Green Belt has in making Wirral such an attractive place to live and visit, which is so accurately described in the Council's own Visitor Economy Strategy, "Wirral Peninsula is a unique and attractive place to live, work and visit". It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

I am writing to formally submit my objections to any proposal for the release of Green Belt land for the purpose of development, particularly house-building, and submit for your further consideration and records my reasoning as to why I believe this to be both unnecessary and detrimental. In addition, the proposal to include Green Belt land as Options for development will likely result in those sites deteriorating through planning blight by discouraging land owners ' use, investment and improvement of the land whilst waiting for any real development interest and opportunity to arise

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-16106

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

I also believe that the existing Local Plan proposals fail to recognise the full value the Green Belt has in making Wirral such an attractive place to live and visit, which is so accurately described in the Council's own Visitor Economy Strategy, "Wirral Peninsula is a unique and attractive place to live, work and visit". It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

I am writing to formally submit my objections to any proposal for the release of Green Belt land for the purpose of development, particularly house-building, and submit for your further consideration and records my reasoning as to why I believe this to be both unnecessary and detrimental. In addition, the proposal to include Green Belt land as Options for development will likely result in those sites deteriorating through planning blight by discouraging land owners ' use, investment and improvement of the land whilst waiting for any real development interest and opportunity to arise

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-16107

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

I also believe that the existing Local Plan proposals fail to recognise the full value the Green Belt has in making Wirral such an attractive place to live and visit, which is so accurately described in the Council's own Visitor Economy Strategy, "Wirral Peninsula is a unique and attractive place to live, work and visit". It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

I am writing to formally submit my objections to any proposal for the release of Green Belt land for the purpose of development, particularly house-building, and submit for your further consideration and records my reasoning as to why I believe this to be both unnecessary and detrimental. In addition, the proposal to include Green Belt land as Options for development will likely result in those sites deteriorating through planning blight by discouraging land owners ' use, investment and improvement of the land whilst waiting for any real development interest and opportunity to arise

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-16108

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

I also believe that the existing Local Plan proposals fail to recognise the full value the Green Belt has in making Wirral such an attractive place to live and visit, which is so accurately described in the Council's own Visitor Economy Strategy, "Wirral Peninsula is a unique and attractive place to live, work and visit". It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

I am writing to formally submit my objections to any proposal for the release of Green Belt land for the purpose of development, particularly house-building, and submit for your further consideration and records my reasoning as to why I believe this to be both unnecessary and detrimental. In addition, the proposal to include Green Belt land as Options for development will likely result in those sites deteriorating through planning blight by discouraging land owners ' use, investment and improvement of the land whilst waiting for any real development interest and opportunity to arise

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-16169

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

The fields and farmland are also important to the wildlife in the area. We regularly see buzzards hovering over the fields – particularly during the harvest and it's quite a spectacle. The bats that we see at dusk also benefit from this natural feeding ground. What would happen to them if the building were to go ahead? Would you have to move the bats to a safe location? We know where they nest – it's in our neighbour's large tree right at the bottom of their garden – I'm not sure the bats would survive a major building project that destroys their feeding ground.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

We moved to Irby from Bebington 6 years ago. The reason for our move was to be in a quieter area with access to countryside and lots of different nearby walks for our dog. We haven't been disappointed as the house we bought, has wonderful views over farmland and we can see the sea in the distance. Indeed, the reason we bought this

hose was purely because of the views and location – the house itself wasn't quite what we were looking for, but we thought that a house can be changed – location cannot. That is, until we heard that our views could suddenly become a new housing estate with the quiet roads spoilt by additional traffic and infrastructure to support the increased population, all of which, quite frankly, devastates us. What I must point out is that it is clear how valuable our greenbelt is to our local community – particularly with the current Covid-19 situation – the number of people who are currently appreciating the countryside on their daily walk is very apparent as we are able to watch an increased number of people walking around the fields. It's lovely to see and I dread the day coming if we are no longer able to do this. I honestly think we would have to move house and no doubt lose money on the house that we have bought and extended as we had thought this to be our 'forever home'.

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Please, I ask you to prioritise regeneration of the existing urban areas and protect farmland and wildlife; and this should be reflected in Planning Policy and the Local Plan by ensuring the continued protection of the Green Belt.

Q3k Development Viability

Q3l Loss of Agricultural Land

I can honestly say, I don't understand why there is a need to build on our unspoilt countryside. Especially the farmland that we overlook that has different crops on each year. Surely these crops are needed for our food chain, not to mention the farmer's livelihood. This year I can already see the yellow blooming of the oil seed rape and look forward to seeing the beautiful bright yellow fields in the next month. The area in which we live is mainly older people and 3 or 4 bedroom housing – if new houses are being built I don't understand how that will help young people get onto the housing ladder as surely, cheaper housing will be required which is not in keeping with the rest of Irby.

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-16151

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

I also believe that the existing Local Plan proposals fail to recognise the full value the Green Belt has in making Wirral such an attractive place to live and visit, which is so accurately described in the Council's own Visitor Economy Strategy, "Wirral Peninsula is a unique and attractive place to live, work and visit". It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

I am writing to formally submit my objections to any proposal for the release of Green Belt land for the purpose of development, particularly house-building, and submit for your further consideration and records my reasoning as to why I believe this to be both unnecessary and detrimental. In addition, the proposal to include Green Belt land as Options for development will likely result in those sites deteriorating through planning blight by discouraging land owners ' use, investment and improvement of the land whilst waiting for any real development interest and opportunity to arise

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-17189

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Totally disagree with any greenbelt release at all. Irby, Greasby, Frankby are historic villages and should not lose any identity through building houses businesses or otherwise.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-17276

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Totally disagree with any greenbelt release at all. Irby, Greasby, Frankby are historic villages and should not lose any identity through building houses businesses or otherwise.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-17381

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Totally disagree with any greenbelt release at all. Irby, Greasby, Frankby are historic villages and should not lose any identity through building houses businesses or otherwise.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-17486

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Totally disagree with any greenbelt release at all. Irby, Greasby, Frankby are historic villages and should not lose any identity through building houses businesses or otherwise.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-17700

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area**

Totally disagree with any greenbelt release at all. Irby, Greasby, Frankby are historic villages and should not lose any identity through building houses businesses or otherwise.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-17701

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area**

Totally disagree with any greenbelt release at all. Irby, Greasby, Frankby are historic villages and should not lose any identity through building houses businesses or otherwise.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-17871

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

The Council accepts that there is powerful and credible evidence which demands a re-think as there is no need to develop any Greenbelt. Please note the following facts that support no Greenbelt development. If the Greenbelt is built on the following will happen: Not one of the five criteria are met ref: NPPF. Criterion 1: Urban Sprawl • Irrefutably, there will be urban sprawl if the villages of Barnston, Heswall, Irby, Pensby and Thingwall combine.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-18231

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Totally disagree with any greenbelt release at all. Irby, Greasby, Frankby are historic villages and should not lose any identity through building houses businesses or otherwise.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-19497

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

I also believe that the existing Local Plan proposals fail to recognise the full value the Green Belt has in making Wirral such an attractive place to live and visit, which is so accurately described in the Council's own Visitor Economy Strategy, "Wirral Peninsula is a unique and attractive place to live, work and visit". It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

I am writing to formally submit my objections to any proposal for the release of Green Belt land for the purpose of development, particularly house-building, and submit for your further consideration and records my reasoning as to why I believe this to be both unnecessary and detrimental. In addition, the proposal to include Green Belt land as Options for development will likely result in those sites deteriorating through planning blight by discouraging land owners ' use, investment and improvement of the land whilst waiting for any real development interest and opportunity to arise

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-20865

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

I also believe that the existing Local Plan proposals fail to recognise the full value the Green Belt has in making Wirral such an attractive place to live and visit, which is so accurately described in the Council's own Visitor Economy Strategy, "Wirral Peninsula is a unique and attractive place to live, work and visit". It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-23467 (Wirral Wildlife)

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

In particular, Parcel 7.25 risks serious damage to the wet heath on Thurstaston Common SSSI; Parcel 6.15 risks damage to Caldly Hill and Stapledon Wood LWSs, the local badger population, and possibly a waterfowl site and ponds; Parcel 7.27 would entail serious damage to the ancient woodland Harrock Wood LWS, as development surrounding it on all sides and increased trampling would impact seriously on this fragile habitat. We are also concerned about impacts of development on wildlife on or adjoining parcels 7.26, We are also concerned about impacts of development on wildlife on or adjoining parcels 7.18 We are also concerned about impacts of development on wildlife on or adjoining parcels ,5.9 We are also concerned about impacts of development on wildlife on possibly 5.8 We are also concerned about impacts of development on wildlife on possibly 7.19. Because of the above, we consider that the overall effects on Biodiversity of Option 2A and Option 2B are worse than the report says, and the opportunities for mitigation less good than assumed. There is over-reliance on “improving” Green Belt areas for birds and other wildlife. If birds are displaced, where would they go? Even if net biodiversity gain is achieved on developed sites, how can any improvements for biodiversity in the remaining Green Belt be secured? Habitat creation is not easy on fertile agricultural soils. Because the Ecological Networks and Green Infrastructure studies are not complete, linkages and

networks have not been taken fully into account. Isolation of habitats e.g. Harrocks Wood, is not considered. Similarly effects on climate change mitigation and adaptation for Options 2A/2B do not adequately take into account the loss of soil carbon stores, food production and ecosystem services, and relies too heavily on net gain in development, so that effects are likely to be worse than predicted. The various factors cannot be considered as equal. Given the climate emergency and ecological emergency, effects on those factors need to be given most weight. All effects would be easier to mitigate with less overall development. Does the Standard Method of calculating housing need represent "sustainable development"? It will be necessary for central Government to justify the sustainability of the housing numbers proposed by the standard method, in view of Wirral's low population growth rate, high environmental and physical constraints, and the reduced demand predicted by the 2018 ONS housing demand figures.

HABITATS REGULATIONS APPRAISAL (INTERIM) Wirral Wildlife recognise that a detailed study of the effects on Habitats sites has been done. All the recommendations in Chapter 6 must be included in the Regulation 19 Local Plan if the Plan is to be "sound". We will be particularly checking that items in sections 6.6,6.11,6.13 and 6.17 are in appropriate policies and supporting text, and that design guidelines include the relevant precautions to safeguard important bird populations. It would be of great benefit (section 6.13) to developers and planners if more work is done before the plan is finished to identify better which areas act as Supporting Habitats, as has been done in Wales.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Does the Standard Method of calculating housing need represent “sustainable development”? It will be necessary for central Government to justify the sustainability of the housing numbers proposed by the standard method, in view of Wirral’s low population growth rate, high environmental and physical constraints, and the reduced demand predicted by the 2018 ONS housing demand figures.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-23542

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Building on the Green Belt in Barnston (option 2a, 2b) will result in more pollution, a detrimental impact on the environment

Q3b Transport and Highway Reasons

Barnston is an ancient village mentioned in the Domesday Book and is not part of a Settlement despite the Council's manipulations. Up until recently it contained 4 active working Farms and the 3 current farms and land from the recently closed Manor Farm are viable food producers. However, the 3 tenant farmers have not been encouraged to develop their facilities by the Owner's desire to sell off the land. Barnston currently suffers with traffic pollution and United Utilities have consistently damaged the stream into Barnstondale with their ongoing mismanagement of Crosshill Reservoir and the subsequent impact on the environment including Dale Meadow which is an SBI Building on the Green Belt in Barnston (option 2a, 2b) will result in more traffic.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Building on the Green Belt in Barnston (option 2a, 2b) will result a poorer quality of living for the residents.

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Building on the Green Belt in Barnston (option 2a, 2b) will result in less land to grow our own food.

Q3m Will impact on the Green Belt

Wirral is failing in it's duty of care if it proceeds with trying to build on the Green Belt not just for the current residents but for generations to come. I have been a resident of Barnston for over 20 years and actively involved in local community groups. I trust my views will be registered and considered.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-23907

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

No exceptional circumstances exist, or at least are evidenced, in line with the NPPF, which justify the inclusion of Green Belt development options in this Local Plan. The sites identified in Option 2A threaten the five Green Belt purposes at twelve separate locations and harm the overarching aim of keeping land permanently open. Nibbling of the Green Belt in this fashion is contrary to Section 13 of the NPPF. We believe it was premature to list Green Belt sites without public comment and progression of important issues such as the impact of developing the particular parcels and impacts on heritage assets, leading to misleading conclusions about 'weakly performing' Green Belt land. The Council has not justified the need for any Green Belt release to achieve a required level of development, adequately considered alternative sites or properly completed the duty to cooperate.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-22008

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Totally disagree with any Green Belt release at all.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-23485

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

The document interestingly mentions remedial action proposed for the severe congestion/tailbacks regularly experienced on Woodchurch Road towards the traffic lights at the Arrowe Park Hotel. This has only happened since the roundabout. (which kept the traffic moving) was removed prior to the Open Golf Championship at Hoylake. Ask any driver who regularly drives along this road. How much money would we need to be spent to correct this "correction"? I hope I am wrong and that you do intend to both keep our green belt intact and manage Council Tax Payers' money with regards to money spent on consultations (Mott McDonald) such as the transport document, with more alacrity.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-23550

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

I also believe that the existing Local Plan proposals fail to recognise the full value the Green Belt has in making Wirral such an attractive place to live and visit, which is so accurately described in the Council's own Visitor Economy Strategy, "Wirral Peninsula is a unique and attractive place to live, work and visit". It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

I am writing to formally submit my objections to any proposal for the release of Green Belt land for the purpose of development, particularly house-building, and submit for your further consideration and records my reasoning as to why I believe this to be both unnecessary and detrimental. In addition, the proposal to include Green Belt land as Options for development will likely result in those sites deteriorating through planning blight by discouraging land owners ' use, investment and improvement of the land whilst waiting for any real development interest and opportunity to arise

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-22079

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Totally disagree with any Green Belt release at all.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-21163

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area**

Totally disagree with any greenbelt release at all. Irby, Greasby, Frankby are historic villages and should not lose any identity through building houses businesses or otherwise.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-21303

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Totally disagree with any greenbelt release at all. Irby, Greasby, Frankby are historic villages and should not lose any identity through building houses businesses or otherwise.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-21539

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area**

Totally disagree with any greenbelt release at all. Irby, Greasby, Frankby are historic villages and should not lose any identity through building houses businesses or otherwise.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-21304

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Totally disagree with any greenbelt release at all. Irby, Greasby, Frankby are historic villages and should not lose any identity through building houses businesses or otherwise.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-21540

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area**

Totally disagree with any greenbelt release at all. Irby, Greasby, Frankby are historic villages and should not lose any identity through building houses businesses or otherwise.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-21305

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Totally disagree with any greenbelt release at all. Irby, Greasby, Frankby are historic villages and should not lose any identity through building houses businesses or otherwise.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-20932

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Totally disagree with any Green Belt release at all.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-20986

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Totally disagree with any Green Belt release at all.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-21042

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Totally disagree with any Green Belt release at all.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-21096

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Totally disagree with any Green Belt release at all.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-21689

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Totally disagree with any Green Belt release at all.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-21690

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Totally disagree with any Green Belt release at all.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-22078

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Totally disagree with any Green Belt release at all.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-21797

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Totally disagree with any Green Belt release at all.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-21798

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Totally disagree with any Green Belt release at all.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-21905

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Totally disagree with any Green Belt release at all.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-21906

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Totally disagree with any Green Belt release at all.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-22186

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Totally disagree with any Green Belt release at all.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-22187

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Totally disagree with any Green Belt release at all.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-22300

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Totally disagree with any Green Belt release at all.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-22301

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Totally disagree with any Green Belt release at all.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-22408

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Totally disagree with any Green Belt release at all.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-22409

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Totally disagree with any Green Belt release at all.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-22603

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Totally disagree with any Green Belt release at all.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-22604

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Totally disagree with any Green Belt release at all.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-22643

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Totally disagree with any Green Belt release at all.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-22644

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Totally disagree with any Green Belt release at all.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-22776

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Totally disagree with any Green Belt release at all.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-22777

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Totally disagree with any Green Belt release at all.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-22971

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Totally disagree with any Green Belt release at all.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-22972

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Totally disagree with any Green Belt release at all.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-23053

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Totally disagree with any Green Belt release at all.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-23054

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Totally disagree with any Green Belt release at all.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-23161

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Totally disagree with any Green Belt release at all.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-23162

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Totally disagree with any Green Belt release at all.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-23298

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Totally disagree with any Green Belt release at all.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-23299

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Totally disagree with any Green Belt release at all.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-23300

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Totally disagree with any Green Belt release at all.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-24233

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services****Q3f Impact on Heritage**

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

We are concerned that some of the Green Belt parcels identified for release under Option 2A comprise the best and most versatile agricultural land and are also subject to multiple ownerships. Absolute certainty is needed that a) no sites of a less agricultural land classification are available for development that make an equivalent or lesser contribution to the Green Belt, and b) evidence that landowners of those sites in multiple ownership are all committed to working collaboratively to ensure that such sites can come forward.

Q3m Will impact on the Green Belt

We are concerned that some of the Green Belt parcels identified for release under Option 2A comprise the best and most versatile agricultural land and are also subject to multiple ownerships. Absolute certainty is needed that a) no sites of a less agricultural land classification are available for development that make an equivalent or lesser contribution to the Green Belt, and b) evidence that landowners of those sites in multiple ownership are all committed to working collaboratively to ensure that such sites can come forward.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-24255

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services****Q3f Impact on Heritage**

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Four of the proposed Green Belt allocations are in excess of 15 hectares and can cumulatively deliver 1,292 dwellings. In this regard, it is considered that a larger number of smaller non-strategic Green Belt sites (with capacity of no more than 150 dwellings) could and should be released for development in order to provide for a more balanced approach to housing delivery between the settlement areas in West Wirral (namely Areas 5, 6 and 7 shown on Figure 3 of this Representation). No new housing is proposed in Hoylake, to which we object. New development in Settlement Area 6 should not just focus on West Kirby, resulting in no development in Hoylake; a balanced spatial distribution is needed.

Attachment 1

<https://wirral-consult.objective.co.uk/file/5684846>

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-23475

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-20875

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

In the summary of Special Character: "The historic village has retained a degree of separation from neighbouring suburban settlement and is unusual within the context of Wirral for having retained both agricultural use and rural character.

In the SMCA Management Plan, Insall's says: Page 5 The Council undertakes to ensure that all changes make a positive contribution to the character and appearance

of its Conservation Areas and do not result in any serious loss of character or features. Page 9 The Plan goes on to say: The future re-designation of land in or around the conservation area through revisions to the UDP may be detrimental to its character or setting so the Policy should be: The future re-designation of land within or around the conservation area should be considered in terms of the effects on its special character and setting. Page 9 (relating to Green Belt Policies) In the application of Policies GB2, GB4 and GB5 the effects of any proposals on the special character and appearance of the conservation area and its setting should be strong material considerations.

The underlying principle of Green Belt land was to act as a “green lung” around villages and towns as well as providing a buffer zone. A never ending stream of housing estates, factories and industry – with no demarcation where one district ends and another begins – results in large urban areas with no character. If this happened in Saughall Massie, the village would be subsumed by Moreton, with even more traffic thundering through the village and the loss of open space and visual amenity.

The National Planning Policy Framework, published on 24 July 2018, Para NPPF2 136, clearly states: “Once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or updating of plans”. The five purposes of the Green Belt according to the NPPF are: Namely: a) To check the unrestricted sprawl of large built up areas b) to prevent neighbouring towns merging into one another c) to assist in safeguarding the countryside from encroachment d) to preserve the setting and special character of historic towns e) to assist in urban regeneration by encouraging the recycling of derelict and other under utilised land. NPPF Paragraph 143 states that when preparing Local Plans, local planning authorities should safeguard the potential of Best and Most Versatile agricultural land. In refusing a recent Appeal (APP/RO660/A/13/2197532) the Secretary of State emphasised the need for the Local Plan to review all BMV agricultural land and to assign for development only sites of lowest grade to minimise loss of valuable farmland.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Issues & Options Document 2020-2035 It was with great disappointment that we noted our Saughall Massie greenbelt fields had again been earmarked for possible greenbelt de-designation and then potentially released for building. The SMVCAS strenuously objects to your classification of “weakly performing” green belt on these fields for the following reasons:

In our CA Appraisal October 2008, Donald Insall Associates particularly commented: “The boundary incorporates the village core and parts of the surrounding field system... Agricultural land and related features are seen throughout the conservation area and are important in distinguishing Saughall Massie from the many sub-urbanised historic villages in Wirral... The open fields around the village form an attractive setting for the CA and are critical to its continued agricultural use and character. Page 22 - Boundary Amendment: Insall’s suggest that the boundary should be amended and it is worth noting that boundary amendments were agreed with Council officers over eighteen months ago but have yet to be formally adopted.

We currently have two farms operating in the village which are, again, integral to the agricultural nature of the Conservation Area. If the fields to the north of Diamond Farm were to be de-designated and released for housing, this would not only irreparably damage the views and nature of the Conservation Area, it would also result in the closure of Diamond Farm – which currently employs 10 people. Diamond Farm would then, of course, become open for residential re-development – again reducing the Conservation Area’s agricultural quality and heritage.

Wirral has 26 Conservation Areas of which several are already at risk of losing their identity and we would be appalled to see Saughall Massie join that group. Our historic village is an attraction for tourists, with many visiting the Thomas Brassey Bridge (Grade II listed) and reading the accompanying interpretation panel about his many achievements. We take history groups around the village and discuss our other Grade II listed properties and their past owners and history. When Ivy Cottage was refurbished

the Liverpool Archaeological Service did a full survey of the property, noting its unique cruck frames and their re-use, causing the LAS to consider that the house had been remodelled from a much earlier build. Certainly there is documentary evidence that the Bennetts of Saughall Massie were in occupation during the 1300's as well as Lucy de Salhale's house in the centre of the village.

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

At a Planning Inspectorate Appeal Decision, August 2018 regarding the development of the old Garden Hey Nurseries, the Inspector refused the application on the following grounds: 19 ... the site provides a significant visual break ... retaining the spaciousness of the open countryside location. 20 "As a result, the development would be read as an extension of the built form of the settlement of Saughall Massie, which would be harmful to the spaciousness and openness of the open countryside".

Wirral's Core Strategy Policy CS3 – Green Belt "A Green Belt will be maintained in Wirral to keep land permanently open in order to assist in urban regeneration by encouraging the recycling of derelict and other urban land; prevent neighbouring towns from merging into one another; prevent urban sprawl and safeguard the countryside from encroachment."

The description of our Saughall Massie fields as "Weakly Performing" is totally untrue. The fields provide employment for the local farm, they are put to agricultural use, they provide a green and welcome buffer from the urban sprawl around Moreton and when they were designated Green Belt in 1984, all the land put forward as Green Belt at the time had equal merit in protecting the areas within it. So what has changed? Also, we contend that there is no such phrase in the National Planning Policy Framework as "Weakly Performing Green Belt". If the fields were "weakly performing" the land would not have been designated Green Belt in the first instance. The Saughall Massie fields provide a vital belt of green land around a historic village which can prove Anglo Saxon heritage and with our Grade II listed structures, the village serves as an important legacy, reminding us of Wirral's farming communities in much earlier times.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-24293

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Do not support the idea of any green belt release. I do not agree with a dispersed release of land

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-23208

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

I object wholeheartedly to the building of any property in the Barnston, Pensby and Heswall area

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-23421

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

I also believe that the existing Local Plan proposals fail to recognise the full value the Green Belt has in making Wirral such an attractive place to live and visit, which is so accurately described in the Council's own Visitor Economy Strategy, "Wirral Peninsula is a unique and attractive place to live, work and visit". It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

I am writing to formally submit my objections to any proposal for the release of Green Belt land for the purpose of development

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-23486

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

I wish to object to the planned housing to be built on Heswall's greenbelt. The greenbelt is essential for wildlife and people's mental health.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-23572

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

As a resident of the Wirral I wish to submit my comments on the proposed local plan via email. I object to all proposed building on Green belt as outlined in options 2a and 2b, as areas of green belt provide many benefits to health, providing space to walk, views, space for plants, trees and agriculture to contribute to clean air and safe run off/ absorption of excess rainwater and varied habitats for wildlife. Additional housing on green belt would greatly increase traffic on roads and lanes that are already subject to accidents and congestion.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-23783 (Highways England)

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Proximity to the M53 of the sites suggested in Option 2A are of concern and a greater understanding of any mitigation measures would be required by Highways England.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-23470

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-23495

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Many constituents living in Pensby, Barnston, Irby and Caldy have raised serious concerns that an increase in housing in these areas, as proposed in Options 2A and 2B in the draft Local Plan, would overwhelm the current road infrastructure

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Many constituents living in Pensby, Barnston, Irby and Caldy have raised serious concerns that an increase in housing in these areas, as proposed in Options 2A and 2B

in the draft Local Plan, would overwhelm and put undue pressure on local GPs, schools and other services.

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-23500

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

This land also has a pond which houses a colony of Great Crested newts which I believe may be a protected species. In the summer months there is an abundance of bats, feeding at dusk. Also visiting regularly each year are Canada geese, Oyster Catchers, wading birds, ducks and many other migrating birds. One of the reasons we believe the lands to be frequented by so much wildlife is that it the field is flooded for most of the winter, as is our garden.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Therefore, could I ask you to please accept this email to record our comments on the proposed change of use of the Green Belt land on SP005A. Our home at Garden Hey Road borders on one of the fields to be taken out of the Green Belt and as such would have a serious impact on our lives. We have many concerns particularly because of the length of our property's border with the existing green belt land. If this land lost its

greenbelt status and a housing development takes place we would be seriously impacted by building noise and pollution during building, a consequential loss of light into our property after construction caused by shadows etc and noise and light pollution once it becomes a housing estate. On a very personal note I am an asthma sufferer any redevelopment of this land would be completely detrimental to my health from the pollution caused by building works as well as air pollution from the development once it is complete. When we moved here 6 years ago the policy of Wirral Borough Council was that there was to be no building on Green Belt, which is why we moved here.

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

I can confirm that there are no train stations, doctors surgeries, schools or supermarkets within reasonable walking distance. Potentially, with two cars per household, this could increase the number of vehicles in the area to as many as 100, (based on 2 cars per household and 47 proposed properties) This would have devastating impact on noise, air pollution and infrastructure in this rural environment.

Q3f Impact on Heritage

The area encompasses the village of Saughall Massie and its Conservation area. Which is of historical interest with many of the cottages in the village dating from the 15th century. Indeed, this is one of the reasons the Conversation area was set up in the first place and approved by Wirral Borough Council at the time. The a housing development would swallow the village and we lose for all time the unique character of the area, a stand alone hamlet.

Q3g Infrastructure and Utilities

Q3h Flood Risk

We are concerned that should any development take place it may increase the likelihood of more serious flooding on our property.

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Currently we enjoy a peaceful, semi rural environment as this land is currently a working farm and has been since the early part of the 20th century. Recently, the farmer has had sheep and cattle grazing in the field. When not used for livestock the grass is used for silage for winter feed for the animals. The loss of this land to housing would be a catastrophe for generations. Not to mention the loss of employment for the farmer and his many employees who undoubtedly have families to support.

Q3m Will impact on the Green Belt

In conclusion, I cannot understand why this land is even being considered to lose its Green Belt status. At the time of writing this the country is in the middle of the Corona virus pandemic, surely the loss of any agricultural land would now seem senseless. How is the nation supposed to feed itself in a prolonged crisis such as now or in the future? I understand that a major property developer has paid the landowner a retainer to develop this land. Would this be influential in the Councils ultimate decision?

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-23613

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-23678

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-23735

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

I also believe that the existing Local Plan proposals fail to recognise the full value the Green Belt has in making Wirral such an attractive place to live and visit, which is so accurately described in the Council's own Visitor Economy Strategy, "Wirral Peninsula is a unique and attractive place to live, work and visit". It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

I am writing to formally submit my objections to any proposal for the release of Green Belt land for the purpose of development, particularly house-building, and submit for your further consideration and records my reasoning as to why I believe this to be both unnecessary and detrimental. In addition, the proposal to include Green Belt land as Options for development will likely result in those sites deteriorating through planning blight by discouraging land owners ' use, investment and improvement of the land whilst waiting for any real development interest and opportunity to arise

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-23780

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services****Q3f Impact on Heritage**

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Spatial Option 2A must be advanced if the Council is to progress a 'sound' Local Plan. Four of the proposed Green Belt allocations are in excess of 15 hectares and can cumulatively deliver 1,292 dwellings. In this regard, it is considered that a larger number of smaller non-strategic Green Belt sites (with capacity of no more than 150 dwellings) could and should be released for development in order to provide for a more balanced approach to housing delivery between the settlement areas in West Wirral (namely Settlement Areas 5, 6 and 7). Smaller sites are unlikely to be subject to the same potential viability implications associated with the delivery of larger sites (i.e. highways improvements/delivery and phasing), would be capable of completion in a shorter timescale and are likely to have fewer land ownership constraints (including issues such as land value equalisation, ransom positions).

Attachment 1

<https://wirral-consult.objective.co.uk/file/5657890>

Attachment 2

<https://wirral-consult.objective.co.uk/file/5684850>

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-23822

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

The Wirral Landscape Character Assessment and the Wirral Landscape Sensitivity Assessment 2019 references, viz. SP061 – cluster of 3 ponds within a woodland copse with Defra 'High Priority' designation and one outlying pond. Also, there is designated woodland, 'High Priority' and 'Ancient' designations (SP061); a high concentration of historic field patterns (SP061); and long distance views (SP061). Species-rich hedgerows grow across SP061, which enjoy a level of protection. They provide an environment to support insects, butterflies, moths and nesting birds. These hedgerows also provide essential wildlife corridors to support three local wildlife sites (SBI's) along the 2km length of Barnston Dale and Lower Heath Wood. European and UK protected bird, bat and large mammal species have been recorded feeding on SP061. Bats, roost and breed on part of the site. Fields across SP061 support valuable bird species. Our survey of birds is on-going (and a report is attached). During adverse weather conditions in late Autumn, Winter and Spring, the fields are used by gulls, greylag and pink footed geese, curlew, redshank, snipe and oyster catcher for shelter, and water-logged fields on SP061 become feeding grounds for these species. For this reason, we believe that Barnston qualifies as functionally linked supporting habitat to the Dee Estuary SPA and should be offered additional protection.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

For Option 2a, Agricultural and some surface water drainage from roads and development hard standings enters both the combined sewer network and directly into Prenton Brook via a culvert under Barnston Road at Holmwood Avenue. Erosion along the Prenton Brook tributaries is already evident in Barnston Dale, undermining ancient woodland trees with tree protection orders (TPOs). The surface water drain from Gills Lane joining the combined sewer in Barnston Dale is at over-capacity and regularly floods. It now serves Dale View Close off Gills Lane, Pensby as a sewer pipe although this was not its original designation. In Barnston Dale meadow, it presents at a depth of only 30cm below the surface of the meadow. This meadow has the only Wood Pasture SBI designation on the Wirral and is sensitive to nitrate contamination. It is clear that the combined sewer network could be overwhelmed by the development proposed in Option 2a.

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

The inclusion of Option 2A indicates, not a prudent contingency, but a weakness of the Council's position. It should be struck out from the final local plan. Wirral, as a peninsula, with its limitations of communications, of population growth and its major areas of brownfield potential should be an exceptional case for relief. Developers may be expected to make market considerations their prime motivation. They are likely to demand early release of Green Belt sites due to ease of associated low costs of infrastructure and of pre-construction preparation. The Council should resist such pressures. The wooded and rural road approaches to the Conservation area of Barnston are the context for its designation and this should be a key factor leading to the rejection of Option 2A in the final plan consideration of the Wirral Borough Council.

Attachment 1

<https://wirral-consult.objective.co.uk/file/5659116>

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-23985

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

The current Option 2A is unsatisfactory and premature because of the faulty selection process and currently missing information. Further detail is provided in the attachment and in the response to the Wirral Green Belt Review 2019. The process which reduced 100 green belt sites to 12 for Option 2A is not transparent, nor robust, considering all the available documents so far published. For example, the author can find no listing of these 100 sites indicating which were developer/ landowner submitted. If the selection process applied by the Council is indeed objective and fair, it should be possible to list sites in rank order of preference for release on the basis of all the necessary evidence and to display that analysis simply, for public scrutiny. If a shortfall was mandated at inspection, sites would be added to a 'release set' in rank order up to the total number of houses/ land needed to meet that shortfall. If this is not done properly it is difficult to see how residents and their representative groups can be persuaded to accept any green belt release and accept any currently unexplained Green Belt option proposed by the Council.

Attachment 1

<https://wirral-consult.objective.co.uk/file/5655879>

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-23986

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Option 2A is not, as paragraph 4.61 suggests, 'using a larger number of smaller – medium size GB areas of land that are well-connected to existing urban areas, spread widely around the Borough'. Many of the initially identified sites are small or medium sized while 6 can only be described as very large. The final solutions (Option 2A and Option 2B) both use these larger sites. All the initial 46 'weak' sites are spread widely across the peninsula and are of various sizes. However, by Figure 4.6 the 46 have been reduced to 12, 10 of which are concentrated in a small area of western Wirral. One site, Parcel 7.27, is very large indeed, not small or medium. This cannot be described as 'dispersed' or 'spread widely'. The sites are 'well connected to existing urban areas' but so are most of the initial 46 'weak' sites.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-24024

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

We have no objection, to the principle of removing land from the Green Belt and allocating it for housing development in Wirral as it is evident that this will be essential to meet housing needs.



Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-24183 (United Utilities)

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

All United Utilities assets and associated easements will need to be afforded due regard in the masterplanning process and may impact on deliverability dependent on their location within the site. We request early involvement in any site masterplanning process. Please direct developers to our free pre-application service to discuss their schemes and highlight any potential issues. We cannot stress highly enough the importance of contacting us as early as possible.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-24187 (United Utilities)

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Typically Green Belt areas have little existing infrastructure. Therefore any growth needs to be carefully planned. Greenfield sites may have limited or no supporting water supply and/or sewerage infrastructure assets. They may be adjacent to existing infrastructure assets that are located on the fringe/limits of the existing water supply and/or sewerage infrastructure networks which are of a small diameter and can have limited capacity

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-24188 (United Utilities)

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Although the sites identified for potential Green Belt release are close to existing infrastructure assets, they are located on the fringe/limits of existing water supply and/or sewerage infrastructure networks that are generally of a size that reflect their greenfield location. The current infrastructure may have limited capacity to support the planned growth. A co-ordinated approach to infrastructure by collaborating with United Utilities will result in providing assets required to support the planned growth and to ensure new infrastructure provision does not cause any unexpected delays to housing delivery. We recommend that you include a policy to ensure that the delivery

of development will be co-ordinated with the timing for delivery of any necessary infrastructure improvements. The Local Plan should ensure future applicants provide evidence of early dialogue between developers and infrastructure providers to identify the infrastructure needs arising from new development and to ensure that these are addressed through building design, utility networks and connections in time to serve Green Belt release sites. Most importantly, the Local Plan should ensure applicants prepare an infrastructure phasing and delivery strategy for all strategic sites, especially if the Local Plan seeks to go with significant development allocations in Heswall. An infrastructure strategy should be prepared for all significant allocations to identify when and where build out will be delivered by different developers or in phases. This strategy must demonstrate coordination between any phases of development. We would recommend the following wording: "A comprehensive, site wide Infrastructure Strategy shall be submitted as part of any planning application for any strategic allocation. The Strategy shall demonstrate communication with infrastructure providers and outline how each phase interacts with other phases. When necessary, the Strategy must be updated to reflect any changing circumstances between each phase(s). The entire allocation shall only be carried out in accordance with the most recent site wide Infrastructure Strategy. Any associated strategies, such as for foul and surface water drainage, must be consistent with the updated site wide Infrastructure Strategy."



Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-24190 (United Utilities)

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

United Utilities would encourage information on anticipated delivery rates as soon as it becomes available.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-24191 (United Utilities)

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

United Utilities would like to outline a preference for the site selection process having regard to the availability of alternatives to the public sewer for the discharge of surface water. Such alternatives include local watercourses/land drains, which are preferable to the discharge of the public combined sewer for the discharge of surface water. Sites that have more sustainable options than the combined sewer for the discharge of surface water should be preferred as site allocations are being finalised

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-24192 (United Utilities)

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Some of the potential allocations are within defined groundwater Source Protection Zones 1 or 2. Early engagement with the Environment Agency and United Utilities is strongly recommended, so that effective masterplanning can be undertaken. The details of GWSPZs can be viewed on the website of the Environment Agency. United Utilities' strong preference is for development to take place outside of any Environment Agency designated Source Protection Zone 1.



Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-24198 (United Utilities)

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

United Utilities are concerned about any large site allocation which is in multiple ownership. Our experience is the achievement of sustainable development can be compromised by developers/applicants working independently. We encourage early contact with all landowners/site promoters to challenge those landowners on how they intend to work together, preferably as part of a legally binding framework or masterplan. Raising this point at this early stage is in the best interest of achieving challenging housing delivery targets from allocated sites in the most sustainable and coordinated manner. We recommend all large allocations are delivered in the most sustainable way by being underpinned by infrastructure strategies and are happy to engage to discuss this further.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-25477

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment**Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site****Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Totally disagree with any Green Belt release at all.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

However, if not withstanding the above, some Greenbelt release was required I much prefer Option 2A - Dispersed Green Belt Release, as I feel this would have least impact on the character of the Wirral and minimise overloading of local infrastructure, avoiding major increase in congestion on an already overloaded highway system with significant pinch points. A number of the site locations are in reasonable proximity of railway station which is the most sustainable form of transport to the main employment areas.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-25729

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Totally disagree with any greenbelt release at all. Irby, Greasby, Frankby are historic villages and should not lose any identity through building houses businesses or otherwise.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-25730

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Totally disagree with any greenbelt release at all. Irby, Greasby, Frankby are historic villages and should not lose any identity through building houses businesses or otherwise.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-24556 (Cheshire Wildlife Trust)

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

While considering option 2A and 2B the council has failed to take into account constraints other than the 5 functions of the green belt. Decisions based upon the categorisation of potential development land into either strong or weak green belt performance does not consider other environmental issues (such as statutory and non-statutory designations and ecological networks). This is totally unacceptable as these constraints should be given equal or higher weighting, as clearly set out in the NPPF. Indeed, unlike the Green Belt specifically, protecting and enhancing the natural and historic environment is listed in one of the three key objectives of the NPPF (objective

c environment, paragraph 8 NPPF). It is absolutely critical that these wider environmental constraints are considered in parallel to green belt performance. Without this the Local Plan could be considered unsound. Unfortunately this situation has occurred partly because the Green Infrastructure review and Ecological Network study are still incomplete. These studies should be used to inform strategic planning and not to be commissioned as an afterthought. We are seriously concerned that the decision process is ill-informed and not evidence based. We can illustrate this by the information we have uploaded as supporting evidence. These examples demonstrate serious environmental constraints which should have been flagged as being of paramount importance by the Interim Sustainability Appraisal. The Interim Sustainability Appraisal relies on a flawed assumption that impacts to these sites could be mitigated on other green belt land. This is entirely without basis as measurable Biodiversity Net Gain relies on the long term management of habitat by a suitable habitat provider. It cannot be assumed that Biodiversity Net Gain can be achieved on privately owned land by landowners who have little or no expertise in managing wildlife habitat.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-25622

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

The Draft Plan does not wish to build on the Green Belt at all, but there are alternative contingency plans in case some new housing requires land there. If this scenario occurs: public transport should be available for the first day of occupation so that residents do not feel they have to buy a car especially to live there. The service could be provided by a bus route passing through the development, so it could earn good money from people living outside the development. It is an advantage of the development that should be publicised. Cycling provision should be made not only in the new development, but in the adjacent area(s). It should at least provide a route to a Local

Centre, as defined in the Local Plan, in the old development, unless the new development is large enough to have one, which is unlikely when occupation is started. This route should not be the only one in the old development: ideally there would be a complete local network, so that the new residents would be able to reach most places there; failing that, there should be a plan for such a network; but if not, one should be planned, preferably with the developer financially responsible for making the plan and possibly installing some of the infrastructure. Provision for parking by shops and other amenities is needed to give cyclists confidence that they can conduct personal business locally. Cycle stands need to be well sited: under cover if possible; on level ground; well spaced apart; and with space beyond the stands, which support the bicycle frames. The development should also be made with possible further developments in mind. One could abut the currently planned development on any side, and a connection between the two would be needed, especially for active travel, to avoid journeys on a long roundabout route. So at least spaces in the periphery should be left for such connections. If a connection is to provide for cars, it needs to be designed for active travel as elsewhere in the development.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-24870

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Support the positive work by the Council to prepare an evidence base for Green Belt release should it be required. Support the release of most of the sites put forward under Option 2A but our analysis shows a further shortfall of at least 1,600 dwellings which will need to be made up within the first 5 years on sites which can be developed quickly and are viable, in addition to the 2,500 identified. The sites should be allocated under their SHLAA references and not as Parcels to better understand their deliverability. A trajectory should be added, with separate landownerships identified, to provide more confidence of the deliverability of the Green Belt sites within the Local Plan period.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-24991

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Support the positive work by the Council to prepare an evidence base for Green Belt release should it be required. Support the release of most of the sites put forward under Option 2A but our analysis shows a further shortfall of at least 1,600 dwellings which will need to be made up within the first 5 years on sites which can be developed quickly and are viable, in addition to the 2,500 identified. The sites should be allocated under their SHLAA references and not as Parcels to better understand their deliverability. A trajectory should be added, with separate landownerships identified, to provide more confidence of the deliverability of the Green Belt sites within the Local Plan period.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-25094

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Support the positive work by the Council to prepare an evidence base for Green Belt release should it be required. Support the release of most of the sites put forward under Option 2A but our analysis shows a further shortfall of at least 1,600 dwellings which will need to be made up within the first 5 years on sites which can be developed quickly and are viable, in addition to the 2,500 identified. The sites should be allocated under their SHLAA references and not as Parcels to better understand their deliverability. A trajectory should be added, with separate landownerships identified, to provide more confidence of the deliverability of the Green Belt sites within the Local Plan period.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-25202

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment**Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site****Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Support the positive work by the Council to prepare an evidence base for Green Belt release should it be required. Support the release of most of the sites put forward under Option 2A but our analysis shows a further shortfall of at least 1,600 dwellings which will need to be made up within the first 5 years on sites which can be developed quickly and are viable, in addition to the 2,500 identified. The sites should be allocated under their SHLAA references and not as Parcels to better understand their deliverability. A trajectory should be added, with separate landownerships identified, to provide more confidence of the deliverability of the Green Belt sites within the Local Plan period.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-25308

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Support the positive work by the Council to prepare an evidence base for Green Belt release should it be required. Support the release of most of the sites put forward under Option 2A but our analysis shows a further shortfall of at least 1,600 dwellings which will need to be made up within the first 5 years on sites which can be developed quickly and are viable, in addition to the 2,500 identified. The sites should be allocated under their SHLAA references and not as Parcels to better understand their deliverability. A trajectory should be added, with separate landownerships identified, to provide more confidence of the deliverability of the Green Belt sites within the Local Plan period.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-25371

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

The process for identifying these sites, set out in paragraph 4.54 and Appendix 4.7 of the Issues and Options Consultation report, does not refer to all the evidence in the 2019 Landscape Sensitivity Assessment, the 2019 Agricultural Land Study and the 2020 Accessibility and Transport Review. It is therefore unclear whether these evidence base documents have informed the site selection process or have simply not been referred to in the Issues and Options Consultation report. Three of the sites have moderate to high landscape sensitivity and two of the sites have yet to be assessed; only half are identified as being deliverable within the first five years of the plan; half require

extensive highways works; two include areas within Flood Zone 3, which paragraph 4.54 suggests should be excluded; and one is within an Area of Special Landscape Value and has not yet been assessed for landscape sensitivity. The Transport & Accessibility Review (2020); Wirral Landscape Character Assessment (2019); Wirral Site Specific Landscape Sensitive Assessment (2019); Study of Agricultural Economy and Land in Wirral (2019) only consider the original pool of 53 Green Belt sites identified at the time of the 2018 Development Options Review. As such, other Green Belt parcels put forward for consideration have not been given any further consideration in these regards. The evidence base is therefore incomplete. All Green Belt sites put forward for consideration should be fully appraised by the Council since only then can the best sites be chosen.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-25372

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Roughly a quarter of Green Belt sites are within the WeBS Core Count Areas and are arbitrarily identified as functionally-linked to European sites and seemingly screened out of the Plan on this single factor alone, despite the finding of the Habitats Regulations Assessment and irrespective of whether they are capable of ecological mitigation / enhancement and suitable in all other respects. This blanket approach is completely at odds with the established approach at Wirral Waters, where permission has been granted for development based on the ecological information provided with the planning applications, despite these sites being within WeBS Core Count Areas. This blanket screening, without much further consideration, is clearly not justified or a robust approach to sieve out otherwise suitable sites.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-25373

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

The site selection process currently fails to consider whether sites can come forward early on in the plan period and within the most sustainable and accessible locations. One of the benefits of Green Belt sites is that they are generally unconstrained and can be delivered quickly, to meet needs relatively early in the plan period. This is simply not going to be the case with the chosen sites, which require extensive highways infrastructure improvements. The Council need to consider Green Belt sites that can be delivered with relative ease, early on in the plan period, particularly given the deliverability of the Council's suggested urban sites, which will have long lead-in times.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-25374

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

It is unjustified to exclude some sites which include only very small elements within Flood Zone 3, where the masterplan for the site shows that development would completely avoid this area.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-25375

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services****Q3f Impact on Heritage**

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Whilst we accept that the performance of a site in Green Belt terms is a key consideration, nowhere in national policy is there a suggestion that only weakly performing Green Belt parcels should be considered for release from the Green Belt. For instance, the site selection process undertaken by Cheshire East Council considered all sites on the basis of their site characteristics, how they would achieve the objective of the Local Plan's strategy and, for those sites within the Green Belt, how those sites contributed to the five purposes of the Green Belt. Some Green Belt sites that were not weakly performing were still considered suitable for release based on the exceptional circumstances and the other factors considered. This was considered a sound and justified approach.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-25376

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

The sites proposed are not genuinely dispersed. Growth is directed largely to the settlement area of Heswall with very little growth elsewhere. A more sustainable pattern of growth should be promoted, which would better address local housing needs, more proportionate to the existing population and services and facilities within each of the Urban Settlements. The Council should then consider which sites are suitable within each of the settlement areas, taking account of the needs of the individual townships and the suitability of Green Belt sites.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-25508

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Support

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Support the positive work by the Council to prepare an evidence base for Green Belt release should it be required. Support the release of most of the sites put forward under Option 2A but our analysis shows a further shortfall of at least 1,600 dwellings which will need to be made up within the first 5 years on sites which can be developed quickly and are viable, in addition to the 2,500 identified. The sites should be allocated under their SHLAA references and not as Parcels to better understand their deliverability. A trajectory should be added, with separate landownerships identified, to provide more confidence of the deliverability of the Green Belt sites within the Local Plan period..

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-25579

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

The sites proposed are not genuinely dispersed. Growth is directed largely to the settlement area of Heswall with very little growth elsewhere. A more sustainable pattern of growth should be promoted, which would better address local housing needs, more proportionate to the existing population and services and facilities within each of the Urban Settlements. The Council should then consider which sites are suitable within each of the settlement areas, taking account of the needs of the individual townships and the suitability of Green Belt sites. Not enough sites have been proposed for release to meet the shortfall, which will be much higher than the Council envisage. Three sites are identified as having moderate to high landscape sensitivity and another two sites have yet to be assessed in this regard; only half are identified as being deliverable within the first five years of the plan period; half require extensive highways works to bring forward; two include areas within Flood Zone 3 but paragraph 4.54 of the Issues

and Options Consultation report suggests that the selected sites exclude this land; and one is within an Area of Special Landscape Value and has yet to be assessed for landscape sensitivity. The process set out paragraph 4.54 does not refer to all the evidence presented within the evidence base documents. It is therefore unclear whether these evidence base documents have informed the site selection process or simply not been referred to in paragraph 4.54. Other Green Belt sites which are not been proposed for release have low, low to moderate and moderate landscape sensitivity.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-25580

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

One of the benefits of Green Belt sites is that they can help address the need of the Borough, especially with regards to affordable housing, relatively early in the plan period. However, this is not going to be the case with the chosen sites, which require extensive highways infrastructure improvements if they are to come forward. The Council need to consider Green Belt sites that can be delivered with relative ease and address needs early on in the plan period, particularly as the suggested urban sites will have long lead-in times. The process set out paragraph 4.54 of the Issues and Options Consultation fails to consider whether sites can come forward early on in the plan period and within sustainable locations. These are crucial factors to consider ensuring that suitable Green Belt land is released from the Green Belt. Other Green Belt sites within the Borough, which are not been proposed for release, can be delivered in the short term in the first five years of the plan period.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-25666

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services****Q3f Impact on Heritage**

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Solely considering weaker performing Green Belt parcels is fundamentally flawed and not supported by policy or guidance and there is no clear evidence trail to suggest that the sites chosen for release, in Table 4.5 and Figure 4.6 of the Issues and Options report, are the most appropriate when considering the Council's evidence base. For example, three sites are identified as having moderate to high landscape sensitivity (Sites 2, 3 and 4); three are identified as not being accessible (Sites 6, 7 and 8); four are identified as being delivered in years 5-10 (Sites 1, 7, 8 and 12); and one is identified as being delivered in years 10+ of the plan period (Site 6). Of most concern is the time in which it is considered that some of the Green Belt sites can be delivered. Green Belt sites are generally unconstrained and can be delivered quickly, to meet needs relatively early in the plan period. This is simply not going to be the case with the chosen sites, which require extensive highways infrastructure improvements if they are to come forward. The Council need to consider Green Belt sites that can be delivered with relative ease, to address needs early on in the plan period, particularly given the deliverability of the Council's suggested urban sites, which will have longer lead-in times.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-25667

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services****Q3f Impact on Heritage**

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

We have significant concerns about the site selection process, which based on paragraph 4.54 of the Issues and Options paper, is effectively based upon 3 very narrowly defined topic areas, including whether the site has been identified as 'weakly performing' in the 2019 Green Belt Review. There is no justification for only considering sites which are 'weakly performing' irrespective of the rest of the Local Plan evidence base. NPPF paragraph 138 states that strategic policy-making authorities should consider the consequences for sustainable development and give first consideration to land which has been previously-developed and/or is well-served by public transport. The 2019 Green Belt Review also highlights the need to consider other evidence in the site selection process, on page 54 and 56. The contribution a site makes towards Green Belt purposes should only form part of the of the site selection process and should not be the only matter considered. The commentary provided regarding the site selection process makes no reference to the rest of the Local Plan evidence base. Until such an exercise is undertaken, the site selection process cannot be considered sound.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-25668

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services****Q3f Impact on Heritage**

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

There is a lack of consistency in the assessments of individual sites and/or parcels, with no single site or parcel identification being used across the evidence base. Different parcels or sites have been identified for assessment through the 2018 Green Belt Review (now superseded, although the parcels identified are relied upon in a number of evidence base documents); the 2019 Green Belt Review; the Strategic Housing Land Availability Assessment 2019; and the Transport and Accessibility Review 2019. The evidence base therefore considers individual sites or parcels which are not representative of land promoted for development and do not provide a consistent evidence base upon which to assess individual sites, whilst some of the evidence base inexplicably does not assess some sites at all. This is, at best, confusing but raises significant concerns about the ability to make a proper and thorough assessment. The evidence base must be prepared on a consistent site/parcel identification to allow the proper consideration of sites.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-25639

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

I also believe that the existing Local Plan proposals fail to recognise the full value the Green Belt has in making Wirral such an attractive place to live and visit, which is so accurately described in the Council's own Visitor Economy Strategy, "Wirral Peninsula is a unique and attractive place to live, work and visit". It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

I am writing to formally submit my objections to any proposal for the release of Green Belt land for the purpose of development, particularly house-building, and submit for your further consideration and records my reasoning as to why I believe this to be both unnecessary and detrimental. In addition, the proposal to include Green Belt land as Options for development will likely result in those sites deteriorating through planning blight by discouraging land owners ' use, investment and improvement of the land whilst waiting for any real development interest and opportunity to arise.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-25645

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

I also believe that the existing Local Plan proposals fail to recognise the full value the Green Belt has in making Wirral such an attractive place to live and visit, which is so accurately described in the Council's own Visitor Economy Strategy, "Wirral Peninsula is a unique and attractive place to live, work and visit". It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

I am writing to formally submit my objections to any proposal for the release of Green Belt land for the purpose of development, particularly house-building, and submit for your further consideration and records my reasoning as to why I believe this to be both unnecessary and detrimental. In addition, the proposal to include Green Belt land as Options for development will likely result in those sites deteriorating through planning blight by discouraging land owners ' use, investment and improvement of the land whilst waiting for any real development interest and opportunity to arise.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-25653

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

I also believe that the existing Local Plan proposals fail to recognise the full value the Green Belt has in making Wirral such an attractive place to live and visit, which is so accurately described in the Council's own Visitor Economy Strategy, "Wirral Peninsula is a unique and attractive place to live, work and visit". It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors.

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

I am writing to formally submit my objections to any proposal for the release of Green Belt land for the purpose of development, particularly house-building, and submit for your further consideration and records my reasoning as to why I believe this to be both unnecessary and detrimental. In addition, the proposal to include Green Belt land as Options for development will likely result in those sites deteriorating through planning blight by discouraging land owners ' use, investment and improvement of the land whilst waiting for any real development interest and opportunity to arise

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-25901

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

The sites proposed are not genuinely dispersed. Growth is directed largely to the settlement area of Heswall with very little growth elsewhere. A more sustainable pattern of growth should be promoted, which would better address local housing needs, more proportionate to the existing population and services and facilities within each of the Urban Settlements. The Council should then consider which sites are suitable within each of the settlement areas, taking account of the needs of the individual townships and the suitability of Green Belt sites.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-25902

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services****Q3f Impact on Heritage**

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Three sites are identified as having moderate to high landscape sensitivity; another two sites have yet to be assessed; half are identified as being deliverable within the first five; half require extensive highways works to bring forward; two include areas within Flood Zone 3, which paragraph 4.54 of the Issues and Options Consultation report suggests are excluded; and, one site is within an Area of Special Landscape Value and has yet to be assessed for landscape sensitivity. Of most concern is the time in which it is considered that some of the Green Belt sites can be delivered. One of the benefits of Green Belt sites is that they can help address the need of the Borough, especially with regards to affordable housing, relatively early in the plan period. However, this is not going to be the case with the chosen sites, which require extensive highways infrastructure improvements if they are to come forward. The Council need to consider Green Belt sites that can be delivered with relative ease and address needs early on in the plan period, in sustainable locations, particularly given the deliverability of the Council's suggested urban sites.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-25903

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Paragraph 4.54 does not refer to all the evidence, notably the 2019 Landscape Sensitivity Assessment, the 2019 Agricultural Land Study and the 2020 Accessibility and Transport Review. It is therefore unclear whether this evidence has informed the site selection process or has simply not been referred to in the Issues and Options Consultation report. Some sites include very small elements in Flood Zone 3 and can be developed to avoid this area, as recognised in the 2019 SFRA, which is not a suitable basis to exclude whole sites from Green Belt release.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-25904

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services****Q3f Impact on Heritage**

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

We suggest that the Green Belt release sites should each have their own site-specific planning policy, setting out key criteria and expectations of the development, supported by a clear delineation on the Proposals Map and may also benefit from a Figure or Parameters Plan set out within the Local Plan document itself. Our attachments illustrate a draft policy for land at Pump Lane in Greasby, which would be consistent with other recently adopted Local Plans.

Attachment 1

<https://wirral-consult.objective.co.uk/file/5677508>

Attachment 2

<https://wirral-consult.objective.co.uk/file/5677515>

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-25905

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services****Q3f Impact on Heritage**

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Roughly a quarter of potential Green Belt Parcels have been 'screened out' on the basis of being within an identified WeBS Core Count Area alone, which is neither robust nor justified. The Core Count Areas are not an accurate or complete record of wetland birds within Wirral. Falling within one does not necessarily mean that a site is of importance for wetland birds and wetland birds have been identified on fields which are not located within a Core Count Area. As there is currently no borough-wide assessment of the habitat within Wirral, a more pragmatic and secure method of identifying functionally-linked habitat is to use the site-specific ecology information put forward by developers / site promoters as part of this consultation process, in line with the approach at Wirral Waters, which was granted permission on the basis of the ecological information provided with the planning applications.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-25972

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Support

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

We fully support this approach, in principle but the option must be significantly expanded to meet the housing requirements of the Borough. The actual shortfall is far greater than the Council claims and the capacity of the 12 sites already identified, which appears to be based on the overall area of the parcels identified, has been significantly over-estimated. Green Belt release is required across a wider area of the Borough, to strengthen the vitality of existing settlements, meet localised housing needs and make use of existing local infrastructure.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-25974

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services****Q3f Impact on Heritage**

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

It is far too simplistic to simply rely on the assessment of parcels identified in the Green Belt Review 2019, to provide an appropriate, deliverable spatial option for meeting the Borough's housing requirements. The Council must take the deliverability and sustainability of sites into account and whether they can be help meet Borough's housing need whilst not preventing the Green Belt purposes from being achieved. Relying on the Green Belt Review and then applying a rudimentary formula for calculating capacity, whilst a useful starting point, fails to take into account the detailed work that has been done by developers and landowners to demonstrate the deliverability of actual development sites that can form part of an effective housing land supply in the Local Plan.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-26031

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services****Q3f Impact on Heritage**

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

It is far too simplistic to simply rely on the assessment of parcels identified in the Green Belt Review 2019, to provide an appropriate, deliverable spatial option for meeting the Borough's housing requirements. The Council must take the deliverability and sustainability of sites into account and whether they can be help meet Borough's housing need whilst not preventing the Green Belt purposes from being achieved. Relying on the Green Belt Review and then applying a rudimentary formula for calculating capacity, whilst a useful starting point, fails to take into account the detailed work that has been done by developers and landowners to demonstrate the deliverability of actual development sites that can form part of an effective housing land supply in the Local Plan.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-26063

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

We fully support this approach, in principle but the option must be significantly expanded to meet the housing requirements of the Borough. The actual shortfall is far greater than the Council claims and the capacity of the 12 sites already identified, which appears to be based on the overall area of the parcels identified, has been significantly over-estimated. Green Belt release is required across a wider area of the Borough, to strengthen the vitality of existing settlements, meet localised housing needs and make use of existing local infrastructure.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-26606

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services****Q3f Impact on Heritage**

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

We support the release of some of the sites identified under the Council's Dispersed Green Belt Release option. Whilst we agree in principle with the release of smaller Green Belt sites through the Local Plan, so long as this forms part of a hybrid Green Belt release approach along with a larger Single Urban Extension to ensure a range and choice of deliverable sites is made available through the Local Plan. It is noted that some of the Dispersed Green Belt sites currently proposed are relatively small; five of the twelve sites have an estimated capacity of 100 homes or fewer. Such small-scale Green Belt release will not bring forward the type or scale of development or infrastructure benefits required. A hybrid approach involving the release of larger sites would deliver not just much-needed market and affordable housing but additional benefits in terms of greater supporting infrastructure, tourism, biodiversity enhancements and increased countryside access.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-26107

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

If the Council, unwisely, proceeds with its 2a or 2b options: - 2a. This Option has the advantage of protecting all parcels indicated, releasing only those for which there emerges, over time, an undisputable need as evidenced by actual demands not met from the development of brownfield sites

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-26641

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

The Council has failed adequately to respond to public concern about release of Green Belt in the Development Options Review. The Issues and Options Document (IOD) does not adequately keep Green Belt out of risk. The Council has inadequately explored all avenues before considering Green Belt release. The IOD and technical papers give figures quoted by the Council and Peel Holdings that show sufficient capacity exists through regeneration, extant permissions, bringing empty homes into use, windfalls, and others.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-26252

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

The site is located at the heart of the West Kirby township adjoining the A540 Grange Road. This is a key access corridor into West Kirby for residents and visitors using the town's amenities. The site is flanked by a number of residential dwelling with strong historical connections to the town. It is an important pastoral open space feature in an urban area and makes a major contribution to the character of West Kirby at a key gateway. The site provides a unique meadow green space and forms part of the panoramic gateway, contributing to the setting and character of West Kirby. Although the site is not publicly accessible, it adjoins the key eastern vehicular and pedestrian access corridor to the town and offers views both into the site and beyond to the River Dee and Wales by users of the A540, as well as the characterful, historic pedestrian

link between Grange Road and Carpenters Lane. The site is an important visual oasis of meadow green space in a built up area. The pastoral nature of the site softens the hard urban townscape and when combined with the view of the estuary in the distance forms an important element of West Kirby's character. The site contributes to the village character of West Kirby when entering the town along the A540.

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

The site is one of the few remaining pieces of meadow land within the West Kirby settlement. Historic records show that it has been a meadow for the past 200 years and is likely to have formed part of the Grove Hill Estate (now called Abbey Manor). The three historic properties (Abbey Manor, Greenfields and Barclay's Meadow) that sit adjacent to the site all share a history with the site. A number of notable residents of West Kirby (as well as in the wider area) lived at these properties and the historic records show that the Meadow was connected by marriage to several families residing in these houses. With its elevated position overlooking the River Dee, Grange Hill has always been prominent in the history of West Kirby, as early as settlers from the Bronze Age it is thought. Research suggests that in the 12th century monks established a farm, or monastic grange, at the top of Grange Hill and it is possible that they were the medieval landowners and farmers of the site. As it adjoins the A540 Grange Road the site is bound by an old sandstone wall and historic hedgerow. The sandstone wall is in excellent condition and is largely unbroken as it extends along the perimeter of the site. Sandstone walls are a key historic feature of the West Kirby area and contribute to the character of the town. The historic hedgerow is an important feature of the site both for its wildlife value and marking the historic enclosure. The site is highly visible from A540 Grange Road and being so close to the centre of the town is an important component of the historical character and identity of West Kirby.

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Attachment 1

<https://wirral-consult.objective.co.uk/file/5674330>

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-26639

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

There are fatal problems in the selection process. The logic of the overall process sequence is flawed. It begins by applying two hard site characteristic filters, flood risk and statutory environment designations, to eliminate sites a priori. It then applies a scoring system / 'professional judgement' related to the 5 purposes of the green belt (which is also faulty in itself, see below) to create three sub-groups of 'strong', 'moderate' and 'weak' sites. The 'weak' sites are then split into two groups according to them having been submitted by developers / landowners or not. It then supposedly applies 'detailed' assessments on several other site characteristics, each of which singly, or in combination, can lead to an 'interim conclusion' in Table B (Appendix 4.7) of 'do not to take forward' or 'potential site' or 'further investigation' or 'potential site subject to more impact assessments'. The criteria adduced in Table B have the power to eliminate sites. If that is so then these criteria should have been applied as filters in step one along with flood risk and statutory designations. The process is logically

incoherent: it goes from site filtering due to hard constraints, to filtering through a crude (almost arbitrary) ranking step based on vague definitions (the 5 GB purposes) and 'judgment', to a site 'developability' step based on developer site submission, to a further hard filtering step. After failing to distinguish between Green Belt sites on the issue of heritage and weighting the '5 purposes' overall score accordingly, the issue then arises again in the final filtering and sometimes dominates the site 'interim conclusion'. The result is that the final set of sites selected becomes strongly dependent on the decision 'filtering' sequence. This is not an acceptable overall decision process. The pragmatic argument appears to be that all the evidence on important site constraints is not yet available, so the Council came up with this process instead. If so, the current selection of dispersed 2A sites is unsound and premature on any rational basis. Examining Table B 'Interim Conclusions' displays some of the problems: it lists just 25 of the 46 'weakly performing sites' of Table 11 in Green Belt Review 2019. We do not know how the $46 - 25 = 11$ sites exited consideration. Of the 25 listed, over half are decisions subject to further assessments and over two-thirds of the 15 'potential sites' are subject to further assessments on important criteria. The current Option 2A selection is at best premature. Of the 12 finally listed Option 2A sites 58% are still subject to further assessment on one or more criteria. All the 12 were submitted by developers / landowners. Of the 25 in Table B at least 19 were submitted by developers / landowners. Only 4 'No' sites had developer interest. We do not know which of the 100 initial GB sites considered were developer submitted. Evidence suggests that one landowner was allegedly encouraged by WMBC to submit their land parcels. We do not know which of the 100 initial GB sites considered were developer / landowner submitted either voluntarily or by WMBC invitation, which should be available for public inspection. It seems 'developability' in a very literal and immediate sense dominated the Council's site selection process. A sceptical observer might be tempted to conclude that the overall selection 'process' was put together for window dressing purposes around a pre-ordained 'developer' led, result. I believe a relatively simple but coherent multi-criteria process could be set up for the present Wirral problem. If rational, integrated, coherent multi-criteria site assessment and ranking is beyond the Council so that only large 'weak' versus 'moderate' site groupings can be defined it would still be possible to set up a simple 'fair lottery' process to select sites within an agreed highly dispersed, small / medium site 'weak' group. This is the rational default response if objective site ranking is not possible. A wide geographical site spread could be ensured by defining areas in the GB, choosing an area at random and then choosing one site within that area also at random. This process would be repeated until all areas were covered and sufficient sites accumulated to meet any given LP Inspector mandated housing shortfall under Option 1B. Please refer to attachment for additional information.

Attachment 1

<https://wirral-consult.objective.co.uk/file/5655879>

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-26064

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services****Q3f Impact on Heritage**

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

It is far too simplistic to simply rely on the assessment of parcels identified in the Green Belt Review 2019, to provide an appropriate, deliverable spatial option for meeting the Borough's housing requirements. The Council must take the deliverability and sustainability of sites into account and whether they can be help meet Borough's housing need whilst not preventing the green belt purposes from being achieved. Relying on the Green Belt Review and then applying a rudimentary formula for calculating capacity, whilst a useful starting point, fails to take into account the detailed work that has been done by developers and landowners to demonstrate the deliverability of actual development sites that can form part of an effective housing land supply in the Local Plan.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-26468

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Totally disagree with any Green Belt release at all.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-26174

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment**Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site****Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services****Q3f Impact on Heritage**

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

The release of land from the Green Belt is necessary to deliver the housing growth that the Borough requires but we object to the approach taken by Option 2A, as it only seeks to allocate land to meet the "residual need" which has not been met within the urban area and not in the locations where needs have been identified. There are other spatial planning reasons, beyond simply meeting an overarching level of development, which the Council needs to take into account in allocating development to deliver a sustainable future for the Borough's settlements and their communities.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-26152

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services****Q3f Impact on Heritage**

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

We disagree with an approach that only seeks to address the quantitative "residual need". The identification of Green Belt land for development should be undertaken in a positive manner. Housing needs should be distributed in accordance with the settlement hierarchy on the basis of need to ensure an appropriate mix and variety of land is available to meet the needs for different types of homes across the Borough. While we agree that sites which are considered to perform poorly against the Green Belt purposes should be prioritised for release, additional sites need to be distributed more evenly across the Borough. For example, Option 2A includes only one site in the area to the east of the M53, in Bebington, Eastham and Bromborough, which are some of the most sustainable locations in the Borough. In the absence of suitable and available brownfield sites, the Council should consider the release of additional Green Belt land in these locations...

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-26124

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment**Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site****Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services****Q3f Impact on Heritage**

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

The release of land from the Green Belt is necessary to deliver the housing growth that the Borough requires but we object to the approach taken by Option 2A, as it only seeks to allocate land to meet the "residual need" which has not been met within the urban area and not in the locations where needs have been identified. There are other spatial planning reasons, beyond simply meeting an overarching level of development, which the Council needs to take into account in allocating development to deliver a sustainable future for the Borough's settlements and their communities.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-26275

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

The dispersed Option 2A indicates that twelve sites may be released from the Green Belt should further evidence base work indicate that exceptional circumstances exist to do so in order to meet the overall housing requirement. 11 of the 12 sites are to the West of the M53. Land South of Thingwall Road, Irby (Parcel 7.27) is the largest of these sites and is considered to be capable of delivering 1,106 dwellings across the 56.42 hectare site. This 'dispersal' option is therefore primarily reliant upon a single Green Belt site to deliver almost 45% of the required 2,500 shortfall of homes. In addition, 70% of the housing proposed under Option 2A is within Settlement Area 7 (Heswall). Settlement Area 5 (Mid Wirral) would receive just 8% (240 dwellings) across two adjoining sites. This does little to ensure that housing needs are being met across the whole of Wirral. On this basis, we do not agree that Option 2A represents a true dispersed release of the Green Belt and are firmly of the view that housing should be proportionately distributed across all Settlement Areas.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-26306

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services****Q3f Impact on Heritage**

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

The dispersed Option 2A indicates that twelve sites may be released from the Green Belt should further evidence base work indicate that exceptional circumstances exist to do so in order to meet the overall housing requirement. 11 of the 12 sites are to the West of the M53. Land South of Thingwall Road, Irby (Parcel 7.27) is the largest of these sites and is considered to be capable of delivering 1,106 dwellings across the 56.42 hectare site. This 'dispersal' option is therefore primarily reliant upon a single Green Belt site to deliver almost 45% of the required 2,500 shortfall of homes. In addition, 70% of the housing proposed under Option 2A is within Settlement Area 7 (Heswall). Settlement Area 5 (Mid Wirral) would receive just 8% (240 dwellings) across two adjoining sites. This does little to ensure that housing needs are being met across the whole of Wirral. On this basis, we do not agree that Option 2A represents a true dispersed release of the Green Belt and are firmly of the view that housing should be proportionately distributed across all Settlement Areas

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-26308

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services****Q3f Impact on Heritage**

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

We are firmly of the view that the Council needs to have robust evidence in place for all of its housing allocations in terms of certainty around developability and deliverability. This is particularly important with sites that could be proposed for release from the Green Belt, or the large allocations in Birkenhead and Wirral Waters, given the burden that these sites will be carrying in terms of the need to deliver the stated quantum of dwellings during the plan period. With this in mind, we have undertaken an assessment of all sites that have been included as Option 2A sites. Full details of the individual assessments are attached. Taking all site-specific factors into account, we consider that the likely potential yield of housing from the Option 2A sites is around 1,272 dwellings and not 2,933 as currently anticipated in the WLP; a reduction of 1,661. Taking this into consideration, alongside the concerns expressed within the Consortium's response in relation to the need to increase the overall housing requirement and the overly optimistic claimed existing supply, exceptional

circumstances exist to release land from the Green Belt for housing and it is clear that the Option 2A sites are not going to deliver the quantum of housing needed, nor are they distributed across Wirral as a whole. Additional sites in the Green Belt therefore need to be identified..

Attachment 1

<https://wirral-consult.objective.co.uk/file/5675084>

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-26362

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services****Q3f Impact on Heritage**

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

The dispersed Option 2A indicates that twelve sites may be released, should further evidence base work indicate that exceptional circumstances exist to do so in order to meet the overall housing requirement. It is extremely likely that exceptional circumstances do exist, given the fact that the current housing requirement does not fully take current trends into account or align with identified employment land needs and job growth aspirations. These issues related to the existence of exceptional circumstances for Green Belt release are set out in considerable detail within the Consortium's response. Eleven of the sites are to the West of the M53. Parcel 7.27 (SP060) Land South of Thingwall Road, Irby is estimated as being able to provide 1,106 dwellings across the 56.42 hectare site. This 'dispersal' option is therefore reliant on the release of a single Green Belt parcel in one location, which is expected to deliver almost 45% of the identified 2,500 shortfall of homes. Under the standard method calculation

this site alone is also expected to provide for just under 10% of all new homes in the Borough during the plan period. In addition, 70% of the housing proposed under Option 2A is within the Heswall and Irby area. The Bebington area would receive 0% of the residual housing allocations, which doesn't align with the settlement hierarchy which intends to direct growth towards the major Urban Conurbation east of the M53. In addition, Option 2A does not rebalance economic growth and housing need across the Borough. Like the urban intensification model as set out in Option 1, it seeks to intensify one single location, and again, this doesn't reflect the realities of the housing market and the associated economic and social benefits that new housing provides, which should be distributed across Wirral. For all of these reasons, we do not agree that this version of Option 2A represents a true dispersed release of the Green Belt. In addition to the overall increase in the release of the Green Belt that will be required to satisfy the 1,300 dpa housing requirement advocated within the Consortium's response, housing should also be proportionately distributed towards Bebington, which is a highly sustainable settlement in the Urban Conurbation east of the M53.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-26381

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services****Q3f Impact on Heritage**

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Whilst we do not wish to specifically comment on sites currently identified under the Dispersed Green Belt Release Option 2A, it is noted that Para 72 of the Framework advocates that the supply of large numbers of new homes can often be best achieved through planning for larger scale development. It goes on that strategic policy-making authorities should identify suitable locations for such development where it can help to meet identified needs in a sustainable way. The allocation of larger strategic sites can deliver a number of benefits including the provision of essential infrastructure to serve the new homes to be built such as school, local shops, recreational space and health facilities. We therefore consider that the Council should pursue a land release option which would allow for the Green Belt release and allocation of a series of larger strategic sites. SHLAA4010/4075/4076 (The Storeton Garden Village) is such a development whereby the principles of Para 72 could be applied resulting in significant housing delivery in a sustainable form.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-26397

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services****Q3f Impact on Heritage**

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

The process by which the Council has moved from the Green Belt Review to naming specific sites is unsatisfactory and that there needs to be a systematic and transparent process based on the provision of evidence from the outset. It is also necessary to focus not only on site-specific evidence but the relationship of the site to the spatial strategy. Paragraph 139 of NPPF states that "When defining Green Belt boundaries, plans should ensure consistency with the development plan's strategy for meeting identified requirements for sustainable development". The proposed spatial strategy of the plan is that development should be directed towards the 'Urban Conurbation' to the east of the M53 Motorway. The Issues and Options document states that the Local Plan should "seek to focus development and public, voluntary and private sector investment towards the areas in greatest need of physical, social, economic and environmental renewal, which also function as the areas of greatest importance to future social and

economic well-being, in terms of their position within the Borough's settlement hierarchy." Proportionate urban extensions on the edge of the Urban Conurbation are consistent with this strategy. There is insufficient deliverable or developable land within the urban area itself to meet numerical housing requirements, or to provide the family and affordable housing which is required. Green Belt releases in this area will mean that the size, type and tenure of housing needed for different groups in the community can be addressed, helping to create mixed and sustainable communities. It is also notable that the vast majority of employment is to the east of the M53, and that focussing development in this area will reduce the need to travel. In addition, public transport is generally superior on the eastern side of the peninsula. According to paragraph 47 of the Issues and Options Consultation, the proposed hierarchy "best reflects the existing role and function of each the Borough's main settlement areas, by identifying a single major urban area to the east of the M53 Motorway and by taking account of the difference between this area and the more commuter-based urban settlements to the west of the M53." It therefore appears perverse that the dispersed Green Belt release option overwhelmingly focus development to the east [sic] of the M53 where the Council has stated that the focus should be on meeting local needs. The option would actually result in 87.5% of dwellings being directed towards this area rather than the more sustainable east. It is important to appreciate that this is not an inevitable result of a dispersed option. There is a weakly performing parcel available to the east of the M53 at SHLAA1930 which is being promoted and could accommodate up to 500 dwellings.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-26408

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services****Q3f Impact on Heritage**

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Whilst we favour Option 2A, we are also concerned that only one site is proposed to be released adjacent to Settlement Area 6 (Newton/West Kirby/Grange), compared with some eight sites adjacent to Settlement Area 7 (Heswall). The Draft Spatial Portrait (January 2020) confirms that Settlement Areas 6 and 7 have similar resident populations, of 25,287 persons and 26,711 persons respectively, as of mid-2017. The same document also contains evidence which confirms that the two Settlement Areas have similar physical and locational characteristics, and that the supporting infrastructure/community facilities are also comparable in/around each Settlement Area. The similarities between Settlement Areas 6 and 7 are immediately apparent from inspection of Figures 32 and 36 from the Draft Spatial Portrait. Whilst we acknowledge the benefits of high-density development on previously developed land, the Council cannot rely solely on this source to meet its dwelling requirements and a balanced

portfolio of previously developed and greenfield sites is clearly required to ensure flexibility and choice in the supply of housing in the Borough. This will ensure that housing delivery is maintained throughout the whole plan period, given that many previously developed sites are constrained and can take longer to come forward due to the need for remediation and other related viability issues. Wirral is a substantial Borough and its housing market will be improved by encouraging development across all housing markets. Wirral's latest Monitoring Report (2017/2018) identifies a disproportionate amount of housing completions in Birkenhead (35 per cent), Bromborough and Eastham (21 per cent) and 'Mid Wirral' (20 per cent). In stark contrast, only 8 per cent of housing completions were located in Heswall with just 4 per cent in Hoylake and West Kirkby, largely owing to growth in these areas being severely constrained due to their being enclosed by tightly defined Green Belt. These statistics underline the chronic shortage of available housing land on the western side of the Borough, and the scale of the imbalance in terms of the choice of locations available.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-26869

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

The LLFA understands that as part of the Local Plan consultation Options 2A and 2B are less focused on the urban area and include some areas of greenfield or previously undeveloped sites. As stated above the LLFA believes that large scale developments cannot demonstrate that flood risk as a result of development is not increased without first understanding the catchment and its characteristics. This is especially true of previously undeveloped sites. The LLFA advocates the master-planning approach as previously set out. Again, large scale developments sites must be considered at the outset to understand existing catchment characteristics so that these are mimicked through the development process. Where large scale sites are sub-divided into smaller developments it is crucial that a catchment based approach is adopted to mitigate the cumulative impact that development might have on surface water flood risk. The LLFA agrees with the SFRA where it states: "If there is a lot of development occurring within one catchment, particularly where there is flood risk to existing properties or where there are few opportunities for mitigation, the cumulative impact may be to change the flood response of the catchment". Master-planning will also help address gaps in the knowledge of the ordinary watercourse network that could significantly impact on flood risk. Analysis of surface water flood risk mapping suggests that there are many unmapped ordinary watercourses throughout Wirral and within the undeveloped areas of Options 2A and 2B. Furthermore, many watercourses have been culverted or piped in the past which increases unknowns about site drainage. Furthermore the LLFA believes sustainable drainage should be a key consideration, at the very early stages of site development and not as an afterthought. Failure to consider the existing land drainage and flow paths alongside management of surface water as a result of development prior to design of even the most high level layout proposal contradicts the objectives of achieving sustainable drainage. Sustainably draining the site and preservation of existing catchment behaviour should be considered prior to layout/design proposals in order to inform them. The LLFA supports the SFRA where it states: "The effectiveness of a flow management scheme within a single site is heavily limited by site constraints including (but not limited to) topography; geology and soil (permeability); development density; existing drainage networks both on-site and in the surrounding area; adoption issues; and available area. The design, construction and ongoing maintenance regime of such a scheme must be carefully defined at an early stage and a clear and comprehensive understanding of the catchment hydrological processes (i.e. nature and capacity of the existing drainage system) is essential." The SFRA also states that master planning should ensure that existing overland flow paths are retained within the development and that blue-green infrastructure should be used wherever possible to accommodate such flow paths, again, potentially affecting the layout. " "The requirement for an understanding of the

behaviour and characteristics of the catchments prior to development is separate to the SuDS layout and design, but should be used to inform it.

At a minimum, a concept SuDS design based on the findings of a study should form a part of any pre-application discussion/consultation and demonstrate an understanding of how proposed development will impact on:

- The site and its natural hydrology
- Historical drainage elements
- The ecology of the site and its surroundings
- Natural flow routes Flow routes should be analysed for the existing site and as a result of any proposed development and the preliminary design should include the proposed sub-catchments, discharge points, conveyance routes and storage areas.

As discussed earlier the LLFA believes that ownership and responsibility for maintenance of SuDS as a whole is also critical to ensure future flood risk is managed appropriately. The LLFA has a legal requirement to maintain a 'Flood Risk Asset Register' and details of maintenance and ownership of SuDS components can be provided by developers and captured within this register. Ordinary Watercourses As well as being a statutory consultee for management of surface water flood risk for major planning applications the LLFA also acts as a regulator for ordinary watercourses under the Land Drainage Act 1991 (any watercourse, including ditches, culverts etc that are not main river). The LLFA will generally refuse requests to culvert watercourses, instead encouraging "daylighting", or opening-up of existing culverts to manage flood risk in line with Environment Agency policy, which can impact any proposed layout. This approach has been picked up in the SFRA, used in the evidence base for production of the Local Plan, where the strategic recommendation (recommendation C) for many sites states: "In line with the daylighting policy and where there may be opportunities to do so, there could be potential to remove culverts and restore watercourses to a more natural condition. In many cases, opening culverts can reduce flood risk when combined with SuDS" Consent for alterations to ordinary watercourses is not granted via the planning process, but falls under the Land Drainage Act 1991. Any proposed layouts should not be based on an assumption that consent to culvert watercourses will be granted or that daylighting of existing culverts will not be required to manage flood risk.

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-24738

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Support

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Support the option of further allocations of residential development through the strategy of 'Dispersed Green Belt Release'.

Allowing further allocations in more diverse locations, will increase market diversity and provide for local needs in other areas of the borough, within settlements that need the housing just as much as the more distinctive urban areas to the east of the M53."

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-23972

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Agree with the exclusion of the 'weak' green belt sites east of the M53 including Parcels 4.4, 4.5, 4.6, 4.10, 4.11, 4.12, 4.13 shown on Map A of Appendix 4.7. Development of all these sites would destroy the corridor and local quality of life due to traffic congestion and air pollution, potentially from thousands of cars, and the swamping of local services.

Attachment 1

<https://wirral-consult.objective.co.uk/file/5656957>

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-23973

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Agree that the release of Parcel 4.8 (SHLAA1930) east of Poulton Road (Vineyard Farm) for housing development is harmful and totally at odds with the Council's own development objectives and criteria and therefore is irrational. Agree with the Council's interim conclusion in Table B Appendix 4.7: 'Do not take forward due to multiple constraints'. Further details are set out in the attachment, in relation to the rural nature of the site and the impacts on traffic, local services, flooding, biodiversity, local character and heritage.

Attachment 1

<https://wirral-consult.objective.co.uk/file/5656957>

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-23979

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Support

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services****Q3f Impact on Heritage**

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Agree with the exclusion of Green Belt Parcel 4.6 (SHLAA 1942) land between Brimstage Road and Old Clatterbridge Road. The inclusion of this site would be harmful and totally at odds with the Council's own environment / health / development objectives and criteria and therefore is irrational. Notes the interim conclusion in Table B Appendix 4.7: 'do not take forward due to isolated configuration of developable area. but this assessment appears to be incomplete in several respects. Including the following omissions would only strengthen the 'interim' conclusion with strong additional evidence: while potential flood risk on part of the site is recorded the strong seasonal effect is not; the landscape sensitivity assessment does not seem to have considered the Wirral landscape character report on 'Clatterbrook and Dibbinsdale Valleys'; there is no mention of the substantial field evidence that has emerged since 2018 of the discovery of a large weapons recovery site with hundreds of Norse / Anglo Saxon

weapons indicating a major 10th century battle which local place name evidence points strongly to Brunanburh: a battle of national importance. It does not mention the endorsement of several experts on Brunanburh - it does not mention that WMBC has commissioned a professional academic review of the evidence; the MEAS archaeology rating is currently 'green - no constraint', which is now clearly incorrect; and there is no mention of the serious air pollution or health issues associated with Parcel 4.6. Further details are set out in the attachment, in relation to the rural nature of the site and the impact on traffic, air pollution, local services, flooding, biodiversity, local character and heritage.

Attachment 1

<https://wirral-consult.objective.co.uk/file/5656963>

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-14914

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

The present Green Belt is an important for Agriculture and offers open space for recreation and wildlife. The Barnston area is historic and contains numbers of ancient ponds and hedges which once lost will jeopardise biodiversity and sustainable wildlife of the peninsular.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Everybody wants affordable homes to be available particularly for younger families but the likely developments on the present Greenbelt will produce high cost homes and totally change the character of the areas involved causing urban sprawl, increased pollution and require massive local government investment in unnecessary infrastructure.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

We believe that urban regeneration is badly needed in the deprived areas the Wirral and efforts should be directed at regenerating brown field sites with affordable housing in those areas.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

We wish to register our concern over the threat to the local green belt contained in the published proposals in Wirral's Local Plan. We support the submission made on behalf of Barnston Conservation Society. We feel the plan has not taken sufficiently into consideration the Government's recent reduced housing target or evidence from local research on a housing need of half or less than the proposed target of 12000 homes. We deplore the lack of attention that has been paid to the previous consultation to which over there were over 2000 responses.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-11154

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Urban housing allocations should only be brownfield or used land not urban green spaces. All deliverable land on brownfield sites should have been made deliverable prior to plan adoption. There is evidence that the council is not considering brownfield land that is being made available.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Urban housing allocations should only be brownfield or used land not urban green spaces. All deliverable land on brownfield sites should have been made deliverable prior to plan adoption. There is evidence that the council is not considering brownfield land that is being made available.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-11176

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

We are opposed to the development of the Green Field site at the bottom of Grange Road/Abbey Road/Carpenters Lane for the following reasons:

- Road entry to West Kirby will be far less attractive with 50 houses & 100+ cars rather than sheep.
- Considerable environmental Damage
- Huge consequences for residential roads with 100+ cars + delivery firms into unsuitable roads.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-11192

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons**

Urban green space should be preserved and any new urban houses should be on Brownfield sites.

Q3b Transport and Highway Reasons**Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Urban green space should be preserved and any new urban houses should be on Brownfield sites.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-1875

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

As previously stated the total number of dwellings proposed is not aligned to projected population growth. Furthermore there are approximately 4-500 empty homes which could part or totally fulfil any need the actual exists.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-2305

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

The Green Belt locations are less well served by public transport than the urban brownfield sites, and Wirral Council's principles are to reduce the use of private vehicles, and the subsequent increase in traffic pollution, leading to the Climate Challenge. Developing these sites run counter to the Council's core principles. It is likely that speculative developers would be unlikely to invest in the necessary provision of public transport when considering developing Green Belt allocated areas for residential and employment purposes. It would be better financially and socially to improve existing services than depend upon speculative promises in the future.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Speculative generic commercial and residential designs are unlikely to reflect the unique architectural character of each Green Belt proposed redevelopment site. Robust & enforceable Planning Policy is essential for each Green Belt site; a distinct Development Brief should be provided for each proposed development site in advance of development.

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-23819

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment**Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site****Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

The Council has not searched non-green belt areas, including brownfield sites with the vigour applied to Green belt land. There has been no published 'for consultation' review of brownfield sites as that for Green Belt. An arithmetic calculation base – rather than actual -has been used and it is questioned whether the Council's register of such land is up to date.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons



Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-2672

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

This question is misleading. Urban housing allocations should be brownfield only or used land not urban green space. All deliverable land on brownfield sites should have been made deliverable prior to plan adoption. There is evidence that Council are not considering brownfield land that is being made available.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-597

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons**

Rejecting the Council's reasons that pockets of the greenbelt will have to be built on.

Q3b Transport and Highway Reasons**Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area**

Rejecting the Council's reasons that pockets of the greenbelt will have to be built on.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Rejecting the Council's reasons that pockets of the greenbelt will have to be built on.

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Rejecting the Council's reasons that pockets of the greenbelt will have to be built on.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

This question is misleading. Urban housing allocations should be brownfield only or used land not urban green space. All deliverable land on brownfield sites should have been made deliverable prior to plan adoption. There is evidence that Council are not considering brownfield land that is being made available.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-6380

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Proposed urban housing allocations should not encroach on the Greenbelt in any way. There are no advantages to urban housing allocations.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-6511

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons**

Brownfield sites should be fully uses - not Greenbelt release

Q3b Transport and Highway Reasons**Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area**

Brownfield sites should be fully uses - not Greenbelt release

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-6599

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-6661

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

This question is misleading. Urban housing allocations should be brownfield only or used land not urban green space. all deliverable land on brownfield sites should have been made deliverable prior to plan adoption. There is evidence that council are not considering brownfield land that is being made available.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

This question is misleading. Urban housing allocations should be brownfield only or used land not urban green space. All deliverable land on brownfield sites should have been made deliverable prior to plan adoption. There is evidence that Council are not considering brownfield land that is being made available.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-6678

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

The question is misleading. Urban housing allocations should be BROWNFIELD only or used land NOT urban green space. ALL deliverable land on brownfield sites should have been made deliverable PRIOR to plan adoption. There is evidence available brownfield land is NOT being considered.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

The question is misleading. Urban housing allocations should be BROWNFIELD only or used land NOT urban green space. ALL deliverable land on brownfield sites should have been made deliverable PRIOR to plan adoption. There is evidence available brownfield land is NOT being considered.

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

The question is misleading. Urban housing allocations should be BROWNFIELD only or used land NOT urban green space. ALL deliverable land on brownfield sites should have been made deliverable PRIOR to plan adoption. There is evidence available brownfield land is NOT being considered.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-7092

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Urban housing should be Brownfield site only or used land not urban green spaces. All deliverable land on Brownfield sites should be made deliverable prior to the plan adoption. There seems evidence that WBC are not considering Brownfield land that is being made available.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Urban housing should be Brownfield site only or used land not urban green spaces. All deliverable land on Brownfield sites should be made deliverable prior to the plan adoption. There seems evidence that WBC are not considering Brownfield land that is being made available

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Urban housing should be Brownfield site only or used land not urban green spaces. All deliverable land on Brownfield sites should be made deliverable prior to the plan adoption. There seems evidence that WBC are not considering Brownfield land that is being made available

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-7162

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Misleading question. Housing allocations should only be Brownfield or used land not urban green space.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Misleading question. Housing allocations should only be Brownfield or used land not urban green space.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-7185

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

The question is misleading, urban housing allocations should be brownfield only or used land, not urban green space.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

The question is misleading, urban housing allocations should be brownfield only or used land, not urban green space.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-7323

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons**

It is my preferred option rather than destroying the Wirral Greenbelt. History would not thank you.

Q3b Transport and Highway Reasons**Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

It is my preferred option rather than destroying the Wirral Greenbelt. History would not thank you.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-7993

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons**

Ensure the Council's register of urban sites with development is comprehensive and up to date. I am aware of omissions in Heswall for Appendix 4.

Q3b Transport and Highway Reasons**Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-8498

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons**

No release of Green Belt

Q3b Transport and Highway Reasons**Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-860

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

There should be no development on green belt/field sites because this would result in an increase in the carbon footprint of the borough. Green belt/fields produce oxygen and offset tonnes of carbon.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Any development on green belt/field sites would impact on much of the rural feel of Wirral.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

No building development should be on agricultural sites. Using agricultural land would result in a major change to the rural character of Wirral.

Q3m Will impact on the Green Belt

There should be no development on green belt/field sites because this would result in an increase in the carbon footprint of the borough. Green belt/fields produce oxygen and offset tonnes of carbon. It would also impact on much of the rural character of Wirral which in turn would negatively impact on the potential of Wirral to become a significant tourist destination.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-23664

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services****Q3f Impact on Heritage**

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Site 12 is situated toward the southern end of Thingwall road and could contain a proposed 1,106 homes built on the fields separating Irby, Thingwall and Pensby. This would remove the individuality of these three small villages and potentially permanently alter the semi-rural character to the detriment of the area. Furthermore, Irby, Pensby and Thingwall have relatively poor transport connections with few busses which are frequently very late or don't arrive at all, this issue is worse given the fact there's one main bus route to Liverpool that services this whole area (471 & 472 operating from Liverpool to Heswall). In addition to this, the closest train station for the area is in West Kirby. However, the bus route to West Kirby from Heswall through Pensby and Irby keeps getting cancelled and then reinstated several months later, over and over again, causing severe transport disruption. The addition of more residential property on Greenbelt land surrounding Irby, Pensby, Thingwall and Heswall will further compound the transport issue due to the large population increase.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-11439

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

We also support the council's Preferred Option in the local plan to develop existing urban Brownfield sites, turning former employment and housing sites into new residential areas, rather than using green open spaces or those of heritage value. Sites such as the flats at the Banks Road/Ashton Drive junction or the demolished brownfield Garden Care Home site. The Grange Road sheep field site should remain undeveloped.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

We also support the council's Preferred Option in the local plan to develop existing urban Brownfield sites, turning former employment and housing sites into new residential areas, rather than using green open spaces or those of heritage value. Sites such as the flats at the Banks Road/Ashton Drive junction or the demolished brownfield Garden Care Home site.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

The Grange Road sheep field site should remain undeveloped.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-1635

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Not limited to the site I have identified, I believe the local housing need to be excessive, there should be a stepped approach to the first, second and third five years to enable Wirral to anticipate needed housing delivery. It is extremely unrealistic to expect 40% of the total housing to be delivered in the first five year phase of the plan. No consideration seems to have been published relating to the supply of labour or materials in the construction industry, particularly during the transitional phase of Brexit, now undermined by the Coronavirus world pandemic. There needs to be a more modest approach to delivery incorporating time-relevant reviews of housing and employment figures based on market performance relevant to world conditions.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

This wording of this question is somewhat misleading. 'Urban' housing allocations should be brownfield only or previously used land; not urban green space. All deliverable land on brownfield sites should have been made deliverable prior to plan adoption. There appears to be evidence Wirral Council are not considering brownfield land that is being made available.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-23663

Site Reference

All Proposed Dispersed Green Belt Release Sites – SHLAA 1764

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

The Greenbelt garden sites of 9,10 and 11 situated along Thurstaston Road would have little influence on the character of Irby if they were to be used, unless the new developments were designed unsympathetically to the surrounding residents and community.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-23663

Site Reference

All Proposed Dispersed Green Belt Release Sites – SHLAA 1765

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

The Greenbelt garden sites of 9,10 and 11 situated along Thurstaston Road would have little influence on the character of Irby if they were to be used, unless the new developments were designed unsympathetically to the surrounding residents and community.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-23663

Site Reference

All Proposed Dispersed Green Belt Release Sites – SHLAA 1766

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

The Greenbelt garden sites of 9,10 and 11 situated along Thurstaston Road would have little influence on the character of Irby if they were to be used, unless the new developments were designed unsympathetically to the surrounding residents and community.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-23666

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

The land provides a buffer zone between rural areas and natural woodland, which is invaluable to the protection of local wildlife species. The orchard and protected oak tree provide an irreplaceable habitat for numerous species of bats and birds of prey, which are protected under the Wildlife and Countryside Act 1981. So, property development would present a significant wildlife conservation issue in site 8.

Q3b Transport and Highway Reasons

Seven speedbumps are to be constructed around Sandy Lane and Hillview Road due to the high traffic, further development would only compound this issue

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Moreover, the residents on and surrounding Sandy Lane purchased residential property here for the natural view/ surroundings and its semi-rural atmosphere, this would be forcibly removed against the local's will if property development is granted in site 8. This would also significantly depreciate the value of property on Sandy Lane, by removing local properties natural views and replacing it with that of residential housing.

Q3d Impact on the character of the area

Finally, Site 8 is situated along Sandy Lane and development here would have a significant detrimental effect to the character of the area. The land provides a buffer zone between rural areas and natural woodland, which is invaluable to the protection of local wildlife species.

Q3e Impact on / availability of Local Services

The few local schools are at capacity or very near to capacity due to budget cuts and closures of local schools by the Government

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

In addition to this, local infrastructure isn't adequate to cope with the current demand, let alone with additional development. Blocked sewers and drains have been a constant issue for over a year

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

In Conclusion, site 8 would not be suitable for development when there are other brownfield sites far more suitable for the construction of affordable housing. Local residents including ourselves are greatly angered that this site is even being considered for development.

Q3k Development Viability

Few local employment opportunities requires current residents to travel far from Irby for work which strains the already poor transport connections and services available in Irby, increased local property development would only exacerbate this problem.

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Furthermore, Royden Park and its surrounding woodland are an area of special landscape value according to the Wirral's own Unitary Development Plan and should therefore be protected at all costs, not released from Greenbelt status to allow property development when there is multiple other suitable non-Greenbelt sites.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-24909

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services****Q3f Impact on Heritage**

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

There is concern about the deliverability of the numbers in the first 5 years of the plan on brownfield sites. Almost half of the housing supply (4,935 homes) is intended to come from sites that are not yet shown to be deliverable / developable. Table 7.1 in our attachment looks at the deliverability of the major brownfield sites put forward in the first 5 years of the plan. A large number do not currently have detailed planning permission, have no planning permission or not even a registered planning application. A number require the demolition of existing buildings, a remediation strategy or funding to be secured before development can start. Due to the size of these sites and the infrastructure required, they will not be delivered within 5-years and should be discounted unless further evidence can be supplied to suggest otherwise. Eliminating sites without an outline or full planning approval would remove 1,158 dwellings from the proposed housing trajectory - there is therefore a need to boost the allocated

housing numbers by at least 1,600 units just in the first 5-year period alone. Other sites where permission has not been retained or have lapsed amount to a further 338 units. There is therefore likely to be a shortfall of over 1,600 dwellings, without taking into consideration the numbers related to new build windfalls, net conversions and changes of use, empty homes and the delivery of large regeneration schemes.

Attachment 1

<https://wirral-consult.objective.co.uk/file/5684956>

Attachment 2

<https://wirral-consult.objective.co.uk/file/5684957>

Attachment 3

<https://wirral-consult.objective.co.uk/file/5659045>

Attachment 4

<https://wirral-consult.objective.co.uk/file/5659039>

Attachment 5

<https://wirral-consult.objective.co.uk/file/5659038>

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-24926

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Almost all housing growth from the proposed housing allocations is directed to the Commercial Core, which falls within viability Zone 1 and is not generally viable and too little in areas falling within viability Zones 3 and 4, where market and affordable housing is viable. Most of the new homes are also directed to a zone which cannot support the delivery affordable housing or the financial contributions to provide the necessary infrastructure. 73% of the new homes are proposed to be provided within the Commercial Core, with only 11% of new homes provided within the other urban settlements, which will see housing growth ranging from just 0.2% in Heswall and 1.8% at Mid-Wirral. Table 7.2 and Table 7.3 in our attachment provides further information. The proposed housing allocations will not meet the local needs of these other urban settlements.

Attachment 1

<https://wirral-consult.objective.co.uk/file/5659038>

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-25049

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Almost all housing growth from the proposed housing allocations is directed to the Commercial Core, which falls within viability Zone 1 and is not generally viable and too little in areas falling within viability Zones 3 and 4, where market and affordable housing is viable. Most of the new homes are also directed to a zone which cannot support the delivery affordable housing or the financial contributions to provide the necessary infrastructure. 73% of the new homes are proposed to be provided within the Commercial Core, with only 11% of new homes provided within the other urban settlements, which will see housing growth ranging from just 0.2% in Heswall and 1.8% at Mid-Wirral. Table 7.2 and Table 7.3 in our attachment provides further information. The proposed housing allocations will not meet the local needs of these other urban settlements.

Attachment 1

<https://wirral-consult.objective.co.uk/file/5674317>



Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-25050

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

There is concern about the deliverability of the numbers in the first 5 years of the plan on brownfield sites. Almost half of the housing supply (4,935 homes) is intended to come from sites that are not yet shown to be deliverable / developable. Table 7.1 in our attachment looks at the deliverability of the major brownfield sites put forward in the first 5 years of the plan. A large number do not currently have detailed planning permission, have no planning permission or not even a registered planning application. A number require the demolition of existing buildings, a remediation strategy or funding to be secured before development can start. Due to the size of these sites and the infrastructure required, they will not be delivered within 5-years and should be discounted unless further evidence can be supplied to suggest otherwise. Eliminating sites without an outline or full planning approval would remove 1,158 dwellings from the proposed housing trajectory - there is therefore a need to boost the allocated

housing numbers by at least 1,600 units just in the first 5-year period alone. Other sites where permission has not been retained or have lapsed amount to a further 338 units. There is therefore likely to be a shortfall of over 1,600 dwellings, without taking into consideration the numbers related to new build windfalls, net conversions and changes of use, empty homes and the delivery of large regeneration schemes.

Attachment 1

<https://wirral-consult.objective.co.uk/file/5674317>

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-25263

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services****Q3f Impact on Heritage**

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

There is concern about the deliverability of the numbers in the first 5 years of the plan on brownfield sites. Almost half of the housing supply (4,935 homes) is intended to come from sites that are not yet shown to be deliverable / developable. Table 7.1 in our attachment looks at the deliverability of the major brownfield sites put forward in the first 5 years of the plan. A large number do not currently have detailed planning permission, have no planning permission or not even a registered planning application. A number require the demolition of existing buildings, a remediation strategy or funding to be secured before development can start. Due to the size of these sites and the infrastructure required, they will not be delivered within 5-years and should be discounted unless further evidence can be supplied to suggest otherwise. Eliminating sites without an outline or full planning approval would remove 1,158 dwellings from the proposed housing trajectory - there is therefore a need to boost the allocated

housing numbers by at least 1,600 units just in the first 5-year period alone. Other sites where permission has not been retained or have lapsed amount to a further 338 units. There is therefore likely to be a shortfall of over 1,600 dwellings, without taking into consideration the numbers related to new build windfalls, net conversions and changes of use, empty homes and the delivery of large regeneration schemes.

Attachment 1

<https://wirral-consult.objective.co.uk/file/5661129>

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-25264

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services****Q3f Impact on Heritage**

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Almost all housing growth from the proposed housing allocations is directed to the Commercial Core, which falls within viability Zone 1 and is not generally viable and too little in areas falling within viability Zones 3 and 4, where market and affordable housing is viable. Most of the new homes are also directed to a zone which cannot support the delivery affordable housing or the financial contributions to provide the necessary infrastructure. 73% of the new homes are proposed to be provided within the Commercial Core, with only 11% of new homes provided within the other urban settlements, which will see housing growth ranging from just 0.2% in Heswall and 1.8% at Mid-Wirral. Table 7.2 and Table 7.3 in our attachment provides further information. The proposed housing allocations will not meet the local needs of these other urban settlements.

Attachment 1

<https://wirral-consult.objective.co.uk/file/5661129>

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-350

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

I have been told that the area of Sandy lane when developed had drainage designed for the number of houses and further development would have an impact on its capability to cope. Development on this location is not acceptable. Further development here will damage existing amenity.

Q3b Transport and Highway Reasons

Additional Housing will impact on the local roads and commuting.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Thus is an area where there will be impact on Nature. It bounds protected National Trust land and also Royden Park.

Q3d Impact on the character of the area

The established nature of the area and rural feeling will be damaged.

Q3e Impact on / availability of Local Services

There is a lack of social services eg doctors ,dentists, schools space locally.

Q3f Impact on Heritage

Sandy Lane is a well used route for walkers following established and published rural walking routes. This asset to all people of the Wirral is a freely available benefit which risks being destroyed.

Q3g Infrastructure and Utilities

the current drainage is unlikely to be able to cope with a large number of additional homes. the additional traffic will cause noise and intrusion.

Q3h Flood Risk

Q3i The site boundary is wrong

The field at the end of Sandy lane bordering Thurstaston road is I believe allocated as agricultural land.

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

The land is likely to appeal to developers at a cost to community due to its rural location. The case for Developers is return on investment NOT community. development here should be resisted.

Q3l Loss of Agricultural Land

Part of the site is currently agricultural land.

Q3m Will impact on the Green Belt

The further loss of green belt here significantly changes the nature of the green belt. This would now be removed and rely on National trust property and the boundary of Royden Park.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-4545

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Why don't you take a walk around this site and see how the lollipop lady somehow copes with the school children coming in and out of Dawpool School each day, plus the nursery on the main road. The number of cars parked here is so high. YOU are being warned that this area is one waiting for an accident to occur!

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Adjacent to NT land, this will eliminate the open aspect of the area and detract from the space we currently have.

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

There are NO bus services already, the local school is oversubscribed, words fail me on how a planner can let this area actually be on a list of sites for discussion!

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

No power on site so substation required. Three landowners so sort that out. No gas, no drains, no water!

Q3h Flood Risk

Q3i The site boundary is wrong

The title says it all, get a grip!

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

This is agricultural land some of which is in limbo because of an agenda that is not visible to us locals. Cut down that oak tree at your peril!

Q3m Will impact on the Green Belt

Q3n Other reasons

The developers will NOT build not house here that is in the affordable price bracket, what hypocrites you planners are!

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-4606

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Is greenfield site used for agriculture and livestock - sheep Loss of habitat

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Visible from high road coming down the hill towards West Kirby Impact of housing will destroy visual amenity

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Sandstone wall on site circumference has historical significance

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

See above

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-5364

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Support

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

No environment constraints which cannot be mitigated against- see attached representation

Q3b Transport and Highway Reasons

The site is within a sustainable location where there is good access to services and facilities including public transport infrastructure. It is approximately 700 metres from Eastham Rake shopping parade which provides for a wide range of community needs including convenience shopping provision, food and drink facilities, a library, health care services and a place of worship. Furthermore, Millfields Primary School is approximately 400 metres from the Site, and South Wirral High School is approximately 800 metres from the Site. As such the Site is in an accessible location for most community and convenience facilities.

Given the proximity of the site to existing residential development, along with the very high levels of containment, the site represents a logical extension to the current urban area.

The Site can be independently accessed from Kingsley Avenue (see Figure 4 in the accompanying Vision Document). We do however understand there may be a desire for a further access point from the A41 which would involve crossing third party land. This is a matter that will need to be discussed further with the adjacent landowner, however, in principle there is no reason why this could not be achieved. A potential arrangement is shown at Figure 7 of the accompanying Vision Document.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

There are no listed buildings in the vicinity of the site. Eastham Conservation Area is 1 kilometre from the site but is completely separated by existing development and landscape buffers and does not pose any issues with regard to the development of this Site. A full Landscape and Visual Impact Assessment (LVIA) and Heritage Assessment is being prepared and this can be provided to the Council if required.

Q3g Infrastructure and Utilities

Q3h Flood Risk

From initial research and inspection of the Environment Agency's (EA) website, the majority of the Site lies within Flood Zone 1 and is therefore unlikely to be affected by fluvial flooding during severe rainfall events. The very western tip of the site does fall within Flood Zone 2 associated with Dibbinsdale Brook (medium probability).

In planning policy terms, sites that fall within Flood Zone 1 are considered to be appropriate for a residential use in flood risk terms and are preferable to those areas that fall within Flood Zones 2 or 3. Therefore the small area of Zone 2 within the site will be kept clear of residential development. Further drainage measures for the development itself will also be provided outside of this area.

Infiltration tests at the Site are now complete, the results of which will be used to inform a full Flood Risk Assessment (FRA) and Surface Water Strategy (SWS).

Flood Risk is not considered to be a development constraint such that the suitability of the site for a residential use will be impacted, indeed a large Site provides more opportunities for the incorporation of Sustainable Urban Drainage Systems, ground conditions permitting, than smaller sites. The reduced score in respect of drainage solutions is therefore considered to be unduly low and further evidence will be provided in due course to demonstrate this is the case.

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Attachment 1

<https://wirral-consult.objective.co.uk/file/5668083>

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-7872

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

The Wirral needs to keep its green belt and regenerate the town as set out on the Greenbelt charter. We need to globally keep greenbelt and rural areas.

Q3b Transport and Highway Reasons

Wirral does not have the room or infrastructure for more roads and highways. It would destroy the greenbelts of these were built.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

This question is misleading. Urban housing allocations should be brownfield only or used land not urban green space. All deliverable land on brownfield sites should have been made deliverable prior to plan adoption. There is evidence that Council are not considering brownfield land that is being made available.

Q3d Impact on the character of the area

This question is misleading. Urban housing allocations should be brownfield only or used land not urban green space. All deliverable land on brownfield sites should have been made deliverable prior to plan adoption. There is evidence that Council are not considering brownfield land that is being made available.

Q3e Impact on / availability of Local Services

This question is misleading. Urban housing allocations should be brownfield only or used land not urban green space. All deliverable land on brownfield sites should have been made deliverable prior to plan adoption. There is evidence that Council are not considering brownfield land that is being made available.

Q3f Impact on Heritage

This question is misleading. Urban housing allocations should be brownfield only or used land not urban green space. All deliverable land on brownfield sites should have been made deliverable prior to plan adoption. There is evidence that Council are not considering brownfield land that is being made available.

Q3g Infrastructure and Utilities

This question is misleading. Urban housing allocations should be brownfield only or used land not urban green space. All deliverable land on brownfield sites should have been made deliverable prior to plan adoption. There is evidence that Council are not considering brownfield land that is being made available.

Q3h Flood Risk

This question is misleading. Urban housing allocations should be brownfield only or used land not urban green space. All deliverable land on brownfield sites should have been made deliverable prior to plan adoption. There is evidence that Council are not considering brownfield land that is being made available.

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Urban housing allocations should be brownfield only or used land not urban green space. All deliverable land on brownfield sites should have been made deliverable prior to plan adoption. There is evidence that Council are not considering brownfield land that is being made available.

Q3k Development Viability

The only development viability is within the urban sites ie Birkenhead

Q3l Loss of Agricultural Land

As the council have decreed some time ago, agricultural land should stay just that and never be built on.

Q3m Will impact on the Green Belt

Urban housing allocations should be brownfield only or used land not urban green space. All deliverable land on brownfield sites should have been made deliverable prior to plan adoption. There is evidence that Council are not considering brownfield land that is being made available.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-9904

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Chester Higher Road is a very busy main road, carry large volumes of traffic along the west side of Wirral, from West Kirby, towards Chester. To have additional vehicles from over 300 new houses would cause severe buildup, particularly as people leave for, or return from work, further reducing air quality and increasing health problems.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Heswall has grown massively over the last 20 years or so, and this land provides a green lung to the area, as well as easing any flooding in the area. Building on this parcel of land would be severely detrimental to the character of this area.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

No Greenbelt land should be used for housing! The housing need figures are far in excess of the number which will be required.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-65

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

The area of parcel 7.25 is a diverse area of land giving home to many animals, birds, insects and plant life

Q3b Transport and Highway Reasons

There are already major problems with cars parking in Sandy Lane due to dog walkers and the area is currently being considered for speed restrictions etc. Additional housing would only make the problem worse. Also there are not many local buses service the area

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

The houses on Sandy Lane are mainly bungalows and any developments would greatly overlook them, increase the traffic noise and general environmental noise. The visual impact would be dramatic

Q3d Impact on the character of the area

The area is recognised as generally peaceful and high quality due to the open nature. To lose this would be detrimental to the semi rural character of the area

Q3e Impact on / availability of Local Services

Not many buses in the area, none at all on Sandy Lane so wholly inadequate to support increased population

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Road access to Sandy lane is not great and Sandy Lane is not wide and as previously stated has already parking problems on it

Q3h Flood Risk

The front gardens at the lower end of Sandy Lane frequently flood to lose even more green area drainage in the locality would make the situation worse

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Greenfield lane is important to retain for ecological, aesthetic and tourist reasons

Q3k Development Viability

Q3l Loss of Agricultural Land

A small but important mixed parcel of farming land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-25301

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services****Q3f Impact on Heritage**

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

We do not consider that the potential intensification numbers, set out in Table 4.2 of Issues and Options report, are achievable. The Council's spatial options include several sites that are not included in the SHLAA and therefore not been proven to be deliverable / development including 2,361 homes in Option 1A/1B, that are intended to come from intensification and rescheduling of some of the proposed housing allocations, which requires further intensive work by the Council to show that this is achievable; and 2,174 homes in Option 1A/1B, that are intended to come forward on potential additional urban housing allocations, which have not all been proven to be deliverable or developable. It is critical that any further pieces of work being undertaken by the Council in relation to their preferred spatial option is consulted upon at the earliest opportunity and not left until Regulation 19 stage of the Draft Local Plan.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-24982

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

We do not consider that the potential intensification numbers, set out in Table 4.2 of Issues and Options report, are achievable. The Council's spatial options include several sites that are not included in the SHLAA and therefore not been proven to be deliverable / development including 2,361 homes in Option 1A/1B, that are intended to come from intensification and rescheduling of some of the proposed housing allocations, which requires further intensive work by the Council to show that this is achievable; and 2,174 homes in Option 1A/1B, that are intended to come forward on potential additional urban housing allocations, which have not all been proven to be deliverable or developable. It is critical that any further pieces of work being undertaken by the Council in relation to their preferred spatial option is consulted upon at the earliest opportunity and not left until Regulation 19 stage of the Draft Local Plan.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-25086

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services****Q3f Impact on Heritage**

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

We do not consider that the potential intensification numbers, set out in Table 4.2 of Issues and Options report, are achievable. The Council's spatial options include several sites that are not included in the SHLAA and therefore not been proven to be deliverable / development including 2,361 homes in Option 1A/1B, that are intended to come from intensification and rescheduling of some of the proposed housing allocations, which requires further intensive work by the Council to show that this is achievable; and 2,174 homes in Option 1A/1B, that are intended to come forward on potential additional urban housing allocations, which have not all been proven to be deliverable or developable. It is critical that any further pieces of work being undertaken by the Council in relation to their preferred spatial option is consulted upon at the earliest opportunity and not left until Regulation 19 stage of the Draft Local Plan.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-10439

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Current model exaggerates housing demand

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-2694

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Support

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Green Belt land should remain undeveloped to provide the necessary resource the Climate Challenge

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-7994

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Ensure the Council's register of urban sites with development is comprehensive and up to date.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-8691

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services****Q3f Impact on Heritage**

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

We (the public) need to know when planning permission was originally applied for in the past 10 years. This would give an indication of applicants considering sites worthy of investment during that period. We need to be sure that developers weren't deliberately declaring sites with planning permission as 'unviable' so more profitable plots they owned could be presented for consideration. Such plots of more appealing land may well be on the Council's 'last resort' list for development and could be at risk of being falsely presented by developers. We know farmland/green belt are higher value as they need less money invested for a good ROI. I along with many others are concerned that developers are 'playing the system' to present a false picture of available land.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-603

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons**

I do not agree with any of the green spaces being developed.

Q3b Transport and Highway Reasons**Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

I do not agree with any of the green spaces being developed.

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-4748

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

I do not agree with Eastham SHLAA 1850 or any of the green spaces being developed.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-7026

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons**

I do not agree with any of the green spaces being developed.

Q3b Transport and Highway Reasons**Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

I do not agree with any of the green spaces being developed.

Q3f Impact on Heritage

I do not agree with any of the green spaces being developed.

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

I do not agree with Eastham or any of the green spaces being developed.

Q3k Development Viability

Q3l Loss of Agricultural Land

I do not agree with any of the green spaces being developed.

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-8140

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

I do not agree with Eastham SHLAA 1850 or any of the green spaces being developed.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-10404

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons**

I do not agree with Eastham SHLAA 1850 or any of the green spaces being developed.

Q3b Transport and Highway Reasons**Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-9692

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

I object to ALL areas of greenbelt land being released.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-7718

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons**

I do not agree with Eastham SHLAA 1850 or any of the green spaces being developed.

Q3b Transport and Highway Reasons**Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-7892

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

I do not agree with any of the green spaces being developed.

Q3b Transport and Highway Reasons

I do not agree with any of the green spaces being developed.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

I do not agree with any of the green spaces being developed.

Q3d Impact on the character of the area

I do not agree with any of the green spaces being developed.

Q3e Impact on / availability of Local Services

I do not agree with any of the green spaces being developed.

Q3f Impact on Heritage

I do not agree with any of the green spaces being developed.

Q3g Infrastructure and Utilities

I do not agree with any of the green spaces being developed.

Q3h Flood Risk

I do not agree with any of the green spaces being developed.

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

I do not agree with any of the green spaces being developed.

Q3k Development Viability

I do not agree with any of the green spaces being developed.

Q3l Loss of Agricultural Land

No loss of agricultural land

Q3m Will impact on the Green Belt

I do not agree with any of the green spaces being developed.

Q3n Other reasons

I do not agree with any of the green spaces being developed.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-1361

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Developments should not take place on the Green Belt for previously mentioned reasons.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-6605

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons**

None of the green belt should be released for "development".

Q3b Transport and Highway Reasons**Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

None of the green belt should be released for "development".

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-6867

Site Reference

All Proposed Dispersed Green Belt Release Sites

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

No green spaces to be built on - they are all essential. Coronavirus confirms this fact.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-2266

Site Reference

Parcel 4.13 (SP049) - South of Mill Park Road, Eastham

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

An increase in housing in any greenbelt area will only serve to damage the local environment as a result of associated pollution. To suggest building houses on a site near Jnc 5 of the M53 is just plain ridiculous and goes against all published health data. Already, we know that people living near a motorway suffer increased health problems compared with counterparts that don't. In addition, this would also mean an increase of approximately 700 cars using this junction constantly throughout the day. Already, this junction is under severe pressure, and struggles to cope, but in addition to this you are also proposing to create significant traffic problems on the M53 because at this point it becomes a 2-lane motorway only, which regularly fails now, with its current traffic load.

Q3b Transport and Highway Reasons

None of the Greenbelt areas identified have suitable transport infrastructures.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Any and all construction activity will increase noise pollution.

Q3d Impact on the character of the area

Local residents chose to live near Greenbelt for the associated peace and tranquility provided. Housebuilding in these areas will only serve to irreparably damage these areas.

Q3e Impact on / availability of Local Services

In the areas suggested we are already struggling to provide enough good supportive amenities ie Schools, GP's, Dentists etc

Q3f Impact on Heritage

I believe the villages of Irby, Frankby and Greasby have historical connotations. their identities would be damaged through any kind of house building.

Q3g Infrastructure and Utilities

No infrastructure currently exists, so damage will be the only result.

Q3h Flood Risk

Most of our Greenbelt have been shown to contribute to our flood defences. We have all seen what happens in other areas of the UK when they are removed.

Q3i The site boundary is wrong

It is questionable as to the validity of "site boundaries" . It seems to me that weak excuses are being put forward in support of questionable arguments.

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

A "brownfield only' policy should be adopted, as suggested by Cllr. Pat Hackett in January's meeting when the Local Plan was discussed.

Q3k Development Viability

A stepped approach focussing on brownfield land only is the more sensible approach. Following this method will only serve to show that 12000 housing units is folly.

Q3l Loss of Agricultural Land

As proclaimed by the Council in October 2018 and again in November 2019, agricultural land should NOT be included in the Local Plan.

Q3m Will impact on the Green Belt

We have already lost nearly 50% of our Greenbelt and now we are seeing signs of Wirral's population suffering healthcare problems as a result (see Compendium of Statistics 2019). We cannot afford to lose any more.

Q3n Other reasons

Council should scrap the existing Government model and produce their own housing estimates, using their own data and formula, and engage more with local residents.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-2727

Site Reference

Parcel 4.13 (SP049) - South of Mill Park Road, Eastham

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

I am not in favour of any green belt development. Dispersed development, if to accommodate a large number of houses, would be even worse than a single urban expansion, as it would give rise to pressure for constant “nibbling away” at the green belt, and could over-load existing infrastructure.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-4395

Site Reference

Parcel 4.13 (SP049) - South of Mill Park Road, Eastham

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Disagree with any greenbelt release. Frankby, Greasby and Irby are all historic villages and should not lose any identity through development of green filed /green sites..

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-9207

Site Reference

Parcel 4.13 (SP049) - South of Mill Park Road, Eastham

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

The site is an important part of the green belt. At some stage development here to the north of the M53 will inevitably lead at some future date to development to the south which although in a different local authority area the proposed Wirral site will be used as an excuse for development in Cheshire west.

Q3b Transport and Highway Reasons

638 houses will greatly increase the number of vehicles using this bottleneck. Already the air quality in Eastham is under scrutiny, more cars will make it infinitely worse. Further already commuter cars and commercial vehicles use Eastham Village - a Conservation Area- as a rat run to avoid congestion at the Vauxhall roundabout. More cars, another junction (at a cost of £3m - £5m), much more congestion leading to more traffic through the Conservation Area - totally unacceptable. The council's policy is to reduce traffic through Eastham Village, not increase it.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

An increase in vehicles from the 368 houses is bound to lead to an increase in vehicle noise which when translated to vehicles trying to avoid congestion will mean that

Eastham Village will be used as a rat run, leading to more noise. The council in its policies for Eastham Village is pledged to reduce vehicle noise

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

The site is recorded on the HER. It is the site of Eastham Mill - the first ref to which is in 1598. The Mill Cottages (1845) are still extant. The site is also likely to have been involved in the Battle of Brunanburh as a possible assembly point for King Athelstan's forces. In its Heritage policy the council is pledged to protect the site of this uniquely important battle

Q3g Infrastructure and Utilities

It is clear that 368 houses will increase the demand on surgeries and schools. How will these needs be addressed?

Q3h Flood Risk

Q3i The site boundary is wrong

May I please draw to your attention an error in the plan/map of the Eastham Conservation Area that is shown on the PDF of the Conservation Area in the section 'Developments Options Review - Green belt sites - Eastham - Eastham Conservation Area etc' The boundary on the southern end is incorrect. It runs from the junction of Eastham Village Road south and the A/41 in a direct line across the fields behind Eastham House to a point on the northern side of Rivacre Road. I have drawn it roughly on the attached plan taken from the Appraisal and Management Plan. On the web site mentioned it is shown as following the line of Eastham Village Road. This may not be immediately relevant, but it should be corrected to avoid any future misunderstandings. I hope that you or one of your colleagues will redraw the boundary correctly.

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Green belt should not be considered for housing at all

Q3k Development Viability

Q3l Loss of Agricultural Land

This is valuable agricultural land which has been used for farming for centuries. At a time when it is becoming increasingly important that the country needs to grow more of its own food to build on this or any agricultural land is madness

Q3m Will impact on the Green Belt

Well, it's in the green belt so will clearly impact on it!

Q3n Other reasons

Attachment 1

<https://wirral-consult.objective.co.uk/file/5879129>

Attachment 1

<https://wirral-consult.objective.co.uk/file/5879130>

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-11450

Site Reference

Parcel 4.13 (SP049) - South of Mill Park Road, Eastham

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

368 houses on this site will result in over 1,000 extra car journeys per day spilling onto what is already a very busy junction that already causes traffic chaos. It will lead to many more vehicles passing through Eastham Village Conservation Area at peak times as they will seek to avoid traffic build up at the Vauxhall roundabout junction, when the Council is pledged to reduce traffic through Eastham Village. There are already concerns about the air quality in Eastham which is currently being monitored and pollution will only deteriorate with additional traffic.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Surely additional infrastructure would also be required to service any additional housing i.e. Schools, surgeries etc, which would cause increased pressure on existing facilities also requiring the use of even more vehicles for employees.

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

There are numerous brown sites that could be used for development and I place my objection to any further Green Belt land to be developed for further housing,

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

There are numerous brown sites that could be used for development and I place my objection to any further Green Belt land to be developed for further housing,

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-11502

Site Reference

Parcel 4.13 (SP049) - South of Mill Park Road, Eastham

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

The concept of 'weakly performing green belt' classifies the Green Belt into different categories, an action that has no basis in the Green Belt legislation. It is clearly an attempt to justify the release of those so called 'weakly performing sites', such as Eastham's Mill Field site, for development.

Q3b Transport and Highway Reasons

368 houses on this site will result in over 1,000 extra car journeys per day spilling onto what is already a very busy junction that already causes traffic chaos. The new junction will cost between £3 to £5m. It will lead to many more vehicles passing through the Eastham Conservation Area at peaks as they seek to avoid traffic build up at the Vauxhall roundabout junction, when the council is pledged to reduce traffic through Eastham Village.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

This Mill field site is the location of the archaeologically important Eastham Mill mentioned on the Historic Environment Record. The Mill house and cottages remain extant, the site of the mill clearly remains clear to see. This historic site has to be protected.

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

The concept of 'weakly performing green belt' classifies the Green Belt into different categories, an action the has no basis in the Green Belt legislation. It is clearly an attempt to justify the release of those so called 'weakly performing sites', such as Eastham's Mill Field site, for development.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-13065

Site Reference

Parcel 4.13 (SP049) - South of Mill Park Road, Eastham

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

I am writing as a concerned resident regarding your proposed plan to build houses on Eastham's Mill Field green belt site. I am strongly opposed to this for the following reasons. Pollution: Eastham already has the M53 running alongside it leading onto the A41. The building of a new road will lead to more traffic pollution in an area that is already heavy with traffic. There is road safety to consider, the congestion leading to more traffic accidents. It is also a health concern traffic pollution is a major cause of asthma.

Q3b Transport and Highway Reasons

Increase in Traffic: There have already been several housing developments in the area on Clifton Avenue and Delamere and Eastham Village which have still not been completed, the implications of these have still not been realised, more housing means more cars in the local area leading to more congestion and also sparks road safety concerns for pedestrians.the safety of children. Eastham already has the M53 running alongside it leading onto the A41. The building of a new road will lead to more traffic pollution in an area that is already heavy with traffic. There is road safety to consider, the congestion leading to more traffic accidents. It is also a health concern traffic pollution is a major cause of asthma.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Green belt: I am opposed to any release of green belt in the Eastham area. Brownfield sites should be used as areas of development, once green belt areas are lost they cannot be replaced. There are foxes and other wildlife in the local area that have already lost a lot of their habitat. I urge you to reconsider this plan as a local resident. I am deeply concerned at any destruction of the green belt.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Green belt: I am opposed to any release of green belt in the Eastham area.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-13225

Site Reference

Parcel 4.13 (SP049) - South of Mill Park Road, Eastham

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

I wish to register my objections to the Council's proposals to release Green Belt land in Wirral.

Q3b Transport and Highway Reasons

368 houses on this site will result in over 1,000 extra car journeys per day spilling onto what is already a very busy junction that already causes traffic chaos. The new junction will cost between £3 to £5m. It will lead to many more vehicles passing through the Eastham Conservation Area at peaks as they seek to avoid traffic build up at the Vauxhall roundabout junction, when the council is pledged to reduce traffic through Eastham village.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

This Mill field site is the location of the archaeologically important Eastham Mill mentioned on the Historic Environment Record. The Mill house and cottages remain extant, the site of the mill clearly remains clear to see. This historic site has to be protected.

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

I wish to register my objections to the Council's proposals to release Green Belt land in Wirral. The concept of 'weakly performing green belt' classifies the Green Belt into different categories, an action that has no basis in the Green Belt legislation. It is clearly an attempt to justify the release of those so-called 'weakly performing sites', such as Eastham's Mill Field site, for development.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-12781

Site Reference

Parcel 4.13 (SP049) - South of Mill Park Road, Eastham

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

I wish to register my objections to the Council's proposals to release Green Belt land in Wirral.

Q3b Transport and Highway Reasons

368 houses on this site will result in over 1,000 extra car journeys per day spilling onto what is already a very busy junction that already causes traffic chaos. The new junction will cost between £3 to £5m. It will lead to many more vehicles passing through the Eastham Conservation Area at peaks as they seek to avoid traffic build up at the Vauxhall roundabout junction, when the council is pledged to reduce traffic through Eastham village.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

This Mill field site is the location of the archaeologically important Eastham Mill mentioned on the Historic Environment Record. The Mill house and cottages remain extant, the site of the mill clearly remains clear to see. This historic site has to be protected.

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

I wish to register my objections to the Council's proposals to release Green Belt land in Wirral. The concept of 'weakly performing green belt' classifies the Green Belt into different categories, an action that has no basis in the Green Belt legislation. It is clearly an attempt to justify the release of those so-called 'weakly performing sites', such as Eastham's Mill Field site, for development.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-13222

Site Reference

Parcel 4.13 (SP049) - South of Mill Park Road, Eastham

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

I wish to register my objections to the Council's proposals to release Green Belt land in Wirral.

Q3b Transport and Highway Reasons

368 houses on this site will result in over 1,000 extra car journeys per day spilling onto what is already a very busy junction that already causes traffic chaos. The new junction will cost between £3 to £5m. It will lead to many more vehicles passing through the Eastham Conservation Area at peaks as they seek to avoid traffic build up at the Vauxhall roundabout junction, when the council is pledged to reduce traffic through Eastham village.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

This Mill field site is the location of the archaeologically important Eastham Mill mentioned on the Historic Environment Record. The Mill house and cottages remain extant, the site of the mill clearly remains clear to see. This historic site has to be protected.

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

I wish to register my objections to the Council's proposals to release Green Belt land in Wirral. The concept of 'weakly performing green belt' classifies the Green Belt into different categories, an action that has no basis in the Green Belt legislation. It is clearly an attempt to justify the release of those so-called 'weakly performing sites', such as Eastham's Mill Field site, for development.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-13219

Site Reference

Parcel 4.13 (SP049) - South of Mill Park Road, Eastham

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

I wish to register my objections to the Council's proposals to release Green Belt land in Wirral.

Q3b Transport and Highway Reasons

368 houses on this site will result in over 1,000 extra car journeys per day spilling onto what is already a very busy junction that already causes traffic chaos. The new junction will cost between £3 to £5m. It will lead to many more vehicles passing through the Eastham Conservation Area at peaks as they seek to avoid traffic build up at the Vauxhall roundabout junction, when the council is pledged to reduce traffic through Eastham village.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

This Mill field site is the location of the archaeologically important Eastham Mill mentioned on the Historic Environment Record. The Mill house and cottages remain extant, the site of the mill clearly remains clear to see. This historic site has to be protected.

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

I wish to register my objections to the Council's proposals to release Green Belt land in Wirral. The concept of 'weakly performing green belt' classifies the Green Belt into different categories, an action that has no basis in the Green Belt legislation. It is clearly an attempt to justify the release of those so-called 'weakly performing sites', such as Eastham's Mill Field site, for development.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-13307

Site Reference

Parcel 4.13 (SP049) - South of Mill Park Road, Eastham

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

I wish to register my objections to the Council's proposals to release Green Belt land in Wirral.

Q3b Transport and Highway Reasons

368 houses on this site will result in over 1,000 extra car journeys per day spilling onto what is already a very busy junction that already causes traffic chaos. The new junction will cost between £3 to £5m. It will lead to many more vehicles passing through the Eastham Conservation Area at peaks as they seek to avoid traffic build up at the Vauxhall roundabout junction, when the council is pledged to reduce traffic through Eastham village.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

This Mill field site is the location of the archaeologically important Eastham Mill mentioned on the Historic Environment Record. The Mill house and cottages remain extant, the site of the mill clearly remains clear to see. This historic site has to be protected.

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

I wish to register my objections to the Council's proposals to release Green Belt land in Wirral. The concept of 'weakly performing green belt' classifies the Green Belt into different categories, an action that has no basis in the Green Belt legislation. It is clearly an attempt to justify the release of those so-called 'weakly performing sites', such as Eastham's Mill Field site, for development.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-13310

Site Reference

Parcel 4.13 (SP049) - South of Mill Park Road, Eastham

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

I wish to register my objections to the Council's proposals to release Green Belt land in Wirral.

Q3b Transport and Highway Reasons

368 houses on this site will result in over 1,000 extra car journeys per day spilling onto what is already a very busy junction that already causes traffic chaos. The new junction will cost between £3 to £5m. It will lead to many more vehicles passing through the Eastham Conservation Area at peaks as they seek to avoid traffic build up at the Vauxhall roundabout junction, when the council is pledged to reduce traffic through Eastham village.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

This Mill field site is the location of the archaeologically important Eastham Mill mentioned on the Historic Environment Record. The Mill house and cottages remain extant, the site of the mill clearly remains clear to see. This historic site has to be protected.

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

I wish to register my objections to the Council's proposals to release Green Belt land in Wirral. The concept of 'weakly performing green belt' classifies the Green Belt into different categories, an action that has no basis in the Green Belt legislation. It is clearly an attempt to justify the release of those so-called 'weakly performing sites', such as Eastham's Mill Field site, for development.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-12952

Site Reference

Parcel 4.13 (SP049) - South of Mill Park Road, Eastham

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

I wish to register my objections to the Council's proposals to release Green Belt land in Wirral.

Q3b Transport and Highway Reasons

368 houses on this site will result in over 1,000 extra car journeys per day spilling onto what is already a very busy junction that already causes traffic chaos. The new junction will cost between £3 to £5m. It will lead to many more vehicles passing through the Eastham Conservation Area at peaks as they seek to avoid traffic build up at the Vauxhall roundabout junction, when the council is pledged to reduce traffic through Eastham village.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

This Mill field site is the location of the archaeologically important Eastham Mill mentioned on the Historic Environment Record. The Mill house and cottages remain extant, the site of the mill clearly remains clear to see. This historic site has to be protected.

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

I wish to register my objections to the Council's proposals to release Green Belt land in Wirral. The concept of 'weakly performing green belt' classifies the Green Belt into different categories, an action that has no basis in the Green Belt legislation. It is clearly an attempt to justify the release of those so-called 'weakly performing sites', such as Eastham's Mill Field site, for development.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-13053

Site Reference

Parcel 4.13 (SP049) - South of Mill Park Road, Eastham

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

I wish to register my objections to the Council's proposals to release Green Belt land in Wirral.

Q3b Transport and Highway Reasons

368 houses on this site will result in over 1,000 extra car journeys per day spilling onto what is already a very busy junction that already causes traffic chaos. The new junction will cost between £3 to £5m. It will lead to many more vehicles passing through the Eastham Conservation Area at peaks as they seek to avoid traffic build up at the Vauxhall roundabout junction, when the council is pledged to reduce traffic through Eastham village.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

This Mill field site is the location of the archaeologically important Eastham Mill mentioned on the Historic Environment Record. The Mill house and cottages remain extant, the site of the mill clearly remains clear to see. This historic site has to be protected.

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

I wish to register my objections to the Council's proposals to release Green Belt land in Wirral. The concept of 'weakly performing green belt' classifies the Green Belt into different categories, an action that has no basis in the Green Belt legislation. It is clearly an attempt to justify the release of those so-called 'weakly performing sites', such as Eastham's Mill Field site, for development.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-12774

Site Reference

Parcel 4.13 (SP049) - South of Mill Park Road, Eastham

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

I wish to register my objections to the Council's proposals to release Green Belt land in Wirral.

Q3b Transport and Highway Reasons

368 houses on this site will result in over 1,000 extra car journeys per day spilling onto what is already a very busy junction that already causes traffic chaos. The new junction will cost between £3 to £5m. It will lead to many more vehicles passing through the Eastham Conservation Area at peaks as they seek to avoid traffic build up at the Vauxhall roundabout junction, when the council is pledged to reduce traffic through Eastham village.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

This Mill field site is the location of the archaeologically important Eastham Mill mentioned on the Historic Environment Record. The Mill house and cottages remain extant, the site of the mill clearly remains clear to see. This historic site has to be protected.

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

I wish to register my objections to the Council's proposals to release Green Belt land in Wirral. The concept of 'weakly performing green belt' classifies the Green Belt into different categories, an action that has no basis in the Green Belt legislation. It is clearly an attempt to justify the release of those so-called 'weakly performing sites', such as Eastham's Mill Field site, for development.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-12777

Site Reference

Parcel 4.13 (SP049) - South of Mill Park Road, Eastham

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

I wish to register my objections to the Council's proposals to release Green Belt land in Wirral.

Q3b Transport and Highway Reasons

368 houses on this site will result in over 1,000 extra car journeys per day spilling onto what is already a very busy junction that already causes traffic chaos. The new junction will cost between £3 to £5m. It will lead to many more vehicles passing through the Eastham Conservation Area at peaks as they seek to avoid traffic build up at the Vauxhall roundabout junction, when the council is pledged to reduce traffic through Eastham village.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

This Mill field site is the location of the archaeologically important Eastham Mill mentioned on the Historic Environment Record. The Mill house and cottages remain extant, the site of the mill clearly remains clear to see. This historic site has to be protected.

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

I wish to register my objections to the Council's proposals to release Green Belt land in Wirral. The concept of 'weakly performing green belt' classifies the Green Belt into different categories, an action that has no basis in the Green Belt legislation. It is clearly an attempt to justify the release of those so-called 'weakly performing sites', such as Eastham's Mill Field site, for development.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-12784

Site Reference

Parcel 4.13 (SP049) - South of Mill Park Road, Eastham

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

I wish to register my objections to the Council's proposals to release Green Belt land in Wirral.

Q3b Transport and Highway Reasons

368 houses on this site will result in over 1,000 extra car journeys per day spilling onto what is already a very busy junction that already causes traffic chaos. The new junction will cost between £3 to £5m. It will lead to many more vehicles passing through the Eastham Conservation Area at peaks as they seek to avoid traffic build up at the Vauxhall roundabout junction, when the council is pledged to reduce traffic through Eastham village.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

This Mill field site is the location of the archaeologically important Eastham Mill mentioned on the Historic Environment Record. The Mill house and cottages remain extant, the site of the mill clearly remains clear to see. This historic site has to be protected.

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

I wish to register my objections to the Council's proposals to release Green Belt land in Wirral. The concept of 'weakly performing green belt' classifies the Green Belt into different categories, an action that has no basis in the Green Belt legislation. It is clearly an attempt to justify the release of those so-called 'weakly performing sites', such as Eastham's Mill Field site, for development.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-12787

Site Reference

Parcel 4.13 (SP049) - South of Mill Park Road, Eastham

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

I wish to register my objections to the Council's proposals to release Green Belt land in Wirral.

Q3b Transport and Highway Reasons

368 houses on this site will result in over 1,000 extra car journeys per day spilling onto what is already a very busy junction that already causes traffic chaos. The new junction will cost between £3 to £5m. It will lead to many more vehicles passing through the Eastham Conservation Area at peaks as they seek to avoid traffic build up at the Vauxhall roundabout junction, when the council is pledged to reduce traffic through Eastham village.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

This Mill field site is the location of the archaeologically important Eastham Mill mentioned on the Historic Environment Record. The Mill house and cottages remain extant, the site of the mill clearly remains clear to see. This historic site has to be protected.

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

I wish to register my objections to the Council's proposals to release Green Belt land in Wirral. The concept of 'weakly performing green belt' classifies the Green Belt into different categories, an action that has no basis in the Green Belt legislation. It is clearly an attempt to justify the release of those so-called 'weakly performing sites', such as Eastham's Mill Field site, for development.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-14377

Site Reference

Parcel 4.13 (SP049) - South of Mill Park Road, Eastham

Q1 Please indicate the nature of your comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

The number of vehicles that will be added to the congestion here is unacceptable and will add to the vehicles using Eastham village contrary to Council policy.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

The proposed release from the green belt of The Millfield site (SPO47) is unacceptable. It will compromise the site of the Eastham Mill (HER) and the possible site for Athelstan's camp before the Battle of Brunanburh.

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-14957

Site Reference

Parcel 4.13 (SP049) - South of Mill Park Road, Eastham

Q1 Please indicate the nature of your comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

The air quality in Eastham is not the best, I believe that greenbelts are natural air purifiers and should remain.

Q3b Transport and Highway Reasons

The traffic in the area has greatly increased over the years and it is often difficult to get out of Mill Park estate due to the traffic build up on the A41 and M53 Junction 5. An extra junction on the A41 will cause major problems. Traffic is often at a standstill in the mornings and we have yet to see the result of the extra traffic from the huge housing development at Hooton. As Hooton has its own traffic problems I predict a lot of traffic from the Hooton brown field site development will use Eastham Rake.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

I am opposed to building houses on Eastham's Mill Field green belt site. The Council should not be encouraging people to live next to a busy motorway on one side and the busiest road in Wirral on the other boundary I think there could be health issues that will cost Wirral NHS a lot of money in the future. I have a chronic illness and it can take me two weeks to get an appointment (phone consultation) with the local doctors surgery. The extra houses will require an extra surgery. Extra school places will be required and I am in no doubt that the school leaders will welcome the extra funding as they do need it. I was a school governor for eight years and a member of the schools finance committee. In reality only a small proportion of the extra funding will be spent on extra classrooms and teachers. Class sizes will increase as a result of the extra intake. I have seen an increase of 50% in class sizes over the last 25 years. It is my professional opinion that the number of students in a classroom has a major influence in the quality of learning.

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

I am a Wirral resident, retired and local school teacher for 38 years. I am opposed to any release of greenbelt in Eastham.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-14356

Site Reference

Parcel 4.13 (SP049) - South of Mill Park Road, Eastham

Q1 Please indicate the nature of your comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

I am also extremely concerned about the increase in traffic and the safety of the roads surrounding the Mill Field Green Belt site if this parcel of land was released for development. The A41 carriage way coming off the M53 at Eastham is a dangerous enough part of the road as it is with the access and egress from the Travelodge and coffee shop. If access to a housing development on Mill Field where to be from the New Chester Road I would expect a massive increase in congestion and accidents. If lesser access where to be routed through the Mill Park Estate, over narrow 1950 estate roads, which suffer poor visibility due to insufficient parking for residents, then again I envisage the risk of accidents and further deterioration to the roads and grass verges on the Mill Park estate.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Ahead of your deadline of 23 March 2020 I wish to record that I am opposed to the releasing of green belt land, in particular I am totally opposed to the releasing of green belt land in Eastham. I am a local resident and a resident of Kingsley Avenue, Eastham for the last 35 years and I am especially opposed to the building of houses on Eastham's Mill Field Green Belt Site. In my opinion Eastham is a neglected part of the borough when it comes to local services and amenities. The very thought of the strain, which the building of 368 house on the Mill Field Green Belt site, would place on local amenities and services is ridiculous. We do not have enough schools, health care facilities or shops to accommodate the sheer numbers of people occupying a housing estate of this size, particularly when a very large housing estate is currently being built just across the boundary line in Hooton. I would imagine many of those residents will use the meagre facilities in Eastham thus increasing the stain on local services, as there is not much in Hooton or Willaston.

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-14362

Site Reference

Parcel 4.13 (SP049) - South of Mill Park Road, Eastham

Q1 Please indicate the nature of your comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

The roads cannot cope with the extra traffic resulting in a new junction being built at an extra cost. This then will lead to more traffic moving through our historic village (Eastham Village), an area that the Council are already trying to deal with the traffic problems without much success. Currently the drainage system is apparently very old, therefore new drains and piping would have to be installed at a further cost!

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

I would like to remind you all, as if you have not already thought of it, but if you continue with this nonsense, where do these children that have to stay in their house go to school, where are the doctors surgeries for all this families that are not able to have good clean air in their lungs, because all they will get when they do leave their houses is the population from the extra emissions from cars, lorries etc.

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Within the whole of the Borough there must be more than enough 'brown belt' land that is no longer in used which could better accommodate these new developments you seem so intent on building. To build properties on the 'brown belt' would make them look less of an eye sore. I would urge you to reconsider and look again at the 'brown belt' areas within Wirral that could very easily be transformed into the new housing estates and leave the green belt for all the original and now the new families you want to move into our area to enjoy rather than totally spoil it for everyone!!! Thank you for reading and hope just one little once of what I have tried to get across makes those that be think about us and our environment.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

To Whom It Maybe That Should Be Reading This - I moved to this beautiful historic village 3years ago, because it is and should remain a beautiful village. It will always be a historic village but introducing more new house will absolutely kill what the Council should be preserving. The concept of the village and surrounding areas as 'weakly performing green belt' is nonsense. If you continue to build houses on green belt we will very soon have no green belt left for families to enjoy. The Government is all about families and especially the children should be out enjoying playing in our 'green and pleasant land', but if this nonsense continues there will be no 'green and pleasant land' left!!! They want to stop children playing in the house on their electronic equipment but where will families be able to go to enjoy the great outdoors.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-14364

Site Reference

Parcel 4.13 (SP049) - South of Mill Park Road, Eastham

Q1 Please indicate the nature of your comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

I wish to register my objection to the building of any sort, in particular the unnecessary building of a housing estate on the green belt field at Eastham Mill Fields. In Eastham we have insufficient services to accommodate 368 more houses, 368 houses, which, would probably result in the region of 600 more cars punishing our poor roads. Access to such an estate would be a massive traffic hazard if access was from the the A41 near the M53 roundabout. If secondary access was via the Mill Park estate using the narrow roads, I foresee further deterioration of our road surfaces and grass verges not to mention a rise in accidents. Congestion around the only shops in Eastham, near Eastham library, would be manic and more dangerous than it is already and I imagine the stretch of A41 between Eastham and the Croft would also suffer. We already have many pockets of development popping up in services starved Eastham, so why would a massive housing estate be a good idea at the expense of green belt land....who does it benefit? I strongly oppose the use of green belt land for housing development and strongly oppose the development of Mill Fields

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-14928

Site Reference

Parcel 4.13 (SP049) - South of Mill Park Road, Eastham

Q1 Please indicate the nature of your comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Eastham Rake was widened to provide two lanes out on to the A41, with one lane into the Eastham area when heading westwards. Eastham Rake serves not only Eastham but also the southern part of the Brookhurst Estate. As a result there can be queues to enter the mini roundabout and up to the A41 to travel north towards Birkenhead or south to the M53. If the development requires access to Mill Park Drive the only direct links are through Thornleigh Avenue and Kingsley Avenue. There is limited opportunity for existing homes to provide additional parking without the construction of pavement crossings or parking bays. The developers should pay for improvements designed in consultation with residents. The lack of parking bays on Mill Park Drive has led to parking on verges, with much recent damage as drivers choose to do that rather than risk damage to wing mirrors. Access through Mill Park would, therefore, necessitate the developer providing funds for improvements on the estate. Even with this the pinch point of the mini roundabout remains. In order to reach Millfields Primary School, South Wirral High school, works would have to be put in place to ensure links to services. The site will need extensive access from the A41 New Chester Road at a point between Als Urban farm and the property Mill Hey. This might be a

roundabout or traffic lights. However this might involve detrimental inroads into the agricultural land to the east, between the A41 and Rivacre Road to provide sufficient turning lanes. The impact on Transport – The station at Eastham rake would be within reasonable walking development of homes on SPO 49, as would the A41 New Chester Road. Bus services along the A41 will need some improvement to form an attractive alternative to car use. Any estate should include a network of walking and cycling routes linked to the A41 and Eastham Rake station. The construction of a major access on to the New Chester Road, for an estate of the size being considered, will add yet another signal controlled junction or roundabout on the A41, close to the M53. This might cause congestion for the volume of traffic heading to or coming from the motorway. As a result the heavy goods traffic from the South Wirral International Business Park, Great Bear at Bromborough, and other depots will be stopping and starting at yet another set of lights, adding to emissions.

Conclusions:

- Work is needed to assess the most accurate housing requirements to be clear on whether this site needs to be released in the future
- This agricultural land should be retained wherever possible for food production
- Proper landscaping and wide buffer zones are needed for wildlife and screening if the site is released
- New planting would need to be extensive in order to reduce the impact of pollutants
- Any developer should provide sufficient funding to restore the woodland in the centre of the site and manage it effectively as a public open space
- Parking provision on Mill Park Drive and the local shopping centre needs consideration along with work to improve pedestrian safety
- Where access is proposed on to the Mill Park estate consultation with residents of Thornleigh Avenue and Kingsley Avenue is need on traffic calming and road widening
- The developer needs to provide affordable housing and work with social landlords to assess and meet the needs of the wider community.
- The Community Infrastructure levy/Section 106 should be used for school places and to improve other community facilities. It is essential that the infrastructure is provided to meet growing demand for health services.
- Work is needed to study the impact of access on to the A41, to create footpath walking and cycling links so that the estate is integrated with the community.

This list is not exhaustive but represents the considered response of ward councillors at this early stage of the process.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

The impact of recent development:

In recent years the Eastham area has provided sites for new homes at these locations

- The site of Mill Park Junior School (now Archer's Green)
- The site of the Lyndale School (being developed by Torus)
- Land to the north of the Anselmians field (Archway Homes)
- Land at Bridle Road formerly Harrison's Yard
- The site of the former Bromborough Secondary School at Acre Lane
- Land at Delamere Avenue and at Mallowdale Close (being developed by Magenta) will add 23 new homes for social rent and 11 for shared ownership.
- The site of Carlett Park College which was classed as brownfield in two phases.

Through these means well over 500 properties have been or are under construction. It should be noted that there is limited social housing in the Eastham Ward area. Magenta has 466 homes and flats in Eastham, 317 on Mill Park and 149 on the Dales. The developer needs to provide affordable housing and work with social landlords to assess and meet the needs of the wider community. The area has also potential for new homes in Ferry Road on the site of the existing clubhouse of the Eastham Lodge Golf Club. All these developments have added to or are about to add to the needs of local services.

Whilst there is space in South Wirral High School and Millfields Primary all the other local schools are substantially filled. Raeburn Primary and Christ the King are already large schools. When Glenburn Infants school was closed Heygarth was extended. Additional building will be required to both Heygarth and Mendell Primary. These are buildings which have been added on to in a piecemeal manner over the years. The Community Infrastructure Levy/Section 106 should be used for school places. In the absence of information on the origin or age range of new residents it is difficult to assess their impact.

To meet existing demand local doctors practices are already working together in Healthier South Wirral. This Primary Care Network includes the surgeries listed below

- The Orchard Surgery
- Spital Surgery
- Allport Surgery
- Eastham Group Practice
- Parkfield Medical Centre
- Sunlight Group Practice
- Civic Medical Centre

Whilst new patients bring funding to the 'lists' of each surgery the buildings themselves may require investment. It is essential that the infrastructure is provided to meet growing demand for health services.

The Walk In centre at Eastham caters for many people from Wirral but also from over the border in Cheshire. A high proportion of its usage emanates from the neighbouring areas that are outside Wirral Council's area. Recent data shown here:

| Origin of Service User | Sept 19 | Oct 19 |
|------------------------|---------|--------|
| NHS Wirral CCG | 845 | 829 |
| NHS West Cheshire CCG | 481 | 501 |
| Wales | 15 | 15 |
| Out of Area | 101 | 83 |
| Total | 1442 | 1428 |

It is essential that the infrastructure is provided to meet growing demand for health services.

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

The impact on agriculture:

- The field to the east of the central woodland on the site has been used for the growing of turf in recent years. As a result the topsoil has been scraped off and the field has been left to recover as rough grassland. The field to the west of the central woodland has been ploughed and planted in recent years. A range of crops have been planted here. This land may not be the 'best' but it has proved to be 'versatile' in recent years and is well drained except for by the motorway. This agricultural

- land should be retained wherever possible for food production. This has not been managed for many years except for removal of low limbs along the edges. A number of ponds in the woodland have gradually filled through natural processes
- Any developer should provide sufficient funding to restore the woodland and manage it effectively as a public open space. Driving a road through the woodland, to link two separate developments, should be avoided. Tree planting is needed to provide a buffer zone between Mill Park and any new homes.
 - As there is only traffic island refuge at its northern end the developers should pay for improvements to the parking areas and road safety in this district centre .

Q3m Will impact on the Green Belt

Q3n Other reasons

Whilst work continues to assess the most accurate housing requirements this submission covers the issues of infrastructure that any developer needs to meet. The boundaries of the site - The motorway is seen as a 'strong' barrier due to its elevation along its length. Travelling along the M53 provides an overview of the site. It also, however, provides an opportunity for the noise of vehicles to reach nearby properties, along with pollutants from diesel and petrol engines. In view of this any development should include an area of planting as a buffer zone New planting would need to be extensive in order to reduce the impact of pollutants. To the north of the site there are homes in Pickmere Drive, Thornleigh Avenue, Kingsley Avenue and Lowfields Avenue. With the exception of Pickmere Drive homes in these roads are screened by established hedges maintained in Kingsley Avenue and Lowfields Avenue. The hedgerow in Thornleigh Avenue is wide, provides a screen, but is not managed. Regrettably there are gaps in this and some of the trees are in poor condition. There is, also a ditch, partially filled in at Kingsley Avenue and Lowfields Avenue. Proper landscaping and wide buffer zones are needed for wildlife and screening Access to the site From the Mill Park estate the site may be served by narrow roads off Mill Park Drive. Mill Park Drive itself is the only road running through the Mill Park Estate. It meets Eastham Rake at a mini roundabout after passing through the local shopping centre. This was made a 20 MPH zone in an attempt to improve road safety. We understand that some residents have been advised that 'The Council proposes to release Eastham's Mill Field site from the Green Belt to accommodate 368 houses'. As the Council voted unanimously on the consultation covering Regulation 18 the correct interpretation is that land in the Green Belt will only be considered if Wirral Council cannot identify an adequate land supply within the existing urban area, subject to viability, funding for regeneration and increasing densities in appropriate locations. We recognise that work is continuing with the aim of securing enough brownfield sites that can be developed at a rate and in a timescale that will be accepted at the hearing in 2020. The area referred to here is SPO 49 between the Mill Park estate and the M53 motorway.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-14998

Site Reference

Parcel 4.13 (SP049) - South of Mill Park Road, Eastham

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

I am also extremely concerned about the increase in traffic and safety of the roads surrounding the Mill Field Green Belt site if this piece of land was released for development. The A41 carriage way coming off M53 at Eastham is a dangerous enough part of the road as it is with the access and egress from the Travelodge, Starbucks and Garden Centre. If the entrance to a housing development on Mill Field were to be accessed from New Chester Road I would expect to see a massive increase in congestion and accidents. If you drive along that stretch of road at peak times you will see the back up of traffic from the roundabout and if there has been an accident then the whole of the New Chester Road in Eastham can be backed up. Turning right into the any of the services on that stretch of road is extremely dangerous with fast moving traffic coming off the roundabout and motorway. If lesser accesses were to be routed through the Mill Park Estate, through narrow estate roads, which suffer poor visibility due to insufficient parking for residents, then I envisage the risk of more accidents and further deterioration of the roads and grass verges on the Mill Park

Estate. The flats that are already on Clifton Avenue have had their parking removed by the new houses and flats that are being built and the new houses look like they only have parking for one car, so already this road is going to be congested and dangerous without adding to it. And to add to everything else you also have the noise and air pollution that comes from building homes right along side a very busy motorway

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

The very thought of the strain, which the building of 368 houses on the Mill Field Green Belt site, would place on local amenities and services is ridiculous. We do not have enough schools, health care facilities or shops to accommodate the sheer number of people occupying a housing estate of this size, particularly when a very large housing estate is currently being built just across the boundary line in Hooton. I imagine many of those residents will use the meagre facilities in Eastham thus increasing the strain on local services, as there are not many facilities in the small villages of Hooton or Willaston. There are already new houses & flats being built in Clifton Avenue, Eastham, Delamare Close, Eastham, Eastham Village, the old Acre Lane school site, these will put increased strain on our services without more adding to it.

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

I wish to record that I am opposed to the releasing of green belt land, in particular I am totally opposed to the releasing of green belt land in Eastham. I am a local resident and have lived in Eastham for over 40 years. I am especially opposed to the building of houses on Eastham's Mill Field Green Belt site.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-14999

Site Reference

Parcel 4.13 (SP049) - South of Mill Park Road, Eastham

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

I am also extremely concerned about the increase in traffic and safety of the roads surrounding the Mill Field Green Belt site if this piece of land was released for development. The A41 carriage way coming off M53 at Eastham is a dangerous enough part of the road as it is with the access and egress from the Travelodge, Starbucks and Garden Centre. If the entrance to a housing development on Mill Field were to be accessed from New Chester Road I would expect to see a massive increase in congestion and accidents. If you drive along that stretch of road at peak times you will see the back up of traffic from the roundabout and if there has been an accident then the whole of the New Chester Road in Eastham can be backed up. Turning right into the any of the services on that stretch of road is extremely dangerous with fast moving traffic coming off the roundabout and motorway. If lesser accesses were to be routed through the Mill Park Estate, through narrow estate roads, which suffer poor visibility due to insufficient parking for residents, then I envisage the risk of more accidents and further deterioration of the roads and grass verges on the Mill Park

Estate. The flats that are already on Clifton Avenue have had their parking removed by the new houses and flats that are being built and the new houses look like they only have parking for one car, so already this road is going to be congested and dangerous without adding to it. And to add to everything else you also have the noise and air pollution that comes from building homes right along side a very busy motorway

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

The very thought of the strain, which the building of 368 houses on the Mill Field Green Belt site, would place on local amenities and services is ridiculous. We do not have enough schools, health care facilities or shops to accommodate the sheer number of people occupying a housing estate of this size, particularly when a very large housing estate is currently being built just across the boundary line in Hooton. I imagine many of those residents will use the meagre facilities in Eastham thus increasing the strain on local services, as there are not many facilities in the small villages of Hooton or Willaston. There are already new houses & flats being built in Clifton Avenue, Eastham, Delamare Close, Eastham, Eastham Village, the old Acre Lane school site, these will put increased strain on our services without more adding to it.

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

I wish to record that I am opposed to the releasing of green belt land, in particular I am totally opposed to the releasing of green belt land in Eastham. I am a local resident and have lived in Eastham for over 40 years. I am especially opposed to the building of houses on Eastham's Mill Field Green Belt site.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-18375

Site Reference

Parcel 4.13 (SP049) - South of Mill Park Road, Eastham

Q1 Please indicate the nature of your comment**Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site****Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

I live on Lowfields Avenue Eastham opposite the cornfields to which the farmer has 2 to 3 crops a year without fail so in my and my family's opinion and everyone around here it seems ludicrous to take away someone's livelihood to build on the land when there is plenty of brown belt land available and the cost to the surrounding area it's not on and all of us residents will stand together in protesting our rights to stop the building on our beautiful field

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-23693

Site Reference

Parcel 4.13 (SP049) - South of Mill Park Road, Eastham

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

As a local resident I would like to register my opposition to the release of green belt land for development as part of the Wirral Local Plan. Please consider the following points:

- Once land has been converted to development, it is unlikely to ever be converted back to Greenfield use
- Destruction of the natural habitat of some animal and plant species

Q3b Transport and Highway Reasons

Negative effect upon transport and energy use

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Reduction of or complete loss of amenity or recreation value

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Loss of agricultural land results in loss of production and loss of employment

Q3m Will impact on the Green Belt

Loss of the green belt of agricultural or designated wildlife land, that clearly defines and separates areas of difference, be they cities, towns, suburbs, villages or hamlets of housing. The final point is especially true of my local area of Eastham Village which is losing its historical identity via the encroachment of housing and the reduction in greenfield sites. I would not like to see this extended via the development of Eastham's Mill Field site.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-23972

Site Reference

Parcel 4.13 (SP049) - South of Mill Park Road, Eastham

Q1 Please indicate the nature of your comment**Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site****Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Agree with the exclusion of the 'weak' green belt sites east of the M53 including Parcels 4.4, 4.5, 4.6, 4.10, 4.11, 4.12, 4.13 shown on Map A of Appendix 4.7. Development of all these sites would destroy the corridor and local quality of life due to traffic congestion and air pollution, potentially from thousands of cars, and the swamping of local services.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-24439 (Environment Agency)

Site Reference

Parcel 4.13 (SP049) - South of Mill Park Road, Eastham

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Environmental constraint(s) that should be considered for this Green Belt parcel;
Source protection Zone 3 (outer zone)

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Any sites released from Green Belt to accommodate future development needs will need to consider the natural environment. Any future scheme should actively improve such features perhaps improving their physical benefits, such as mitigating/reducing flood risk, habitat creation.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-24599

Site Reference

Parcel 4.13 (SP049) - South of Mill Park Road, Eastham

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Eastham Village should be considered as a single Green Belt Parcel and should be released from the Green Belt under Option 2A.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-25637

Site Reference

Parcel 4.13 (SP049) - South of Mill Park Road, Eastham

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

The concept of 'weakly performing green belt' classifies the Green Belt into different categories, an action that has no basis in the Green Belt legislation. It is clearly an attempt to justify the release of those so called 'weakly performing sites', such as Eastham's Mill Field site, for development.

Q3b Transport and Highway Reasons

368 houses on this site will result in over 1,000 extra car journeys per day spilling onto what is already a very busy junction that already causes traffic chaos. The new junction will cost between £3 to £5m. It will lead to many more vehicles passing through the Eastham Conservation Area at peaks as they seek to avoid traffic build up at the Vauxhall roundabout junction, when the council is pledged to reduce traffic through Eastham Village.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

This Mill field site is the location of the archaeologically important Eastham Mill mentioned on the Historic Environment Record. The Mill house and cottages remain extant, the site of the mill clearly remains clear to see. This historic site has to be protected.

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

The concept of 'weakly performing green belt' classifies the Green Belt into different categories, an action that has no basis in the Green Belt legislation. It is clearly an attempt to justify the release of those so called 'weakly performing sites', such as Eastham's Mill Field site, for development.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-26175

Site Reference

Parcel 4.13 (SP049) - South of Mill Park Road, Eastham

Q1 Please indicate the nature of your comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

SHLAA 0891, which forms part of Parcel 4.13, represents a sustainable, deliverable and suitable development option for housing development in the early years of the Wirral Local Plan period, which should be prioritised to be released from the Green Belt. It is the most suitable option for the future expansion and delivery of new homes in Eastham. A full description of the Site and its key features is set out within the attached updated Development Framework Document, which shows the site would be capable of delivering circa 200 open market and affordable dwellings at a net density of circa 33dph.

Attachment 1

<https://wirral-consult.objective.co.uk/file/5684852>

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-26278

Site Reference

Parcel 4.13 (SP049) - South of Mill Park Road, Eastham

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

South of Mill Park Eastham: council estimate 368, our estimate 304 (change -64). There is a large protected wooded area, Starbucks and a buffer required to M53, reducing net site area to 10.15ha and a density of 30 dph is applied.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-26309

Site Reference

Parcel 4.13 (SP049) - South of Mill Park Road, Eastham

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

South of Mill Park Eastham: council estimate 368, our estimate 304 (change -64). There is a large protected wooded area, Starbucks and a buffer required to M53, reducing net site area to 10.15ha and a density of 30 dph is applied.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-26542

Site Reference

Parcel 4.13 (SP049) - South of Mill Park Road, Eastham

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Significantly constrained by the location of the M53 to the south. It is likely that any development would need to offset by a considerable distance in order to provide an acceptable level of amenity for future residents. The site would also require significant noise mitigation. The site is further constrained by a woodland and ponds located towards the centre of the site. Given the maturity of the woodland, it is unlikely that the council would consider a proposal acceptable unless it ensured the retention of the area of trees which would further constrain the site in terms of layout and accessibility. Furthermore, the Transport and Accessibility Review states that a new signal junction

would be required on the A41, north of the M53 at a cost of between £3-5 million, there are serious deliverability issues regarding the proposed access. The access design to the site entails a signalised junction on the A41 Chester New Road, the signalised junction is proposed 280m from the roundabout on junction 5 of the M53. The A41 experiences significant vehicle movements from the A53 to Eastham and Bromborough, as such Highways England would object to any proposals that risked the free flowing of traffic on the A41 that could result in traffic forming at the motorway junction and on to the motorway itself. The access design in the report clearly shows that the road widening for the proposed access crosses three separate titles, as such the access is owned by multiple land owners. There can be no reasonable expectation that the ownership issue will be agreed by all land owners within years 1-5. The cost of the junction works would clearly impact on the viability of the scheme should the developer need to fund the infrastructure works, or place a burden on the taxpayer should it be funded from the public purse. In light of the above, it is unlikely the site could deliver 368 dwellings or provide homes early in the plan period. Further evidence is required in relation to agricultural land, contamination, flood risk and from multiple landowners before the site can be considered acceptable to be taken forward.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-13597

Site Reference

Parcel 5.8 (SP005) - East of Garden Hey Road, Saughall Massie

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

In the summary of Special Character: “The historic village has retained a degree of separation from neighbouring suburban settlement and is unusual within the context of Wirral for having retained both agricultural use and rural character.

In the SMCA Management Plan, Insall’s says: Page 5 The Council undertakes to ensure that all changes make a positive contribution to the character and appearance

of its Conservation Areas and do not result in any serious loss of character or features. Page 9 The Plan goes on to say: The future re-designation of land in or around the conservation area through revisions to the UDP may be detrimental to its character or setting so the Policy should be: The future re-designation of land within or around the conservation area should be considered in terms of the effects on its special character and setting. Page 9 (relating to Green Belt Policies) In the application of Policies GB2, GB4 and GB5 the effects of any proposals on the special character and appearance of the conservation area and its setting should be strong material considerations.

The underlying principle of Green Belt land was to act as a "green lung" around villages and towns as well as providing a buffer zone. A never ending stream of housing estates, factories and industry – with no demarcation where one district ends and another begins – results in large urban areas with no character. If this happened in Saughall Massie, the village would be subsumed by Moreton, with even more traffic thundering through the village and the loss of open space and visual amenity.

The National Planning Policy Framework, published on 24 July 2018, Para NPPF2 136, clearly states: "Once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or updating of plans". The five purposes of the Green Belt according to the NPPF are: Namely: a) To check the unrestricted sprawl of large built up areas; b) to prevent neighbouring towns merging into one another; c) to assist in safeguarding the countryside from encroachment d) to preserve the setting and special character of historic towns; e) to assist in urban regeneration by encouraging the recycling of derelict and other under utilised land. NPPF Paragraph 143 states that when preparing Local Plans, local planning authorities should safeguard the potential of Best and Most Versatile agricultural land.

In refusing a recent Appeal (APP/RO660/A/13/2197532) the Secretary of State emphasised the need for the Local Plan to review all BMV agricultural land and to assign for development only sites of lowest grade to minimise loss of valuable farmland.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Issues & Options Document 2020-2035. It was with great disappointment that we noted our Saughall Massie greenbelt fields had again been earmarked for possible greenbelt de-designation and then potentially released for building. The SMVCAS strenuously objects to your classification of “weakly performing” green belt on these fields for the following reasons:

- 1 In our CA Appraisal October 2008, Donald Insall Associates particularly commented: “The boundary incorporates the village core and parts of the surrounding field system.... Agricultural land and related features are seen throughout the conservation area and are important in distinguishing Saughall Massie from the many sub-urbanised historic villages in Wirral... The open fields around the village form an attractive setting for the CA and are critical to its continued agricultural use and character. Page 22 - Boundary Amendment: Insall’s suggest that the boundary should be amended and it is worth noting that boundary amendments were agreed with Council officers over eighteen months ago but have yet to be formally adopted.
- 2 We currently have two farms operating in the village which are, again, integral to the agricultural nature of the Conservation Area. If the fields to the north of Diamond Farm were to be de-designated and released for housing, this would not only irreparably damage the views and nature of the Conservation Area, it would also result in the closure of Diamond Farm – which currently employs 10 people. Diamond Farm would then, of course, become open for residential re-development – again reducing the Conservation Area’s agricultural quality and heritage.
- 3 Wirral has 26 Conservation Areas of which several are already at risk of losing their identity and we would be appalled to see Saughall Massie join that group. Our historic village is an attraction for tourists, with many visiting the Thomas Brassey Bridge (Grade II listed) and reading the accompanying interpretation panel about his many achievements. We take history groups around the village and discuss

our other Grade II listed properties and their past owners and history. When Ivy Cottage was refurbished the Liverpool Archaeological Service did a full survey of the property, noting its unique cruck frames and their re-use, causing the LAS to consider that the house had been remodelled from a much earlier build. Certainly there is documentary evidence that the Bennetts of Saughall Massie were in occupation during the 1300's as well as Lucy de Salhale's house in the centre of the village.

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

At a Planning Inspectorate Appeal Decision, August 2018 regarding the development of the old Garden Hey Nurseries, the Inspector refused the application on the following grounds: 19 -. the site provides a significant visual break... retaining the spaciousness of the open countryside location. 20 -"As a result, the development would be read as an extension of the built form of the settlement of Saughall Massie, which would be harmful to the spaciousness and openness of the open countryside".

Wirral's Core Strategy Policy CS3 – Green Belt "A Green Belt will be maintained in Wirral to keep land permanently open in order to assist in urban regeneration by encouraging the recycling of derelict and other urban land; prevent neighbouring towns from merging into one another; prevent urban sprawl and safeguard the countryside from encroachment."

The description of our Saughall Massie fields as "Weakly Performing" is totally untrue. The fields provide employment for the local farm, they are put to agricultural use, they provide a green and welcome buffer from the urban sprawl around Moreton and when they were designated Green Belt in 1984, all the land put forward as Green Belt at the time had equal merit in protecting the areas within it. So what has changed? Also, we contend that there is no such phrase in the National Planning Policy Framework as "Weakly Performing Green Belt". If the fields were "weakly performing" the land would not have been designated Green Belt in the first instance. The Saughall Massie fields provide a vital belt of green land around a historic village which can prove Anglo Saxon heritage and with our Grade II listed structures, the village serves as an important legacy, reminding us of Wirral's farming communities in much earlier times

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-24292

Site Reference

Parcel 5.8 (SP005) - East of Garden Hey Road, Saughall Massie

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area**

The impact on the special character of Saughall Massie Conservation Area including commitments in the Area Management Plan,

Q3e Impact on / availability of Local Services**Q3f Impact on Heritage**

Provides part of a vital belt of green land around a historic village which can prove Anglo Saxon heritage and with our Grade II listed structures, the village serves as an important legacy

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

The impact on agriculture and agricultural land and the impact on the farm buildings within the Conservation Area

Q3m Will impact on the Green Belt

Q3n Other reasons

We strenuously object to possible green belt de-designation and potentially release for building on these fields for the reasons set out in our attachment, including the impact on the special character of Saughall Massie Conservation Area including commitments in the Area Management Plan, the impact on agriculture and agricultural land and the impact on the farm buildings within the Conservation Area. The field is not 'weakly performing' Green Belt and provides part of a vital belt of green land around a historic village which can prove Anglo Saxon heritage and with our Grade II listed structures, the village serves as an important legacy, reminding us of Wirral's farming communities in much earlier times.

Attachment 1

<https://wirral-consult.objective.co.uk/file/5658623>

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-24440 (Environment Agency)

Site Reference

Parcel 5.8 (SP005) - East of Garden Hey Road, Saughall Massie

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

No [Environmental] constraints

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-25977

Site Reference

Parcel 5.8 (SP005) - East of Garden Hey Road, Saughall Massie

Q1 Please indicate the nature of your comment

Support

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services****Q3f Impact on Heritage**

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

We support the Council's assessment that Parcel 5.8 (SHLAA 0740), at Saughall Massie makes a weak overall contribution to the five purposes of the Green Belt. The site would provide a natural and well contained extension to the urban area and settlement boundaries of Moreton and Saughall Massie. Table 4.5 of the Issues and Options document provides an estimated capacity of 47 dwellings, which together with SHLAA 0925 would be 240 dwellings. Our attached Development Statement, which takes account of the relevant site constraints, estimates the capacity of SHLAA 0740 and SHLAA 0925 together would be 180 dwellings (rather than 240 dwellings).

Attachment 1

<https://wirral-consult.objective.co.uk/file/5675698>

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-26279

Site Reference

Parcel 5.8 (SP005) - East of Garden Hey Road, Saughall Massie

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

East of Garden Hey Road, Saughall Massie: council estimate 47, our estimate 22 (change -25). The site is adjacent to the Saughall Massie Conservation Area and is a key part of open landscape separating Moreton from Saughall Massie. These constraints limit net site area to 1.12ha; apply lower 20dph given heritage assets.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-26310

Site Reference

Parcel 5.8 (SP005) - East of Garden Hey Road, Saughall Massie

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

East of Garden Hey Road, Saughall Massie: council estimate 47, our estimate 22 (change -25). The site is adjacent to the Saughall Massie Conservation Area and is a key part of open landscape separating Moreton from Saughall Massie. These constraints limit net site area to 1.12ha; apply lower 20dph given heritage assets.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-26543

Site Reference

Parcel 5.8 (SP005) - East of Garden Hey Road, Saughall Massie

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

The parcels of land perform strongly in accordance the principles of the Green Belt, providing an area of separation and providing a strategic gap between Moreton and Saughall. Development of the elevated ground would result in landscape harm. Furthermore, the sites form a prominent part of the setting of the Saughall Massie Conservation Area in addition to six listed buildings. Should the site be developed it would cause significant harm to the setting of the Conversation Area and listed buildings. The Conservation Area Character Appraisal sets out that despite the proximity of large housing estates the village retains its rural character. Views out from

the edge of the village to the west are of flattish open fields. It goes onto to state that the "open fields around the village form an attractive setting for the conservation area and are critical to its continued agricultural use and character. There are many hedgerows and trees within and adjacent to fields, which are important both visually and ecologically. The agricultural land outside the conservation area is also critical to its setting and visual character". Clearly in light of the above, the land in question forms a key part of the conservation areas rural setting. Development of the site would undermine the openness of the surrounding area and in doing so cause significant harm to the rural nature of the Conservation Area as well as one of the tenets of the purpose of the Green Belt. In addition, the character appraisal further states that the volume and speed of traffic flowing through the village continues to impinge upon its rural character. Releasing the Green Belt sites would result in a significant rise in vehicle movements which would ultimately travel through Saughall, causing further harm to the Conservation Area and its features. The site only scored 9 on the overall accessibility score.

Additionally Garden Hey Road to the west is very narrow and does not benefit from any footpaths, as such there is not a safe pedestrian route to the village centre. To install footpaths third party land would be required and mature hedgerows would need to be removed, there are obviously ownership and character issues with both of these. Turning to additional constraints, the Council's Strategic Flood Risk Assessment outlines that the site may be unsuitable based on surface water flood risk. In light of the above, substantial evidence in relation to landscape, heritage and flood risk is required before the site can be considered as a suitable option for release from the Green Belt.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-3682

Site Reference

Parcel 5.9 (SP004, SHLAA 0925) - North of Saughall Massie Conservation Area

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

The Saghall road development is so vast and will take away a substantial amount of our beautiful greenbelt area and put our wildlife in jeopardy. It will also heavily congest what is already a very busy area. The traffic through Saghll Massie and Saghall road at peak hours rediculous. If you continue to build in theses greenbelt areas we will have nothing left. The removal of hedge grows and existing fields will devastate wildlife and the area. There must be other ways fo building houses. It will totally disrupt the area and the local residents .

Q3b Transport and Highway Reasons

The area is busy and doesn't need added congestion.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

The area is a lovely space and needs to be preserved for future generations and for wildlife.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Our local heritage is not only the farming and beauty of Wirral it contributes to the economy with people who come to visit the Wirral.

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

We are losing our green belt areas far too quickly to big developers who aren't concerned about this. They are only concerned about profits.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-13597

Site Reference

Parcel 5.9 (SP004, SHLAA 0925) - North of Saughall Massie Conservation Area

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

In the summary of Special Character: “The historic village has retained a degree of separation from neighbouring suburban settlement and is unusual within the context of Wirral for having retained both agricultural use and rural character.

In the SMCA Management Plan, Insall’s says: Page 5 The Council undertakes to ensure that all changes make a positive contribution to the character and appearance

of its Conservation Areas and do not result in any serious loss of character or features. Page 9 The Plan goes on to say: The future re-designation of land in or around the conservation area through revisions to the UDP may be detrimental to its character or setting so the Policy should be: The future re-designation of land within or around the conservation area should be considered in terms of the effects on its special character and setting. Page 9 (relating to Green Belt Policies) In the application of Policies GB2, GB4 and GB5 the effects of any proposals on the special character and appearance of the conservation area and its setting should be strong material considerations.

The underlying principle of Green Belt land was to act as a "green lung" around villages and towns as well as providing a buffer zone. A never ending stream of housing estates, factories and industry – with no demarcation where one district ends and another begins – results in large urban areas with no character. If this happened in Saughall Massie, the village would be subsumed by Moreton, with even more traffic thundering through the village and the loss of open space and visual amenity.

The National Planning Policy Framework, published on 24 July 2018, Para NPPF2 136, clearly states: "Once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or updating of plans". The five purposes of the Green Belt according to the NPPF are: Namely: a) To check the unrestricted sprawl of large built up areas b) to prevent neighbouring towns merging into one another c) to assist in safeguarding the countryside from encroachment d) to preserve the setting and special character of historic towns. e) to assist in urban regeneration by encouraging the recycling of derelict and other under utilised land. NPPF Paragraph 143 states that when preparing Local Plans, local planning authorities should safeguard the potential of Best and Most Versatile agricultural land.

In refusing a recent Appeal (APP/RO660/A/13/2197532) the Secretary of State emphasised the need for the Local Plan to review all BMV agricultural land and to assign for development only sites of lowest grade to minimise loss of valuable farmland.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Issues & Options Document 2020-2035. It was with great disappointment that we noted our Saughall Massie greenbelt fields had again been earmarked for possible greenbelt de-designation and then potentially released for building. The SMVCAS strenuously objects to your classification of “weakly performing” green belt on these fields for the following reasons:

- 1 In our CA Appraisal October 2008, Donald Insall Associates particularly commented: “The boundary incorporates the village core and parts of the surrounding field system.... Agricultural land and related features are seen throughout the conservation area and are important in distinguishing Saughall Massie from the many sub-urbanised historic villages in Wirral... The open fields around the village form an attractive setting for the CA and are critical to its continued agricultural use and character. Page 22 - Boundary Amendment: Insall’s suggest that the boundary should be amended and it is worth noting that boundary amendments were agreed with Council officers over eighteen months ago but have yet to be formally adopted.
- 2 We currently have two farms operating in the village which are, again, integral to the agricultural nature of the Conservation Area. If the fields to the north of Diamond Farm were to be de-designated and released for housing, this would not only irreparably damage the views and nature of the Conservation Area, it would also result in the closure of Diamond Farm – which currently employs 10 people. Diamond Farm would then, of course, become open for residential re-development – again reducing the Conservation Area’s agricultural quality and heritage.
- 3 Wirral has 26 Conservation Areas of which several are already at risk of losing their identity and we would be appalled to see Saughall Massie join that group. Our historic village is an attraction for tourists, with many visiting the Thomas Brassey Bridge (Grade II listed) and reading the accompanying interpretation panel about his many achievements. We take history groups around the village and discuss our other Grade II listed properties and their past owners and history. When Ivy

Cottage was refurbished the Liverpool Archaeological Service did a full survey of the property, noting its unique cruck frames and their re-use, causing the LAS to consider that the house had been remodelled from a much earlier build. Certainly there is documentary evidence that the Bennetts of Saughall Massie were in occupation during the 1300's as well as Lucy de Salhale's house in the centre of the village..

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

At a Planning Inspectorate Appeal Decision, August 2018 regarding the development of the old Garden Hey Nurseries, the Inspector refused the application on the following grounds: 19... the site provides a significant visual break ... retaining the spaciousness of the open countryside location. 20 "As a result, the development would be read as an extension of the built form of the settlement of Saughall Massie, which would be harmful to the spaciousness and openness of the open countryside".

Wirral's Core Strategy Policy CS3 – Green Belt. "A Green Belt will be maintained in Wirral to keep land permanently open in order to assist in urban regeneration by encouraging the recycling of derelict and other urban land; prevent neighbouring towns from merging into one another; prevent urban sprawl and safeguard the countryside from encroachment."

The description of our Saughall Massie fields as "Weakly Performing" is totally untrue. The fields provide employment for the local farm, they are put to agricultural use, they provide a green and welcome buffer from the urban sprawl around Moreton and when they were designated Green Belt in 1984, all the land put forward as Green Belt at the time had equal merit in protecting the areas within it. So what has changed? Also, we contend that there is no such phrase in the National Planning Policy Framework as "Weakly Performing Green Belt". If the fields were "weakly performing" the land would not have been designated Green Belt in the first instance. The Saughall Massie fields provide a vital belt of green land around a historic village which can prove Anglo Saxon heritage and with our Grade II listed structures, the village serves as an important legacy, reminding us of Wirral's farming communities in much earlier times."



Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-14357

Site Reference

Parcel 5.9 (SP004, SHLAA 0925) - North of Saughall Massie Conservation Area

Q1 Please indicate the nature of your comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

My family and I are residents of Merlin Avenue, Saughall Massie CH49 4PU and it has been brought to our attention via social media that there is a plan in place to build an estate of housing at the very back of my house. Currently we enjoyed complete privacy in our garden, and beautiful views which not only benefits us but benefits our house value. As a qualified estate agent myself and worked in the housing sector my entire career I know this plan will devalue our home. This is not acceptable, nor is planning to make my back garden a building site and block our views. This is the sole reason we bought this property, having looked at so many on the estate. I would also like to make known my disgust that we had to find out this information on a social media page. The council haven't wrote to us as residents, haven't included residents in the thought process or invited us to a residents meeting. This land is green belt for a reason! Build your new builds on land that isn't going to cause aggravation, disruption and potential financial hardship by devaluing people's homes. I wish to be included in any further discussions that involves residents, I would like to be kept updated on the progress of this monstrosity of a plan and I would like it known that we do NOT approve of this plan! I would also like you to supply me the contact details of my local MP and contact details of who I can contact directly within the council regarding this matter.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-23627

Site Reference

Parcel 5.9 (SP004, SHLAA 0925) - North of Saughall Massie Conservation Area

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

A local area of natural beauty; a bit of Countryside enjoyed by many - young and old alike. The animal's on the land are a particular delight.

Concentrate on improving 'our towns, villages, infrastructure, environment and economy' by all means - but this can be achieved in many ways and simply building on Green Belt does not positively shape our future ?!

Central Government won't confirm the need for this number of new home's in Wirral ?! - and you have provided no evidence to the contrary. Your target of 12000 new homes is hugely inflated and you don't need to maintain this figure.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

You would be merging 'towns' : Upton, Moreton and Saughall Massie ! This can be legally challenged. You are already aware of the need to 'prevent urban spread' ?! You are already aware of the need to 'prevent neighbouring town's merging into one another' ?!

You may see it as simply a development opportunity, but this green space is the only one local to those particular area's. Now, more than ever - we are desperate to keep our small oasis' of escape from the concrete jungle's. The mental health wellbeing of your resident's within that locality should be considered more important than that of another housing estate.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

It is an area at risk of flooding - even in a recent photograph of my teenage son and his friend's enjoying this relatively small local green area; you can clearly see large pockets of water despite relatively low rainfall. The local plan states it 'will avoid developing on sites which are subject to flood risk' ?!

Arrowe Brook cannot cope with another concreted area.

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Can your officer's really not identify enough brownfield sites for development, to meet our actual requirements ?!

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

In line with national policy and legislation - meeting any remaining need through Green Belt release' - There is no national policy & legislation that states we need as many new homes as you would suggest ?

Your 'Plan for the future of Wirral' should quite rightly include Green space for us all to enjoy . . or you will ruin Wirral for ever !

We need to 'protect and enhance our environment' - building on Green Belt does the opposite to this !

Green Belt options do not need to be included ! - lots of intellectual phrasing like 'sustainability appraisal and strategic environmental assessment / urban intensification' ?! You can't even basically demonstrate the need for this level / type of housing ?! The old fire station in Upton would surely be an obvious site to develop and build ?! - but instead you sell to a supermarket chain ?! The housing need can't be that great then ?! If independent specialist's are doing their job properly, we're sure they can find enough suitable sites so that the Green Belt can be excluded.

Q3n Other reasons

An affordable housing percentage of only 30% ?! - and that's supposed to be the priority ?!

Peel have disagreed / disputed the details stated by yourselves.

You could just break requirements down more clearly - be honest about what is needed and ask for our input to achieve this without upsetting communities. One question - not merged with a whole number of issues.

Utilise the huge amounts of empty properties.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-24567 (Cheshire Wildlife Trust)

Site Reference

Parcel 5.9 (SP004, SHLAA 0925) - North of Saughall Massie Conservation Area

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Additional concerns: Arrowe brook runs through the area and would require significant buffering to protect the river corridor from disturbance and pollution.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-24298

Site Reference

Parcel 5.9 (SP004, SHLAA 0925) - North of Saughall Massie Conservation Area

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

We strenuously object to possible green belt de-designation and potentially release for building. on these fields for the reasons set out in our attachment, including the impact on the special character of Saughall Massie Conservation Area including commitments in the Area Management Plan, the impact on agriculture and agricultural land and the impact on the farm buildings within the Conservation Area. The field is not 'weakly performing' Green Belt and provides part of a vital belt of green land around a historic village which can prove Anglo Saxon heritage and with our Grade II listed structures, the village serves as an important legacy, reminding us of Wirral's farming communities in much earlier times

Attachment 1

<https://wirral-consult.objective.co.uk/file/5658623>

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-24441 (Environment Agency)

Site Reference

Parcel 5.9 (SP004, SHLAA 0925) - North of Saughall Massie Conservation Area

Q1 Please indicate the nature of your comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Environmental constraint(s) that should be considered for this Green Belt parcel; Flood Zone 2 & 3; Arrowe Brook (Main River)

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Any sites released from Green Belt to accommodate future development needs will need to consider the natural environment. Any future scheme should actively improve such features perhaps improving their physical benefits, such as mitigating/reducing flood risk, habitat creation.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-25979

Site Reference

Parcel 5.9 (SP004, SHLAA 0925) - North of Saughall Massie Conservation Area

Q1 Please indicate the nature of your comment

Support

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

We support the Council's assessment that Parcel 5.9 (SHLAA 0925), at Saughall Massie makes a weak overall contribution to the five purposes of the Green Belt. The site would provide a natural and well contained extension to the urban area and settlement boundaries of Moreton and Saughall Massie. Table 4.5 of the Issues and Options document provides an estimated capacity of 193 dwellings, which together with SHLAA 0740 would be 240 dwellings. Our attached Development Statement, which takes account of the relevant site constraints, estimates the capacity of SHLAA 0925 and SHLAA 0740 together would be 180 dwellings (rather than 240 dwellings).

Attachment 1

<https://wirral-consult.objective.co.uk/file/5675698>

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-26280

Site Reference

Parcel 5.9 (SP004, SHLAA 0925) - North of Saughall Massie Conservation Area

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

North of Saughall Massie Conservation Area; council estimate 193 our estimate 115 (change -78). The site is adjacent to the Saughall Massie Conservation Area, is a key open landscape separating Moreton from Saughall Massie and some of the site is in Flood Zones 2 and 3. These constraints severely limit the site capacity.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-26311

Site Reference

Parcel 5.9 (SP004, SHLAA 0925) - North of Saughall Massie Conservation Area

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

North of Saughall Massie Conservation Area; council estimate 193 our estimate 115 (change -78). The site is adjacent to the Saughall Massie Conservation Area, is a key open landscape separating Moreton from Saughall Massie and some of the site is in Flood Zones 2 and 3. These constraints severely limit the site capacity

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-216

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

I have just mentioned one area of Green Belt but I do not believe that any Green Belt should be released. If necessary the council should be allowed more time (beyond 2035 if necessary) to ensure the developments can take place on Brownfield sites. It will also be important to recheck the figures to ensure the new houses are needed before building on Green Belt. The green fields are vital and once they are gone, cannot be recovered. The grassland and trees are important for carbon capture (CO2 reduction) and essential for the quality of life on the Wirral.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

The green fields on the Wirral are an essential element of its unique nature, along with the red sandstone rocks and the stonewalls, the sand beaches and the coastline. There

is not enough green space and it is vital that the space that remains is protected for today and for future generations.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-319

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

This is all part of the "journey" into West Kirby, and is part of the view looking across from Thursaston and other areas - and making this whole area housing would completely change the feel of the area.

Q3d Impact on the character of the area

This is all part of the "journey" into West Kirby, and is part of the view looking across from Thursaston and other areas - and making this whole area housing would completely change the feel of the area. This would also effectively "join up" Caldby and

West Kirby/Grange - which I believe would be against one of the specific reasons for Green Belt land allocations.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Some of these areas are often highly waterlogged, providing run off for rain on Grange Hill. There are also streams around the area (don't know the specifics on this side of the road). All this water and drainage would need to be worked out to ensure that it did not make this area subject to problems with water.

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

As stated in the document, this is Green Belt land and is an important area that distinguishes the Caldy/West Kirby area.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-677

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

It would be helpful to know WBC's criteria and priority for developing the listed sites. I can imagine that not all sites will be needed and it would be helpful to understand the rationale for selecting some sites rather than others.

Q3b Transport and Highway Reasons

It would be helpful to know WBC's criteria and priority for developing the listed sites. I can imagine that not all sites will be needed and it would be helpful to understand the rationale for selecting some sites rather than others.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-1541

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-3974

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

We object strongly to the proposed release of Green Belt Parcel 6.15. It makes a strong contribution towards the 5 key purposes of the Green Belt, as per the NPPF:

1. The site would result in the visual and physical coalescence of two settlements – Caldy and West Kirby. These form part of a long stretch of urban form which constitutes a large urban area. Parcel 6.15 therefore makes a strong contribution to checking the unrestricted sprawl of urban areas.
2. Parcel 6.15 evidently forms the only open space, separating Caldy and West Kirby in this location, and therefore makes a strong contribution towards Purpose 2 of the Green Belt. We strongly disagree with the view that the site makes a 'weak contribution'.
3. Parcel 6.15 transitions from the low-density development on the eastern edge of Caldy, a designated Conservation Area towards the rural area beyond. The Parcel makes a strong contribution towards safeguarding this area from encroachment.

4. We agree that Parcel 6.15 does not make any contribution towards purpose 4. It is noted however that the Parcel is immediately adjacent to Caldby Conservation Area, which has not been properly assessed by the Council.
5. We disagree that 'all Green Belt land' supports urban regeneration of settlements within Wirral. Green Belt land is a planning designation, and can comprise many types and forms of land, including greenfield and brownfield sites. Some sites, such as those in brownfield locations, might be seen to perform poorly in this regard. Parcel 6.15 is a predominantly open, greenfield site and makes a strong contribution towards encouraging the recycling of derelict and other urban land. Parcel 6.15 makes a strong contribution to Purposes 1, 2, 3 and 5, and no contribution to Purpose 4. Parcel 6.15 makes a strong contribution towards the key purposes of the Green Belt as set out at Paragraph 134 of the NPPF.

The Green Belt Review is seriously flawed in its interpretation of NPPF.

We strongly call for a review.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-2988

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

The location also has no local services in terms of schools or shops which will generate traffic and parking issues in West Kirby (especially round St Bridget's School) and other local centres.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

The location also has no local services in terms of schools or shops which will generate traffic and parking issues in West Kirby (especially round St Bridget's School) and other local centres.

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Forms part of a green swathe running from the column, through Caldy Hill to Stapledon Woods and thereafter over the Thurstaston Hill and Royden Park. It is wrong to say it is weak Green Belt. The view from Thurstaston Hill will be lost. It is also a productive arable field regularly cropped.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Forms part of a green swathe running from the column, through Caldy Hill to Stapledon Woods and thereafter over the Thurstaston Hill and Royden Park. It is wrong to say it is weak Green Belt. The view from Thurstaston Hill will be lost. It is also a productive arable field regularly cropped. Green Belt should be retained. Don't agree that this area of Green Belt is weakly performing.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-3558

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Forms part of a green swathe running from the column, through Caldly Hill to Stapledon Woods and thereafter over the Thurstaston Hill and Royden Park. It is wrong to say it is weak Green Belt. The view from Thurstaston Hill will be lost. It is also a productive arable field regularly cropped.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Forms part of a green swathe running from the column, through Caldly Hill to Stapledon Woods and thereafter over the Thurstaston Hill and Royden Park. It is wrong to say it is weak Green Belt. The view from Thurstaston Hill will be lost. It is also a productive arable field regularly cropped.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-4245

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Totally disagree with any greenbelt release at all. Irby, Greasby, Frankby and Barnston are historic villages and should not lose any identity through building houses, businesses or otherwise.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-4395

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Disagree with any greenbelt release. Frankby, Greasby and Irby are all historic villages and should not lose any identity through development of green filed /green sites..

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-6141

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-6429

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

I dont agree with any release of Green Belt area or weakly performing arable land. This plot for example adds to the character of a town like West Kirby and Caldy .The very semi rural nature is why people want to move there.This impacts both on the visual approach and also nature conservation and wildlife corridors.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-10015

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

SP013 West of Column Road This area is NOT 'Weakly Performing'. It is a vital area of Green Belt for the following reasons:

- It provides a crucial wildlife corridor between Stapledon Woods, Caldy Hill and other vital wildlife sites such as Royden Park and Thurstaston. Without this corridor, Stapledon Woods and Caldy Hill will become isolated and as a consequence, significantly decrease the bio diversity within this important woodland. A detailed study on the impact on bio diversity of Stapledon Woods and Caldy Hill would need to be carried out.
- This area provides a very important bird roost for many species of bird, a number of which are endangered and protected, such as the Black-Tailed Godwit. The Black-tailed Godwit is listed as Near Threatened on the IUCN World List, and as Vulnerable on European scale by Birdlife International. Many other protected species, such as Curlews also use these open fields as roosts.

Q3b Transport and Highway Reasons

SP013 West of Column Road With no train station within walking distance and being poorly served by buses, there is not the public transport links to support such a large development, resulting in increased traffic on an already very busy road.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

RE:SP013 West of Column Road This piece of land is vital to the character of the area, as a green space between Stapledon Wood and Royden Park. It allows open view from the woods across to Royden and beyond.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

SP013 West of Column Road The impact on Stapledon Woods and Caldy Hill bio diversity as a consequence of building on this land will be huge, as it will close off a vital wildlife corridor

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

The impact on Stapledon Woods and Caldy Hill bio diversity as a consequence of building on this land will be huge, as it will close off a vital wildlife corridor

Q3n Other reasons

Given the location and the high price of land with planning consent, developers will be looking to build relatively low density, high cost properties. This is not going to help Wirral meet its housing target and will not benefit the people who are struggling to find affordable housing in Wirral. There is no evidence that a development on this site is needed to meet future demand for housing in Wirral.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-10012

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

There is no need to release any Green Belt land.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Will adversely impact open nature of green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-6919

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

These fields provide a functional barrier between Caldy and West Kirby, separating the two communities, which is one of the aims of green belt designation.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Green fields are part of the character of the area, and the open views across the fields enhance the appearance and views alongside the busy main arterial road between Heswall and West Kirby.

Q3e Impact on / availability of Local Services

The planned number of dwellings on this site will have a radical impact on local services such as schools and medical services in particular. St Bridget's primary school is already

oversubscribed, with families local to the school being unable to obtain places for their children. Similarly, it is very difficult to obtain consultation appointments at Marine Lake medical practice. There are no shops or other facilities, such as banks or post office, in Caldy, and this will cause an increase in traffic, as residents have to drive into the local villages to access supermarkets etc. This will conflict with WBC plans to establish a highly environmentally friendly approach to development.

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Brownfield land should be priority for development, even if this means that the building plans extend beyond the 15 year period in question.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

As stated above, these fields provide a functional barrier between Caldy and West Kirby, separating the two communities, and preventing these neighbouring towns from merging into each other which is one of the aims of green belt designation.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-11082

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

I do not speak as a West Kirby "nimby," but as a Wirral council tax payer who has the interests of the whole borough (and indeed city region) at heart, though I do strongly object to the proposals to build in the Glebe Conservation Area and on the green fields on Column Rd, on the descent into West Kirby town centre.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-11219

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

I suggest that the Council might wish to consider establishing a "Principle of Preservation of Green Belt Land Between Nearby Areas of Outstanding Interest". An illustration of the application of this "principle" is the valley in the green belt area which lies between the two National Trust properties, Caldby Hill (with Stapledon Woods) and Thurstaston Hill (with Royden Park). It is evident that the views from these two outstanding areas would be jeopardised by any further housing or industrial developments in the intervening green belt area (e.g., site 6.15), as well as compromising the associated biodiversity. This "principle" could be regarded as a universal one in the sense that it could be used for other areas throughout the Wirral for the preservation of existing green belt land which lies between any nearby areas of outstanding interest. This "principle" is a general one that could be used for similar areas throughout the UK. Perhaps, the Wirral Council could be the leaders in establishing this "principle" throughout the country!

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-10053

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

The houses proposed on this site could potentially add another 100 cars to the roads in the area, as well as traffic problems caused during the building stage

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Building on this land would destroy the character of the area and the open views

Q3e Impact on / availability of Local Services

It is already difficult to access schools GPs etc in the area. the Council should recalculate its target of 12000 houses and direct redevelopment in the areas of Wirral were they are most needed

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-8422

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Vital green belt corridor for wildlife between Stapledon Woods and Royden Park. I cannot imagine how the buzzards and owls I have seen in Stapledon Woods would survive this loss of hunting ground. Reduction in air quality due to increase in emissions from traffic and housing.

Q3b Transport and Highway Reasons

Increase in traffic volume on an already busy road; safety of school children

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

One of the finest views on the Wirral from Stapledon Woods through to Royden Park with farmland in the foreground will be lost if houses are built here. A popular secluded place for locals to walk to destress from busy jobs will be spoilt. Increase in traffic noise

Q3d Impact on the character of the area

Irretrievable loss of one of the last remaining semi-rural areas in West Kirby. Semi-rural areas should be given highest priority for preservation; they are usually more accessible (footpaths) than rural areas and are therefore enjoyed more people. They also help to break up the urban sprawl and must be preserved to retain the character and enjoyment of an area.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Column Road is already liable flooding at this exact point. Building on this green belt land will increase the flood risk and on a busy road which have a significant impact on traffic if closed.

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Maximise brownfield sites - prioritise affordable housing over developer's profits

Q3k Development Viability

Q3l Loss of Agricultural Land

This is farmland; we are already suffering the consequences of our over-dependence on foreign imports for food during coronavirus crisis. More food needs to come from local sources

Q3m Will impact on the Green Belt

If there aren't enough brownfield sites on the Wirral then housing targets need to be readjusted regionally/nationally. Semi-rural areas require greater protection than rural areas for reasons stated above. If all brownfield sites exhausted look for rural areas that are used by fewer people and that have less impact on threatened wildlife such as owls.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-10780

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

There is absolutely no need to build on Green Belt in Irby, Greasby, Frankby, West Kirby, Heswall, Hoylake, Barnston, Pensby, Thigwall, Saughall Massie, Eastham Bromborough & Bebington. Sites such as SHLAA3095 & SHLAA 4056 as well as the Rectory Fields in West Kirby which are well known to us should be classified under the Local Green Space Preservation. As I am sure the other sites on Wirral with which we are not as familiar, but are of similar importance to their local communities.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-8909

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

I object strongly to the proposed release of Green Belt Parcel 6.15 under Option 2A. Parcel 6.15 makes a strong contribution towards the 5 key purposes of the Green Belt set out within the NPPF: Purpose 1 – I have significant concerns in relation to the Green Belt Review findings in this regard. The site would result in the visual and physical coalescence of two settlements – Caldby and West Kirby. These form a long stretch of urban form which constitutes a large urban area. Parcel 6.15 therefore makes a strong contribution to checking the unrestricted sprawl of urban areas. Purpose 2 - Parcel 6.15 evidently forms the only open space separating Caldby and West Kirby in this location, and therefore makes a strong contribution towards Purpose 2 of the Green Belt. I therefore strongly disagree with the view that the site makes a 'weak contribution'. Purpose 3 - Parcel 6.15 performs an important role in transitioning from the low-density development on the eastern edge of Caldby towards the rural area

beyond. The Parcel makes a strong contribution towards safeguarding this area from encroachment. Purpose 4 - I agree that Parcel 6.15 does not make any contribution towards purpose 4. Purpose 5 - I disagree that 'all Green Belt land' equally supports urban regeneration of settlements within Wirral. Parcel 6.15 is a predominantly open, greenfield site, and in my view makes a strong contribution towards encouraging the recycling of derelict and other urban land. In my view, for the reasons set out above, Parcel 6.15 makes a strong contribution towards the key purposes of the Green Belt set out at NPPF Paragraph 134. I consider the Green Belt Review to be seriously flawed in its interpretation of NPPF and therefore strongly call for a review of this piece of work.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-10272 (Cheshire Wildlife Trust)

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

While considering option 2A (but also 2B) the council has failed to take into account constraints other than the 5 functions of the green belt. Decisions based upon the categorisation of potential development land into either strong or weak green belt performance does not consider other environmental issues (such as statutory and non-statutory designations and ecological networks). This is totally unacceptable as these constraints should be given equal or higher weighting, as clearly set out in the NPPF. Indeed, unlike the Green Belt specifically, protecting and enhancing the natural and historic environment is listed in one of the three key objectives of the NPPF (objective c environment, paragraph 8 NPPF). It is absolutely critical that these wider environmental constraints are considered in parallel to green belt performance. Without this the Local Plan could be considered unsound. Unfortunately this situation has occurred partly because the Green Infrastructure review and Ecological Network study are still incomplete. These studies should be used to inform strategic planning and not to be commissioned as an afterthought. The Cheshire Wildlife Trust is seriously concerned that the decision process is ill-informed and not evidence based. We can illustrate this by the information we have uploaded as supporting evidence. These examples demonstrate serious environmental constraints which should have been flagged as being of paramount importance by the Interim Sustainability Appraisal. The

Interim Sustainability Appraisal relies on a flawed assumption that impacts to these sites could be mitigated on other green belt land. This is entirely without basis as measurable Biodiversity Net Gain relies on the long term management of habitat by a suitable habitat provider. It cannot be assumed that Biodiversity Net Gain can be achieved on privately owned land by landowners who have little or no expertise in managing wildlife habitat. 6.15 This parcel lies immediately adjacent to Caldly Hill and Stapleton Wood Local Wildlife Site important for lowland heath, birds, insects and badgers. Development would risk damage through significantly increased disturbance, pollution (including light pollution). 7.25 This parcel lies immediately adjacent to Thurstaston Common SSSI and has a high potential to significantly impact, for example by alterations in the hydrology as well as the potential for greater disturbance to this fragile habitat. 7.27 Harrock Wood Local Wildlife Site and ancient woodland would be surrounded by development effectively cutting the habitat off from its surrounds (habitat fragmentation). There are likely to be significant impacts caused by increased disturbance and pollution (including light pollution) unless the woodland is protected. Additional concerns: 5.9 Arroe brook runs through the area and would require significant buffering to protect the river corridor from disturbance and pollution. 7.18 Important for badgers. 7.26 This area requires more detailed investigation as it lies close to Thurstaston Common SSSI and Backford Road pond Local Wildlife Site. Greasby brook would require buffering to protect from disturbance and pollution.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Attachment 1

<https://wirral-consult.objective.co.uk/file/5862363>

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-7898

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-8319

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Current agricultural land, forming wild-life corridor between to national trust areas. Home to many birds and animals There is no need to develop on any greenbelt!!

Q3b Transport and Highway Reasons

No obvious links into or out of area so new roads would need to be built off already busy roads There is no need to develop on any greenbelt!!

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

The area is the green space that separates West Kirby from Caldy and destroying it will merge these 2 areas. The area is adjacent to Stapleton woods an area of natural beauty used regularly by walkers and joggers and the views from this will be ruined. There are many many more but not enough space There is no need to develop on any greenbelt!!

Q3d Impact on the character of the area

Caldy is a conservation area which is highlighted for its low housing density and character housing. This will be ruined by the building of 261 new houses. There is no need to develop on any greenbelt!!

Q3e Impact on / availability of Local Services

There is already pressure on schools, medical centres, dentists etc and there is no provision in this development to improve this. There is no need to develop on any greenbelt!!

Q3f Impact on Heritage

Caldy is a conservation area which is highlighted for its low housing density and character housing. This will be ruined by the building of 261 new houses. There is no need to develop on any greenbelt!!

Q3g Infrastructure and Utilities

Q3h Flood Risk

There is already a significant issue with drainage on Caldly Road caused by water flowing off the Hill which overwhelms the road drains with even moderate rains. Removing fields and replacing them with concrete will only make this worse

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

All the council's plans should be wholly reliant on development of brownfield sites. There should be absolutely no building in any greenbelt sites

Q3k Development Viability

Q3l Loss of Agricultural Land

The majority of this site is 2 large arable farm fields (one usually used to grow maize). The rest form the home to horses, with some left fallow to nature. How can this be low value???

Q3m Will impact on the Green Belt

It is greenbelt land so how could it not???

Q3n Other reasons

Either your calculations are wrong in which case you don't need this (or any other greenbelt) or they're right and you need 12000 houses (in which case this will find such a small proportion of the need to make it worthless). Either way a single urban redevelopment around wirral waters and Birkenhead is surely the better option

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-8810

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Fragmenting and reducing the green spaces will impact of wildlife particularly with the increase of people within the areas.

Q3b Transport and Highway Reasons

There are numerous bottlenecks including those around Arrowe Park / Upton Bypass/ Clatterbridge / M53 around Hooton. Therefore increasing the housing west of the M53 would increase the number of cars / buses caught up in even longer traffic queues. This also impacts on peoples mental health and stress as they get delayed getting to work. There are not enough school places in these previous green belt locations requiring the children needing car or bus transport to school.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

As previously stated, whether living in the existing urban areas or not the open green spaces make the Wirral an attractive place to live and work. An urban sprawl over even weak enviromental areas could destroy the impression of countryside - even small developments like on Sandy Lane Irby would be very detrimental.

Q3d Impact on the character of the area

The central spine of green space in the middle of the Wirral helps make this borough such a pleasant place to live.

Q3e Impact on / availability of Local Services

My view is a very concentrated (if necessary high density) development around the Wirral waters could be made with new Doctor practices / dentists and schools. Elsewhere in the previous green belt the Schools / doctors / dentists don't have a lot of spare capacity and new developments would mean 'sweating' the existing assets which will lead to a poorer service to the existing residents.

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

There is not enough infrastructure to support new developments unless radical new services are built including new roads, junctions and drainage.

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

By concentrating developments around the Wirral Waters and surrounding land improvements could be made to new train services and or a tram service - which would lessen the need for new roads / junctions / drainage elsewhere. Lessen the need for car and bus transport from areas which are currently green belt.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-9037

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

It is a valuable oasis of green space and should be preserved.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

new building would detract from the historic character of West Kirby

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-9315

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

The proposed development of 261 new houses in this area which does not have many local amenities of its own would mean high levels of increased traffic coming into West Kirby and Heswall towns which are often already congested.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

There are clear area's in West Kirby including Banks Road, Ashton Drive which have derelict unused buildings which should be developed first.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Yes this will remove another link in the West Kirby Green Belt which I cannot support.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-9964

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

This field is home to many insects, birds and small animals - in particular ducks & geese.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

This is a very quiet area of the village and all the extra houses would produce a lot of noise & traffic fumes.

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

more houses would put a lot of strain on the local Dr's, dentists & schools.

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

There are other areas more suitable for this development.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-10130

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

None of these sites should be built on. They are our beautiful greenbelt. I regularly see diverse wildlife on all of them, and if these developments went ahead it would be devastating for wildlife and residents alike. I have cited a number of sites above, because these are the ones I know. But I object strongly to ANY development on ANY of Wirral's greenbelt.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-10515

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

area of natural beauty

Q3b Transport and Highway Reasons

increased traffic and congestion close to schools

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

green fields and beauty locally

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-10757

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

This site is unsuitable for development for the following reasons:

- 1) It is adjacent to Stapledon Woods an important wildlife habitat and fragile ecosystem
- 2) The road at the bottom of the field regularly floods, the field provides important drainage when the road floods.
- 3) Access would be difficult onto the main road into West Kirby - a busy and fast road - raising concerns for safety for pedestrians particularly for children
- 4) Burden on already stretched local resources/amenities and infrastructure
- 5) The loss of important agricultural land
- 6) This would be the loss of heritage being adjacent to the Stapledon Woods which was donated by Olaf Stapledon and therefore should be protected. The council have a duty of care to protect these woods and the adjacent landscape.

Q3b Transport and Highway Reasons

This site is unsuitable for development for the following reasons:

- 1) It is adjacent to Stapledon Woods an important wildlife habitat and fragile ecosystem
- 2) The road at the bottom of the field regularly floods, the field provides important drainage when the road floods.
- 3) Access would be difficult onto the main road into West Kirby - a busy and fast road - raising concerns for safety for pedestrians particularly for children
- 4) Burden on already stretched local resources/amenities and infrastructure
- 5) The loss of important agricultural land
- 6) This would be the loss of heritage being adjacent to the Stapledon Woods which was donated by Olaf Stapledon and therefore should be protected. The council have a duty of care to protect these woods and the adjacent landscape.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

This site is unsuitable for development for the following reasons:

- 1) It is adjacent to Stapledon Woods an important wildlife habitat and fragile ecosystem
- 2) The road at the bottom of the field regularly floods, the field provides important drainage when the road floods.
- 3) Access would be difficult onto the main road into West Kirby - a busy and fast road - raising concerns for safety for pedestrians particularly for children
- 4) Burden on already stretched local resources/amenities and infrastructure
- 5) The loss of important agricultural land
- 6) This would be the loss of heritage being adjacent to the Stapledon Woods which was donated by Olaf Stapledon and therefore should be protected. The council have a duty of care to protect these woods and the adjacent landscape.

Q3d Impact on the character of the area

This site is unsuitable for development for the following reasons:

- 1) It is adjacent to Stapledon Woods an important wildlife habitat and fragile ecosystem
- 2) The road at the bottom of the field regularly floods, the field provides important drainage when the road floods.
- 3) Access would be difficult onto the main road into West Kirby - a busy and fast road - raising concerns for safety for pedestrians particularly for children
- 4) Burden on already stretched local resources/amenities and infrastructure
- 5) The loss of important agricultural land
- 6) This would be the loss of heritage being adjacent to the Stapledon Woods which was donated by Olaf Stapledon and therefore should be protected. The council have a duty of care to protect these woods and the adjacent landscape.

Q3e Impact on / availability of Local Services

This site is unsuitable for development for the following reasons:

- 1) It is adjacent to Stapledon Woods an important wildlife habitat and fragile ecosystem
- 2) The road at the bottom of the field regularly floods, the field provides important drainage when the road floods.
- 3) Access would be difficult onto the main road into West Kirby - a busy and fast road - raising concerns for safety for pedestrians particularly for children
- 4) Burden on already stretched local resources/amenities and infrastructure
- 5) The loss of important agricultural land
- 6) This would be the loss of heritage being adjacent to the Stapledon Woods which was donated by Olaf Stapledon and therefore should be protected. The council have a duty of care to protect these woods and the adjacent landscape.

Q3f Impact on Heritage

This site is unsuitable for development for the following reasons:

- 1) It is adjacent to Stapledon Woods an important wildlife habitat and fragile ecosystem
- 2) The road at the bottom of the field regularly floods, the field provides important drainage when the road floods.
- 3) Access would be difficult onto the main road into West Kirby - a busy and fast road - raising concerns for safety for pedestrians particularly for children
- 4) Burden on already stretched local resources/amenities and infrastructure
- 5) The loss of important agricultural land
- 6) This would be the loss of heritage being adjacent to the Stapledon Woods which was donated by Olaf Stapledon and therefore should be protected. The council have a duty of care to protect these woods and the adjacent landscape.

Q3g Infrastructure and Utilities

This site is unsuitable for development for the following reasons:

- 1) It is adjacent to Stapledon Woods an important wildlife habitat and fragile ecosystem
- 2) The road at the bottom of the field regularly floods, the field provides important drainage when the road floods.
- 3) Access would be difficult onto the main road into West Kirby - a busy and fast road - raising concerns for safety for pedestrians particularly for children
- 4) Burden on already stretched local resources/amenities and infrastructure
- 5) The loss of important agricultural land

- 6) This would be the loss of heritage being adjacent to the Stapledon Woods which was donated by Olaf Stapledon and therefore should be protected. The council have a duty of care to protect these woods and the adjacent landscape.

Q3h Flood Risk

This site is unsuitable for development for the following reasons:

- 1) It is adjacent to Stapledon Woods an important wildlife habitat and fragile ecosystem
- 2) The road at the bottom of the field regularly floods, the field provides important drainage when the road floods.
- 3) Access would be difficult onto the main road into West Kirby - a busy and fast road - raising concerns for safety for pedestrians particularly for children
- 4) Burden on already stretched local resources/amenities and infrastructure
- 5) The loss of important agricultural land
- 6) This would be the loss of heritage being adjacent to the Stapledon Woods which was donated by Olaf Stapledon and therefore should be protected. The council have a duty of care to protect these woods and the adjacent landscape.

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

This site is unsuitable for development for the following reasons:

- 1) It is adjacent to Stapledon Woods an important wildlife habitat and fragile ecosystem
- 2) The road at the bottom of the field regularly floods, the field provides important drainage when the road floods.
- 3) Access would be difficult onto the main road into West Kirby - a busy and fast road - raising concerns for safety for pedestrians particularly for children
- 4) Burden on already stretched local resources/amenities and infrastructure

- 5) The loss of important agricultural land
- 6) This would be the loss of heritage being adjacent to the Stapledon Woods which was donated by Olaf Stapledon and therefore should be protected. The council have a duty of care to protect these woods and the adjacent landscape.

Q3m Will impact on the Green Belt

This site is unsuitable for development for the following reasons:

- 1) It is adjacent to Stapledon Woods an important wildlife habitat and fragile ecosystem
- 2) The road at the bottom of the field regularly floods, the field provides important drainage when the road floods.
- 3) Access would be difficult onto the main road into West Kirby - a busy and fast road - raising concerns for safety for pedestrians particularly for children
- 4) Burden on already stretched local resources/amenities and infrastructure
- 5) The loss of important agricultural land
- 6) This would be the loss of heritage being adjacent to the Stapledon Woods which was donated by Olaf Stapledon and therefore should be protected. The council have a duty of care to protect these woods and the adjacent landscape.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-10895

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

The Council should be very careful of the negative impact on West Wirral of destroying the Green Belt as proposed. The unique environment of the area and its attractiveness for visitors and residents would easily be damaged for future generations by the developments being proposed. For example, at the risk of being called a Nimby, the fields below Stapledon Wood in parcel 6.15 are identified as 'weaker Green Belt contribution'. Obviously a judgement of someone who hasn't stood on the lowest path in Stapledon and looked across the fields to Thurstaston. The changing trees over the seasons are a delight and particularly noteworthy. To destroy this vista would be unforgivable.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

The Council should be very careful of the negative impact on West Wirral of destroying the Green Belt as proposed. The unique environment of the area and its attractiveness for visitors and residents would easily be damaged for future generations by the developments being proposed. For example, at the risk of being called a Nimby, the fields below Stapledon Wood in parcel 6.15 are identified as 'weaker Green Belt contribution'. Obviously a judgement of someone who hasn't stood on the lowest path in Stapledon and looked across the fields to Thurstaston. The changing trees over the seasons are a delight and particularly noteworthy. To destroy this vista would be unforgivable.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-12595

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Prevention of urban sprawl. Site 6.15 makes a strong contribution to preventing urban sprawl ie the joining of the two settlements of Caldby and West Kirby. Merging of Towns. This land parcel forms an open space between West Kirby and the Caldby Conservation Area and its development would bridge and merge these settlements. Encroachment. This parcel of land prevents encroachment of the low density development on the edge of the West Kirby and Caldby boundaries with open

countryside to the East of Column Road and strongly contributes to the rural corridor either side of Telegraph Road.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Saving of agricultural land. This plot of versatile agricultural land currently supports the growing of crops and animal husbandry and should be preserved and maintained for future generations to mitigate the impact of climate change and future food shortages as world population increase.

Q3m Will impact on the Green Belt

The release of Green Belt Site 6.15 for development will I believe destroy the special and unique character of our local living environment and the adjacent Cald

Conservation areas. Many local people and visitors enjoy the amenity of the open farm land adjacent to Stapleton Woods. This land strongly fulfils the stated purpose of the NPPF which states that the green belt boundaries should not be changed unless there exist exceptional circumstances and I do not believe the council have demonstrated evidence or justification for its release for development. Urban Regeneration (purpose 5) releasing green belt detracts from focusing on much needed development in existing derelict and deprived urban areas. I object to the green belt review and methodology for selection of this site for example the boundary on the plan has been deliberately drawn to try to rate the land as highly enclosed when in fact the true development boundary is east of Stapleton Woods and the development site is not highly enclosed. Furthermore I object to the council's assessment rating of the five purposes of the greenbelt land should serve in accordance with the NPPF criteria

Q3n Other reasons

Conclusion. For the reasons above, I strongly object to the release from the Greenbelt and development of this Ste 6.15

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-11431

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Ecology and wildlife - major damage would be done to the various bird, mammal and insect life ,which currently inhabit the fields and hedgerows concerned. Each year a large flock of curlews, a UK SAP priority and an Amber listed species due to their international importance and declining numbers, return to rest and graze in these fields as well as a number of species of wildfowl and ground nesting birds. The critical wildlife corridor between Stapelton Woods and Royden Park and Thurstaston would also be lost

Q3b Transport and Highway Reasons

Road access would be required for such a development along the very busy, winding Caldly Road and the accident alert area of Column Road on which cars currently frequently exceed the 40mph limit. The bend on Column Road in particular would present a difficult blind spot for motorists accessing and exiting from such a development. Similarly traffic coming down Caldly Road towards the roundabout would endanger traffic accessing the area, due to a lack of visibility. Road congestion in this area is already very high, the addition of further housing would put even more

strain on the routes to West Kirby and to Heswall. Facilities in the area are also very limited - local buses only run hourly and there is no nearby rail access.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Facilities in the area are also very limited - local buses only run hourly and there is no nearby rail access. Services like medical, dental and schooling are also currently at relative over capacity and the addition of more housing would further stretch these services.

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

The flooding and water table impact would also be a further major concern. During heavy rains a torrent of water flows down Column Road and off the fields, often resulting in flooding on the road and in gardens just below Grange Cross Lane and on Grange Cross Lane and Caldly Road as well. This has already been exacerbated by the filling in through recent developments of ancient linked ponds and ditches and consequent loss of natural "soak-away". With the added risk of climate change impact, we feel that to develop these fields could only further add to the flood risk.

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

This is a parcel of high quality agricultural land, previously farmed to the highest standards as arable land by a local family and which is still being farmed annually. The owner of China Farm Lane Farm has harvested crops such as wheat in the large field behind the houses on Column Road and a broad leaved fodder crop was grown last year . Hay and silage and other cereal crops are also annually grown in this field. Likewise the field next to that, towards Caldry Road is annually harvesting a maize crop. Such farming should be protected for its obvious food and fodder value but also as part of the area's long standing farming heritage.

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-12586

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Prevention of urban sprawl. Site 6.15 makes a strong contribution to preventing urban sprawl ie the joining of the two settlements of Caldy and West Kirby. Merging of Towns. This land parcel forms an open space between West Kirby and the Caldy Conservation Area and its development would bridge and merge these settlements. Encroachment. This parcel of land prevents encroachment of the low density development on the edge of the West Kirby and Caldy boundaries with open countryside to the East of Column Road and strongly contributes to the rural corridor either side of Telegraph Road.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Saving of agricultural land. This plot of versatile agricultural land currently supports the growing of crops and animal husbandry and should be preserved and maintained for future generations to mitigate the impact of climate change and future food shortages as world population increase.

Q3m Will impact on the Green Belt

The release of Green Belt Site 6.15 for development will I believe destroy the special and unique character of our local living environment and the adjacent Caldby Conservation areas. Many local people and visitors enjoy the amenity of the open farm land adjacent to Stapleton Woods. This land strongly fulfils the stated purpose of the NPPF which states that the green belt boundaries should not be changed unless there exist exceptional circumstances and I do not believe the council have demonstrated evidence or justification for it release for development. Urban Regeneration (purpose 5) releasing green belt detracts from focusing on much needed development in

existing derelict and deprived urban areas. I object to the green belt review and methodology for selection of this site for example the boundary on the plan has been deliberately drawn to try to rate the land as highly enclosed when in fact the true development boundary is east of Stapleton Woods and the development site is not highly enclosed. Furthermore I object to the council's assessment rating of the five purposes of the greenbelt land should sere in accordance with the NNPF criteria

Q3n Other reasons

Conclusion. For the reasons above, I strongly object to the release from the Greenbelt and development of this Ste 6.15

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-11509

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

I am a local resident in the Caldby area and have lived here for nearly forty years. I have very grave concerns regarding the possible proposed use of green belt land West of Column road Caldby Parcel 6.15 on the local plan. Any development on this site, which adjoins the Caldby Conservation Area would destroy the unique character of Caldby and affect the visual amenity of the conservation area itself. We on the Wirral must, at all cost, protect our precious green spaces. Wirral is a peninsula and by the very confined nature of our location we have nowhere to expand. Our green belt spaces are our responsibly and we are entrusted with its preservation, not only for now but for future generations. Once we lose them then they are lost forever.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Any development on this site, which adjoins the Caldby Conservation Area would destroy the unique character of Caldby and affect the visual amenity of the conservation area itself. The green belt designated land protects that unique character of the Caldby area. Wirral is a very attractive environment and attracts many visitors from outside the borough, not least because of its fantastic landscape and seascape views. The views coming down Telegraph Road from Thurstaston Hill to West Kirby and likewise from Montgomery Hill would be very adversely affected. We on the Wirral must, at all cost, protect our precious green spaces. Wirral is a peninsula and by the very confined nature of our location we have nowhere to expand. We on the Wirral must, at all cost, protect our precious green spaces.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

It is of paramount importance that brown field sites should be optimised for housing purposes as this should more than meet our needs up to 2035.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

The green belt designated land protects that unique character of the Caldy area. Wirral is a very attractive environment and attracts many visitors from outside the borough, not least because of its fantastic landscape and seascape views. The views coming down Telegraph Road from Thurstaston Hill to West Kirby and likewise from Montgomery Hill would be very adversely affected. We on the Wirral must, at all cost, protect our precious green spaces. We on the Wirral must, at all cost, protect our precious green spaces. Wirral is a peninsula and by the very confined nature of our location we have nowhere to expand. It is of paramount importance that brown field sites should be optimised for housing purposes as this should more than meet our needs up to 2035. Our green belt spaces are our responsibility and we are entrusted with its preservation, not only for now but for future generations. Once we lose them then they are lost forever.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-11513

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

The proposed destruction of the Column Roads fields (and it would be) in my opinion would be an act of pure vandalism. It is one of the most pleasing aspects of both field and woodland in perfect harmony that could be found on any part of the Wirral peninsula. Desecrate on and you would desecrate both. Please remember that a 'meccano' fence now stands where once we enjoyed the unique vista of a magical horizon. Unfortunately nobody seems to care and as usual the greedy will march on relentlessly and the remaining gentle pleasures of life will again be trampled underfoot, won't your children be proud?

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

The proposed destruction of the Column Roads fields (and it would be) in my opinion would be an act of pure vandalism. It is one of the most pleasing aspects of both field and woodland in perfect harmony that could be found on any part of the Wirral peninsula. Desecrate on and you would desecrate both. Please remember that a 'meccano' fence now stands where once we enjoyed the unique vista of a magical horizon. Unfortunately nobody seems to care and as usual the greedy will march on relentlessly and the remaining gentle pleasures of life will again be trampled underfoot, won't your children be proud?

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-11514

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

I am writing to formally submit our objections to any proposal for the release of green belt land for development. In particular house-building. As many letters will have detailed, the land at Column Road is special in many ways; both ecologically and environmentally. We moved to from Aigburth, Liverpool in 2017. We did so as this area is outstandingly beautiful and a gem amidst suburban development. We walk through Stapledon Woods daily with our 1 year old and Labrador. Our son adores looking across the field you plan to develop and watch the horses. The thought that his future siblings may not have that opportunity breaks my heart. I appreciate to you this is 'small fry'; however the consequence of development well outweighs this.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

I am writing to formally submit our objections to any proposal for the release of green belt land for development. In particular house-building. As many letters will have detailed, the land at Column Road is special in many ways; both ecologically and environmentally. We moved to from Aigburth, Liverpool in 2017. We did so as this area is outstandingly beautiful and a gem amidst suburban development. We walk through Stapledon Woods daily with our 1 year old and Labrador. Our son adores looking across the field you plan to develop and watch the horses. The thought that his future siblings may not have that opportunity breaks my heart. I appreciate to you this is 'small fry'; however the consequence of development well outweighs this.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-12591

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Prevention of urban sprawl. Site 6.15 makes a strong contribution to preventing urban sprawl ie the joining of the two settlements of Caldby and West Kirby. Merging of Towns. This land parcel forms an open space between West Kirby and the Caldby Conservation Area and its development would bridge and merge these settlements. Encroachment. This parcel of land prevents encroachment of the low density development on the edge of the West Kirby and Caldby boundaries with open

countryside to the East of Column Road and strongly contributes to the rural corridor either side of Telegraph Road.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Saving of agricultural land. This plot of versatile agricultural land currently supports the growing of crops and animal husbandry and should be preserved and maintained for future generations to mitigate the impact of climate change and future food shortages as world population increase.

Q3m Will impact on the Green Belt

The release of Green Belt Site 6.15 for development will I believe destroy the special and unique character of our local living environment and the adjacent Cald

Conservation areas. Many local people and visitors enjoy the amenity of the open farm land adjacent to Stapleton Woods. This land strongly fulfils the stated purpose of the NPPF which states that the green belt boundaries should not be changed unless there exist exceptional circumstances and I do not believe the council have demonstrated evidence or justification for its release for development. Urban Regeneration (purpose 5) releasing green belt detracts from focusing on much needed development in existing derelict and deprived urban areas. I object to the green belt review and methodology for selection of this site for example the boundary on the plan has been deliberately drawn to try to rate the land as highly enclosed when in fact the true development boundary is east of Stapleton Woods and the development site is not highly enclosed. Furthermore I object to the council's assessment rating of the five purposes of the greenbelt land should serve in accordance with the NPPF criteria

Q3n Other reasons

Conclusion. For the reasons above, I strongly object to the release from the Greenbelt and development of this Ste 6.15

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-12593

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Prevention of urban sprawl. Site 6.15 makes a strong contribution to preventing urban sprawl ie the joining of the two settlements of Caldby and West Kirby. Merging of Towns. This land parcel forms an open space between West Kirby and the Caldby Conservation Area and its development would bridge and merge these settlements. Encroachment. This parcel of land prevents encroachment of the low density development on the edge of the West Kirby and Caldby boundaries with open

countryside to the East of Column Road and strongly contributes to the rural corridor either side of Telegraph Road.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Saving of agricultural land. This plot of versatile agricultural land currently supports the growing of crops and animal husbandry and should be preserved and maintained for future generations to mitigate the impact of climate change and future food shortages as world population increase.

Q3m Will impact on the Green Belt

The release of Green Belt Site 6.15 for development will I believe destroy the special and unique character of our local living environment and the adjacent Cald

Conservation areas. Many local people and visitors enjoy the amenity of the open farm land adjacent to Stapleton Woods. This land strongly fulfils the stated purpose of the NPPF which states that the green belt boundaries should not be changed unless there exist exceptional circumstances and I do not believe the council have demonstrated evidence or justification for its release for development. Urban Regeneration (purpose 5) releasing green belt detracts from focusing on much needed development in existing derelict and deprived urban areas. I object to the green belt review and methodology for selection of this site for example the boundary on the plan has been deliberately drawn to try to rate the land as highly enclosed when in fact the true development boundary is east of Stapleton Woods and the development site is not highly enclosed. Furthermore I object to the council's assessment rating of the five purposes of the greenbelt land should be in accordance with the NPPF criteria

Q3n Other reasons

Conclusion. For the reasons above, I strongly object to the release from the Greenbelt and development of this Ste 6.15

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-12597

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Prevention of urban sprawl. Site 6.15 makes a strong contribution to preventing urban sprawl ie the joining of the two settlements of Caldy and West Kirby. Merging of Towns. This land parcel forms an open space between West Kirby and the Caldy Conservation Area and its development would bridge and merge these settlements. Encroachment. This parcel of land prevents encroachment of the low density development on the edge of the West Kirby and Caldy boundaries with open

countryside to the East of Column Road and strongly contributes to the rural corridor either side of Telegraph Road.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Saving of agricultural land. This plot of versatile agricultural land currently supports the growing of crops and animal husbandry and should be preserved and maintained for future generations to mitigate the impact of climate change and future food shortages as world population increase.

Q3m Will impact on the Green Belt

The release of Green Belt Site 6.15 for development will I believe destroy the special and unique character of our local living environment and the adjacent Cald

Conservation areas. Many local people and visitors enjoy the amenity of the open farm land adjacent to Stapleton Woods. This land strongly fulfils the stated purpose of the NPPF which states that the green belt boundaries should not be changed unless there exist exceptional circumstances and I do not believe the council have demonstrated evidence or justification for its release for development. Urban Regeneration (purpose 5) releasing green belt detracts from focusing on much needed development in existing derelict and deprived urban areas. I object to the green belt review and methodology for selection of this site for example the boundary on the plan has been deliberately drawn to try to rate the land as highly enclosed when in fact the true development boundary is east of Stapleton Woods and the development site is not highly enclosed. Furthermore I object to the council's assessment rating of the five purposes of the greenbelt land should serve in accordance with the NPPF criteria

Q3n Other reasons

Conclusion. For the reasons above, I strongly object to the release from the Greenbelt and development of this Ste 6.15

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-12599

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Prevention of urban sprawl. Site 6.15 makes a strong contribution to preventing urban sprawl ie the joining of the two settlements of Caldby and West Kirby. Merging of Towns. This land parcel forms an open space between West Kirby and the Caldby Conservation Area and its development would bridge and merge these settlements. Encroachment. This parcel of land prevents encroachment of the low density development on the edge of the West Kirby and Caldby boundaries with open

countryside to the East of Column Road and strongly contributes to the rural corridor either side of Telegraph Road.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Saving of agricultural land. This plot of versatile agricultural land currently supports the growing of crops and animal husbandry and should be preserved and maintained for future generations to mitigate the impact of climate change and future food shortages as world population increase.

Q3m Will impact on the Green Belt

The release of Green Belt Site 6.15 for development will I believe destroy the special and unique character of our local living environment and the adjacent Cald

Conservation areas. Many local people and visitors enjoy the amenity of the open farm land adjacent to Stapleton Woods. This land strongly fulfils the stated purpose of the NPPF which states that the green belt boundaries should not be changed unless there exist exceptional circumstances and I do not believe the council have demonstrated evidence or justification for its release for development. Urban Regeneration (purpose 5) releasing green belt detracts from focusing on much needed development in existing derelict and deprived urban areas. I object to the green belt review and methodology for selection of this site for example the boundary on the plan has been deliberately drawn to try to rate the land as highly enclosed when in fact the true development boundary is east of Stapleton Woods and the development site is not highly enclosed. Furthermore I object to the council's assessment rating of the five purposes of the greenbelt land should be in accordance with the NPPF criteria

Q3n Other reasons

Conclusion. For the reasons above, I strongly object to the release from the Greenbelt and development of this Ste 6.15

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-12947

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

The Council has failed to properly have regard to the environmental impacts of any development of the Green Belt including the cumulative impacts of development, The release of Green Belt sites for development will harm our environment and the damage will be long lasting.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

I am a resident of Caldy Village and member of The Caldy Society. I object very strongly to the inclusion of Parcel 6.15 for possible housing in the Local Plan. This stems from my concerns regarding the Wirral Green Belt Review 2019, its methodology and parcel

assessments. This concerns in particular Parcel 6.15 being the land to the west of Column Road Caldy. This parcel of land is of special importance to residents of Caldy and is valued by the many walkers who regularly walk through Stapledon Woods. The current Green Belt designation of Parcel 6.15 protects the setting and special character of Caldy Village which the residents are determined to see retrained. The National Planning Policy Framework (NPPF) clearly identifies the important role played by The Green Belt and specifically stipulates that green Belt boundaries should only be altered where exceptional circumstances exist and are fully evidenced and justified. The Council has failed to make the case for such exceptional circumstances in relation to Parcel 6.15. Any development of Parcel 6.15 will destroy the character of the local area and will detrimentally impact upon the visual and other amenities of the adjacent Caldy Conservation Area. It will also destroy one of the most beautiful rural views in Wirral.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

The Council has failed to have proper regard for the impact of any development of Parcel 6.15 upon Caldy Conservation Area, a valuable heritage site which is adjacent to Parcel 6.15. Any development of this site will have a detrimental effect on the Conservation Area and will forever change the character of the approach to the village.

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land**Q3m Will impact on the Green Belt****Q3m Will impact on the Green Belt**

The National Planning Policy Framework (NPPF) clearly identifies the important role played by The Green Belt and specifically stipulates that green Belt boundaries should only be altered where exceptional circumstances exist and are fully evidenced and justified. The Council has failed to make the case for such exceptional circumstances in relation to Parcel 6.15. Accordingly I respond to the Issues and Consultation as follows:

1 Review and the methodology for the selection of sites and in particular the assessment relating to Parcel 6.15.

1.1 According to NPPF the Green Belt serves five purposes. Contrary to the assessment in the Green Belt Review Parcel 6.15 makes a strong contribution to purposes 1, 2 and 3.

1.2 The development of the site would result in the visual and physical coalescence of two settlements, namely Caldy and West Kirby, Parcel 6,15 makes a strong contribution to arresting the sprawl of urban areas

1.3 It is evident that Parcel 6.15 forms a key open space separating Caldy Village and West Kirby. Parcel 6.15 makes a strong contribution in preventing neighbouring townships from merging.

1.4 Parcel 6. 15 makes a strong contribution towards safeguarding the countryside from encroachment. It performs a very important role in the transition from the low-density development on the eastern edge of Caldy Village to the open countryside to the east of Column Road. The Council has failed to have proper regard for the impact of any development of Parcel 6.15 upon Caldy Conservation Area, a valuable heritage site which is adjacent to Parcel 6.15. Any development of this site will have a detrimental effect on the Conservation Area and will forever change the character of the approach to the village. I object to the proposed housing requirement figure of 12,000 new dwellings in the period 2020 - 2035 and the methodology used to produce this figure. It is understood that the population figure for Wirral has been practically static for many years. Furthermore, there is no indication that the situation is about to change. I believe that the actual facts and figures are such that exceptional circumstances exist to allow the Council to depart from that housing need figure which is derived from standard method. If the Council adopted a more realistic housing need figure there would be no need for any Green Belt sites to be released for development.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-13280

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

The Council has failed to properly have regard for the environmental impacts of any development of the Green Belt, including the cumulative impacts of development. The release of Green Belt sites for development will harm our environment and the damage will be felt for a long time. It would be very sad to lose this important ecological and biodiverse site (Parcel 6.15) which is a very important corridor for the migration and movement of wildlife between Caldly Hill and Stapledon Wood to the East and the open countryside to the West.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-13289

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

The Council has failed to properly have regard for the environmental impacts of any development of the Green Belt, including the cumulative impacts of development. The release of Green Belt sites for development will harm our environment and the damage will be felt for a long time. It would be very sad to lose this important ecological and biodiverse site (Parcel 6.15) which is a very important corridor for the migration and movement of wildlife between Caldy Hill and Stapledon Wood to the East and the open countryside to the West.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-13257

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

In response to your letter ref. R&P/FP/LP/REG180 0 regarding the potential green belt release site 6.15. The release of Green Belt Site 6.15 for development will I believe destroy the special and unique character of our local living environment and the adjacent Caldy Conservation areas. Many local people and visitors enjoy the amenity of the open farm land adjacent to Stapleton Woods. This land strongly fulfils the stated purpose of the NPPF which states that the green belt boundaries should not be

changed unless there exist exceptional circumstances and I do not believe the council have demonstrated evidence or justification for its release for development.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Saving of agricultural land. This plot of versatile agricultural land currently supports the growing of crops and animal husbandry and should be preserved and maintained for future generations to mitigate the impact of climate change and future food shortages as world population increases.

Q3m Will impact on the Green Belt

The release of Green Belt Site 6.15 for development will I believe destroy the special and unique character of our local living environment and the adjacent Caldy

Conservation areas. Many local people and visitors enjoy the amenity of the open farm land adjacent to Stapleton Woods. This land strongly fulfils the stated purpose of the NPPF which states that the green belt boundaries should not be changed unless there exist exceptional circumstances and I do not believe the council have demonstrated evidence or justification for its release for development. Urban Regeneration (purpose 5) releasing green belt detracts from focusing on much needed development in existing derelict and deprived urban areas. I object to the green belt review and methodology for selection of this site for example the boundary on the plan has been deliberately drawn to try to rate the land as highly enclosed when in fact the true development boundary is east of Stapleton Woods and the development site is not highly enclosed. Furthermore I object to the council's assessment rating of the five purposes of the greenbelt land should serve in accordance with the NPPF criteria

Q3n Other reasons

Conclusion. For the reasons above, I strongly object to the release from the Greenbelt and development of this Ste 6.15

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-12948

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

The Council has failed to properly have regard to the environmental impacts of any development of the Green Belt including the cumulative impacts of development, The release of Green Belt sites for development will harm our environment and the damage will be long lasting.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

I am a resident of Caldy Village and member of The Caldy Society. I object very strongly to the inclusion of Parcel 6.15 for possible housing in the Local Plan. This stems from my concerns regarding the Wirral Green Belt Review 2019, its methodology and parcel

assessments. This concerns in particular Parcel 6.15 being the land to the west of Column Road Caldy. This parcel of land is of special importance to residents of Caldy and is valued by the many walkers who regularly walk through Stapledon Woods. The current Green Belt designation of Parcel 6.15 protects the setting and special character of Caldy Village which the residents are determined to see retained. The National Planning Policy Framework (NPPF) clearly identifies the important role played by The Green Belt and specifically stipulates that green Belt boundaries should only be altered where exceptional circumstances exist and are fully evidenced and justified. The Council has failed to make the case for such exceptional circumstances in relation to Parcel 6.15. Any development of Parcel 6.15 will destroy the character of the local area and will detrimentally impact upon the visual and other amenities of the adjacent Caldy Conservation Area. It will also destroy one of the most beautiful rural views in Wirral.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

The Council has failed to have proper regard for the impact of any development of Parcel 6.15 upon Caldy Conservation Area, a valuable heritage site which is adjacent to Parcel 6.15. Any development of this site will have a detrimental effect on the Conservation Area and will forever change the character of the approach to the village.

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

The National Planning Policy Framework (NPPF) clearly identifies the important role played by The Green Belt and specifically stipulates that green Belt boundaries should only be altered where exceptional circumstances exist and are fully evidenced and justified. The Council has failed to make the case for such exceptional circumstances in relation to Parcel 6.15. Accordingly I respond to the Issues and Consultation as follows:

1 Review and the methodology for the selection of sites and in particular the assessment relating to Parcel 6.15.

1.1 According to NPPF the Green Belt serves five purposes. Contrary to the assessment in the Green Belt Review Parcel 6.15 makes a strong contribution to purposes 1, 2 and 3.

1.2 The development of the site would result in the visual and physical coalescence of two settlements, namely Caldy and West Kirby, Parcel 6,15 makes a strong contribution to arresting the sprawl of urban areas

1.3 It is evident that Parcel 6.15 forms a key open space separating Caldy Village and West Kirby. Parcel 6.15 makes a strong contribution in preventing neighbouring townships from merging.

1.4 Parcel 6. 15 makes a strong contribution towards safeguarding the countryside from encroachment. It performs a very important role in the transition from the low-density development on the eastern edge of Caldy Village to the open countryside to the east of Column Road. The Council has failed to have proper regard for the impact of any development of Parcel 6.15 upon Caldy Conservation Area, a valuable heritage site which is adjacent to Parcel 6.15. Any development of this site will have a detrimental effect on the Conservation Area and will forever change the character of the approach to the village. I object to the proposed housing requirement figure of 12,000 new dwellings in the period 2020 - 2035 and the methodology used to produce this figure. It is understood that the population figure for Wirral has been practically static for many years. Furthermore, there is no indication that the situation is about to change. I believe that the actual facts and figures are such that exceptional circumstances exist to allow the Council to depart from that housing need figure which is derived from standard method. If the Council adopted a more realistic housing need figure there would be no need for any Green Belt sites to be released for development.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-12949

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

We object to the proposal to build houses on the area of Caldly Road and Stapleton Woods, the land between. This is a monstrous use of Green Belt land of the Wirral.

Q3b Transport and Highway Reasons

This would create a massive upturn in traffic and would require many facilities that would be acquired. All these facilities are already available on Brown field sites.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

We object to the proposal to build houses on the area of Caldys Road and Stapleton Woods, the land between. This is a monstrous use of Green Belt land of the Wirral. There are many Brown belt sites on the Wirral that could be used. This would create a massive upturn in traffic and would require many facilities that would be acquired. All these facilities are already available on Brown field sites.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

We object to the proposal to build houses on the area of Caldys Road and Stapleton Woods, the land between. This is a monstrous use of Green Belt land of the Wirral.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-13193

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

I would like to lodge an objection to the proposed development of 261 houses. The site is bounded by Column Road, Caldys road and Stapledon woods. I am objecting because I feel you would be ruining an area of outstanding beauty enjoyed by people of all ages, all backgrounds from near and far. To stand on the edge of the woods looking across the fields to Thurstaston Hill is fantastic. I would urge you to stand there, or sit on the bench donated in memory of an elderly couple. If you care about the Wirral and its unique scenery you would surely choose a less celebrated site to house families requiring a home. The area is the very essence of the Wirral, and 'Visit Wirral' promote us as the holiday peninsula. So take care of it and make every effort to preserve it.

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-12831

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

I am a local resident in the Caldby area and have lived here for nearly forty years. I have very grave concerns regarding the possible proposed use of green belt land West of Column road Caldby Parcel 6.15 on the local plan. Any development on this site, which adjoins the Caldby Conservation Area would destroy the unique character of Caldby and affect the visual amenity of the conservation area itself. We on the Wirral must, at all cost, protect our precious green spaces. Wirral is a peninsula and by the very confined nature of our location we have nowhere to expand. Our green belt spaces are our responsibly and we are entrusted with its preservation, not only for now but for future generations. Once we lose them then they are lost forever.

Q3b Transport and Highway Reasons

Q3b Transport and Highway Reasons

Q3d Impact on the character of the area

Any development on this site, which adjoins the Caldby Conservation Area would destroy the unique character of Caldby and affect the visual amenity of the conservation area itself. The green belt designated land protects that unique character of the Caldby area. Wirral is a very attractive environment and attracts many visitors from outside the borough, not least because of its fantastic landscape and seascape views. The views coming down Telegraph Road from Thurstaston Hill to West Kirby and likewise from Montgomery Hill would be very adversely affected. We on the Wirral must, at all cost, protect our precious green spaces. Wirral is a peninsula and by the very confined nature of our location we have nowhere to expand. We on the Wirral must, at all cost, protect our precious green spaces.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

It is of paramount importance that brown field sites should be optimised for housing purposes as this should more than meet our needs up to 2035.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

The green belt designated land protects that unique character of the Caldy area. Wirral is a very attractive environment and attracts many visitors from outside the borough, not least because of its fantastic landscape and seascape views. The views coming down Telegraph Road from Thurstaston Hill to West Kirby and likewise from Montgomery Hill would be very adversely affected. We on the Wirral must, at all cost, protect our precious green spaces. We on the Wirral must, at all cost, protect our precious green spaces. Wirral is a peninsula and by the very confined nature of our location we have nowhere to expand. It is of paramount importance that brown field sites should be optimised for housing purposes as this should more than meet our needs up to 2035. Our green belt spaces are our responsibly and we are entrusted with its preservation, not only for now but for future generations. Once we lose them then they are lost forever.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-13240

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

In response to your letter ref. R&P/FP/LP/REG180 0 regarding the potential green belt release site 6.15. The release of Green Belt Site 6.15 for development will I believe destroy the special and unique character of our local living environment and the adjacent Caldy Conservation areas. Many local people and visitors enjoy the amenity of the open farm land adjacent to Stapleton Woods. This land strongly fulfils the stated purpose of the NPPF which states that the green belt boundaries should not be

changed unless there exist exceptional circumstances and I do not believe the council have demonstrated evidence or justification for it release for development.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Saving of agricultural land. This plot of versatile agricultural land currently supports the growing of crops and animal husbandry and should be preserved and maintained for future generations to mitigate the impact of climate change and future food shortages as world population increase.

Q3m Will impact on the Green Belt

The release of Green Belt Site 6.15 for development will I believe destroy the special and unique character of our local living environment and the adjacent Cald

Conservation areas. Many local people and visitors enjoy the amenity of the open farm land adjacent to Stapleton Woods. This land strongly fulfils the stated purpose of the NPPF which states that the green belt boundaries should not be changed unless there exist exceptional circumstances and I do not believe the council have demonstrated evidence or justification for its release for development. Urban Regeneration (purpose 5) releasing green belt detracts from focusing on much needed development in existing derelict and deprived urban areas. I object to the green belt review and methodology for selection of this site for example the boundary on the plan has been deliberately drawn to try to rate the land as highly enclosed when in fact the true development boundary is east of Stapleton Woods and the development site is not highly enclosed. Furthermore I object to the council's assessment rating of the five purposes of the greenbelt land should be in accordance with the NPPF criteria

Q3n Other reasons

Conclusion. For the reasons above, I strongly object to the release from the Greenbelt and development of this Ste 6.15

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-13248

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

In response to your letter ref. R&P/FP/LP/REG180 0 regarding the potential green belt release site 6.15. The release of Green Belt Site 6.15 for development will I believe destroy the special and unique character of our local living environment and the adjacent Caldy Conservation areas. Many local people and visitors enjoy the amenity of the open farm land adjacent to Stapleton Woods. This land strongly fulfils the stated purpose of the NPPF which states that the green belt boundaries should not be

changed unless there exist exceptional circumstances and I do not believe the council have demonstrated evidence or justification for its release for development.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Saving of agricultural land. This plot of versatile agricultural land currently supports the growing of crops and animal husbandry and should be preserved and maintained for future generations to mitigate the impact of climate change and future food shortages as world population increases.

Q3m Will impact on the Green Belt

The release of Green Belt Site 6.15 for development will I believe destroy the special and unique character of our local living environment and the adjacent Cald

Conservation areas. Many local people and visitors enjoy the amenity of the open farm land adjacent to Stapleton Woods. This land strongly fulfils the stated purpose of the NPPF which states that the green belt boundaries should not be changed unless there exist exceptional circumstances and I do not believe the council have demonstrated evidence or justification for its release for development. Urban Regeneration (purpose 5) releasing green belt detracts from focusing on much needed development in existing derelict and deprived urban areas. I object to the green belt review and methodology for selection of this site for example the boundary on the plan has been deliberately drawn to try to rate the land as highly enclosed when in fact the true development boundary is east of Stapleton Woods and the development site is not highly enclosed. Furthermore I object to the council's assessment rating of the five purposes of the greenbelt land should be in accordance with the NPPF criteria

Q3n Other reasons

Conclusion. For the reasons above, I strongly object to the release from the Greenbelt and development of this Ste 6.15

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-13290

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

The Council has failed to properly have regard for the environmental impacts of any development of the Green Belt, including the cumulative impacts of development. The release of Green Belt sites for development will harm our environment and the damage will be felt for a long time. It would be very sad to lose this important ecological and biodiverse site (Parcel 6.15) which is a very important corridor for the migration and movement of wildlife between Caldly Hill and Stapledon Wood to the East and the open countryside to the West.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-13294

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

The Council has failed to properly have regard for the environmental impacts of any development of the Green Belt, including the cumulative impacts of development. The release of Green Belt sites for development will harm our environment and the damage will be felt for a long time. It would be very sad to lose this important ecological and biodiverse site (Parcel 6.15) which is a very important corridor for the migration and movement of wildlife between Caldly Hill and Stapledon Wood to the East and the open countryside to the West.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-13296

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

The Council has failed to properly have regard for the environmental impacts of any development of the Green Belt, including the cumulative impacts of development. The release of Green Belt sites for development will harm our environment and the damage will be felt for a long time. It would be very sad to lose this important ecological and biodiverse site (Parcel 6.15) which is a very important corridor for the migration and movement of wildlife between Caldy Hill and Stapledon Wood to the East and the open countryside to the West.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-13298

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

The Council has failed to properly have regard for the environmental impacts of any development of the Green Belt, including the cumulative impacts of development. The release of Green Belt sites for development will harm our environment and the damage will be felt for a long time. It would be very sad to lose this important ecological and biodiverse site (Parcel 6.15) which is a very important corridor for the migration and movement of wildlife between Caldy Hill and Stapledon Wood to the East and the open countryside to the West.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-13584

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

The “underperforming” Green Belt field below Stapleton Wood where it is estimated 261 dwellings could be built should continue to be protected. It provides much need shelter and grazing for wild geese, birds and wildlife. Again has there been an Environment Impact Study?

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-13761

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

I write in a personal capacity, but also as a director of (Housing Management Company). Our development is on one of the few true brownfield development sites in this area, replacing a 1930's garage and petrol station in 1991. Our frontage onto Column Road gives us views of the Column Road Fields to our South East, and to the first entrance to Stapledon Wood to our South West. First, our view to the South East tells us that the Column Road Fields provide a very important overspill area for birds visiting the water sanctuary area known as 'Six Acres' on the opposite side of Column Road. At certain times of the year Six Acres is overflowing with migrant bird visitors, and hundreds, if not thousands, of birds are displaced onto the adjoining fields. We can see that this migrant bird 'Stop Off' attracts many photographers and a web search will show you that this sanctuary is evidently of great importance within the Wirral as a whole. The entrance to Stapledon Wood is to our South West, and each day we can observe the dozens of walkers entering the wood to walk along the boundary between the wood and the Column Road Fields, where outstanding views across the fields to Thurstaston are to be enjoyed. The wood itself is the home to much wildlife. When under the control of Hoylake UDC the development of King's Drive was curtailed because of the importance of the wood. My purpose in writing is to emphasise that the potential loss of the Column Road Fields does not only affect the fields themselves but will have a very deleterious impact on the adjoining Stapledon Wood and the

bird/nature reserve at Six Acres. I understand that these fields remain high on the council's lists for possible greenfield development. I am very much against any housing development on the Column Road fields for the above reasons.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-14962

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

The “underperforming” Green Belt field below Stapleton Wood where it is estimated 261 dwellings could be built should continue to be protected. It provides much need shelter and grazing for wild geese, birds and wildlife. Again has there been an Environment Impact Study?

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-14972

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

The development of the land would link together West Kirby, Newton and Caldby. This would contribute to urban sprawl. The land also adjoins to national trust land which extends to grange hill. The development would break the green belt and restrict paths, access and area / space for wildlife. There are approximately 216 houses that could be built on the site. There would likely be some children who would reside in the houses. Currently my understanding is that all schools in Wirral are oversubscribed. Any development on the land would destroy the current views, this may seem a minor matter but the views of the land from Thurstaston Hill would be forever destroyed. Caldby is a conservation area and it is currently suffering from a series of developments where gardens are being sold off and split up into further developments. This development would for ever destroy the countryside around Caldby

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-14989

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

The development of the land would link together West Kirby, Newton and Caldby. This would contribute to urban sprawl. The land also adjoins to national trust land which extends to grange hill. The development would break the green belt and restrict paths, access and area / space for wildlife. There are approximately 216 houses that could be built on the site. There would likely be some children who would reside in the houses. Currently my understanding is that all schools in Wirral are oversubscribed. Any development on the land would destroy the current views, this may seem a minor matter but the views of the land from Thurstaston Hill would be forever destroyed. Caldby is a conservation area and it is currently suffering from a series of developments where gardens are being sold off and split up into further developments. This development would for ever destroy the countryside around Caldby

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-14990

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

The development of the land would link together West Kirby, Newton and Caldby. This would contribute to urban sprawl. The land also adjoins to national trust land which extends to grange hill. The development would break the green belt and restrict paths, access and area / space for wildlife. There are approximately 216 houses that could be built on the site. There would likely be some children who would reside in the houses. Currently my understanding is that all schools in Wirral are oversubscribed. Any development on the land would destroy the current views, this may seem a minor matter but the views of the land from Thurstaston Hill would be forever destroyed. Caldby is a conservation area and it is currently suffering from a series of developments where gardens are being sold off and split up into further developments. This development would for ever destroy the countryside around Caldby

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-14991

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

The development of the land would link together West Kirby, Newton and Caldby. This would contribute to urban sprawl. The land also adjoins to national trust land which extends to grange hill. The development would break the green belt and restrict paths, access and area / space for wildlife. There are approximately 216 houses that could be built on the site. There would likely be some children who would reside in the houses. Currently my understanding is that all schools in Wirral are oversubscribed. Any development on the land would destroy the current views, this may seem a minor matter but the views of the land from Thurstaston Hill would be forever destroyed. Caldby is a conservation area and it is currently suffering from a series of developments where gardens are being sold off and split up into further developments. This development would for ever destroy the countryside around Caldby

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-14992

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

The development of the land would link together West Kirby, Newton and Caldby. This would contribute to urban sprawl. The land also adjoins to national trust land which extends to grange hill. The development would break the green belt and restrict paths, access and area / space for wildlife. There are approximately 216 houses that could be built on the site. There would likely be some children who would reside in the houses. Currently my understanding is that all schools in Wirral are oversubscribed. Any development on the land would destroy the current views, this may seem a minor matter but the views of the land from Thurstaston Hill would be forever destroyed. Caldby is a conservation area and it is currently suffering from a series of developments where gardens are being sold off and split up into further developments. This development would for ever destroy the countryside around Caldby

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-17151

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

You wrote to us on 27th January 2020 to inform us that land near our property was being considered under the reference number Potential Dispersed Green Belt Release Site - 6.15 (the land to the west of Column Road, Caldby). We wish to strongly object to any proposals to develop on any green belt land on Wirral. In particular we are dismayed that a beautiful and necessary rural areas such as Parcel 6.15 is even being considered as a potential building site. I object to the Green Belt Review and the methodology for the selection of sites and, in particular, the assessment relating to Parcel 6.15; According to the NPPF, the Green Belt serves five purposes. Contrary to the assessment in the Green Belt Review, Parcel 6.15 makes a strong contribution to purposes 1, 2, 3 and 5. The Council has failed to properly have regard for the environmental impacts of any development of the Green Belt. including the cumulative impacts of development. The release of Green Belt sites for development will harm our environment and the damage will be felt for a long time. It would be very sad to lose this important ecological and biodiverse site (Parcel 6.15) which is a very important corridor for the migration and movement of wildlife between Caldby Hill and Stapledon Wood to the East and the open countryside to the West.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

The development of the site would result in the visual and physical coalescence of two settlements, namely Caldy and West Kirby and will in effect, create a new sprawl or urban area stretching, virtually unbroken, from Caldy, through West Kirby and Hoylake, to Meals. Parcel 6.15 makes a strong contribution to checking the unrestricted sprawl of urban areas. It is evident that Parcel 6.16 forms a key open space separating Caldy Village and West Kirby. Parcel 6.15 makes a strong contribution in preventing neighbouring townships from merging. Parcel 6.15 makes a strong contribution towards safeguarding the countryside from encroachment. It performs a very important role in the transition from the low density development on the eastern edge of Caldy village to the open countryside to the east of Column Road. The Council has failed to have proper regard for the impact of any development of Parcel 6.15 upon the Caldy Conservation Area, a heritage asset; which is directly adjacent to Parcel 6.15. Any development of Parcel 6.15 will have a detrimental impact on the conservation area and will forever change the character of the approaches to the village.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Parcel 6.15 makes a strong contribution towards encouraging the recycling and regeneration of derelict and urban land elsewhere in the borough. This is because the Parcel is an open green field site which performs strongly as a green belt site. The Council has failed to have proper regard for the impact of any development of Parcel 6.15 upon the Caldby Conservation Area, a heritage asset; which is directly adjacent to Parcel 6.15. Any development of Parcel 6. 15 will have a detrimental impact on the conservation area and will forever change the character of the approaches to the village.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-16166

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Another comment if we may. We live on Montgomery Hill, a road unsuited to the volume, nature and speed of the traffic it carries now. Development of Parcel 6.15, or any other similar local sites, will entail a massive amount of construction traffic for a considerable period of time and Montgomery Hill will inevitably be expected to carry some of it. The road would be overwhelmed by traffic of the type and volume required by construction - materials, plant, concrete and the like, not to mention the site workers. Further, the addition of so many new houses on Parcel 6.15 will inevitably lead to a permanent large increase in long term vehicle traffic.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-17133

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

I object to the Green Belt Review and the methodology for the selection of sites and, in particular, the assessment relating to Parcel 6.15; According to the NPPF, the Green Belt serves five purposes. Contrary to the assessment in the Green Belt Review, Parcel 6.15 makes a strong contribution to purposes 1, 2, 3 and 5. The Council has failed to properly have regard for the environmental impacts of any development of the Green Belt. including the cumulative impacts of development. The release of Green Belt sites for development will harm our environment and the damage will be felt for a long time. It would be very sad to lose this important ecological and biodiverse site (Parcel 6.15) which is a very important corridor for the migration and movement of wildlife between Caldry Hill and Stapledon Wood to the East and the open countryside to the West.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

The development of the site would result in the visual and physical coalescence of two settlements , namely Caldby and West Kirby and will in effect, create a new sprawl or urban area stretching, virtually unbroken. from Caldby, through West Kirby and Hoylake, to Meals. Parcel 6.15 makes a strong contribution to checking the unrestricted sprawl of urban areas. It is evident that Parcel 6.16 forms a key open space separating Caldby Village and West Kirby. Parcel 6.15 makes a strong contribution in preventing neighbouring townships from merging. Parcel 6.15 makes a strong contribution towards safeguarding the countryside from encroachment. It performs a very important role in the transition from the low density development on the eastern edge of Caldby village to the open countryside to the east of Column Road. The Council has failed to have proper regard for the impact of any development of Parcel 6.15 upon the Caldby Conservation Area, a heritage asset; which is directly adjacent to Parcel 6.15. Any development of Parcel 6. 15 will have a detrimental impact on the conservation area and will forever change the character of the approaches to the village.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Parcel 6.15 makes a strong contribution towards encouraging the recycling and regeneration of derelict and urban land elsewhere in the borough. This is because the Parcel is an open green field site which performs strongly as a green belt site. The Council has failed to have proper regard for the impact of any development of Parcel 6.15 upon the Caldby Conservation Area, a heritage asset; which is directly adjacent to Parcel 6.15. Any development of Parcel 6. 15 will have a detrimental impact on the conservation area and will forever change the character of the approaches to the village.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-17136

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

I object to the Green Belt Review and the methodology for the selection of sites and, in particular, the assessment relating to Parcel 6.15; According to the NPPF, the Green Belt serves five purposes. Contrary to the assessment in the Green Belt Review, Parcel 6.15 makes a strong contribution to purposes 1, 2, 3 and 5. The Council has failed to properly have regard for the environmental impacts of any development of the Green Belt. including the cumulative impacts of development. The release of Green Belt sites for development will harm our environment and the damage will be felt for a long time. It would be very sad to lose this important ecological and biodiverse site (Parcel 6.15) which is a very important corridor for the migration and movement of wildlife between Caldry Hill and Stapledon Wood to the East and the open countryside to the West.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

The development of the site would result in the visual and physical coalescence of two settlements, namely Caldby and West Kirby and will in effect, create a new sprawl or urban area stretching, virtually unbroken, from Caldby, through West Kirby and Hoylake, to Meals. Parcel 6.15 makes a strong contribution to checking the unrestricted sprawl of urban areas. It is evident that Parcel 6.16 forms a key open space separating Caldby Village and West Kirby. Parcel 6.15 makes a strong contribution in preventing neighbouring townships from merging. Parcel 6.15 makes a strong contribution towards safeguarding the countryside from encroachment. It performs a very important role in the transition from the low density development on the eastern edge of Caldby village to the open countryside to the east of Column Road. The Council has failed to have proper regard for the impact of any development of Parcel 6.15 upon the Caldby Conservation Area, a heritage asset; which is directly adjacent to Parcel 6.15. Any development of Parcel 6.15 will have a detrimental impact on the conservation area and will forever change the character of the approaches to the village.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Parcel 6.15 makes a strong contribution towards encouraging the recycling and regeneration of derelict and urban land elsewhere in the borough. This is because the Parcel is an open green field site which performs strongly as a green belt site. The Council has failed to have proper regard for the impact of any development of Parcel 6.15 upon the Caldby Conservation Area, a heritage asset; which is directly adjacent to Parcel 6.15. Any development of Parcel 6. 15 will have a detrimental impact on the conservation area and will forever change the character of the approaches to the village.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-17142

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

I object to the Green Belt Review and the methodology for the selection of sites and, in particular, the assessment relating to Parcel 6.15; According to the NPPF, the Green Belt serves five purposes. Contrary to the assessment in the Green Belt Review, Parcel 6.15 makes a strong contribution to purposes 1, 2, 3 and 5. The Council has failed to properly have regard for the environmental impacts of any development of the Green Belt. including the cumulative impacts of development. The release of Green Belt sites for development will harm our environment and the damage will be felt for a long time. It would be very sad to lose this important ecological and biodiverse site (Parcel 6.15) which is a very important corridor for the migration and movement of wildlife between Caldry Hill and Stapledon Wood to the East and the open countryside to the West.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

The development of the site would result in the visual and physical coalescence of two settlements, namely Caldby and West Kirby and will in effect, create a new sprawl or urban area stretching, virtually unbroken, from Caldby, through West Kirby and Hoylake, to Meals. Parcel 6.15 makes a strong contribution to checking the unrestricted sprawl of urban areas. It is evident that Parcel 6.16 forms a key open space separating Caldby Village and West Kirby. Parcel 6.15 makes a strong contribution in preventing neighbouring townships from merging. Parcel 6.15 makes a strong contribution towards safeguarding the countryside from encroachment. It performs a very important role in the transition from the low density development on the eastern edge of Caldby village to the open countryside to the east of Column Road. The Council has failed to have proper regard for the impact of any development of Parcel 6.15 upon the Caldby Conservation Area, a heritage asset; which is directly adjacent to Parcel 6.15. Any development of Parcel 6.15 will have a detrimental impact on the conservation area and will forever change the character of the approaches to the village.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Parcel 6.15 makes a strong contribution towards encouraging the recycling and regeneration of derelict and urban land elsewhere in the borough. This is because the Parcel is an open green field site which performs strongly as a green belt site. The Council has failed to have proper regard for the impact of any development of Parcel 6.15 upon the Caldby Conservation Area, a heritage asset; which is directly adjacent to Parcel 6.15. Any development of Parcel 6. 15 will have a detrimental impact on the conservation area and will forever change the character of the approaches to the village.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-17139

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

I object to the Green Belt Review and the methodology for the selection of sites and, in particular, the assessment relating to Parcel 6.15; According to the NPPF, the Green Belt serves five purposes. Contrary to the assessment in the Green Belt Review, Parcel 6.15 makes a strong contribution to purposes 1, 2, 3 and 5. The Council has failed to properly have regard for the environmental impacts of any development of the Green Belt. including the cumulative impacts of development. The release of Green Belt sites for development will harm our environment and the damage will be felt for a long time. It would be very sad to lose this important ecological and biodiverse site (Parcel 6.15) which is a very important corridor for the migration and movement of wildlife between Caldry Hill and Stapledon Wood to the East and the open countryside to the West.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

The development of the site would result in the visual and physical coalescence of two settlements , namely Caldby and West Kirby and will in effect, create a new sprawl or urban area stretching, virtually unbroken. from Caldby, through West Kirby and Hoylake, to Meals. Parcel 6.15 makes a strong contribution to checking the unrestricted sprawl of urban areas. It is evident that Parcel 6.16 forms a key open space separating Caldby Village and West Kirby. Parcel 6.15 makes a strong contribution in preventing neighbouring townships from merging. Parcel 6.15 makes a strong contribution towards safeguarding the countryside from encroachment. It performs a very important role in the transition from the low density development on the eastern edge of Caldby village to the open countryside to the east of Column Road. The Council has failed to have proper regard for the impact of any development of Parcel 6.15 upon the Caldby Conservation Area, a heritage asset; which is directly adjacent to Parcel 6.15. Any development of Parcel 6. 15 will have a detrimental impact on the conservation area and will forever change the character of the approaches to the village.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Parcel 6.15 makes a strong contribution towards encouraging the recycling and regeneration of derelict and urban land elsewhere in the borough. This is because the Parcel is an open green field site which performs strongly as a green belt site. The Council has failed to have proper regard for the impact of any development of Parcel 6.15 upon the Caldby Conservation Area, a heritage asset; which is directly adjacent to Parcel 6.15. Any development of Parcel 6. 15 will have a detrimental impact on the conservation area and will forever change the character of the approaches to the village.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-17145

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

I object to the Green Belt Review and the methodology for the selection of sites and, in particular, the assessment relating to Parcel 6.15; According to the NPPF, the Green Belt serves five purposes. Contrary to the assessment in the Green Belt Review, Parcel 6.15 makes a strong contribution to purposes 1, 2, 3 and 5. The Council has failed to properly have regard for the environmental impacts of any development of the Green Belt. including the cumulative impacts of development. The release of Green Belt sites for development will harm our environment and the damage will be felt for a long time. It would be very sad to lose this important ecological and biodiverse site (Parcel 6.15) which is a very important corridor for the migration and movement of wildlife between Caldry Hill and Stapledon Wood to the East and the open countryside to the West.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

The development of the site would result in the visual and physical coalescence of two settlements , namely Caldby and West Kirby and will in effect, create a new sprawl or urban area stretching, virtually unbroken. from Caldby, through West Kirby and Hoylake, to Meals. Parcel 6.15 makes a strong contribution to checking the unrestricted sprawl of urban areas. It is evident that Parcel 6.16 forms a key open space separating Caldby Village and West Kirby. Parcel 6.15 makes a strong contribution in preventing neighbouring townships from merging. Parcel 6.15 makes a strong contribution towards safeguarding the countryside from encroachment. It performs a very important role in the transition from the low density development on the eastern edge of Caldby village to the open countryside to the east of Column Road. The Council has failed to have proper regard for the impact of any development of Parcel 6.15 upon the Caldby Conservation Area, a heritage asset; which is directly adjacent to Parcel 6.15. Any development of Parcel 6. 15 will have a detrimental impact on the conservation area and will forever change the character of the approaches to the village.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Parcel 6.15 makes a strong contribution towards encouraging the recycling and regeneration of derelict and urban land elsewhere in the borough. This is because the Parcel is an open green field site which performs strongly as a green belt site. The Council has failed to have proper regard for the impact of any development of Parcel 6.15 upon the Caldby Conservation Area, a heritage asset; which is directly adjacent to Parcel 6.15. Any development of Parcel 6. 15 will have a detrimental impact on the conservation area and will forever change the character of the approaches to the village.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-17148

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

I object to the Green Belt Review and the methodology for the selection of sites and, in particular, the assessment relating to Parcel 6.15; According to the NPPF, the Green Belt serves five purposes. Contrary to the assessment in the Green Belt Review, Parcel 6.15 makes a strong contribution to purposes 1, 2, 3 and 5. The Council has failed to properly have regard for the environmental impacts of any development of the Green Belt. including the cumulative impacts of development. The release of Green Belt sites for development will harm our environment and the damage will be felt for a long time. It would be very sad to lose this important ecological and biodiverse site (Parcel 6.15) which is a very important corridor for the migration and movement of wildlife between Caldry Hill and Stapledon Wood to the East and the open countryside to the West.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

The development of the site would result in the visual and physical coalescence of two settlements, namely Caldby and West Kirby and will in effect, create a new sprawl or urban area stretching, virtually unbroken, from Caldby, through West Kirby and Hoylake, to Meals. Parcel 6.15 makes a strong contribution to checking the unrestricted sprawl of urban areas. It is evident that Parcel 6.16 forms a key open space separating Caldby Village and West Kirby. Parcel 6.15 makes a strong contribution in preventing neighbouring townships from merging. Parcel 6.15 makes a strong contribution towards safeguarding the countryside from encroachment. It performs a very important role in the transition from the low density development on the eastern edge of Caldby village to the open countryside to the east of Column Road. The Council has failed to have proper regard for the impact of any development of Parcel 6.15 upon the Caldby Conservation Area, a heritage asset; which is directly adjacent to Parcel 6.15. Any development of Parcel 6.15 will have a detrimental impact on the conservation area and will forever change the character of the approaches to the village.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Parcel 6.15 makes a strong contribution towards encouraging the recycling and regeneration of derelict and urban land elsewhere in the borough. This is because the Parcel is an open green field site which performs strongly as a green belt site. The Council has failed to have proper regard for the impact of any development of Parcel 6.15 upon the Caldby Conservation Area, a heritage asset; which is directly adjacent to Parcel 6.15. Any development of Parcel 6. 15 will have a detrimental impact on the conservation area and will forever change the character of the approaches to the village.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-17155

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

At the present time, Caldy is a prestigious village and our wish protect this feature, as well as the unique character of the Caldy Conservation Area seem to be under threat by plans to build on green belt land between Caldy and West Kirby. As residents of Caldy for over 30 years, we have particular concerns regarding the Wirral Green Belt Review 2019, its methodology and parcel assessments, in particular in relation to Parcel 6.15 being the and West of Column road, Caldy. I object to the Green Belt Review and the methodology for the selection of sites and, in particular, the assessment relating to Parcel 6.15; According to the NPPF, the Green Belt serves five purposes. Contrary to the assessment in the Green Belt Review, Parcel 6.15 makes a strong contribution to purposes 1, 2, 3 and 5. The Council has failed to properly have regard for the environmental impacts of any development of the Green Belt. including the cumulative impacts of development. The release of Green Belt sites for development will harm our environment and the damage will be felt for a long time. It would be very sad to lose this important ecological and biodiverse site (Parcel 6.15) which is a very important corridor for the migration and movement of wildlife between Caldy Hill and Stapledon Wood to the East and the open countryside to the West.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

The development of the site would result in the visual and physical coalescence of two settlements, namely Caldy and West Kirby and will in effect, create a new sprawl or urban area stretching, virtually unbroken, from Caldy, through West Kirby and Hoylake, to Meals. Parcel 6.15 makes a strong contribution to checking the unrestricted sprawl of urban areas. It is evident that Parcel 6.16 forms a key open space separating Caldy Village and West Kirby. Parcel 6.15 makes a strong contribution in preventing neighbouring townships from merging. Parcel 6.15 makes a strong contribution towards safeguarding the countryside from encroachment. It performs a very important role in the transition from the low density development on the eastern edge of Caldy village to the open countryside to the east of Column Road. The Council has failed to have proper regard for the impact of any development of Parcel 6.15 upon the Caldy Conservation Area, a heritage asset; which is directly adjacent to Parcel 6.15. Any development of Parcel 6.15 will have a detrimental impact on the conservation area and will forever change the character of the approaches to the village.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Parcel 6.15 makes a strong contribution towards encouraging the recycling and regeneration of derelict and urban land elsewhere in the borough. This is because the Parcel is an open green field site which performs strongly as a green belt site. The Council has failed to have proper regard for the impact of any development of Parcel 6.15 upon the Caldby Conservation Area, a heritage asset; which is directly adjacent to Parcel 6.15. Any development of Parcel 6. 15 will have a detrimental impact on the conservation area and will forever change the character of the approaches to the village.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-17159

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

I am a resident of Caldly Village and member of the Caldly Society. I object strongly to the inclusion of Parcel 6.15 for possible housing the Local Plan. This stems from my concerns regarding the Wirral Green Belt Review 2019, its methodology and parcel assessments. This concerns in particular Parcel 6.15 being the land to the West of Column Road, Caldly. This land is of special importance to residents of Caldly and is valued by the many walkers who regularly walk through Stapledon Woods. I object to the Green Belt Review and the methodology for the selection of sites and, in particular, the assessment relating to Parcel 6.15; According to the NPPF, the Green Belt serves five purposes. Contrary to the assessment in the Green Belt Review, Parcel 6.15 makes a strong contribution to purposes 1, 2, 3 and 5. The Council has failed to properly have regard for the environmental impacts of any development of the Green Belt. including the cumulative impacts of development. The release of Green Belt sites for development will harm our environment and the damage will be felt for a long time. It would be very sad to lose this important ecological and biodiverse site (Parcel 6.15) which is a very important corridor for the migration and movement of wildlife between Caldly Hill and Stapledon Wood to the East and the open countryside to the West.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

The development of the site would result in the visual and physical coalescence of two settlements, namely Caldy and West Kirby and will in effect, create a new sprawl or urban area stretching, virtually unbroken, from Caldy, through West Kirby and Hoylake, to Meals. Parcel 6.15 makes a strong contribution to checking the unrestricted sprawl of urban areas. It is evident that Parcel 6.16 forms a key open space separating Caldy Village and West Kirby. Parcel 6.15 makes a strong contribution in preventing neighbouring townships from merging. Parcel 6.15 makes a strong contribution towards safeguarding the countryside from encroachment. It performs a very important role in the transition from the low density development on the eastern edge of Caldy village to the open countryside to the east of Column Road. The Council has failed to have proper regard for the impact of any development of Parcel 6.15 upon the Caldy Conservation Area, a heritage asset; which is directly adjacent to Parcel 6.15. Any development of Parcel 6.15 will have a detrimental impact on the conservation area and will forever change the character of the approaches to the village.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Parcel 6.15 makes a strong contribution towards encouraging the recycling and regeneration of derelict and urban land elsewhere in the borough. This is because the Parcel is an open green field site which performs strongly as a green belt site. The Council has failed to have proper regard for the impact of any development of Parcel 6.15 upon the Caldby Conservation Area, a heritage asset; which is directly adjacent to Parcel 6.15. Any development of Parcel 6. 15 will have a detrimental impact on the conservation area and will forever change the character of the approaches to the village.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-17160

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

I object to the Green Belt Review and the methodology for the selection of sites and, in particular, the assessment relating to Parcel 6.15; According to the NPPF, the Green Belt serves five purposes. Contrary to the assessment in the Green Belt Review, Parcel 6.15 makes a strong contribution to purposes 1, 2, 3 and 5. The Council has failed to properly have regard for the environmental impacts of any development of the Green Belt. including the cumulative impacts of development. The release of Green Belt sites for development will harm our environment and the damage will be felt for a long time. It would be very sad to lose this important ecological and biodiverse site (Parcel 6.15) which is a very important corridor for the migration and movement of wildlife between Caldry Hill and Stapledon Wood to the East and the open countryside to the West.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

The development of the site would result in the visual and physical coalescence of two settlements , namely Caldy and West Kirby and will in effect, create a new sprawl or urban area stretching, virtually unbroken. from Caldy, through West Kirby and Hoylake, to Meals. Parcel 6.15 makes a strong contribution to checking the unrestricted sprawl of urban areas. It is evident that Parcel 6.16 forms a key open space separating Caldy Village and West Kirby. Parcel 6.15 makes a strong contribution in preventing neighbouring townships from merging. Parcel 6.15 makes a strong contribution towards safeguarding the countryside from encroachment. It performs a very important role in the transition from the low density development on the eastern edge of Caldy village to the open countryside to the east of Column Road. The Council has failed to have proper regard for the impact of any development of Parcel 6.15 upon the Caldy Conservation Area, a heritage asset; which is directly adjacent to Parcel 6.15. Any development of Parcel 6. 15 will have a detrimental impact on the conservation area and will forever change the character of the approaches to the village.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Parcel 6.15 makes a strong contribution towards encouraging the recycling and regeneration of derelict and urban land elsewhere in the borough. This is because the Parcel is an open green field site which performs strongly as a green belt site. The Council has failed to have proper regard for the impact of any development of Parcel 6.15 upon the Caldby Conservation Area, a heritage asset; which is directly adjacent to Parcel 6.15. Any development of Parcel 6. 15 will have a detrimental impact on the conservation area and will forever change the character of the approaches to the village.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-17311

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Building on that land will take away critical land for local wildlife, especially Barn Owls who hunt in such fields.

Q3b Transport and Highway Reasons

Additionally, it will lead to increased traffic flow in the area, which will impact greatly on my own road, which would be used as a cut through for residents travelling to those properties.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

My family and I enjoy regularly walking through Caldy Woods and love walking passed the particular fields that you plan to allow developers to build upon.

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

I am writing to you to object to the plans to develop 261 houses on the greenbelt land between Caldly Woods and Column Road. I am a local resident and I was horrified to learn of the plans, not only to build on green belt but also of the sheer number of properties planned. Given the current global climate crisis, it is absolutely unacceptable to build on green belt land. "I have copied in my local MP into this email because I object so strongly to building on this or any greenbelt in the Wirral area for that matter. I recently objected to the development of a golf resort on greenbelt land between Hoylake and Newton. It was apparent that that development was a ruse for building properties that would attract high council tax rates. The plans to build on this land appear to be no different. Whilst I understand the need for the council to make sufficient money to cover the public services in Wirral, this should not be done at the cost of greenbelt. The potential development of this land has not been well advertised and I am sure that if more residents knew of the plans, there would be many more objections. The Council need to be more transparent and open in their plans to allow property developments, so that all residents are aware and can make their feelings known. I request that there is a wider public consultation on this matter.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-18166

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

I object to the Green Belt Review and the methodology for the selection of sites and, in particular, the assessment relating to Parcel 6.15; According to the NPPF, the Green Belt serves five purposes. Contrary to the assessment in the Green Belt Review, Parcel 6.15 makes a strong contribution to purposes 1, 2, 3 and 5. The Council has failed to properly have regard for the environmental impacts of any development of the Green Belt. including the cumulative impacts of development. The release of Green Belt sites for development will harm our environment and the damage will be felt for a long time. It would be very sad to lose this important ecological and biodiverse site (Parcel 6.15) which is a very important corridor for the migration and movement of wildlife between Caldly Hill and Stapledon Wood to the East and the open countryside to the West.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

The development of the site would result in the visual and physical coalescence of two settlements, namely Caldby and West Kirby and will in effect, create a new sprawl or urban area stretching, virtually unbroken, from Caldby, through West Kirby and Hoylake, to Meals. Parcel 6.15 makes a strong contribution to checking the unrestricted sprawl of urban areas. It is evident that Parcel 6.16 forms a key open space separating Caldby Village and West Kirby. Parcel 6.15 makes a strong contribution in preventing neighbouring townships from merging. Parcel 6.15 makes a strong contribution towards safeguarding the countryside from encroachment. It performs a very important role in the transition from the low density development on the eastern edge of Caldby village to the open countryside to the east of Column Road. The Council has failed to have proper regard for the impact of any development of Parcel 6.15 upon the Caldby Conservation Area, a heritage asset; which is directly adjacent to Parcel 6.15. Any development of Parcel 6.15 will have a detrimental impact on the conservation area and will forever change the character of the approaches to the village.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Parcel 6.15 makes a strong contribution towards encouraging the recycling and regeneration of derelict and urban land elsewhere in the borough. This is because the Parcel is an open green field site which performs strongly as a green belt site. The Council has failed to have proper regard for the impact of any development of Parcel 6.15 upon the Caldby Conservation Area, a heritage asset; which is directly adjacent to Parcel 6.15. Any development of Parcel 6. 15 will have a detrimental impact on the conservation area and will forever change the character of the approaches to the village.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-18180

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

I object to the Green Belt Review and the methodology for the selection of sites and, in particular, the assessment relating to Parcel 6.15; According to the NPPF, the Green Belt serves five purposes. Contrary to the assessment in the Green Belt Review, Parcel 6.15 makes a strong contribution to purposes 1, 2, 3 and 5. The Council has failed to properly have regard for the environmental impacts of any development of the Green Belt. including the cumulative impacts of development. The release of Green Belt sites for development will harm our environment and the damage will be felt for a long time. It would be very sad to lose this important ecological and biodiverse site (Parcel 6.15) which is a very important corridor for the migration and movement of wildlife between Caldry Hill and Stapledon Wood to the East and the open countryside to the West.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

The development of the site would result in the visual and physical coalescence of two settlements, namely Caldby and West Kirby and will in effect, create a new sprawl or urban area stretching, virtually unbroken, from Caldby, through West Kirby and Hoylake, to Meals. Parcel 6.15 makes a strong contribution to checking the unrestricted sprawl of urban areas. It is evident that Parcel 6.16 forms a key open space separating Caldby Village and West Kirby. Parcel 6.15 makes a strong contribution in preventing neighbouring townships from merging. Parcel 6.15 makes a strong contribution towards safeguarding the countryside from encroachment. It performs a very important role in the transition from the low density development on the eastern edge of Caldby village to the open countryside to the east of Column Road. The Council has failed to have proper regard for the impact of any development of Parcel 6.15 upon the Caldby Conservation Area, a heritage asset; which is directly adjacent to Parcel 6.15. Any development of Parcel 6.15 will have a detrimental impact on the conservation area and will forever change the character of the approaches to the village.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Parcel 6.15 makes a strong contribution towards encouraging the recycling and regeneration of derelict and urban land elsewhere in the borough. This is because the Parcel is an open green field site which performs strongly as a green belt site. The Council has failed to have proper regard for the impact of any development of Parcel 6.15 upon the Caldby Conservation Area, a heritage asset; which is directly adjacent to Parcel 6.15. Any development of Parcel 6. 15 will have a detrimental impact on the conservation area and will forever change the character of the approaches to the village.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-18181

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

I object to the Green Belt Review and the methodology for the selection of sites and, in particular, the assessment relating to Parcel 6.15; According to the NPPF, the Green Belt serves five purposes. Contrary to the assessment in the Green Belt Review, Parcel 6.15 makes a strong contribution to purposes 1, 2, 3 and 5. The Council has failed to properly have regard for the environmental impacts of any development of the Green Belt. including the cumulative impacts of development. The release of Green Belt sites for development will harm our environment and the damage will be felt for a long time. It would be very sad to lose this important ecological and biodiverse site (Parcel 6.15) which is a very important corridor for the migration and movement of wildlife between Caldry Hill and Stapledon Wood to the East and the open countryside to the West.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

The development of the site would result in the visual and physical coalescence of two settlements, namely Caldby and West Kirby and will in effect, create a new sprawl or urban area stretching, virtually unbroken, from Caldby, through West Kirby and Hoylake, to Meals. Parcel 6.15 makes a strong contribution to checking the unrestricted sprawl of urban areas. It is evident that Parcel 6.16 forms a key open space separating Caldby Village and West Kirby. Parcel 6.15 makes a strong contribution in preventing neighbouring townships from merging. Parcel 6.15 makes a strong contribution towards safeguarding the countryside from encroachment. It performs a very important role in the transition from the low density development on the eastern edge of Caldby village to the open countryside to the east of Column Road. The Council has failed to have proper regard for the impact of any development of Parcel 6.15 upon the Caldby Conservation Area, a heritage asset; which is directly adjacent to Parcel 6.15. Any development of Parcel 6.15 will have a detrimental impact on the conservation area and will forever change the character of the approaches to the village.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Parcel 6.15 makes a strong contribution towards encouraging the recycling and regeneration of derelict and urban land elsewhere in the borough. This is because the Parcel is an open green field site which performs strongly as a green belt site. The Council has failed to have proper regard for the impact of any development of Parcel 6.15 upon the Caldby Conservation Area, a heritage asset; which is directly adjacent to Parcel 6.15. Any development of Parcel 6. 15 will have a detrimental impact on the conservation area and will forever change the character of the approaches to the village.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-18187

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

I object to the Green Belt Review and the methodology for the selection of sites and, in particular, the assessment relating to Parcel 6.15; According to the NPPF, the Green Belt serves five purposes. Contrary to the assessment in the Green Belt Review, Parcel 6.15 makes a strong contribution to purposes 1, 2, 3 and 5. The Council has failed to properly have regard for the environmental impacts of any development of the Green Belt. including the cumulative impacts of development. The release of Green Belt sites for development will harm our environment and the damage will be felt for a long time. It would be very sad to lose this important ecological and biodiverse site (Parcel 6.15) which is a very important corridor for the migration and movement of wildlife between Caldry Hill and Stapledon Wood to the East and the open countryside to the West.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

The development of the site would result in the visual and physical coalescence of two settlements, namely Caldby and West Kirby and will in effect, create a new sprawl or urban area stretching, virtually unbroken, from Caldby, through West Kirby and Hoylake, to Meals. Parcel 6.15 makes a strong contribution to checking the unrestricted sprawl of urban areas. It is evident that Parcel 6.16 forms a key open space separating Caldby Village and West Kirby. Parcel 6.15 makes a strong contribution in preventing neighbouring townships from merging. Parcel 6.15 makes a strong contribution towards safeguarding the countryside from encroachment. It performs a very important role in the transition from the low density development on the eastern edge of Caldby village to the open countryside to the east of Column Road. The Council has failed to have proper regard for the impact of any development of Parcel 6.15 upon the Caldby Conservation Area, a heritage asset; which is directly adjacent to Parcel 6.15. Any development of Parcel 6.15 will have a detrimental impact on the conservation area and will forever change the character of the approaches to the village.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Parcel 6.15 makes a strong contribution towards encouraging the recycling and regeneration of derelict and urban land elsewhere in the borough. This is because the Parcel is an open green field site which performs strongly as a green belt site. The Council has failed to have proper regard for the impact of any development of Parcel 6.15 upon the Caldby Conservation Area, a heritage asset; which is directly adjacent to Parcel 6.15. Any development of Parcel 6. 15 will have a detrimental impact on the conservation area and will forever change the character of the approaches to the village.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-18194

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

I object to the Green Belt Review and the methodology for the selection of sites and, in particular, the assessment relating to Parcel 6.15; According to the NPPF, the Green Belt serves five purposes. Contrary to the assessment in the Green Belt Review, Parcel 6.15 makes a strong contribution to purposes 1, 2, 3 and 5. The Council has failed to properly have regard for the environmental impacts of any development of the Green Belt. including the cumulative impacts of development. The release of Green Belt sites for development will harm our environment and the damage will be felt for a long time. It would be very sad to lose this important ecological and biodiverse site (Parcel 6.15) which is a very important corridor for the migration and movement of wildlife between Caldry Hill and Stapledon Wood to the East and the open countryside to the West.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

The development of the site would result in the visual and physical coalescence of two settlements , namely Caldby and West Kirby and will in effect, create a new sprawl or urban area stretching, virtually unbroken. from Caldby, through West Kirby and Hoylake, to Meals. Parcel 6.15 makes a strong contribution to checking the unrestricted sprawl of urban areas. It is evident that Parcel 6.16 forms a key open space separating Caldby Village and West Kirby. Parcel 6.15 makes a strong contribution in preventing neighbouring townships from merging. Parcel 6.15 makes a strong contribution towards safeguarding the countryside from encroachment. It performs a very important role in the transition from the low density development on the eastern edge of Caldby village to the open countryside to the east of Column Road. The Council has failed to have proper regard for the impact of any development of Parcel 6.15 upon the Caldby Conservation Area, a heritage asset; which is directly adjacent to Parcel 6.15. Any development of Parcel 6. 15 will have a detrimental impact on the conservation area and will forever change the character of the approaches to the village.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Parcel 6.15 makes a strong contribution towards encouraging the recycling and regeneration of derelict and urban land elsewhere in the borough. This is because the Parcel is an open green field site which performs strongly as a green belt site. The Council has failed to have proper regard for the impact of any development of Parcel 6.15 upon the Caldby Conservation Area, a heritage asset; which is directly adjacent to Parcel 6.15. Any development of Parcel 6. 15 will have a detrimental impact on the conservation area and will forever change the character of the approaches to the village.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-18201

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

I object to the Green Belt Review and the methodology for the selection of sites and, in particular, the assessment relating to Parcel 6.15; According to the NPPF, the Green Belt serves five purposes. Contrary to the assessment in the Green Belt Review, Parcel 6.15 makes a strong contribution to purposes 1, 2, 3 and 5. The Council has failed to properly have regard for the environmental impacts of any development of the Green Belt. including the cumulative impacts of development. The release of Green Belt sites for development will harm our environment and the damage will be felt for a long time. It would be very sad to lose this important ecological and biodiverse site (Parcel 6.15) which is a very important corridor for the migration and movement of wildlife between Caldys Hill and Stapledon Wood to the East and the open countryside to the West.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

The development of the site would result in the visual and physical coalescence of two settlements, namely Caldby and West Kirby and will in effect, create a new sprawl or urban area stretching, virtually unbroken, from Caldby, through West Kirby and Hoylake, to Meals. Parcel 6.15 makes a strong contribution to checking the unrestricted sprawl of urban areas. It is evident that Parcel 6.16 forms a key open space separating Caldby Village and West Kirby. Parcel 6.15 makes a strong contribution in preventing neighbouring townships from merging. Parcel 6.15 makes a strong contribution towards safeguarding the countryside from encroachment. It performs a very important role in the transition from the low density development on the eastern edge of Caldby village to the open countryside to the east of Column Road. The Council has failed to have proper regard for the impact of any development of Parcel 6.15 upon the Caldby Conservation Area, a heritage asset; which is directly adjacent to Parcel 6.15. Any development of Parcel 6.15 will have a detrimental impact on the conservation area and will forever change the character of the approaches to the village.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Parcel 6.15 makes a strong contribution towards encouraging the recycling and regeneration of derelict and urban land elsewhere in the borough. This is because the Parcel is an open green field site which performs strongly as a green belt site. The Council has failed to have proper regard for the impact of any development of Parcel 6.15 upon the Caldry Conservation Area, a heritage asset; which is directly adjacent to Parcel 6.15. Any development of Parcel 6. 15 will have a detrimental impact on the conservation area and will forever change the character of the approaches to the village.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-18365

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Having been made aware that Wirral Council are proposing to build up to 261 houses on protected Greenbelt land in Caldy, I am appalled. The additional residents will increase noise, pollution, wear and tear on the roads, not to mention the desecration of an area of natural beauty.

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

The additional residents will increase noise, pollution, wear and tear on the roads, not to mention the desecration of an area of natural beauty.

Q3n Other reasons

Why are you constantly trying to increase the number of houses within a geographical area? Given the current global crisis aren't alarm bells ringing regarding congestion and over population. Please do not progress this proposal, I am strongly against it.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-18368

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

It's a disgrace that green belt land is being considered for this development. It makes a complete mockery of greenbelt status if it can be whimsically stripped away at the first suggestion of development. The area of SP013 West of Column Road has been the site being identified as having numerous watercourses, tree preservation orders, biodiversity, recreational and tranquility value and is designated an "Area of Special Landscape Value".

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-18378

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Parcel 6.15 West Kirby 261 dwellings I wish to complain most strongly about the proposed building of 200+ houses in the fields adjacent to Stapledon Wood, in the Green Belt. I have been walking through the wood on numerous occasions over the last few years as I live within one mile of the site. I regard Stapledon Wood environs as the most attractive part of the Wirral. The building of a large urban area would mean greater incursions into the wood already progressively degraded over the six years I have known it. I take an interest in the natural history of the site as I have no dog to exercise.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-18617

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Objection to building on green belt land from Column road to Candy road do not build

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-23861

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Parcel 6.15 (SP013 SHLAA 4056) West of Column Road does not acknowledge a number of issues identified in the Local Plan evidence base such as its agricultural value. It is not recognised that this site will effectively merge the settlements of Newton and Caldy.

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-21983

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

I am emailing to express my concerns regarding the proposed development of green belt sites on Wirral. I am particularly concerned regarding the potential for development on the fields West of Column Road, adjacent to Stapledon Woods. The reasons fall in to a number of categories, as outlined below: Environmental Reasons: These fields form a vital green belt corridor for wildlife between Stapledon Woods and Royden Park. Birds of prey such as buzzards and owls frequently use the fields as hunting grounds and there is no doubt that these fields would be sorely missed. Both tawny owls and barn owls have been sighted here. You will be aware that barn owls are endangered and loss of hunting ground is sure to put their existence in this area of the Wirral at risk. In addition to the above, we are likely to see a reduction in air quality given the increase in emissions from traffic and housing. There have also been a number of concerns regarding the potential for flooding: Column Road is already liable to flooding at this exact point. Building on this green belt land will increase the flood risk and given the busyness of the road, this is likely to be a significant issue.

Q3b Transport and Highway Reasons

Transport / Highway Reasons: Column Road is already busy and, as mentioned above, housing development inevitably increases the traffic on this road. Not only does this increase noise pollution but there is already a large issue with traffic flow in and out of West Kirby. The road infrastructure is not built to accommodate more vehicles than already travel through the area and expanding it will only compound the environmental issues.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Amenity: The roads are not built to accommodate more vehicles and neither are the schools or shops. St Bridget's, a school that many people move into the area for, is already oversubscribed with little hope of expansion given the plot it currently occupies. Equally, expansion of the local schools is only likely to impact further on the precious greenbelt areas.

Q3d Impact on the character of the area

Character of the Area: We are hugely fortunate to exist in a particularly lovely semi-rural areas of the country. Wirral has been subject to a great deal of 'in-filling' - visitors often comment on the way that the towns are 'terraced', running into one another. The green belt between West Kirby and Heswall is one of the few 'pockets' remaining and the benefits are felt by residents and visitors alike. The view from Stapledon Woods through to Royden Park is one of the finest on Wirral and the footpath along the edge of the woods bordering the farmland is particularly popular for this reason. Many of the local residents work in busy, stressful jobs. Those of us who work in the NHS have been particularly grateful for this secluded yet accessible walk and its pretty views during the Covid19 pandemic. In many ways, the semi-rural areas of the country should be given the highest priority for preservation; they tend to be more accessible than rural areas due to the number of footpaths and proximity to urban areas which means they have the potential to be enjoyed by large numbers of people. The way that they break the urban sprawl should not be underestimated and helps to keep the character of the individual towns identifiable. Heswall and West Kirby are two of the last remaining towns to have this element of separation on Wirral and their popularity is linked to this reason.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Loss of Agricultural Land: It seems that one of the lessons we must learn from Covid19 is the risks associated with globalisation and we are already suffering the consequences of our dependance on foreign imports for food. Now more than ever we should be supporting local farmers. The cost of developing a brownfield site may be more in terms of hard cash, but I hope that I have highlighted the numerous and immeasurable ways that we would count the costs of developing greenfield sites. These areas may not have been listed amongst the areas of biological concern, but they are an important source of support to those areas. I hope very much that these views will be taken into consideration.

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-23712

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

This land forms an attractive entrance to West Kirby and supports much wildlife. To build on it would destroy the character of the area and be detrimental to the environment and wildlife.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-24256

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Parcel 6.15 (SP013) This comprises land identified as being the best and most versatile agricultural land. This land is subject to multiple ownerships. Further interrogation and assessment of this Site is required in respect of its sequential release and deliverability

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-23194

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

1. Parcel 6.15 is next to major Local Wildlife Site - wildlife corridors for Stapledon Woods, Caldy Hill. Fields contain hedgerows/trees movement of species to L WS. The site is also opposite a unique living collection of protected wild bird species which visit and also occupy the Column Road Fields
2. Local Plan MEAS assessment 'Overall and ecological screening -Red'
3. Major Fire risk-250 acres highly flammable wood and heath land Fundamentally the Council has failed to have proper regard for the impact of any development of Parcel 6.15 upon the Caldy Conservation Area, a heritage asset, which is directly adjacent to Parcel 6.15. Any development of Parcel 6.15 will have a detrimental impact on the conservation area and will forever change the character of the approaches to the village.

Q3b Transport and Highway Reasons

Reliance on car if site developed inevitable as site isolated. Retrospective bus services not viable Health and safety Calday Grammar- numerous near miss accidents between cars/ students at start and end of school. Site development will add more traffic to this dangerous hot spot and road.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

I am very keen to protect and enhance the unique character and visual amenities of the Caldý Conservation Area. Sadly, the emerging Local Plan will not do so. As a local resident of West Kirby, I have particular concerns regarding the Wirral Green Belt Review 2019, its methodology and parcel assessments, in particular in relation to Parcel 6.15, being the land to the west of Column Road Caldý. Any development of Parcel 6.15 will destroy the character of the local area and will detrimentally impact upon the visual and other amenities of the adjacent Caldý Conservation Area. The current Green Belt designation of Parcel 6.15 protects the setting and special character of Caldý village which residents wish to see retained. The National Planning Policy Framework ("NPPF") clearly identifies the important role played by the Green Belt and specifically stipulates that Green Belt boundaries should only be altered where exceptional circumstances exist and are fully evidenced and justified. The Council has failed to make the case for such exceptional circumstances in relation to Parcel 6.15, and many other Green Belt sites. Accordingly, I respond to the Issues and Option Consultation as follows: I object to the Green Belt Review and the methodology for the selection of sites and, in particular, relating to Parcel 6.15 1. According to the NPPF, the Green Belt serves five purposes. Contrary to the assessment in the Green Belt Review, Parcel 6.15 makes a strong contribution to purposes 1, 2, 3 and 5. 2. The development of the site would result in the visual and physical coalescence of two settlements, namely Caldý and West Kirby and will in effect, create a new sprawl or urban area stretching, virtually unbroken, from Caldý, through West Kirby and Hoylake, to Meols. Parcel 6.15 makes a strong contribution to checking the unrestricted sprawl of urban areas.

It is evident that Parcel 6.15 forms a key open space separating Caldý Village and West Kirby. Parcel 6.15 makes a strong contribution in preventing neighbouring townships from merging.

Parcel 6.15 makes a strong contribution towards safeguarding the countryside from encroachment. It performs a very important role in the transition from the low density development on the eastern edge of Caldý to the open countryside to the east of Column Road.

Vibrant natural entrance to major tourist attraction Caldý and West Kirby

Local Plan evaluation 'high western landscape sensitivity Contributes to biodiversity, recreational value and tranquility' "

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Parcel 6.15 makes a strong contribution towards encouraging the recycling and regeneration of derelict and urban land elsewhere in the borough. This is because the Parcel is an open green field site which performs strongly as a green belt site

Q3k Development Viability

Land values won't support environmental/ecological constraints for site to mitigate impacts -'biological enhancement' NPPF 2. Major Fire risk-250 acres highly flammable wood and heath land 3. 278 agreement Local Plan assessment insufficient

Q3l Loss of Agricultural Land

Land 'high Agricultural value' - given current supply chain crisis we must maintain local agricultural land

Q3m Will impact on the Green Belt

Q3n Other reasons

Land values site only suitable for Executive Homes where is the demand ?

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-23683

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Me and my family have been living on the Wirral for last 10 years and have decided to make this place our home, thanks to its natural beauty and greenery. We are concerned about the new proposed developments in West Kirby and Caldy Green Belts. e.g. stables by St Bridget's etc. These areas are nature's lungs for providing fresh and clean air, more development in these landscapes is most likely to worsen further climate changes, floods and loss of natural flora. The wild life in these areas is very important and it's our duty to help it sustain. We urge you to reconsider these plans, save our Green Belt and our unique Wirral Peninsula. Let's not burden our land more than what it can take, as it won't be far that nature takes its turn.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-23743

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

We object to the inclusion of Green Belt Option Sites. We object strongly to the proposed release of Green Belt Parcel 6.15 (Site 4) under Option 2A in the Plan.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

The Plan has failed to have proper regard to impacts on Heritage Assets

Q3g Infrastructure and Utilities

Q3h Flood Risk

To have proper regard to the sequential test in terms of both retail provision and flood risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

We object to the inclusion of Green Belt Option Sites. We object strongly to the proposed release of Green Belt Parcel 6.15 (Site 4) under Option 2A in the Plan. We object to the Green Belt Review methodology. Parcel 6.15 makes a strong contribution towards the 5 key purposes of the Green Belt as set out within the NPPF. The Plan has failed to have proper regard to impacts on Heritage Assets, to have proper regard to the sequential test in terms of both retail provision and flood risk and the Council has yet to conclude its duty to cooperate.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-24679

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

This is heathland, a popular walking and leisure area, and a green lung between West Kirby and Caldy. Separates Newton, Grange, Caldy and West Kirby. There are fuzzy boundaries with West Kirby at Surrey Drive, Mount Rd, and Kirby Mount. It is a special parcel where any development would create sprawl, encroachment, and significantly reduce the gap (if not close the gap) between these communities. It is 'strong' in all of the first three NPPF purposes for the Green Belt. Any classification which disagrees is flawed.

Q3n Other reasons

This is heathland, a popular walking and leisure area, and a green lung between West Kirby and Caldy. Separates Newton, Grange, Caldy and West Kirby. There are fuzzy boundaries with West Kirby at Surrey Drive, Mount Rd, and Kirby Mount. It is a special parcel where any development would create sprawl, encroachment, and significantly reduce the gap (if not close the gap) between these communities. It is 'strong' in all of the first three NPPF purposes for the Green Belt. Any classification which disagrees is flawed

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-24656

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3n Other reasons

Specifically in response to the Local Plan Consultation I object to the removal of Green belt status of Parcel 6.15: Next to major Local Wildlife Site - wildlife corridors for Stapledon Woods, Caldly Hill. Fields contain hedgerows/trees movement of species to LWS MEAS assessment 'Overall and ecological screening -Red' Land 'high Agricultural value' Local Plan evaluation 'high western landscape sensitivity Contributes to biodiversity, recreational value and tranquility' Development implications for local character/conservation area Caldly Area part of major tourist attraction for Wirral. Vibrant natural entrance Reliance on car inevitable site isolated. Retrospective bus services not viable. Land values won't support environmental/ecological constraints for site to mitigate impacts -'biological enhancement' NPPF Council's responsibility to reduce air pollution could add ~500 vehicles. New bus service wouldn't prevent this. Major Fire risk-250 acres flammable

wood/heath land 278 agreement LP assessment insufficient: health/safety Calday Grammar- numerous near miss accidents between cars/students at start and end of school. doesn't consider cars travelling 50mph Newton towards School. Daily near miss accidents, residents overtaken when turning left or right off Column Road. Site not feasible for developer with MANDATORY affordable housing on site 52 properties. Not off site! Land values site only suitable for Executive Homes where is demand? Disagree 'parcel largely forms a 'finger' of Green Belt within Settlement Area 6. therefore forms part of a less essential gap between Settlement Area 6 and Settlement Area 7 whereby development would reduce the actual but not the perceived gap between the neighbouring towns" NPPF doesn't differentiate 'essential'/'less essential' gaps Inaccurate"parcel forms a 'finger' of Green Belt within Settlement Area 6, it is not well connected to the countryside". NPPF does't refer to connectivity of 'fingers' to the countryside' development would represent encroachment Significant concerns re:methodology for LP Review/specifically identification Parcel 6.15 Clause to build from brown/green field not robust. Enables developers readily default to greenfield site Green Belt Site Parcel 6.15 Fields West of Column Road The fields are also close to a living collection of protected bird species that flock in their hundreds at different times of the year, bringing bird enthusiasts from far and wide to see such a unique spectacle. Oyster catchers Column Road Fields 2020 The Column Road Fields are invariably visited by many of these birds in particular Curlews, Oyster Catchers and Lapwings which are all protected species. In the enclosed picture below you will be able to see Oyster Catchers, protected SPECIES. The Fields are also currently designated as Agricultural Importance. How can this suddenly change? Parcel 6.15 Fields West of Column Road must maintain it Greenbelt status, the Council's assessment as a weak site is not robust!

Attachment 1

<https://wirral-consult.objective.co.uk/file/5668167>

Attachment 2

<https://wirral-consult.objective.co.uk/file/5656058>

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-24731

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Stapledon Wood designated Site of Biological Importance - high habitat value. Highly sensitive in both landscape character & habitat terms. It is difficult to see how ecological habitats and networks could be conserved.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Several public rights of way highlights value as local recreational resource.

Any development would be highly visually prominent, strongly detracting from local character.

Development would also increase recreational pressure on both Caldly Hill and Thurstaston Common.

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Attachment 1

<https://wirral-consult.objective.co.uk/file/5656405>

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-25486

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

The site would result in the visual and physical coalescence of two settlements – Caldy and West Kirby. These form part of a long stretch of urban form which constitutes, in our view, a large urban area, albeit not the largest. Parcel 6.15 therefore makes a strong contribution to checking the unrestricted sprawl of urban areas.

Purpose 3 - Parcel 6.15 performs a very important role in transitioning from the low-density development on the eastern edge of Caldy, a designated Conservation Area towards the rural area beyond. The Parcel makes a strong contribution towards safeguarding this area from encroachment.

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Purpose 4 - We agree that Parcel 6.15 does not make any contribution towards purpose 4. It is noted however that the Parcel is immediately adjacent to Caldby Conservation Area, which has not in our view been properly assessed by the Council.

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Purpose 2 - Parcel 6.15 evidently forms a key open space, indeed the only open space, separating Caldby and West Kirby in this location, and therefore makes a strong contribution towards Purpose 2 of the Green Belt. We therefore strongly disagree with the view that the site makes a 'weak contribution'. We consider the Green Belt Review to be seriously flawed in its interpretation of NPPF and therefore strongly call for a review of this piece of work if indeed any sites are to be considered for release.

Q3n Other reasons

Purpose 5 - We disagree that 'all Green Belt land' supports urban regeneration of settlements within Wirral. Green Belt land is a planning designation, and can comprise many types and forms of land, including greenfield and brownfield sites. Some sites, such as those in brownfield locations, might be seen to perform poorly in this regard. Parcel 6.15 is a predominantly open, greenfield site, and in our view makes a strong contribution towards encouraging the recycling of derelict and other urban land.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-24728

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Parcel 6.15 is the only area of open space in this location that separates West Kirby and Caldy. This parcel therefore makes a strong contribution to preventing neighbouring towns merging into one another. Furthermore, I have SERIOUS concerns with the following assessment of the site: "The parcel largely forms a 'finger' of Green Belt within Settlement Area 6, it therefore forms part of a less essential gap between Settlement Area 6 and 7". The NPPF does not differentiate between 'essential' and 'less essential' gaps in this way. Further clarification is required on the basis of this assessment.

I also do not agree strongly with the characterisation of Parcel 6.15 as being 'less essential gap' as this is not a distinction made by NPPF and seems to be used as pure convenience and non official way so that this parcel can be included in the exercise.

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Purpose 3 - In relation to Parcel 6.15, I have SIGNIFICANT concerns over the following characterisation of the site as "Because the parcel forms a 'finger' of Green Belt within Settlement Area 6, it is not well connected to the countryside". The NPPF does not refer to connectivity of 'fingers' to the countryside. The site either is or is not in the countryside, therefore its development would represent encroachment. Parcel 6.15 therefore makes a strong contribution to Purpose 3 of the Green Belt. Further clarification is also required on how these 'extra' criteria and judgements, not based on NPPF guidelines, are being formed and used in official processes.

Purpose 4 - The Parcel is immediately adjacent to Caldry Conservation Area, which in my view has not been properly assessed by the Council.

Purpose 5 - I have VERY SIGNIFICANT concerns in relation to the assumption that "All Green Belt land can be considered to support urban regeneration...it is not appropriate to state that some parts of the Green Belt perform this to a stronger or weaker degree." It follows logically that all sites make a strong contribution to Purpose 5.

Overall, there are significant concerns on the methodology used to produce the Green Belt Review and further clarification is needed in regard to all points above. Overall, I consider Parcel 6.15 makes a STRONG contribution towards the key purposes of the Green Belt as set out at Paragraph 134 of the NPPF.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-24564 (Cheshire Wildlife Trust)

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Major concerns: This parcel lies immediately adjacent to Caldby Hill and Stapleton Wood Local Wildlife Site important for lowland heath, birds, insects and badgers. Development would risk damage through significantly increased disturbance, pollution (including light pollution).

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-24442 (Environment Agency)

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Environmental constraint(s) that should be considered for this Green Belt parcel;
Source protection Zone 3 (outer zone)

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Any sites released from Green Belt to accommodate future development needs will need to consider the natural environment. Any future scheme should actively improve such features perhaps improving their physical benefits, such as mitigating/reducing flood risk, habitat creation.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-24443 (Environment Agency)

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Environmental constraint(s) that should be considered for this Green Belt parcel;
Source protection Zone 3 (outer zone)

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Any sites released from Green Belt to accommodate future development needs will need to consider the natural environment. Any future scheme should actively improve such features perhaps improving their physical benefits, such as mitigating/reducing flood risk, habitat creation.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-25377

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

The site identified at Column Road (Parcel 6.15) includes a woodland copse which is a Priority Habitat. It has a 'red' scoring for ecology and an overall 'red' scoring. Whilst we accept that MEAS have considered a larger parcel for Green Belt release and only the eastern part of the site is proposed for release, MEAS state that the "Western half of site includes both the Caldry Hill, West Kirby Local Wildlife Site (LWS) and the Stapledon Wood LWS. Caldry Hill LWS supports nationally rare lowland heathland habitat which supports common lizard populations and a diverse bird assemblage. Whereas Stapledon Wood LWS is a mixed-aged woodland plantation which also supports a diverse bird assemblage. Eastern part of the site comprises predominantly agricultural fields of less ecological value, although woodland copse is present which is Priority Habitat".

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-25378

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Question whether the proposed Green Belt boundary at Column Road, West Kirby will be appropriate. The 2019 Green Belt Review considered the larger parcel which included Stapledon Wood, which has subsequently been removed from the site. It is unclear what purpose the remaining Green Belt land would serve if only the site identified is removed from the Green Belt. The Green Belt Review needs to consider this site afresh on the basis of the resulting Green Belt boundary.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-26254

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Overall -In our view, for the reasons set out above (below), Parcel 6.15 makes a strong contribution to Purposes 1, 2, 3 and 5, and no contribution to Purpose 4. Overall, Parcel 6.15 makes a strong contribution towards the key purposes of the Green Belt as set out at Paragraph 134 of the NPPF.

We object strongly to the proposed release of Green Belt Parcel 6.15 under Option 2A in the Plan. Parcel 6.15 makes a strong contribution towards the 5 key purposes of the Green Belt as set out within the NPPF:

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

The site would result in the visual and physical coalescence of two settlements –Caldy and West Kirby. These form part of a long stretch of urban form which constitutes, in

our view, a large urban area, albeit not the largest. Parcel 6.15 therefore makes a strong contribution to checking the unrestricted sprawl of urban areas.

Purpose 3 -Parcel 6.15 performs a very important role in transitioning from the low-density development on the eastern edge of Caldby, a designated Conservation Area towards the rural area beyond. The Parcel makes a strong contribution towards safeguarding this area from encroachment.

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Purpose 4 -We agree that Parcel 6.15 does not make any contribution towards purpose 4. It is noted however that the Parcel is immediately adjacent to Caldby Conservation Area, which has not in our view been properly assessed by the Council.

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Purpose 2 -Parcel 6.15 evidently forms a key open space, indeed the only open space, separating Caldby and West Kirby in this location, and therefore makes a strong contribution towards Purpose 2 of the Green Belt. We therefore strongly disagree with the view that the site makes a 'weak contribution'.

Q3m Will impact on the Green Belt

We consider the Green Belt Review to be seriously flawed in its interpretation of NPPF and therefore strongly call for a review of this piece of work if indeed any sites are to be considered for release.

Q3n Other reasons

Purpose 5 -We disagree that 'all Green Belt land' supports urban regeneration of settlements within Wirral. Green Belt land is a planning designation, and can comprise many types and forms of land, including greenfield and brownfield sites. Some sites, such as those in brownfield locations, might be seen to perform poorly in this regard. Parcel 6.15 is a predominantly open, greenfield site, and in our view makes a strong contribution towards encouraging the recycling of derelict and other urban land.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-26096

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

We live opposite the proposed development for houses re. Stapledon Wood Caldly

The Council failed in its statutory duty to write and inform us of their proposal. I only found out from neighbours.

We object to your removal of protected status of Stapledon Wood.

It is totally wrong to say that the site is bounded by houses.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

The green belt status should remain and not be removed. This site is a green lung separating Caldy from West Kirby, and should be retained.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-26281

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

West of Column Road, West Kirby: council estimate 261, our estimate 217 (change - 44). Beyond the western boundary is a Site of Biological Importance (Stapledon Wood), which is also subject to a number of TPOs. The site is also within the Caldly Hill and Stapledon Wood Area of Special Landscape and is a key visual separation between Caldly and Grange. These constraints limit the net developable area and the capacity that can be achieved on the site.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-26312

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

West of Column Road, West Kirby: council estimate 261, our estimate 217 (change - 44). Beyond the western boundary is a Site of Biological Importance (Stapledon Wood), which is also subject to a number of TPOs. The site is also within the Caldly Hill and Stapledon Wood Area of Special Landscape and is a key visual separation between Caldly and Grange. These constraints limit the net developable area and the capacity that can be achieved on the site.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-26537

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

We have provided further evidence required by the Council to demonstrate that SHLAA4056 has no constraints to delivery and can therefore immediately be delivered without adverse impacts. Having followed the guidance within the Council's screening exercise and in light of supporting evidence, we have undertaken our own assessment of SHLAA4056 against the Council's screening criteria. The site scores well and markedly better in this assessment than the other Green Belt sites currently being considered.

SHLAA4056 should be considered as a front runner for Green Belt release as an allocation within the Local Plan. Following the Council's screening exercise and the additional technical work we have undertaken, the attached revised masterplan has been prepared demonstrating that the site can be delivered whilst addressing key considerations such as ecology, landscape, heritage and highways. The net developable area extends to 26 acres, on the basis of 14 dwellings per acre the Site could support 364 dwellings, on the basis of 10 dwellings per acre the site could support 260 dwellings. Based on the upper scale of delivery at Column Road, the site could deliver 109 affordable homes for the local community. It is important to consider that there is also a need for new market housing within West Kirby. New family homes inevitably need to be allocated on greenfield land on the western side of the borough, not just to constrained brownfield sites or to challenging locations on the eastern side that require significant infrastructure investment. Without a balanced spatial strategy which seeks to deliver new housing across the Borough, young people, families as well as older generations will be isolated from the housing market and will be unable to remain within West Kirby due to the lack of housing stock. This is evidenced within the Council's SHMA which states that 10.3% (3,086) of older person households were planning to move in the next 5 years and 5.2% (1,570) would like to move but felt unable to mainly due to affordability issues. Most intended to stay in the borough (74.1%) and over 90% of those in SA5 and SA6 (Hoylake and West Kirby) planned on remaining in the same neighbourhood area. SHLAA 4056 provides an opportunity to boost local market housing providing a range of housing types and sizes. Given that only 240 dwellings have been delivered across West Kirby over the last 8 years since 2012 it is clear that new homes are needed to reduce inequality in terms of access the housing market, a major objective of both national and local policy.

Attachment 1

<https://wirral-consult.objective.co.uk/file/5865519>

Attachment 21

<https://wirral-consult.objective.co.uk/file/5684812>

Attachment 3

<https://wirral-consult.objective.co.uk/file/5684811>

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-26538

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Landscape Sensitivity Assessment 2019 In response to the guidance and conclusions of the landscape sensitivity assessment, we have produced the attached Landscape Statement which seeks to identify the key landscape and visual sensitivities of the site and provide recommendations to support the appropriate development of the site. It concludes that the design elements associated with the potential development will not result in landscape harm. These include; retaining significant landscape buffer zones to the north, preserving the landscape setting of West Kirby as a landscape gap, to the west with Stapledon Wood to the west and Caldý Conservation Area to the south, with the proposed development parcels beyond. Overall residential development can be delivered sensitively having a limited impact to the local landscape, visuals receptors or the wider Landscape Character Area.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Attachment 1

<https://wirral-consult.objective.co.uk/file/5684811>

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-26539

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Merseyside Environmental Advisory Service The attached landscape masterplan for SHLAA4056 has been designed to minimise and mitigate the expected ecological impacts that the development of the site may cause. There has also been a significant alteration to the red line boundary of the site, which initially included Stapledon Woods LWS and Caldy Hill LWS, to omit and protect these non-statutory sites from any development. The risk to the ecology of the surrounding area will be significantly reduced and as such, it is considered that the Red RAG rating of site should be reconsidered and potentially downgraded as a result. Stapledon Wood SBI is located to the west of the site, and will be retained and protected from the development of the site. A buffer of at least 15m has been included along the western site boundary to protect this wood from the effects of the development. This will provide an effective ecological buffer to Stapledon Woods SBI and, as a result, will protect this site from the effects of the development, such as artificial light, noise, and damage to tree roots. A Construction and Environmental Management Plan (CEMP) will be compiled and implemented on-site to minimise or mitigate any potential negative effects caused. The majority of the existing hedgerows are to be retained in the development plans. On-site ponds will also remain unaffected by the plans. This planned habitat retention will maintain valuable habitat connectivity within the greater landscape and for the

species that use and/or commute through the site. Many of the linear features and other habitats, including woodland, grassland and most hedgerows, that offer the best commuting and foraging habitats for bats will be retained and integrated into the development plans. As such, the impact on commuting and foraging bats will be mitigated and minimised by these measures. In terms of next steps, detailed ecology surveys and studies will be undertaken to fully understand the ecological make up of the site and propose any appropriate mitigation. Additionally a Landscape and Ecological Management Plan (LEMP) will be prepared and implemented in order to enhance biodiversity and overall ecological value of the site. Further ecology surveys and studies will be undertaken to inform development on site. In light of the above and that habitats associated with Stapledon Wood will not be harmed as part of developing the site, it is clear the MEAS red flag should be downgraded. Development of the site will result in a minimal loss of existing habitats, however, mitigation and an ecological buffer are considered to provide overall enhancements to the sites ecological value.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Attachment 1

<https://wirral-consult.objective.co.uk/file/5684811>

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-26540

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Merseytravel assessment The nearest District Centre to the site is in Heswall, future residents would be able to take the X22 bus from Montgomery Hill bus stop (adjacent to the site) south to the District Centre and Tesco in Heswall. The bus journey time is under 10 minutes, as such the site should have received a green scoring. The nearest Local Centre to the site is Newton Village Store and Post Office, future residents will be able to catch the 80 bus from the Column Rd / Grange Rd bus stop. The bus travel time to the Local Centre is under 10 minutes, as such the site should have received a green scoring. Had the site correctly been given two green scores as detailed above the site would have scored 11 on the overall accessibility score. A detailed Traffic Impact Assessment (TIA) will be undertaken and submitted with the planning application. Both Column Road and Caldby road are adopted highways, overlays of title and adopted highway records have been undertaken. There are no anomalies, gaps in the title or ransom strips that could inhibit access or the installation of junction improvement works. Adopted highway records are attached. Merseytravel score the site Red/Amber on the basis that new bus and highway links to Column Road and enhancement of the bus service would be required to support residential development. We believe the site should have scored a Green/Amber score for the following reasons: There are three existing bus stops along Column Road and Caldby

Road, all of which can be accessed by pavements; The buses that operate along Column Road and Caldby road are at a sufficient frequency that they can be used to commute to modes of employment, educational facilities or transport interchanges; The Column Road / Telegraph Road bus stop is located adjacent to the site, the 80 bus can be taken here to West Kirby railway station in under 10 minutes. West Kirby railway station is recognised as the second busiest in the Wirral. We have prepared a junction design to demonstrate that the proposed north easterly access point is a safe and implementable solution that benefits from enhanced visibility splays. The access drawing is attached.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Attachment 1

<https://wirral-consult.objective.co.uk/file/5684812>

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-26541

Site Reference

Parcel 6.15 (SP013, SHLAA 4056) - West of Column Road, West Kirby

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

MEAS The MEAS assessment sets out that SHLAA4056 does not include any designated heritage assets or any recorded non-designated heritage assets. Historic mapping does not suggest any particularly high potential for as yet unknown heritage assets. There is a low potential for archaeology to survive within the site from the prehistoric, Roman, medieval and post medieval periods. There is a very low potential for as yet unknown heritage assets within the site and as such there are no archaeological reasons that would prevent the development of the site being in accordance with the NPPF. Our Heritage Assessment is attached.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Attachment 1

<https://wirral-consult.objective.co.uk/file/5684812>

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-743

Site Reference

Parcel 7.11 (SP071) - Land at Chester Road, Gayton

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-2337

Site Reference

Parcel 7.11 (SP071) - Land at Chester Road, Gayton

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

7.18 and 7.19 will effectively merge Heswall, Pnesby and Thingwall together. 7.27 will merge Irby and Thingwall together

Q3b Transport and Highway Reasons

The traffic problem in Heswall is already creating unacceptable hazard, and any increase in density will exacerbate this . Any increase in housing north/west of Barnston Road will exacerbate the dangers (particularly for emergency services) created by the traffic block which Barnston village creates

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-4557

Site Reference

Parcel 7.11 (SP071) - Land at Chester Road, Gayton

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-4339

Site Reference

Parcel 7.11 (SP071) - Land at Chester Road, Gayton

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons**

Already too many properties

Q3b Transport and Highway Reasons

Road already too busy

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

It would result in the loss of an open aspect approaching Heswall

Q3d Impact on the character of the area

It would turn the area into a large estate

Q3e Impact on / availability of Local Services

Local services would not be able to cope

Q3f Impact on Heritage

Any development will have some impact on a previously undeveloped area.

Q3g Infrastructure and Utilities

Currently not adequate

Q3h Flood Risk

Possible flood risk from more tarmac and no natural drainage

Q3i The site boundary is wrong

No comment

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

You do not need to use greenbelt

Q3k Development Viability

I am sure a developer would love to start work on a nice flat piece of greenbelt. It is your job to stop them

Q3l Loss of Agricultural Land

In present times no agricultural land should be lost

Q3m Will impact on the Green Belt

If you take away greenbelt it will always have an impact

Q3n Other reasons

Your calculations have been proven to be flawed

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-5258

Site Reference

Parcel 7.11 (SP071) - Land at Chester Road, Gayton

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

All these proposals nibble away at the green areas which provide a lung for the surrounding communities.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

I disagree with development in any of the green belt which has been designated in this part of the peninsula.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-2509

Site Reference

Parcel 7.11 (SP071) - Land at Chester Road, Gayton

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Development on greenbelt conflicts with climate emergency. The agricultural land assessment has not been completed. We need to retain as much agricultural land as possible. We need to retain as much potential land for planting trees and carbon sequestration as possible. Ref Climate Change Strategy for Wirral which the Council has signed up to. There would be negative impact on the existing ponds and woodland.

Q3b Transport and Highway Reasons

The road infrastructure is insufficient to be able to cope with increased traffic. It is already at or near capacity. This is particularly so of Gayton Roundabout, Telegraph Road heading towards West Kirby, Brimstage Road heading to Junction 5 and the impact on Brimstage junction 5 connection, Barnston Road turning into Whitehouse Lane. The rail facilities are insufficient to offset any increase in traffic. Electrification of the line is not in any confirmed plans. Increasing to two trains an hour is planned, but not in place. Additional train services would be required, however we are told that the line cannot take additional services due to lack of capacity.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

This local plan gives us a wonderful opportunity to prioritise investment in the brownfield areas, particularly those that have been left derelict for 50 years and need our support.

Q3k Development Viability

Q3l Loss of Agricultural Land

Agricultural impact survey has not been done.

Q3m Will impact on the Green Belt

Reduction of greenbelt conflicts with climate change legislation, strategy and aims and objectives.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-2573

Site Reference

Parcel 7.11 (SP071) - Land at Chester Road, Gayton

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-6075

Site Reference

Parcel 7.11 (SP071) - Land at Chester Road, Gayton

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Increased density of traffic and traffic jams will increase pollution.

Q3b Transport and Highway Reasons

The centre of Heswall features every working day on local radio traffic news as a blackspot - the roads will not cope with additional vehicles. The railway station is not in the centre of town but more importantly the infrequent, unreliable service and need to change trains to commute to Liverpool render it useless.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Given the current difficulties getting a doctors appointment and (occasionally) an NHS dentist, it's not clear that this area can handle a large number of extra residents

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Much of the centre of the peninsula tends to get wet and muddy and floods during seasons with heavy rain. Increased development of green belt will exacerbate the problem. There are already frequent problems with overflowing drains along a number of Heswall's roads.

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

The UK is already too dependent on importing food. Covid19 and Brexit (especially a No Deal version) are likely to highlight the importance of growing our own food. The agricultural sector provides employment and makes a vital contribution to fighting climate change

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-9783

Site Reference

Parcel 7.11 (SP071) - Land at Chester Road, Gayton

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

There should be an over-arching principle that no green belt land is released for development until all the potential brownfield areas have been developed. Once all the brownfield development has been completed, then if there remains a demand for more housing, only then would green belt release be considered.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-8288

Site Reference

Parcel 7.11 (SP071) - Land at Chester Road, Gayton

Q1 Please indicate the nature of your comment

Support

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Yes, we have views on this. Our Client supports the release of site reference 5 Land at Chester Road, Gayton and 6 North of Gill's Lane, Pensby which are both part of Our Client's landholding. We can confirm their deliverability in line with the definition contained in the NPPF; these sites are available, offer a suitable location for development and are achievable. We outline in section 2 of our representations how the exceptional circumstances currently exist to warrant release of Green Belt land reflecting national policy and legal precedent laid down in the recent Guildford judgment. We also strongly believe that the Council should release a larger area of Green Belt land than proposed in the options outlined in the consultation document as the Council's current Preferred Approach is unsound; it underestimates the housing requirement and allocates a number of undeliverable and unviable brownfield sites poorly suited to meet the Borough's mix and tenure needs. In this context, Our Client considers a hybrid Green Belt release approach of smaller sites along with a larger Single Urban Extension would provide a range of deliverable sites in the Local Plan. Some of the proposed Dispersed Green Belt sites are relatively small; five of the twelve sites have an estimated capacity 100 homes or fewer and will not bring forward the required type or scale of development or infrastructure benefits. A hybrid approach involving the release of larger sites on Our Client's land would deliver not just much-

needed market and affordable housing but additional benefits in terms of greater supporting infrastructure, tourism, biodiversity enhancements and increased countryside access as outlined in our accompanying Vision Document. No other landowner in the Borough can offer these benefits and we look forward to discussing our proposals with the Council. More details at paragraphs 5.27 to 5.30 of our representations.

Q3b Transport and Highway Reasons

Yes, we have views on this. Our Client supports the release of site reference site reference 5 Land at Chester Road, Gayton and 6 North of Gill's Lane, Pensby which are both part of Our Client's landholding. We can confirm their deliverability in line with the definition contained in the NPPF; these sites are available, offer a suitable location for development and are achievable. We outline in section 2 of our representations how the exceptional circumstances currently exist to warrant release of Green Belt land reflecting national policy and legal precedent laid down in the recent Guildford judgment. We also strongly believe that the Council should release a larger area of Green Belt land than proposed in the options outlined in the consultation document as the Council's current Preferred Approach is unsound; it underestimates the housing requirement and allocates a number of undeliverable and unviable brownfield sites poorly suited to meet the Borough's mix and tenure needs. In this context, Our Client considers a hybrid Green Belt release approach of smaller sites along with a larger Single Urban Extension would provide a range of deliverable sites in the Local Plan. Some of the proposed Dispersed Green Belt sites are relatively small; five of the twelve sites have an estimated capacity 100 homes or fewer and will not bring forward the required type or scale of development or infrastructure benefits. A hybrid approach involving the release of larger sites on Our Client's land would deliver not just much-needed market and affordable housing but additional benefits in terms of greater supporting infrastructure, tourism, biodiversity enhancements and increased countryside access as outlined in our accompanying Vision Document. No other landowner in the Borough can offer these benefits and we look forward to discussing our proposals with the Council. More details at paragraphs 5.27 to 5.30 of our representations.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Yes, we have views on this. Our Client supports the release of site reference site reference 5 Land at Chester Road, Gayton and 6 North of Gill's Lane, Pensby which are both part of Our Client's landholding. We can confirm their deliverability in line with

the definition contained in the NPPF; these sites are available, offer a suitable location for development and are achievable. We outline in section 2 of our representations how the exceptional circumstances currently exist to warrant release of Green Belt land reflecting national policy and legal precedent laid down in the recent Guildford judgment. We also strongly believe that the Council should release a larger area of Green Belt land than proposed in the options outlined in the consultation document as the Council's current Preferred Approach is unsound; it underestimates the housing requirement and allocates a number of undeliverable and unviable brownfield sites poorly suited to meet the Borough's mix and tenure needs. In this context, Our Client considers a hybrid Green Belt release approach of smaller sites along with a larger Single Urban Extension would provide a range of deliverable sites in the Local Plan. Some of the proposed Dispersed Green Belt sites are relatively small; five of the twelve sites have an estimated capacity 100 homes or fewer and will not bring forward the required type or scale of development or infrastructure benefits. A hybrid approach involving the release of larger sites on Our Client's land would deliver not just much-needed market and affordable housing but additional benefits in terms of greater supporting infrastructure, tourism, biodiversity enhancements and increased countryside access as outlined in our accompanying Vision Document. No other landowner in the Borough can offer these benefits and we look forward to discussing our proposals with the Council. More details at paragraphs 5.27 to 5.30 of our representations.

Q3e Impact on / availability of Local Services

Yes, we have views on this. Our Client supports the release of site reference site reference 5 Land at Chester Road, Gayton and 6 North of Gill's Lane, Pensby which are both part of Our Client's landholding. We can confirm their deliverability in line with the definition contained in the NPPF; these sites are available, offer a suitable location for development and are achievable. We outline in section 2 of our representations how the exceptional circumstances currently exist to warrant release of Green Belt land reflecting national policy and legal precedent laid down in the recent Guildford judgment. We also strongly believe that the Council should release a larger area of Green Belt land than proposed in the options outlined in the consultation document as the Council's current Preferred Approach is unsound; it underestimates the housing requirement and allocates a number of undeliverable and unviable brownfield sites poorly suited to meet the Borough's mix and tenure needs. In this context, Our Client considers a hybrid Green Belt release approach of smaller sites along with a larger Single Urban Extension would provide a range of deliverable sites in the Local Plan. Some of the proposed Dispersed Green Belt sites are relatively small; five of the twelve sites have an estimated capacity 100 homes or fewer and will not bring forward the required type or scale of development or infrastructure benefits. A hybrid approach involving the release of larger sites on Our Client's land would deliver not just much-needed market and affordable housing but additional benefits in terms of greater

supporting infrastructure, tourism, biodiversity enhancements and increased countryside access as outlined in our accompanying Vision Document. No other landowner in the Borough can offer these benefits and we look forward to discussing our proposals with the Council. More details at paragraphs 5.27 to 5.30 of our representations.

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Yes, we have views on this. Our Client supports the release of site reference site reference 5 Land at Chester Road, Gayton and 6 North of Gill's Lane, Pensby which are both part of Our Client's landholding. We can confirm their deliverability in line with the definition contained in the NPPF; these sites are available, offer a suitable location for development and are achievable. We outline in section 2 of our representations how the exceptional circumstances currently exist to warrant release of Green Belt land reflecting national policy and legal precedent laid down in the recent Guildford judgment. We also strongly believe that the Council should release a larger area of Green Belt land than proposed in the options outlined in the consultation document as the Council's current Preferred Approach is unsound; it underestimates the housing requirement and allocates a number of undeliverable and unviable brownfield sites poorly suited to meet the Borough's mix and tenure needs. In this context, Our Client considers a hybrid Green Belt release approach of smaller sites along with a larger Single Urban Extension would provide a range of deliverable sites in the Local Plan. Some of the proposed Dispersed Green Belt sites are relatively small; five of the twelve sites have an estimated capacity 100 homes or fewer and will not bring forward the required type or scale of development or infrastructure benefits. A hybrid approach involving the release of larger sites on Our Client's land would deliver not just much-needed market and affordable housing but additional benefits in terms of greater supporting infrastructure, tourism, biodiversity enhancements and increased countryside access as outlined in our accompanying Vision Document. No other landowner in the Borough can offer these benefits and we look forward to discussing our proposals with the Council. More details at paragraphs 5.27 to 5.30 of our representations.

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Yes, we have views on this. Our Client supports the release of site reference site reference 5 Land at Chester Road, Gayton and 6 North of Gill's Lane, Pensby which are both part of Our Client's landholding. We can confirm their deliverability in line with the definition contained in the NPPF; these sites are available, offer a suitable location for development and are achievable. We outline in section 2 of our representations how the exceptional circumstances currently exist to warrant release of Green Belt land reflecting national policy and legal precedent laid down in the recent Guildford judgment. We also strongly believe that the Council should release a larger area of Green Belt land than proposed in the options outlined in the consultation document as the Council's current Preferred Approach is unsound; it underestimates the housing requirement and allocates a number of undeliverable and unviable brownfield sites poorly suited to meet the Borough's mix and tenure needs. In this context, Our Client considers a hybrid Green Belt release approach of smaller sites along with a larger Single Urban Extension would provide a range of deliverable sites in the Local Plan. Some of the proposed Dispersed Green Belt sites are relatively small; five of the twelve sites have an estimated capacity 100 homes or fewer and will not bring forward the required type or scale of development or infrastructure benefits. A hybrid approach involving the release of larger sites on Our Client's land would deliver not just much-needed market and affordable housing but additional benefits in terms of greater supporting infrastructure, tourism, biodiversity enhancements and increased countryside access as outlined in our accompanying Vision Document. No other landowner in the Borough can offer these benefits and we look forward to discussing our proposals with the Council. More details at paragraphs 5.27 to 5.30 of our representations.

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Yes, we have views on this. Our Client supports the release of site reference 5 Land at Chester Road, Gayton and 6 North of Gill's Lane, Pensby which are both part of Our Client's landholding. We can confirm their deliverability in line with the definition contained in the NPPF; these sites are available, offer a suitable location for development and are achievable. We outline in section 2 of our representations how the exceptional circumstances currently exist to warrant release of Green Belt land reflecting national policy and legal precedent laid down in the recent Guildford judgment. We also strongly believe that the Council should release a larger area of Green Belt land than proposed in the options outlined in the consultation document as the Council's current Preferred Approach is unsound; it underestimates the housing requirement and allocates a number of undeliverable and unviable brownfield sites poorly suited to meet the Borough's mix and tenure needs. In this context, Our Client considers a hybrid Green Belt release approach of smaller sites along with a larger Single Urban Extension would provide a range of deliverable sites in the Local Plan. Some of the proposed Dispersed Green Belt sites are relatively small; five of the twelve sites have an estimated capacity 100 homes or fewer and will not bring forward the required type or scale of development or infrastructure benefits. A hybrid approach involving the release of larger sites on Our Client's land would deliver not just much-needed market and affordable housing but additional benefits in terms of greater supporting infrastructure, tourism, biodiversity enhancements and increased countryside access as outlined in our accompanying Vision Document. No other landowner in the Borough can offer these benefits and we look forward to discussing our proposals with the Council. More details at paragraphs 5.27 to 5.30 of our representations.

Attachment 1

<https://wirral-consult.objective.co.uk/file/5679214>

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-7466

Site Reference

Parcel 7.11 (SP071) - Land at Chester Road, Gayton

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Welsh Water's operational area within Wirral is limited to the west side of Heswall where we are the statutory sewerage undertaker. We do not supply clean water to any area of the Wirral. Site 5 Heswall Parcel 7.11 (SP071)

Land at Chester Road, Gayton is located between Welsh Water and United Utilities operational area. Should the applicant be seeking to connect foul sewage to Welsh Water's network we would provide the following comment:

- The public sewerage network has sufficient capacity to accommodate the potential foul flows from the proposed development site.
- Heswall Wastewater Treatment Works (WwTW) has sufficient capacity to accommodate the potential foul flows from the proposed development site.
- Welsh Water does not supply water to this area.

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-13772

Site Reference

Parcel 7.11 (SP071) - Land at Chester Road, Gayton

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

I particularly object to development of the area in Heswall designated SP071 on the Forward Planning proposals. This plot is alongside the busy Chester Road (A540). I understand that outline planning permission has already been given for the building of 35 homes on a piece of land alongside the road, a short distance away within Cheshire. In addition to the adverse impact on the environment of building a new housing development in this area, the roads, junctions and roundabouts are already dangerous. Side roads in the area are narrow and suffer from a large number of cars accessing Barnston Primary School which is already in high demand. Option 2B: the entire plan. The idea to build a very substantial number of houses in this area is extremely ill founded. Even a small number of houses would present problems for all residents. In addition to conflicting with the basic principles set out above, the plot is alongside the busy Barnston Road (A551) and close to Barnston Dip, a notoriously dangerous and congested area.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Option 2A: the area in Heswall designated SP071. I understand that it is a clear objective of Government to protect the nation's Green Belt, virtually at any cost, and to encourage developers to build on Brown Field sites and, to that end, that a press release on 5 March 2018 from the Ministry for Housing, Communities and Local Government had emphasised that councils should prioritise Brown Field sites for redevelopment. The release emphasised that Green Belt land should be preserved and protected and that urban sprawl should be limited as much as possible; thus only in the most exceptional circumstances could any type of development be approved on Green Belt land. Furthermore I understand that, in July 2018, the Government published guidance in the National Planning Policy Framework aimed at protecting Green Belt land, paragraph 145 stating that development of Green Belt areas could

only be approved in very special circumstances which outweigh the resulting harm to the environment.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

I write to strongly object to the release of Green Belt land in Wirral under both Options 2A and 2B. I refer in particular to: Option 2A: the area in Heswall designated SP071 (parcel 7.11) Green Belt land around towns is necessary to prevent urban sprawl while its use for farming should be encouraged in order to help feed the population in future. With reference to the open letter from the Councillor dated August 2018, any need for housing development is not a sound enough reason to release Green Belt to fulfil Wirral's Local Plan.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-13942

Site Reference

Parcel 7.11 (SP071) - Land at Chester Road, Gayton

Q1 Please indicate the nature of your comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

I am writing to express opposition to Wirral Council to development on any Green Belt land. The Council is under pressure from government and there will be powerful interest from Developers because it is easier and more profitable to develop such sites because they provide less uncertainties than brown field sites. My understanding is that the current government would countenance development on green belt land only in extreme circumstances. There is no need for such development on Wirral. However, I am particularly interested in one 'plot' in Heswall, named SP07 1 on the Forward Planning proposals. This plot is alongside the Chester Road (A540). It would enable 200-300 plus homes. More specific grounds for objection in addition to the impact on the environment, including wild life.: There is a danger that there will be a route to any development through the Barnston School residential area. One road (Suncroft Road) has a 'no through road which, if continued, would give access. Although there would almost certainly also be additional access onto the A540 this alternative 'rat route' would be dangerous. Existing roads on the Barnston development are VERY

narrow. Currently there is large volume of cars accessing Barnston Primary School. Wirral Council would be culpable for any accidents and injuries (especially to children) were this road opened to further traffic.

The main A540 road is an extremely busy road with considerable congestion. Gayton roundabout with multiple access is a dangerous junction. Access to both Boathouse Lane and the commercial area opposite to that road is also hazardous. To add more traffic onto that stretch of the highway would add to the problem. The council itself is aware of the dangers on the A540. It has already signs indicating 70 accidents on the road. Outline planning permission for 35 homes with access to the A540 has already been given (a different authority) just a few hundred yards further toward Chester compounding the problem.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

These homes are likely to provide a further demand on local services, especially the two closest Primary Schools (Barnston and Gayton). There are already issues with these schools in that external classrooms have been required to cater for increased numbers and further children means more cars on streets adjacent to these schools. Currently the traffic and parking provide a real problem. Members of the Council in Forward Planning should visit these schools at times when children start and finish school to see the hazards for themselves.

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-24724

Site Reference

Parcel 7.11 (SP071) - Land at Chester Road, Gayton

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

In addition to the adverse impact on the environment of building a new housing development in this area...

Q3b Transport and Highway Reasons

I particularly object to development of the area in Heswall designated SP071 on the Forward Planning proposals. This plot is alongside the busy Chester Road (A540). I understand that outline planning permission has already been given for the building of 35 homes on a piece of land alongside the road, a short distance away within Cheshire. ...the roads, junctions and roundabouts are already dangerous. Side roads in the area are narrow and suffer from a large number of cars accessing Barnston Primary School which is already in high demand. In addition to conflicting with the basic principles set out above, the plot is alongside the busy Barnston Road (A551) and close to Barnston Dip, a notoriously dangerous and congested area.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

The idea to build a very substantial number of houses in this area is extremely ill founded. Even a small number of houses would present problems for all residents.

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Objection to use of Green Belt land around towns is necessary to prevent urban sprawl while its use for farming should be encouraged in order to help feed the population in future. With reference to the open letter from the Cllr. dated August 2018, any need for housing development is not a sound enough reason to release Green Belt to fulfil Wirral's Local Plan. Objection to 2A and 2B: I write to strongly object to ANY release of Green Belt land in Wirral under both Options 2A and 2B."



Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-24438 (Environment Agency)

Site Reference

Parcel 7.11 (SP071) - Land at Chester Road, Gayton

Q1 Please indicate the nature of your comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

No [Environmental] constraints

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-26282

Site Reference

Parcel 7.11 (SP071) - Land at Chester Road, Gayton

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Land at Chester Road, Gayton: council estimate 337, our estimate 262 (change -75). There are constraints relating to the drainage and highways capacity of the site. Furthermore, the availability of the smaller plots are unknown but are essential to bring the site forward in accordance with a comprehensive masterplan of the site.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-26313

Site Reference

Parcel 7.11 (SP071) - Land at Chester Road, Gayton

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Land at Chester Road, Gayton: council estimate 337, our estimate 262 (change -75). There are constraints relating to the drainage and highways capacity of the site. Furthermore, the availability of the smaller plots are unknown but are essential to bring the site forward in accordance with a comprehensive masterplan of the site.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-26544

Site Reference

Parcel 7.11 (SP071) - Land at Chester Road, Gayton

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

A very prominent site which provides a rural character on the approach into Gayton from the south east. The Wirral Green Belt Review 2019 sets out that the parcel makes a moderate contribution to safeguarding from encroachment and that it has a strong-moderate degree of openness. Long-line views into and out of parcel are available which further adds to the character of the site providing a positive entrance Gayton from the south east. The site itself has a number of trees and hedgerows which are likely to accommodate a range of habitats. This is acknowledged within the Council' assessment confirming that priority habitats are located within the site. The Merseyside railway lies to the east of the site which will constrain development in that area of the site with a buffer zone required for amenity and noise mitigation purposes. This will likely reduce the proposed capacity of the site. The industrial/commercial site to the south east of the site will also need consideration in terms of an appropriate offset. In light of the above, the site requires further evidence to demonstrate that the likely yield can be relied upon. Development will likely be constrained by the railway and existing habitats and neighbouring uses. The predicted yield of 337 dwellings is overly optimistic and unrealistic given the constraints above.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-26661

Site Reference

Parcel 7.11 (SP071) - Land at Chester Road, Gayton

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

The attached Development Framework document provides a framework for residential-led development at Parcel 7.11. It contains a summary of technical work undertaken which demonstrates that there are no physical, environmental, ecological or other constraints that will prevent the site coming forward for housing. The document goes on to provide a framework for the delivery of high-quality, comprehensive development across the wider Green Belt Parcel SP071, which was considered for release at the time. It incorporates a masterplan which demonstrates that a sustainable neighbourhood of around 390 dwellings at the site could be delivered across the wider

24.6 ha site, when excluding land at Heswall Squash Rackets club, a retained residential property and Darlington Industrial Estate which was included as part of Green Belt parcel SP071, resulting in a net development density of around 16 dph. The proposed development Parcel 7.11 excludes Gayton Park to the north-west, as well as the existing commercial uses to the south. The I&O consultation document identifies Parcel 7.11 with a developable area which extends to 18.71 hectares with an estimated capacity to deliver 337 units. This equates to a scheme with a net density of around 18 dph – a density figure which is in the same order as the quantum set out within the Development Framework document. Key masterplanning headlines from the document includes: The green and blue infrastructure network will be particularly strong feature of the proposed development. Existing hedgerows and trees will be retained wherever possible, as will the existing ponds, set amongst woodlands, wetlands and grasslands, incorporating naturalistic play areas, cycle routes and nature trails. Property types will vary from two- and three-bedroom townhouses and mews properties through to more aspirational detached houses. Two vehicle accesses to the site will be provided, which is sufficient to accommodate the volume of traffic that is likely to be generated by the proposed development. Additional pedestrian and cycle accesses can also be provided in various locations. A movement hierarchy comprising a central avenue and a series of streets and lanes will provide safe vehicular access to the various development parcels. Several village 'greens' and 'squares' will create a heart and focus for the neighbourhood.

Attachment 1

<https://wirral-consult.objective.co.uk/file/5683693>

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-26662

Site Reference

Parcel 7.11 (SP071) - Land at Chester Road, Gayton

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

We firmly believe that a balanced portfolio of sites is needed in order to ensure sufficient delivery throughout the lifetime of the development plan. The infrastructure needed to facilitate sites such as Parcel 7.11 is clearly of a much lesser scale than that required to support the development of a single urban extension and so it can be delivered over a shorter timeframe. The proposed development at Parcel 7.11 will make a meaningful contribution to the supply of housing in Wirral by providing high-quality family homes in a range of styles and sizes, including much-needed affordable properties for local people, thereby helping to meet identified housing needs in the short term.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-774

Site Reference

Parcel 7.18 (SP061) - North of Gill's Lane, Pensby

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

I think there is less justification for releasing these sites than some of the others as they are on the fringe of built up areas rather than being between existing development.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-1102

Site Reference

Parcel 7.18 (SP061) - North of Gill's Lane, Pensby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

This will involve concreting over large tracts of green belt and is contrary to the aims of sustainable development and halting climate change. I find it incredible that the council proposes to allocate huge swathes of our green belt for development.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Our greenbelt must not be sold off to developers. Sadly, there is no money to be made from fields, hence there will always be pressure from developers to concrete over them. This must be resisted.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-2289

Site Reference

Parcel 7.18 (SP061) - North of Gill's Lane, Pensby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Parcel 7.18 and 7.19 are either side of a very narrow country lane, Gills Lane. How would this road be able to handle the amount of housing being proposed here? Barnston Road would also struggle especially at Thingwall corner roundabout, this is already very busy at peak times.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Areas of greenbelt land are used to protect the areas of Thingwall, Pensby, Barnston and Irby from becoming one large urban sprawl.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Thingwall has a strong Viking link. The area behind the Basset Hound pub was an important meeting place for the Vikings and areas surrounding this will also have their historical importance, why isn't Wirral's Viking link being capitalised on more?

Q3g Infrastructure and Utilities

Q3h Flood Risk

The greenbelt land protects Barnston and Thingwall from flooding. Barnston Road has a significant dip by the Fox and Hounds pub. Building houses on this land would increase the likelihood of seasonal flooding, we have seen unprecedented amounts of rainfall this February and this will only get worse due to climate change.

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Building such a huge amount of houses will destroy an important area of greenbelt land. While this may be classed as not well performing agricultural land it acts as an important buffer to stop urban areas from merging into each other, it acts as a flood plain and keeps areas of the Wirral staying semi-rural which is what makes the Wirral such a pleasant place to live and work.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-2337

Site Reference

Parcel 7.18 (SP061) - North of Gill's Lane, Pensby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

7.18 and 7.19 will effectively merge Heswall, Pnesby and Thingwall together 7.27 will merge Irby and Thingwall together

Q3b Transport and Highway Reasons

The traffic problem in Heswall is already creating unacceptable hazard, and any increase in density will exacerbate this . Any increase in housing north/west of Barnston Road will exacerbate the dangers (particularly for emergency services) created by the traffic block which Barnston village creates

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-6075

Site Reference

Parcel 7.18 (SP061) - North of Gill's Lane, Pensby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Increased density of traffic and traffic jams will increase pollution.

Q3b Transport and Highway Reasons

The centre of Heswall features every working day on local radio traffic news as a blackspot - the roads will not cope with additional vehicles. The railway station is not in the centre of town but more importantly the infrequent, unreliable service and need to change trains to commute to Liverpool render it useless.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Given the current difficulties getting a doctors appointment and (occasionally) an NHS dentist, it's not clear that this area can handle a large number of extra residents

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Much of the centre of the peninsula tends to get wet and muddy and floods during seasons with heavy rain. Increased development of green belt will exacerbate the problem. There are already frequent problems with overflowing drains along a number of Heswall's roads.

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

The UK is already too dependent on importing food. Covid19 and Brexit (especially a No Deal version) are likely to highlight the importance of growing our own food. The agricultural sector provides employment and makes a vital contribution to fighting climate change

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-7301

Site Reference

Parcel 7.18 (SP061) - North of Gill's Lane, Pensby

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

My comments refer to SP061 - Agricultural land producing food, grazing - more important since Brexit to produce food. Historic field patterns, ancient hedgerows, ponds and watercourse. High priority woodland. Adjacent to Reservoir, creating possible flood risk. Hundreds of extra cars in known accident black spots. Massive increase of pollution . Offends against each of the 5 principles of Green Belt, laid out in the statute.

Q3g Infrastructure and Utilities**Q3h Flood Risk**

My comments refer to SP061 - Agricultural land producing food, grazing - more important since Brexit to produce food. Historic field patterns, ancient hedgerows, ponds and watercourse. High priority woodland. Adjacent to Reservoir, creating possible flood risk. Hundreds of extra cars in known accident black spots. Massive increase of pollution . Offends against each of the 5 principles of Green Belt, laid out in the statute.

Q3i The site boundary is wrong**Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these****Q3k Development Viability****Q3l Loss of Agricultural Land**

My comments refer to SP061 - Agricultural land producing food, grazing - more important since Brexit to produce food. Historic field patterns, ancient hedgerows, ponds and watercourse. High priority woodland. Adjacent to Reservoir, creating possible flood risk. Hundreds of extra cars in known accident black spots. Massive increase of pollution . Offends against each of the 5 principles of Green Belt, laid out in the statute.

Q3m Will impact on the Green Belt

My comments refer to SP061 - Agricultural land producing food, grazing - more important since Brexit to produce food. Historic field patterns, ancient hedgerows, ponds and watercourse. High priority woodland. Adjacent to Reservoir, creating possible flood risk. Hundreds of extra cars in known accident black spots. Massive increase of pollution . Offends against each of the 5 principles of Green Belt, laid out in the statute.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-9783

Site Reference

Parcel 7.18 (SP061) - North of Gill's Lane, Pensby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

There should be an over-arching principle that no green belt land is released for development until all the potential brownfield areas have been developed. Once all the brownfield development has been completed, then if there remains a demand for more housing, only then would green belt release be considered.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-8297

Site Reference

Parcel 7.18 (SP061) - North of Gill's Lane, Pensby

Q1 Please indicate the nature of your comment

Support

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Yes, we have views on this. Our Client supports the release of site reference site reference 5 Land at Chester Road, Gayton and 6 North of Gill's Lane, Pensby which are both part of Our Client's landholding. We can confirm their deliverability in line with the definition contained in the NPPF; these sites are available, offer a suitable location for development and are achievable. We outline in section 2 of our representations how the exceptional circumstances currently exist to warrant release of Green Belt land reflecting national policy and legal precedent laid down in the recent Guildford judgment. We also strongly believe that the Council should release a larger area of Green Belt land than proposed in the options outlined in the consultation document as the Council's current Preferred Approach is unsound; it underestimates the housing requirement and allocates a number of undeliverable and unviable brownfield sites poorly suited to meet the Borough's mix and tenure needs. In this context, Our Client considers a hybrid Green Belt release approach of smaller sites along with a larger Single Urban Extension would provide a range of deliverable sites in the Local Plan. Some of the proposed Dispersed Green Belt sites are relatively small; five of the twelve sites have an estimated capacity 100 homes or fewer and will not bring forward the required type or scale of development or infrastructure benefits. A hybrid approach involving the release of larger sites on Our Client's land would deliver not just much-

needed market and affordable housing but additional benefits in terms of greater supporting infrastructure, tourism, biodiversity enhancements and increased countryside access as outlined in our accompanying Vision Document. No other landowner in the Borough can offer these benefits and we look forward to discussing our proposals with the Council. More details at paragraphs 5.27 to 5.30 of our representations.

Q3b Transport and Highway Reasons

Yes, we have views on this. Our Client supports the release of site reference site reference 5 Land at Chester Road, Gayton and 6 North of Gill's Lane, Pensby which are both part of Our Client's landholding. We can confirm their deliverability in line with the definition contained in the NPPF; these sites are available, offer a suitable location for development and are achievable. We outline in section 2 of our representations how the exceptional circumstances currently exist to warrant release of Green Belt land reflecting national policy and legal precedent laid down in the recent Guildford judgment. We also strongly believe that the Council should release a larger area of Green Belt land than proposed in the options outlined in the consultation document as the Council's current Preferred Approach is unsound; it underestimates the housing requirement and allocates a number of undeliverable and unviable brownfield sites poorly suited to meet the Borough's mix and tenure needs. In this context, Our Client considers a hybrid Green Belt release approach of smaller sites along with a larger Single Urban Extension would provide a range of deliverable sites in the Local Plan. Some of the proposed Dispersed Green Belt sites are relatively small; five of the twelve sites have an estimated capacity 100 homes or fewer and will not bring forward the required type or scale of development or infrastructure benefits. A hybrid approach involving the release of larger sites on Our Client's land would deliver not just much-needed market and affordable housing but additional benefits in terms of greater supporting infrastructure, tourism, biodiversity enhancements and increased countryside access as outlined in our accompanying Vision Document. No other landowner in the Borough can offer these benefits and we look forward to discussing our proposals with the Council. More details at paragraphs 5.27 to 5.30 of our representations.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Yes, we have views on this. Our Client supports the release of site reference 5 Land at Chester Road, Gayton and 6 North of Gill's Lane, Pensby which are both part of Our Client's landholding. We can confirm their deliverability in line with the definition contained in the NPPF; these sites are available, offer a suitable location for development and are achievable. We outline in section 2 of our representations how the exceptional circumstances currently exist to warrant release of Green Belt land reflecting national policy and legal precedent laid down in the recent Guildford judgment. We also strongly believe that the Council should release a larger area of Green Belt land than proposed in the options outlined in the consultation document as the Council's current Preferred Approach is unsound; it underestimates the housing requirement and allocates a number of undeliverable and unviable brownfield sites poorly suited to meet the Borough's mix and tenure needs. In this context, Our Client considers a hybrid Green Belt release approach of smaller sites along with a larger Single Urban Extension would provide a range of deliverable sites in the Local Plan. Some of the proposed Dispersed Green Belt sites are relatively small; five of the twelve sites have an estimated capacity 100 homes or fewer and will not bring forward the required type or scale of development or infrastructure benefits. A hybrid approach involving the release of larger sites on Our Client's land would deliver not just much-needed market and affordable housing but additional benefits in terms of greater supporting infrastructure, tourism, biodiversity enhancements and increased countryside access as outlined in our accompanying Vision Document. No other

landowner in the Borough can offer these benefits and we look forward to discussing our proposals with the Council. More details at paragraphs 5.27 to 5.30 of our representations.

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Yes, we have views on this. Our Client supports the release of site reference site reference 5 Land at Chester Road, Gayton and 6 North of Gill's Lane, Pensby which are both part of Our Client's landholding. We can confirm their deliverability in line with the definition contained in the NPPF; these sites are available, offer a suitable location for development and are achievable. We outline in section 2 of our representations how the exceptional circumstances currently exist to warrant release of Green Belt land reflecting national policy and legal precedent laid down in the recent Guildford judgment. We also strongly believe that the Council should release a larger area of Green Belt land than proposed in the options outlined in the consultation document as the Council's current Preferred Approach is unsound; it underestimates the housing requirement and allocates a number of undeliverable and unviable brownfield sites poorly suited to meet the Borough's mix and tenure needs. In this context, Our Client considers a hybrid Green Belt release approach of smaller sites along with a larger Single Urban Extension would provide a range of deliverable sites in the Local Plan. Some of the proposed Dispersed Green Belt sites are relatively small; five of the twelve sites have an estimated capacity 100 homes or fewer and will not bring forward the required type or scale of development or infrastructure benefits. A hybrid approach involving the release of larger sites on Our Client's land would deliver not just much-needed market and affordable housing but additional benefits in terms of greater supporting infrastructure, tourism, biodiversity enhancements and increased countryside access as outlined in our accompanying Vision Document. No other landowner in the Borough can offer these benefits and we look forward to discussing our proposals with the Council. More details at paragraphs 5.27 to 5.30 of our representations.

Attachment 1

<https://wirral-consult.objective.co.uk/file/5679238>

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-10204

Site Reference

Parcel 7.18 (SP061) - North of Gill's Lane, Pensby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

The area is currently a quite family suburban / semi rural area. This is the reason myself and others chose to buy our homes in this area, building on the green belt land in the area would ruin the character of the area and spoil the view from some family homes that are currently not overlooked. The value of the properties in the area would decrease as a result of this. I believe the governments goal of providing affordable

houses would not benefit by the 'development' of this land, but would benefit from development and regeneration of wasteland in areas such as birkenhead.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Total loss of this Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-11273

Site Reference

Parcel 7.18 (SP061) - North of Gill's Lane, Pensby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

There is a variety of wildlife in this area, birds, horses, donkeys as well as pets which would be disturbed by construction and an increase of population.

Q3b Transport and Highway Reasons

In my opinion Gills Lane is very narrow at the Barnston road end, no pavement and would have issues with the extra traffic demand and site access. It also crates an unsafe walking path for pedestrians.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

My garden is very small and if 326 dwellings are built on this site, I will possibly have someone directly looking into my garden and home.

I have concerns regarding property value in the area.

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

When looking at the plans as it is such a wide distribution of proposed sites, these boundaries appear to merge and with the total amount of dwellings in neighbour sites could result in large built up areas with additional stresses on services.

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

I am advanced Nurse Practitioner in our local busy practice, I have concerns regarding increasing demands on an already stretched health service.

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

The plan has the aim is for a 'cleaner, greener Borough which celebrates, protects and improves our environment; however, it is proposing to develop on which has been previously protected by Green Belt. Some of the proposals of Green belt is to protect against large built up areas, prevent neighbourhoods merging and to safeguard the countryside.

The land is privately owned and the responsibility for providing the houses is on the private sector, my concern is if Green Belt land is released the landowner may use the land for other purposes.

If Green Belt land is released some of the neighbours would be interested in purchasing land to extend gardens to help preserve some privacy.

Q3n Other reasons

Disruption during the construction

The possibility of having a proposed plan which may not be developed for 15 years and what will happen to the land in the interim

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-9819

Site Reference

Parcel 7.18 (SP061) - North of Gill's Lane, Pensby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

This land is a valuable Greenbelt commodity, providing much needed open land between Thingwall, Pensby and the conservation village of Barnston. Wirral is a place of natural beauty, and to build on this land will result in an urban sprawl with no definition between areas and greater congestion generally. This land is valuable open space providing natural habitat and helping to keep the air clean.

Q3b Transport and Highway Reasons

New development in these areas will result in greater congestion on the surrounding road, and particularly Gills Lane and Barnston Road and the junction where they meet. Gills Lane is a small country Lane and its junction with Barnston Road is already a dangerous junction due to the traffic coming out of the "Barnston Dip". Barnston Road is already busy during peak times and development on greenbelt will make congestion, and pollution from vehicles, greater.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

The visual impact will be significant, and will greatly detract from the countrified feel of the area which has existed for generations. It will also significantly impact of the conservation Village of Barnston.

Q3d Impact on the character of the area

This area is currently open and green helping provide a healthy living environment and a feeling of spaciousness with natural beauty and to build here would be a disgrace.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

There is sufficient brownfield land in the Borough to satisfy future housing needs, particularly at Wirral Waters which should be fully used to satisfy future housing needs.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

It goes without saying that to build on these sites will forever remove this greenbelt to the detriment of future generations.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-10466

Site Reference

Parcel 7.18 (SP061) - North of Gill's Lane, Pensby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-10674

Site Reference

Parcel 7.18 (SP061) - North of Gill's Lane, Pensby

Q1 Please indicate the nature of your comment

Support

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

If (but only if) these sites could be developed as a new village and designed to minimise energy and car use, with appropriate landscaping, this would be preferable to piecemeal development of small areas of Green Belt.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-10130

Site Reference

Parcel 7.18 (SP061) - North of Gill's Lane, Pensby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

None of these sites should be built on. They are our beautiful greenbelt. I regularly see diverse wildlife on all of them, and if these developments went ahead it would be devastating for wildlife and residents alike. I have cited a number of sites above, because these are the ones I know. But I object strongly to ANY development on ANY of Wirral's greenbelt.

Q3b Transport and Highway Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-11658

Site Reference

Parcel 7.18 (SP061) - North of Gill's Lane, Pensby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Barnston Road is already heavily used and additional traffic would be dangerous. If both these areas were used, they would be bigger than Barnston and would completely overshadow Barnston.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

The Green Belt has only relatively recently been specified. It seems short termist to revisit this designation. Is this due to pressure from developers who want the easy option? Wirral Borough Council should be protecting our green spaces

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-14512

Site Reference

Parcel 7.18 (SP061) - North of Gill's Lane, Pensby

Q1 Please indicate the nature of your comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

There is abundant wildlife within the fields to the north of Gills Lane. This includes birds that are rare in these parts such as goldfinches and pheasants. Building on these fields would destroy their habitats.

Q3b Transport and Highway Reasons

Gills Lane is already a dangerous road for a couple of main reasons. Firstly, it is a heavily used through road on which cars regularly exceed the speed limit. This is despite the fact it has a number of blind corners and very narrow passing points. I have been told that, officially, there have been no major traffic accidents in recent years. However, those of us who have lived in the area for many years will recall several accidents down Gills Lane going back decades, including at least one fatal accident. It is also known that there have been accidents that have gone unreported (for example, there are several holes in a fence near to Thorncroft Drive where cars clearly came off the road). Secondly, Gills Lane has no pavements for much of its length, which makes it hazardous for pedestrians, particularly when considering the point above. The only pavement runs between Thorncroft Drive and Pensby Road and this is very regularly covered by overgrown hedges because the current landowner refuses to maintain

them, despite residents regularly reporting this to the Council (the Council should be able to verify this with the relevant department). This forces pedestrians to walk onto the road at a particularly dangerous part of the road where it narrows at a blind corner. It is only a matter of time before this results in a serious accident. If houses were to be built on the land at Gills Lane, there would be massively increased traffic and pedestrians and this would clearly exacerbate these problems.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

The rear gardens of the vast majority of the houses in Thorncroft Drive are very small and shallow. However, the fact that they back onto open spaces gives the impression they are larger than they are and makes them bearable for the residents. If the fields either side of Thorncroft Drive were built upon, this would have a major adverse impact on the quality of life of the residents there. If these fields were built on, there would also be a major invasion of privacy from overlooking into gardens that are fenced off with low fences on the basis that they simply back onto a field. There would also be noise disturbing residents peace and quiet, first from building works and then from the residents of the new buildings.

Q3d Impact on the character of the area

I understand that one factor to be taken account of when considering removing greenbelt status is the need to avoid merging villages and towns so that they lose their distinct identity. Building on the north side of Gills Lane would have the effect of merging Pensby with Barnston at one end and Thingwall with Barnston at the other. So it would effectively merge three villages and they would lose their identities. Gills Lane is a country lane with a unique character. It offers lovely views across the fields that are included in the proposals towards Cross Hill Reservoir and beyond to the Liverpool skyline. It has also long been associated with horses and equestrianism. Horses currently graze on the north side of Gill Lane. If houses were built on the fields identified in the proposals, this uniqueness, the views and the horses would be lost.

Q3e Impact on / availability of Local Services

The field directly to the rear of Thorncroft Drive is currently the site of Wirral Donkey Sanctuary. This field is used for grazing by donkeys and horses that are owned by the sanctuary. If this field was made available for development then the sanctuary would obviously close, which would put the lives of the animals and the future of a community asset in jeopardy. The local schools would also be unable to cope with the increase in residents and result in children having to go to school many miles away from where they live.

Q3f Impact on Heritage

I understand that one factor to be taken account of when considering removing greenbelt status is the need to avoid merging villages and towns so that they lose their distinct identity. Building on the north side of Gills Lane would have the effect of merging Pensby with Barnston at one end and Thingwall with Barnston at the other. So it would effectively merge three villages and they would lose their identities. Gills Lane is a country lane with a unique character. It offers lovely views across the fields that are included in the proposals towards Cross Hill Reservoir and beyond to the Liverpool skyline. It has also long been associated with horses and equestrianism. Horses currently graze on the north side of Gill Lane. If houses were built on the fields identified in the proposals, this uniqueness, the views and the horses would be lost.

Q3g Infrastructure and Utilities

The local infrastructure is not sufficient to cope with more residents, never mind the extreme numbers proposed. The major roads (e.g. Pensby Road, Arrowe Park Road) are all extremely busy at peak times and this would be many times worse if more residents were added. For residents who need to commute to Birkenhead or Liverpool, this will add significantly to journey times. Nearby grocery shops are already busy and parking spaces frequently full (e.g. shops along the Pensby section of Pensby Road). I understand that the field directly to the rear of Thorncroft Drive (which is part of Wirral Donkey Sanctuary) has, beneath it, a major pipeline running from Cross Hill Reservoir. Clearly, building on this field would restrict access to this should any works be needed.

Q3h Flood Risk

The field directly to the rear of Thorncroft Drive (on which Wirral Donkey Sanctuary is based) is regularly flooded following heavy rain. This could be exacerbated by building on it and cause a flood risk for residents.

Q3i The site boundary is wrong

the field directly to the rear of Thorncroft Drive is understood to have a pipeline running through it and so should be automatically excluded from the site.

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Development should take place on brownfield land because: The case for building on green belt seems to be based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The

Council's own statistical data points to an actual need that is a fraction of the 12,000 figure. Consequently, demand will be much lower than the stated need would suggest and brownfield sites will be more than ample to cover this. In addition, the proposal to include Green Belt land as options for development will likely result in those sites deteriorating through planning blight by discouraging land owners' use, investment and improvement of the land whilst waiting for any real development interest and opportunity to arise.

Q3k Development Viability

See answers to Q3b, Q3e, Q3g, Q3h and Q3i. These all indicate development of the site is not viable.

Q3l Loss of Agricultural Land

This is all land that is available for agriculture and would be lost forever. Post-Brexit there will be a greater need for agricultural land.

Q3m Will impact on the Green Belt

This site is currently Green Belt land. The Local Plan proposals fail to recognise the full value the Green Belt has in making Wirral such an attractive place to live and visit, which is so accurately described in the Council's own Visitor Economy Strategy, "Wirral Peninsula is a unique and attractive place to live, work and visit". It is the Green Belt that helps make Wirral so attractive and interesting by separating distinct residential towns and villages, and allowing easy access to the countryside for residents and visitors. Added to this, the Council has also recognised that we have a 'Climate Emergency' and is committed to taking measures to address this situation. A Council Motion was passed unanimously stating that NO productive agricultural land will be released for development. The Local Plan Options fail to adhere to this commitment. The existing Green Belt is already making an important contribution towards tackling Climate Change, reducing harmful pollution and promoting health and wellbeing through leisure activities and its attractiveness. And further measures will include increasing tree cover through large scale tree planting; encouraging local food production, reducing unnecessary food miles; creating and restoring flood plains, protecting homes and businesses from flooding; improving wildlife habitats by creating and maintaining wildlife corridors, linking with urban parks and open spaces; improving air quality, reducing high incidence of asthma; providing further opportunities for recreation. Clearly we should be investing in the Green Belt as a positive measure of tackling Climate Change and improving the quality of life of all local residents, most particularly those who live in urban areas.

Q3n Other reasons

We are fortunate to have Green Belt within the Borough and we need to protect and cherish it. It was created specifically to direct development into run-down areas and to prevent further decline: the need for Regeneration remains as evident as ever. Building houses in Green Belt would directly reduce still further the viability of housing in the north and east of the Peninsula, delaying their rejuvenation and improved quality of life. Wirral is the fastest growing visitor destination in the Liverpool City Region and the economic benefits of a Green Belt which creates the landscape background for so many of the visitor attractions must be recognised. Tourism and Leisure are vital to Wirral's Local Economy and Green Belt plays a major role. We cannot afford to lose any. Rather than releasing land from the Green Belt, the social, environmental and economic arguments would all suggest that we should be investing in the management of this Green Space. Priority should be given to the regeneration of the existing urban areas and to protection of farmland and wildlife; and this should be reflected in Planning Policy and the Local Plan by ensuring the continued protection of the Green Belt.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-14353

Site Reference

Parcel 7.18 (SP061) - North of Gill's Lane, Pensby

Q1 Please indicate the nature of your comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

According to the NPPF, the Green Belt serves five purposes. Contrary to the assessment in the Green Belt Review, Parcel 6.15 makes a strong contribution to purposes 1, 2, 3 and 5. The Council has failed to properly have regard for the environmental impacts of any development of the Green Belt. including the cumulative impacts of development. The release of Green Belt sites for development will harm our environment and the damage will be felt for a long time. It would be very sad to lose this important ecological and biodiverse site (Parcel 6.15) which is a very important corridor for the migration and movement of wildlife between Caldy Hill and Stapledon Wood to the East and the open countryside to the West.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

The Council has failed to have proper regard for the impact of any development of Parcel 6.15 upon the Caldby Conservation Area, a heritage asset; which is directly adjacent to Parcel 6.15. Any development of Parcel 6.15 will have a detrimental impact on the conservation area and will forever change the character of the approaches to the village.

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

The development of the site would result in the visual and physical coalescence of two settlements, namely Caldby and West Kirby and will in effect, create a new sprawl or urban area stretching, virtually unbroken, from Caldby, through West Kirby and Hoylake, to Meals. Parcel 6.15 makes a strong contribution to checking the unrestricted sprawl of urban areas. It is evident that Parcel 6.16 forms a key open space separating Caldby Village and West Kirby. Parcel 6.15 makes a strong contribution in preventing neighbouring townships from merging. Parcel 6.15 makes a strong contribution towards safeguarding the countryside from encroachment. It performs a very important role in the transition from the low density development on the eastern edge of Caldby village to the open countryside to the east of Column Road. 1.5. Parcel 6.15 makes a strong contribution towards encouraging the recycling and regeneration of derelict and urban land elsewhere in the borough. This is because the Parcel is an open green field site which performs strongly as a green belt site. Accordingly, I respond to the Issues and Option Consultation as follows: 1. I object to the Green Belt Review and the methodology for the selection of sites and, in particular, the assessment relating to Parcel 6.15;

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-14341

Site Reference

Parcel 7.18 (SP061) - North of Gill's Lane, Pensby

Q1 Please indicate the nature of your comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

According to the NPPF, the Green Belt serves five purposes. Contrary to the assessment in the Green Belt Review, Parcel 6.15 makes a strong contribution to purposes 1, 2, 3 and 5. The Council has failed to properly have regard for the environmental impacts of any development of the Green Belt. including the cumulative impacts of development. The release of Green Belt sites for development will harm our environment and the damage will be felt for a long time. It would be very sad to lose this important ecological and biodiverse site (Parcel 6.15) which is a very important corridor for the migration and movement of wildlife between Caldy Hill and Stapledon Wood to the East and the open countryside to the West.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

The Council has failed to have proper regard for the impact of any development of Parcel 6.15 upon the Caldby Conservation Area, a heritage asset; which is directly adjacent to Parcel 6.15. Any development of Parcel 6.15 will have a detrimental impact on the conservation area and will forever change the character of the approaches to the village.

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

The development of the site would result in the visual and physical coalescence of two settlements, namely Caldby and West Kirby and will in effect, create a new sprawl or urban area stretching, virtually unbroken, from Caldby, through West Kirby and Hoylake, to Meals. Parcel 6.15 makes a strong contribution to checking the unrestricted sprawl of urban areas. It is evident that Parcel 6.16 forms a key open space separating Caldby Village and West Kirby. Parcel 6.15 makes a strong contribution in preventing neighbouring townships from merging. Parcel 6.15 makes a strong contribution towards safeguarding the countryside from encroachment. It performs a very important role in the transition from the low density development on the eastern edge of Caldby village to the open countryside to the east of Column Road. 1.5. Parcel 6.15 makes a strong contribution towards encouraging the recycling and regeneration of derelict and urban land elsewhere in the borough. This is because the Parcel is an open green field site which performs strongly as a green belt site. Accordingly, I respond to the Issues and Option Consultation as follows: 1. I object to the Green Belt Review and the methodology for the selection of sites and, in particular, the assessment relating to Parcel 6.15;

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-14339

Site Reference

Parcel 7.18 (SP061) - North of Gill's Lane, Pensby

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

500 homes equates to at least 1000 extra residents: 1000 extra vehicles trying to access the difficult junction of Gills Lane and the A551? 1000 extra vehicles trying to get past the Fox and Hounds? 1000 extra vehicles using Gills Lane traffic lights?

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

You will see that I am a resident of Thingwall, and I note that one possible scenario is a proposal to build nearly 500 homes just south of where I live, between Gills Lane and Crosshill Reservoir. 500 homes equates to at least 1000 extra residents and their children, and they will all require cars, access to shops, medical facilities and schools.

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

In April 2109, The Liverpool Echo ran a story quoting then local councillor Phillip Brightmore that this land was amongst several Green Belt sites which had been saved due to pressure from local residents. In the same article, a 'spokesman' for the council said no decisions had been arrived at! With all this misinformation and obfuscation added to the jargon-addled legal language of the published 'plans', is it any wonder we residents are confused. I accept that there is a need for new housing, and that people do want to come and work in Wirral. But our Green Belt land is one of a number of reasons many people visit Wirral, and why some choose to move here. You only need to take a look at London and Salford dock developments to see how to use brownfield resource, don't throw your hands up and say you will have to use precious Green Belt.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-14344

Site Reference

Parcel 7.18 (SP061) - North of Gill's Lane, Pensby

Q1 Please indicate the nature of your comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

According to the NPPF, the Green Belt serves five purposes. Contrary to the assessment in the Green Belt Review, Parcel 6.15 makes a strong contribution to purposes 1, 2, 3 and 5. The Council has failed to properly have regard for the environmental impacts of any development of the Green Belt, including the cumulative impacts of development. The release of Green Belt sites for development will harm our environment and the damage will be felt for a long time. It would be very sad to lose this important ecological and biodiverse site (Parcel 6.15) which is a very important corridor for the migration and movement of wildlife between Caldry Hill and Stapledon Wood to the East and the open countryside to the West.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

The Council has failed to have proper regard for the impact of any development of Parcel 6.15 upon the Caldby Conservation Area, a heritage asset; which is directly adjacent to Parcel 6.15. Any development of Parcel 6.15 will have a detrimental impact on the conservation area and will forever change the character of the approaches to the village.

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

The development of the site would result in the visual and physical coalescence of two settlements, namely Caldby and West Kirby and will in effect, create a new sprawl or urban area stretching, virtually unbroken, from Caldby, through West Kirby and Hoylake, to Meals. Parcel 6.15 makes a strong contribution to checking the unrestricted sprawl of urban areas. It is evident that Parcel 6.16 forms a key open space separating Caldby Village and West Kirby. Parcel 6.15 makes a strong contribution in preventing neighbouring townships from merging. Parcel 6.15 makes a strong contribution towards safeguarding the countryside from encroachment. It performs a very important role in the transition from the low density development on the eastern edge of Caldby village to the open countryside to the east of Column Road. 1.5. Parcel 6.15 makes a strong contribution towards encouraging the recycling and regeneration of derelict and urban land elsewhere in the borough. This is because the Parcel is an open green field site which performs strongly as a green belt site. Accordingly, I respond to the Issues and Option Consultation as follows: 1. I object to the Green Belt Review and the methodology for the selection of sites and, in particular, the assessment relating to Parcel 6.15;

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-14347

Site Reference

Parcel 7.18 (SP061) - North of Gill's Lane, Pensby

Q1 Please indicate the nature of your comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

According to the NPPF, the Green Belt serves five purposes. Contrary to the assessment in the Green Belt Review, Parcel 6.15 makes a strong contribution to purposes 1, 2, 3 and 5. The Council has failed to properly have regard for the environmental impacts of any development of the Green Belt, including the cumulative impacts of development. The release of Green Belt sites for development will harm our environment and the damage will be felt for a long time. It would be very sad to lose this important ecological and biodiverse site (Parcel 6.15) which is a very important corridor for the migration and movement of wildlife between Caldry Hill and Stapledon Wood to the East and the open countryside to the West.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

The Council has failed to have proper regard for the impact of any development of Parcel 6.15 upon the Caldby Conservation Area, a heritage asset; which is directly adjacent to Parcel 6.15. Any development of Parcel 6.15 will have a detrimental impact on the conservation area and will forever change the character of the approaches to the village.

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

The development of the site would result in the visual and physical coalescence of two settlements, namely Caldby and West Kirby and will in effect, create a new sprawl or urban area stretching, virtually unbroken, from Caldby, through West Kirby and Hoylake, to Meals. Parcel 6.15 makes a strong contribution to checking the unrestricted sprawl of urban areas. It is evident that Parcel 6.16 forms a key open space separating Caldby Village and West Kirby. Parcel 6.15 makes a strong contribution in preventing neighbouring townships from merging. Parcel 6.15 makes a strong contribution towards safeguarding the countryside from encroachment. It performs a very important role in the transition from the low density development on the eastern edge of Caldby village to the open countryside to the east of Column Road. 1.5. Parcel 6.15 makes a strong contribution towards encouraging the recycling and regeneration of derelict and urban land elsewhere in the borough. This is because the Parcel is an open green field site which performs strongly as a green belt site. Accordingly, I respond to the Issues and Option Consultation as follows: 1. I object to the Green Belt Review and the methodology for the selection of sites and, in particular, the assessment relating to Parcel 6.15;

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-16140

Site Reference

Parcel 7.18 (SP061) - North of Gill's Lane, Pensby

Q1 Please indicate the nature of your comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

According to the NPPF, the Green Belt serves five purposes. Contrary to the assessment in the Green Belt Review, Parcel 6.15 makes a strong contribution to purposes 1, 2, 3 and 5. The Council has failed to properly have regard for the environmental impacts of any development of the Green Belt, including the cumulative impacts of development. The release of Green Belt sites for development will harm our environment and the damage will be felt for a long time. It would be very sad to lose this important ecological and biodiverse site (Parcel 6.15) which is a very important corridor for the migration and movement of wildlife between Caldby Hill and Stapledon Wood to the East and the open countryside to the West.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

The Council has failed to have proper regard for the impact of any development of Parcel 6.15 upon the Caldby Conservation Area, a heritage asset; which is directly adjacent to Parcel 6.15. Any development of Parcel 6.15 will have a detrimental impact on the conservation area and will forever change the character of the approaches to the village.

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

The development of the site would result in the visual and physical coalescence of two settlements, namely Caldby and West Kirby and will in effect, create a new sprawl or urban area stretching, virtually unbroken, from Caldby, through West Kirby and Hoylake, to Meals. Parcel 6.15 makes a strong contribution to checking the unrestricted sprawl of urban areas. It is evident that Parcel 6.16 forms a key open space separating Caldby Village and West Kirby. Parcel 6.15 makes a strong contribution in preventing neighbouring townships from merging. Parcel 6.15 makes a strong contribution towards safeguarding the countryside from encroachment. It performs a very important role in the transition from the low density development on the eastern edge of Caldby village to the open countryside to the east of Column Road. 1.5. Parcel 6.15 makes a strong contribution towards encouraging the recycling and regeneration of derelict and urban land elsewhere in the borough. This is because the Parcel is an open green field site which performs strongly as a green belt site. Accordingly, I respond to the Issues and Option Consultation as follows: 1. I object to the Green Belt Review and the methodology for the selection of sites and, in particular, the assessment relating to Parcel 6.15;

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-16139

Site Reference

Parcel 7.18 (SP061) - North of Gill's Lane, Pensby

Q1 Please indicate the nature of your comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

According to the NPPF, the Green Belt serves five purposes. Contrary to the assessment in the Green Belt Review, Parcel 6.15 makes a strong contribution to purposes 1, 2, 3 and 5. The Council has failed to properly have regard for the environmental impacts of any development of the Green Belt. including the cumulative impacts of development. The release of Green Belt sites for development will harm our environment and the damage will be felt for a long time. It would be very sad to lose this important ecological and biodiverse site (Parcel 6.15) which is a very important corridor for the migration and movement of wildlife between Caldly Hill and Stapledon Wood to the East and the open countryside to the West.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

The Council has failed to have proper regard for the impact of any development of Parcel 6.15 upon the Caldby Conservation Area, a heritage asset; which is directly adjacent to Parcel 6.15. Any development of Parcel 6.15 will have a detrimental impact on the conservation area and will forever change the character of the approaches to the village.

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

The development of the site would result in the visual and physical coalescence of two settlements, namely Caldby and West Kirby and will in effect, create a new sprawl or urban area stretching, virtually unbroken, from Caldby, through West Kirby and Hoylake, to Meals. Parcel 6.15 makes a strong contribution to checking the unrestricted sprawl of urban areas. It is evident that Parcel 6.16 forms a key open space separating Caldby Village and West Kirby. Parcel 6.15 makes a strong contribution in preventing neighbouring townships from merging. Parcel 6.15 makes a strong contribution towards safeguarding the countryside from encroachment. It performs a very important role in the transition from the low density development on the eastern edge of Caldby village to the open countryside to the east of Column Road. 1.5. Parcel 6.15 makes a strong contribution towards encouraging the recycling and regeneration of derelict and urban land elsewhere in the borough. This is because the Parcel is an open green field site which performs strongly as a green belt site. Accordingly, I respond to the Issues and Option Consultation as follows: 1. I object to the Green Belt Review and the methodology for the selection of sites and, in particular, the assessment relating to Parcel 6.15;

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-18366

Site Reference

Parcel 7.18 (SP061) - North of Gill's Lane, Pensby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services****Q3f Impact on Heritage**

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3m Will impact on the Green Belt

I have registered so as to be able to complete the above mentioned questionnaire online but I am experiencing difficulty in being able to "open" the consultation document so as to respond to the questions. I am mindful that the consultation period is due to expire this coming Monday and therefore would be grateful if you would accept this e-mail as record of my opposition to both Options 2A and Option 2B involving the release of Green Belt land. I am particularly opposed to the release of the three parcels reference SP061, SP062 and SP065 because I am on the opinion that their release for development would contravene the five purposes of the Green Belt. I also do not agree with the Council's opinion that these parcels perform weakly in this regard.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-21998

Site Reference

Parcel 7.18 (SP061) - North of Gill's Lane, Pensby

Q1 Please indicate the nature of your comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Finally, given the current geopolitical climate, I would suggest that Wirral Borough Council does its "bit" to help maintain the faith of its inhabitants and does not destroy their legacy.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

The lure of this should not, however, be used by the Council to attract developers, brownfield sites must be developed as a priority, maintaining an environment that we can all enjoy. Conclusion: The focus of any local plan should be the regeneration of urban areas and not the destruction of Green Belt.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

We all need to focus on maintaining green spaces for food production, tree-planting, cleaner air, health/welfare and leisure protecting wildlife assets, as well as preserving what we have for future generations. It has been suggested that the Council's justification for this is that areas of the Green Belt are "weakly" performing, although I have not seen any figures which the Council has used to justify these claims. Is it not more that areas of the Green Belt have allowed to become "weakly" performing simply because the landowners have removed the tenancies from their farmers, or made it increasingly difficult for their tenants to function at a productive and profitable level?

Q3n Other reasons

The document "Wirral's Local Plan 2020 to 2035: Issues and Options Consultations" is extensive and far reaching but fundamentally is flawed simply because the Maths used to justify the perceived requirement for 12000 new homes, just does not add up. It is inappropriate, foolhardy and generally inconsiderate to future generations to destroy the Green Belt – once it's gone, it's gone!

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-22003

Site Reference

Parcel 7.18 (SP061) - North of Gill's Lane, Pensby

Q1 Please indicate the nature of your comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Justifying Green Belt release: The Green Belt Review Consultation had numerous responses, some 2,300 we believe and yet this seems to have been disregarded by the Council. There is neither clarity, nor justification why certain areas of Green Belt have been selected over others. The Council should be reminded why land was set aside for Green Belt in the first place; it was a policy for controlling urban growth, maintaining areas of agriculture, forestry and leisure activities. It was set aside to avoid urban sprawl, maintaining open land and the feeling of openness that we all enjoy when we venture into the countryside. This is undoubtedly attractive land for developers, it is easier to develop and the properties that it can accommodate can be bigger, more luxurious and command a higher price tag.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-24151 (United Utilities 2)

Site Reference

Parcel 7.18 (SP061) - North of Gill's Lane, Pensby

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

None of the land operated by United Utilities within Green Belt Parcel 7.18, including SHLAA site 0932 is available to potential housing development. This land is to be retained for operational purposes.

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Attachment 1

<https://wirral-consult.objective.co.uk/file/5862282>

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-24568 (Cheshire Wildlife Trust)

Site Reference

Parcel 7.18 (SP061) - North of Gill's Lane, Pensby

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Additional concerns: Important for badgers

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-26283

Site Reference

Parcel 7.18 (SP061) - North of Gill's Lane, Pensby

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

North of Gill's Lane, Pensby: council estimate 326, our estimate 263 (change -63). The capacity of the site is reduced due to the landscape sensitivity of the site being within the Landican and Thingwall Rural Fringe Landscape Character Area which has a recommendation for enhancement and applying a lower density of 20dph for the southern/eastern area of the site.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-26314

Site Reference

Parcel 7.18 (SP061) - North of Gill's Lane, Pensby

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

North of Gill's Lane, Pensby: council estimate 326, our estimate 263 (change -63). The capacity of the site is reduced due to the landscape sensitivity of the site being within the Landican and Thingwall Rural Fringe Landscape Character Area which has a recommendation for enhancement and applying a lower density of 20dph for the southern/eastern area of the site.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-26545

Site Reference

Parcel 7.18 (SP061) - North of Gill's Lane, Pensby

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

This is a prominent site which provides a rural character on the approach into Pensby and Thingwall from the east along Gill's Lane. Development of the site would significantly encroach on the village of Barnston to the east and dilute its setting. The Council's MEAS Screening document outlines that the site has constraints in relation to ecology with TPO's and an area of semi mature woodland to the north. These considerations will likely constrain development across sensitive parts of the site. The Transport and Accessibility Review 2018 also highlights that the site is currently inaccessible and would only be suitable for delivery in after ten years which will require

improvements in the region of £1–3 million pounds – this will either hamper viability or place a burden on the public purse. This is in addition to the limited bus service available which will require significant upgrading in order to provide residents with a reliable and sustainable form of transport. In light of the above, the site scores poorly in terms of accessibility with constraints remaining over delivery. Development of the site would erode the rural character of the wider area and urbanise what is currently an open and exposed area. The site performs well in terms of safeguarding the countryside from development evidenced by providing separation to the village of Barnston. Further evidence is required to determine whether the site is a viable option to be released from the Green Belt and indeed can deliver its proposed capacity of 326 dwellings.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-774

Site Reference

Parcel 7.19 (SP065) - West of Lower Thingwall Lane, Thingwall

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

I think there is less justification for releasing these sites than some of the others as they are on the fringe of built up areas rather than being between existing development.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-2337

Site Reference

Parcel 7.19 (SP065) - West of Lower Thingwall Lane, Thingwall

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

7.18 and 7.19 will effectively merge Heswall, Pnesby and Thingwall together 7.27 will merge Irby and Thingwall together

Q3b Transport and Highway Reasons

The traffic problem in Heswall is already creating unacceptable hazard, and any increase in density will exacerbate this . Any increase in housing north/west of Barnston Road will exacerbate the dangers (particularly for emergency services) created by the traffic block which Barnston village creates

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-3233

Site Reference

Parcel 7.19 (SP065) - West of Lower Thingwall Lane, Thingwall

Q1 Please indicate the nature of your comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

By definition building on this land would adversely impact the environment. The area is not well served in terms of public transport & has not been previously developed in the past. Building on the green belt, increases population density, decreases sustainability, increases carbon emissions.

Q3b Transport and Highway Reasons

Not well served in terms of public transport.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Visual attractiveness will be impacted adversely & noise of main road will be increased considerably.

Q3d Impact on the character of the area

This is the nearest 'countryside' for many people & provides much needed green space away from built up areas. Attracts visitors. Provides popular green space for walkers / dog walkers / runners/ horse riders.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

More than 800m or 10 minute walk to amenities which was described as being necessary for development. Encouraging more car usage. Less green space locally, more car usage. Schools not in walking distance, more car usage. Not been developed previously, little existing infrastructure.

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

As mentioned 'viability' seems to rest on ROI for the few investors/ developers/ landowners - suggest more thought is given to the bigger picture & a more sustainable future.

Q3k Development Viability

As above

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Losing this green belt fails to address the fundamental reason for building more residential property in the first place (putting to one side the number itself) - affordability, location, access to amenities & public transport, type of accommodation for segments of population in need ie elderly / first time buyers

Q3n Other reasons

Calculation is in need of review based on exceptional circumstances. Regional council needs to address regions requirements.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-6075

Site Reference

Parcel 7.19 (SP065) - West of Lower Thingwall Lane, Thingwall

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Increased density of traffic and traffic jams will increase pollution.

Q3b Transport and Highway Reasons

The centre of Heswall features every working day on local radio traffic news as a blackspot - the roads will not cope with additional vehicles. The railway station is not in the centre of town but more importantly the infrequent, unreliable service and need to change trains to commute to Liverpool render it useless.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Given the current difficulties getting a doctors appointment and (occasionally) an NHS dentist, it's not clear that this area can handle a large number of extra residents

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Much of the centre of the peninsula tends to get wet and muddy and floods during seasons with heavy rain. Increased development of green belt will exacerbate the problem. There are already frequent problems with overflowing drains along a number of Heswal's roads.

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

The UK is already too dependent on importing food. Covid19 and Brexit (especially a No Deal version) are likely to highlight the importance of growing our own food. The agricultural sector provides employment and makes a vital contribution to fighting climate change

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-9783

Site Reference

Parcel 7.19 (SP065) - West of Lower Thingwall Lane, Thingwall

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

There should be an over-arching principle that no green belt land is released for development until all the potential brownfield areas have been developed. Once all the brownfield development has been completed, then if there remains a demand for more housing, only then would green belt release be considered.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-9819

Site Reference

Parcel 7.19 (SP065) - West of Lower Thingwall Lane, Thingwall

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

This land is a valuable Greenbelt commodity, providing much needed open land between Thingwall, Pensby and the conservation village of Barnston. Wirral is a place of natural beauty, and to build on this land will result in an urban sprawl with no definition between areas and greater congestion generally. This land is valuable open space providing natural habitat and helping to keep the air clean.

Q3b Transport and Highway Reasons

New development in these areas will result in greater congestion on the surrounding road, and particularly Gills Lane and Barnston Road and the junction where they meet. Gills Lane is a small country Lane and its junction with Barnston Road is already a dangerous junction due to the traffic coming out of the "Barnston Dip". Barnston Road is already busy during peak times and development on greenbelt will make congestion, and pollution from vehicles, greater.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

The visual impact will be significant, and will greatly detract from the countrified feel of the area which has existed for generations. It will also significantly impact of the conservation Village of Barnston.

Q3d Impact on the character of the area

This area is currently open and green helping provide a healthy living environment and a feeling of spaciousness with natural beauty and to build here would be a disgrace.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

There is sufficient brownfield land in the Borough to satisfy future housing needs, particularly at Wirral Waters which should be fully used to satisfy future housing needs.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

It goes without saying that to build on these sites will forever remove this greenbelt to the detriment of future generations.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-10674

Site Reference

Parcel 7.19 (SP065) - West of Lower Thingwall Lane, Thingwall

Q1 Please indicate the nature of your comment

Support

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

If (but only if) these sites could be developed as a new village and designed to minimise energy and car use, with appropriate landscaping, this would be preferable to piecemeal development of small areas of Green Belt.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-10130

Site Reference

Parcel 7.19 (SP065) - West of Lower Thingwall Lane, Thingwall

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

None of these sites should be built on. They are our beautiful greenbelt. I regularly see diverse wildlife on all of them, and if these developments went ahead it would be devastating for wildlife and residents alike. I have cited a number of sites above, because these are the ones I know. But I object strongly to ANY development on ANY of Wirral's greenbelt.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-10130

Site Reference

Parcel 7.19 (SP065) - West of Lower Thingwall Lane, Thingwall

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

None of these sites should be built on. They are our beautiful greenbelt. I regularly see diverse wildlife on all of them, and if these developments went ahead it would be devastating for wildlife and residents alike. I have cited a number of sites above, because these are the ones I know. But I object strongly to ANY development on ANY of Wirral's greenbelt.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-11658

Site Reference

Parcel 7.19 (SP065) - West of Lower Thingwall Lane, Thingwall

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Barnston Road is already heavily used and additional traffic would be dangerous. If both these areas were used, they would be bigger than Barnston and would completely overshadow Barnston.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

The Green Belt has only relatively recently been specified. It seems short termist to revisit this designation. Is this due to pressure from developers who want the easy option? Wirral Borough Council should be protecting our green spaces

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-16167

Site Reference

Parcel 7.19 (SP065) - West of Lower Thingwall Lane, Thingwall

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

With specific regard to the Parcel in Thingwall opposite Crosshill reservoir. That field is of significant importance to the archaeological history of the whole of the Wirral, not just Thingwall. I am sure you are aware of the historical ties between Thingwall and the Vikings. The field at Cross Hill on Barnston Road saw our first democratic debates between 902 and the Norman conquest. The plot was supposedly the site of the Viking 'Thing' or meeting place that gave Thingwall its name. It would be criminal to destroy the very heritage from where it all began.

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-18366

Site Reference

Parcel 7.19 (SP065) - West of Lower Thingwall Lane, Thingwall

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

I have registered so as to be able to complete the above mentioned questionnaire online but I am experiencing difficulty in being able to "open" the consultation document so as to respond to the questions. I am mindful that the consultation period is due to expire this coming Monday and therefore would be grateful if you would accept this e-mail as record of my opposition to both Options 2A and Option 2B involving the release of Green Belt land. I am particularly opposed to the release of the three parcels reference SP061, SP062 and SP065 because I am on the opinion that their release for development would contravene the five purposes of the Green Belt. I also do not agree with the Council's opinion that these parcels perform weakly in this regard.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-18366

Site Reference

Parcel 7.19 (SP065) - West of Lower Thingwall Lane, Thingwall

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

I have registered so as to be able to complete the above mentioned questionnaire online but I am experiencing difficulty in being able to "open" the consultation document so as to respond to the questions. I am mindful that the consultation period is due to expire this coming Monday and therefore would be grateful if you would accept this e-mail as record of my opposition to both Options 2A and Option 2B involving the release of Green Belt land. I am particularly opposed to the release of the three parcels reference SP061, SP062 and SP065 because I am on the opinion that their release for development would contravene the five purposes of the Green Belt. I also do not agree with the Council's opinion that these parcels perform weakly in this regard.

Q3n Other reasons



Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-24159 (United Utilities 2)

Site Reference

Parcel 7.19 (SP065) - West of Lower Thingwall Lane, Thingwall

Q1 Please indicate the nature of your comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Support inclusion of site SHLAA 0931, which forms the northern section of Green Belt Parcel 7.19 for removal from the Green Belt as part of Option 2A.

Attachment 1

<https://wirral-consult.objective.co.uk/file/5862282>

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-24444 (Environment Agency)

Site Reference

Parcel 7.19 (SP065) - West of Lower Thingwall Lane, Thingwall

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Environmental constraint(s) that should be considered for this Green Belt parcel;
Source protection Zone 3 (outer zone)

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Any sites released from Green Belt to accommodate future development needs will need to consider the natural environment. Any future scheme should actively improve such features perhaps improving their physical benefits, such as mitigating/reducing flood risk, habitat creation.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-26284

Site Reference

Parcel 7.19 (SP065) - West of Lower Thingwall Lane, Thingwall

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

West of Lower Thingwall Lane, Thingwall: council estimate 155, our estimate 0 (change -155). We disagree with the GBR methodology and as such this site is not considered appropriate for release from the Green Belt as this land plays a key separation role between Thingwall and Barnston

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-26546

Site Reference

Parcel 7.19 (SP065) - West of Lower Thingwall Lane, Thingwall

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services****Q3f Impact on Heritage**

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

The site lies isolated from the built form of Thingwall. It comprises a prominent piece of open land that separates Thingwall from the village of Barnston to the south. The Council set out that they are yet to screen the site against the evidence base, an exercise which has been carried out for all other potential Green Belt sites. Given the conclusions of the screening are unknown, it is surprising the Council have included the site as a potential for Green Belt release. Given the range of evidence base documents that the site has not been screened against, it is highly likely that the site may have an unidentified constraint which will impact on whether it could be developed or even be considered as an option. At this stage there is no certainty the site is appropriate in terms of highways, access and public transport or in terms of environmental constraints such as ecology, landscape or contamination. The Wirral Green Belt Review 2019 sets out that the site performs well in terms of safeguarding the countryside from encroachment which is clear given its location to the east of Barnston Road, some distance from the built form of Thingwall. The inclusion of the site for potential release from the Green Belt is currently based on very limited evidence given it has not been through the rigorous screening exercise on this basis, the site cannot progress.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-26649

Site Reference

Parcel 7.19 (SP065) - West of Lower Thingwall Lane, Thingwall

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

With specific regard to the Parcel in Thingwall opposite Crosshill reservoir. That field is of significant importance to the archaeological history of the whole of the Wirral, not just Thingwall. I am sure you are aware of the historical ties between Thingwall and the Vikings. The field at Cross Hill on Barnston Road saw our first democratic debates between 902 and the Norman conquest. The plot was supposedly the site of the Viking 'Thing' or meeting place that gave Thingwall its name. It would be criminal to destroy the very heritage from where it all began.

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-255

Site Reference

Parcel 7.25 (SP009, SHLAA 1778) - West of Sandy Lane, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

An area of special landscape value adjacent to a rare urban heath. Greasby brook runs along the western boundary of parcel 7.25 and if a large part of this area is covered by hard surfaces there will be significant run-off to it during heavy rain, increasing the risk of flooding.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

The extra traffic along Thurstaston Rd, Sandy Lane and Hillview Road would greatly increase the noise and the new houses would adversely effect the amenity of the adjacent Thurstaston Common. The visual impact of 92 houses would be considerable.

Q3d Impact on the character of the area

Building 92 houses on parcel 7.25 would change the character of the area from rural to suburban.

Q3e Impact on / availability of Local Services

The local primary school is oversubscribed and there are few shops locally. No train station and few buses, so new residents must rely on cars.

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

The drains and gas mains in the area can only just cope with current demands, so more houses would mean costly and disruptive enhancements to both.

Q3h Flood Risk

See above.

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Our Greenbelt is a precious resource for the present and future.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

As above.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-258

Site Reference

Parcel 7.25 (SP009, SHLAA 1778) - West of Sandy Lane, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

This site should not be considered for development of housing. It has been assessed as an area that has scientific buffer zone status. It has an orchard of plumb trees that comes under the classification of protected status. It is an area that is core to the rural environment that all local and visiting people value greatly

Q3b Transport and Highway Reasons

Sandy Lane and the adjacent Thurstaston Road are not served by any bus routes that would facilitate people living on an estate on the land west of Sandy Lane commuting to the nearby shopping and employment centres of Heswall and West Kirby

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Housing development on land west of Sandy Lane would have a detrimental affect on the wild life that has its habitat on the adjacent national trust land of Thurstaston hill. This is known to include populations of rare bats and owls

Q3d Impact on the character of the area

The fields along Sandy Lane are an integral part of the rural landscape enjoyed by Irby residents and visitors alike. A housing development on this land would destroy these attributes.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

The road Sandy Lane is narrow and has been earmarked for traffic calming by the Council because of the speed and volume of traffic. It would not support a further 92 households if the land west of Sandy Lane was to be developed.

Q3h Flood Risk

The area is adjacent to the Greasby brook. It cannot be cemented around because there is no where for the water to go. Any housing development on this site would be vulnerable to flooding. Increased rain fall which is predicted over the next fifteen year will exacerbate this risk.

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

The housing need projections done by Liverpool University clearly show that a population growth of 6100 to 7000 for Wirral. The housing need for this growth can easily be met by the development of brown field sites on the Wirral. It is ethically wrong to use and accept the population growth given by Central Governments General model which uses an older 2014 base for its calculations

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-353

Site Reference

Parcel 7.25 (SP009, SHLAA 1778) - West of Sandy Lane, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Damage to local eco system and protected trees and ancient hedgerows. This land allows local wildlife to spread out of National trust land and adds to the quality of the area. Any development on this site will destroy the local environment and encroachment of Green Belt space is directly in contravention of the purpose of protecting Green belt land. The Deputy leader of the council has stated that no-one in the council believes the need for 12000 houses and The council needs to Liaise with Government and prepare a plan which truly reflects the needs and wishes of the community. Together with the community a more realistic and workable plan can be agreed.

Q3b Transport and Highway Reasons

Additional cars and traffic will contribute to already stretched road infrastructure. there is a lack of local buses in the immediate area.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Current aspect of residents will be changed. Additional noise created.

Q3d Impact on the character of the area

The area has a rural atmosphere and this will change as the fields which have existed for centuries. the lane is a ancient roman road extending into sandy lane North. used by walkers from the Wirral and elsewhere. this risks being lost.

Q3e Impact on / availability of Local Services

Irby village has lost its shops to local towns of Heswall West Kirby and Upton. What is left are mainly hairdressers and take aways. plus a RS Mccolls. There is no surgery, Travel is required, no NHS dentist. Schools are oversubscribed. No access to rail. congested parking during daytime in Village.

Q3f Impact on Heritage

Irby still known as village and additional development will destroy that heritage. boundaries of greenbelt have been stretched over the years and further development will remove any rural feeling. Roman rod of Sandy Lane is an important boundary to the area.

Q3g Infrastructure and Utilities

These wold need to be improved as existing was built with current developmet in mind not additional pressure.

Q3h Flood Risk

I am not aware of a history of flooding but land bounds Brook adjcent to National trust land and Royden Park. This could be affected by any future development.

Q3i The site boundary is wrong

Land parcel bordering Thurstatson Road and Sandy Lane is Agricultural land.

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Part of parcel is designated agricultural.

Q3m Will impact on the Green Belt

Historical boundary of green belt will be lost and only green belt will be National Trust land beyond existing field which has acted as a natural break.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-6154

Site Reference

Parcel 7.25 (SP009, SHLAA 1778) - West of Sandy Lane, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

1. AECOM habitat report states The main concern would be about the loss of Greenfield sites in the western part of Wirral. Many SPA and Ramsar birds, such as golden plover and particularly geese and swans, forage in agricultural stubble in winter Specific land parcels included in Option 2a that have a high potential to be functionally linked habitat are parcels 7.25, (Sandy Lane) 7.26 and 7.27 agricultural land with uninterrupted flight lines to the Dee Estuary SPA As such, Likely Significant Effects cannot be excluded
2. Bats feed in the orchards and Owls and Hawks hunt on this site
3. Sandy lane is a designated area of special landscape under Wirral UDP 2000 protected LA1 policy. One of only 4 designated sites on the Wirral. However Wirral Site Specific Landscape Sensitivity Assessment 2019 contains no assessment of SP09 Sandy lane weakening its rating. (photos)
4. Contravenes all the landscape guidelines for Thurstaston and Greasby Sandstone hills in Wirral Landscape Character Assessment 2019 chapter 8. 3b. Sandy lane is included in this area 5 Development of Sandy Lane would have a negative impact on all the criteria used in the measurement of sustainability in the AECOM report Section 2 Scoping supporting questions. (See option 2a conclusions.) Air quality, biodiversity, Climate change, Health, Heritage, land and soils, and landscape will be

negatively affected. There will be no positive effect on Economy and employment, population and communities, or Transport from development of Sandy Lane Housing: Greenbelt development removes focus from brownfield sites. Private development of Sandy lane will not provide the mix of housing to relieve homelessness or reduce housing waiting lists. 6 The site is adjacent to Thurstaston common LNR and SSI. Its negative impact has not been assessed. 7 Increased light and noise pollution. Potential pollution of Greasby brook.

Q3b Transport and Highway Reasons

1. Strategic Spatial options modelling report 2019 states Option 2a will create 94 additional junctions approaching or over capacity compared to 2015 in the AM and 51 in the PM The junction overcapacity maps show Irby village and Thurstaston roundabout all at 100 -115% overcapacity. Flow rate maps show Mill hill road increasing to over 2000 pcu in the AM. This is not a sustainable plan. The impact of Option2a rendered the baseline report of August 2019 useless for comparison such was the difference in housing and employment needs for model input.
2. Mott Macdonald transport report rates, access to main settlements as Liverpool and Birkenhead as Red, Town centre and district centres as amber and local centre as green a very low 6. Ease of delivery rated amber at 5-10 years. Integration with surroundings amber rated. This is not a sustainable development.
3. Mott Macdonald report map does not cover the whole of the site. A protected oak tree stands in the middle of the site where a proposed spine road would run. This is not possible and would mean additional road junctions on Sandy lane.
4. The protected hedgerows surrounding the site and the curves of sandy lane do not allow safe visibility lines for any new road junctions. Sandy lane already has 4 junctions. This development will need at least 3 more. This is extremely dangerous
5. A traffic calming plan DCTfG-1617-15c is proposed for Sandy lane and Hillview road to improve safety. Development in Sandy lane will only worsen the situation. 6 Dawpool School and Daisy and Jake nursery create traffic chaos on Sandy lane and Thurstaston Road. The blind bends either side of Sandy Lane junction make this extremely dangerous for young children walking to school. New development will increase the danger. (photos)

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

1. The visual impact will be hugely negative. This is a designated area of special landscape (UDP2000), one of only 4 on the Wirral. The landscape contains a giant oak tree (TPO) this will be enclosed with houses. Protected hedgerows bounding and dividing the field giving winter colour and there is a Christmas tree farm that will all be lost. (photos)
2. Sandy lanes provides greenbelt openness. Arup's report assessment is incorrect. Arup have included the School lane built form of 20-30% in their grading. There is

no built form on this site so using Arup report table 5 the openness rating would change from zero to moderate as a minimum Arup have not taken note of PPG (2019) para 001, which is very relevant to site 7.25 Openness is capable of having both spatial and visual aspects – in other words, the visual impact of the proposal may be relevant, as could its volume;

3. Four years of construction would bring enormous disruption noise and dirt to the area. The impact on safety of the schoolchildren walking to school would be serious. The impact on the adjoining nature reserve and SSI of Thurstaston common would also be considerable. The impact on local residents would be unbearable.
4. Sandy lane is used by ramblers, cyclist, horse riders, runners; families walking out. Dawpool School use it for cycle proficiency training. Its country feel and special landscape provide great amenity for many people not just residents (photos)
5. The new housing would bring additional noise, air and light pollution to all residents on Sandy lane

Q3d Impact on the character of the area

1. Sandy Lane site is a designated area of special landscape (UDP2000). One of only 4 designated areas on the Wirral. This would be destroyed. The character of the area would be completely changed for the worse from special landscape countryside to a housing estate. WBC protects this view for all Wirral citizens and visitors, not just local residents
2. Sandy lane has an openness provided by the greenbelt. This brings a feeling of wellbeing and mental health benefits. The lane will become an enclosed, busy non-descript thoroughfare.
3. Sandy lane is the start of the countryside. Sandy lane is a long established, permanent durable and well defined boundary between town and countryside
4. Thurstaston Hill and Irby Heath will be bounded by houses losing its country setting character and attraction to visitors and tourists
5. The National Trust is objecting to the proposal. The views from Thurstaston common will be directly onto housing not Greenfield negatively affecting its country character. 6 The houses on sandy lane are all well-spaced detached low rise bungalows in keeping with the country rural aspect and feel. A new development would want to introduce higher density houses not bungalows changing the character of the area.

Q3e Impact on / availability of Local Services

1. The WBC commissioned Mott Macdonald transport report rates accessibility a very low 6. It rates public transport access to main settlements such as Liverpool and Birkenhead as Red, Town centre and district centres as amber and local centre as green. This does not support a sustainable development policy

2. Mott Macdonald s report only measures the time to travel to facilities but not if they are in service, oversubscribed or available to you. E.g. Schools are full, the bus stop has only one service at 7.15 am Monday to Friday, none at weekends and it goes to Chester, etc.
3. There is no train station to service this site. Mersey travel assessment not completed for the site
4. There are no busses to service this site. Mersey travel assessment not completed for the site
5. There are no health centres in Irby
6. The NHS dental service availability in Irby is full.
7. There are no supermarkets in Irby
8. The nearest schools and nurseries are full.

Q3f Impact on Heritage

1. Sandy lane is part of the Wirral BC Conservation Areas and Heritage trail route, Northwest section.
2. Development would contravene WBC heritage policy 2014. Quote below sums up in WBC own words why Green belt (Sandy Lane) should not be developed. The importance of conserving our natural heritage and biological diversity is becoming increasingly recognised. The natural world is an integral part of our cultural heritage and identity. It is important in defining local character and distinctiveness. It affects the quality of life of the people of Wirral, contributing to our health and wellbeing. A good quality natural environment has a positive impact on house prices and makes high density housing more liveable. Our green infrastructure as a whole also provides 'ecosystem services' such as carbon sequestration, flood prevention, maintenance of water quality, micro-climate control and even pollination for our crops In Wirral, the importance of heritage as a driver for regeneration was demonstrated in the Single Regeneration Budget initiatives of the 1990s.
3. Sandy lane may contain Archaeological remains.

Q3g Infrastructure and Utilities

1. Strategic Spatial options modelling report 2019 states Option 2a will create 94 additional junctions approaching or over capacity compared to 2015 in the AM and 51 in the PM. The junction overcapacity maps show Irby village and Thurstaston roundabout all at 100 -115% overcapacity. Flow rate maps show Mill hill road increasing to over 2000 pcu in the AM. Extensive road and junction infrastructure works would be required to cope. This is not a sustainable plan.
2. The site has 3 landowners all with the potential to form ransom strips for new services and infrastructure access to and across the site.

3. Parts of Greasby Brook are on National trust land. This may not be made available for surface water drainage. NT land floods regularly and illustrates that the brook is already at maximum capacity. There is also potential for pollution of the brook on NT land.6 Street drains regularly overflow. The loss of the natural water absorption of the field and increased surface water from new roads and roofs would completely overload the 70-year old drainage system.

Q3h Flood Risk

1. Flood and environmental protection are required along Greasby brook which runs the full length of the site. JBA flood risk report assessment table indicates recommendation C design around flood risk for Sandy Lane NPPF Flood risk Vulnerability rating for Sandy lane is 'more vulnerable'' JBA Groundwater Vulnerability rating for sandy Lane site 1778 is red high risk. These ratings combined indicate Sandy lane has a high risk of flooding. As flood risk is a prime elimination factor Sandy lane should be deselected from the plan (photos)
2. NPPF states, development should not be allocated or permitted if there are reasonably available sites appropriate for development in areas with a lower risk of flooding. Sites at less flood risk are available
3. Greasby Brook does not have further capacity for surface water drainage. It floods adjacent national trust land regularly. The brook adjacent to the site is largely in NT ownership. It is unlikely drainage access will be granted. Significant infrastructure costs may be incurred.
4. Map 13 in the JBA report shows that site 1778 (7.25) is at risk of flooding from surface water. It also shows an underground brook that runs the length of Sandy lane to the rear of the houses. The site 7.25 lies between two brooks
5. JBA report states Surface water flood risk should be afforded equal importance and consideration as fluvial and tidal flood risk, given the increase in rainfall intensities due to climate change and the increase in impermeable land use due to development. Surface water flooding, in the context of this SFRA, includes: • Surface water runoff (also known as pluvial flooding); and • Sewer flooding. Surface water drains regularly flood on Sandy lane and Thurstaston road. Gardens on Sandy lane flood regularly. (photos)

Q3i The site boundary is wrong

1. Arup's site boundaries, Mott MacDonald's site boundaries and WBC site boundaries for 7.25 all differ. Mott Macdonald reports 11.8Ha giving 92 dwellings. WBC states parcel 7.25 is 4.09 hectares giving 92 dwellings.
2. Arup incorrectly includes school lane in its crucial greenbelt strength grading assessment of Option 2a site 7.25. The report states site 7.25 has 20-30% built form when there is none. This error reduces the openness rating to zero. (Arup table 5) It also incorrectly fails to include the entire less durable natural boundary (table 3)

of treeline and brook of the west and north boundary. Option 2a 7.25 site only has permanent durable greenbelt boundaries on 2 sides. The site needs re assessing and its rating upgraded to include these strengths

3. There are at least 3 owners of site 7.25. There is a strong potential for ransom strips.
4. The protected oak tree forms a natural boundary splitting the site further. The proposed road layout would not be possible. The developable area will be reduced.
5. Mott Macdonald assessments only deal with the offered site not the whole of 7.25. Their suggested road layout does not service the whole of site 7.25.
6. The site offered by landowners does not match WBC site 7.25 Sandy lane. The offered site does not extend the full length of Sandy lane to Thurstaston road. The offer is as shown on Mott MacDonald's map. SHLAA site 1778

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

1. WBC greenbelt assessment in 2017 put forward 50 greenbelt sites for consideration in the plan consultation 2018. Sandy lane was not included. The current assessment evidence reveals Sandy Lane to be An area of special landscape. One of only 4 on Wirral Adjacent to Thurstaston LNR and SSI, Have habitat protection requirements Have a negative sustainability rating Have the lowest accessibility rating, Needs to be designed for flood risk, Has multiple owners and won't be deliverable for 5-10 years Despite this Sandy lane has leap frogged at least 40 greenbelt sites to make the top 10 sites for Option 2a. Arup have assessed a different site 7.25 to the site 7.25 included in Option 2a. This has had a major negative affect on Sandy lanes strength, openness and boundary ratings. Sandy lane SP009 is not included in the Landscape Sensitivity 2019 report. It special landscape value not assessed.
2. Option 2a is not a dispersed option. It does not spread the impact and loss of greenbelt fairly across the borough as claimed by WBC. Option 1a has a shortfall of 2444 houses. 1246 homes (52%) of this shortfall is to be met in Irby alone. Add the 481 homes (20%) in Thingwall that means 1.5 square miles of Wirral are providing 70% of the shortfall.
3. Sandy lanes is not a settlement infill or rounding off site. It is an extension to Irby settlement. There are infill and rounding off sites available to be used before Sandy lane. Site 5.3, 4.4 4.5, 4.6, 4.8, 4.9, 4.10, 4.11, 4.15. Sites with developer interest underlined 4 Arup's overall greenbelt assessment map shows Sandy lane in area 3 strong greenbelt, with Bebington area 7 as moderate greenbelt. Sites from area 7, 4.4 4.5 4.6 4.8 4.9 4.10 4.11 4.12. add less value.

Q3k Development Viability

1. Keppie Massie viability report 2018 is not based on sites in the local plan options proposal. It is based entirely on Typology assessment using the existing plan and data from 2012 /14. It groups towns into general zones. Irby is in zone 3 with Oxton,

Bidston Prenton Bromborough Greasby Upton Bebington Eastham, Thingwall and Rural East Wirral. In effect all these areas being assessed as the same site. The report is totally inadequate, unfit for purpose and would not withstand scrutiny. SHLAA 1778 states the Sandy lane is in zone 4 with Caldy and West Kirby.

2. For Sandy lane to be viable WBC need to provide evidence that it is developable and deliverable (NPPF). This evidence is not available. SHLAA reports do not provide any information on developer credibility, land ownership, development proposals etc. required to prove developability.
3. Mott Macdonald report suggests Sandy lane is deliverable in years 5 to 10. SHLAA only considers land that might be developable in 5 years. 1778 should not be included.
4. The site has 3 different landowners. There is a potential for long negotiation and ransom strips. The land will be expensive. Part of the site is on long term lease to another party.
5. Private developers will not reduce profits to provide 40% affordable housing on an expensive site
6. Greasby brook runs through National Trust land. Surface water discharge into the brook may not be possible as the brook already floods NT land. Major infrastructure works may be required.
7. Specific detailed assessments of sustainability, habitats, flood risk and accessibility will increase development costs significantly on this site.
8. The existing use value of the land needs to be considered. The largest portion of the field is on long term lease.

Q3l Loss of Agricultural Land

1. Sandy Lane is class 3 agricultural land. This is the most flexible and usable grade of agricultural land. MAFF 20%. The Council has recognized that we have a 'Climate Emergency'. A Council Motion was passed unanimously stating that NO productive agricultural land will be released for development.
2. The Wirral Agricultural Economy land study uses land information from a 2016 study. Farming a specific field involves rotational use. A field in 2016 that was fallow unused or unknown could now be in full production. The report does not consider the future use of that field which is what is main point of consideration in the local plan development.
3. Brexit and climate change has raised uncertainty over food production. This agricultural land may become very valuable to us in the future. We should maintain our agricultural land reserves as they may be called into action.

Q3m Will impact on the Green Belt

1. AECOM Habitats report identifies statutory protected birds that use the site.
2. Arup quote PAS Guidance February 2015 emphasises that Green Belt is a strategic issue. That an assessment of the "...whole of the Green Belt " should be

undertaken. Arup's overall assessment map of greenbelt areas have site 7.25 in area 3 strong greenbelt. By isolating sites WBC is not considering the strategic values to a local plan in protecting the 'whole' greenbelt. Site 7.25 when correctly assessed is as strong as adjacent parcels 7.24 and 7.23 which are discounted from the plan. Isolating site 7.25 forms a weakness in the greenbelt encouraging encroachment, sprawl and weakening adjacent greenbelt boundaries

3. Development will encourage encroachment into the greenbelt (site 7.26) adjacent to Thurstaston Road towards Thurstaston Village.
4. Sandy Lane is a designated area of special landscape (UDP2000).
5. Sandy lane provides greenbelt openness. Arup's inclusion of school lane built form 20- 30% is incorrect and provides an incorrect zero rating from table 5 In addition they have not taken note of PPG (2019) para 001, which is very relevant to site 7.25 (photos) Openness is capable of having both spatial and visual aspects – in other words, the visual impact of the proposal may be relevant, as could its volume;
6. Sandy lane is an established, permanent durable and well defined boundary between town and greenbelt countryside
7. Sandy lane is not a settlement infill or rounding off site. The site would be an extension to the Irby settlement into greenbelt. It extends the urban sprawl from Gayton through towards Thurstaston
8. Sandy lane has greenbelt on 3 boundaries only one side is developed. It restricts further ribbon development on Thurstaston road (PAS greenbelt guidance Feb 2013)
9. Sandy lane provides a country setting for Thurstaston LNR and SSI a valuable tourist attraction
10. Development would contravene Wirral Landscape Character recommendations 2019 for SP009

Q3n Other reasons

This option spreads development across the Borough, thereby spreading the impacts of new development on existing infrastructure and ensuring that single settlements are not impacted disproportionately The greenbelt sites selected for the "dispersed" option 2a do not meet the principle aims or advantages stated for option 2a. A simple quantitative exercise proves this. Option 1a has a shortfall of 2444 houses. 1246 homes (52%) of this shortfall are to be met in Irby alone. Add the 481 homes (20%) in Thingwall that means 1.5 square miles of Wirral are providing 70% of the shortfall. This option would devastate the single settlement of Irby. The Wirral local plan spatial options traffic modelling report 2019 confirms the impact of Option2a is so great that the base lines provided in the August 2019 report cannot be used for comparison. This report vital to sustainability and infrastructure assessment was not used in option 2a selection. Comparison of the weak sites with developers' interest map appendix 4.7 against the option 2a map confirms that option 2a is the developer's option. The

conclusion table 6 appendix 4.7 lists items of added value E.G. areas of special landscape, TPO's biodiversity action plans as items to be addressed (?) This provides little information on why the site remains selected other than developer's interest. Appendix 4.7 compounds the issue by implying that should greenbelt be required only these greenbelt sites would be investigated further. The developer's choice seems to be final. 2.12 Secretary of State (MHCLG) 2019. Stated that "Up-to-date plans are essential in providing clarity to communities and developers about where homes should be built and where not, so that development is planned rather than the result of speculative applications WBC confirms they have prioritized speculative applications contradicting this policy. Option2a is so far removed from its designed objectives to be valid.

Attachment 1

<https://wirral-consult.objective.co.uk/file/5859341>

Attachment 2

<https://wirral-consult.objective.co.uk/file/5859342>

Attachment 3

<https://wirral-consult.objective.co.uk/file/5859343>

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-3275

Site Reference

Parcel 7.25 (SP009, SHLAA 1778) - West of Sandy Lane, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Totally disagree with any greenbelt release at all. Irby, Greasby, Frankby are historic villages and should not lose any identity through building houses businesses or otherwise.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-3515

Site Reference

Parcel 7.25 (SP009, SHLAA 1778) - West of Sandy Lane, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Too many houses equals more pollution

Q3b Transport and Highway Reasons

Roads are far too small and congested as it is

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Green belt needs to be kept green

Q3e Impact on / availability of Local Services

Wait list at local doctors already far too high

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Absolutely no green belt development

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-5060

Site Reference

Parcel 7.25 (SP009, SHLAA 1778) - West of Sandy Lane, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

I do not agree that greenbelt should be built on at all.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-4395

Site Reference

Parcel 7.25 (SP009, SHLAA 1778) - West of Sandy Lane, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3m Will impact on the Green Belt

Disagree with any greenbelt release. Frankby, Greasby and Irby are all historic villages and should not lose any identity through development of green filed /green sites..

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-5934

Site Reference

Parcel 7.25 (SP009, SHLAA 1778) - West of Sandy Lane, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Totally disagree with any greenbelt release at all. Irby, Greasby, Frankby are historic villages and should not lose any identity through building houses businesses or otherwise.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-9783

Site Reference

Parcel 7.25 (SP009, SHLAA 1778) - West of Sandy Lane, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

There should be an over-arching principle that no green belt land is released for development until all the potential brownfield areas have been developed. Once all the brownfield development has been completed, then if there remains a demand for more housing, only then would green belt release be considered.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-8289

Site Reference

Parcel 7.25 (SP009, SHLAA 1778) - West of Sandy Lane, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

The area around Irby is an area of outstanding beauty and should be protected at all costs.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-8549

Site Reference

Parcel 7.25 (SP009, SHLAA 1778) - West of Sandy Lane, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Firstly it contains a large protected ancient oak tree that is used for nesting and roosting of many rare and endangered birds. It has huge flood implications on the brook that surrounds the parcel of land which runs into arrow brook which already floods land and properties. And is an essential buffer zone to protected special interest woodland and also contains an orchard.

Q3b Transport and Highway Reasons

No reliable public transport anywhere near this site. And the area has already been identified as having traffic volume and speed problems. This site is far from leisure and entertainment facilities causing unwanted use of personal transportation.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

It is a nominated site of special landscape value. It will spoil the character of Irby village and destroy the feel of the walk with nature through the woods. It will blur the border between Irby and Thurstaston

Q3d Impact on the character of the area

As previous.

Q3e Impact on / availability of Local Services

The primary school nearby is already over subscribed and impossible to get into (no room for expansion). No room in local dentists and no local GP.

Q3f Impact on Heritage

Irby still has the small village feel and character surrounded by green belt on all sides, and attracts residents into that type of safe caring community..... but only just!!!

Q3g Infrastructure and Utilities

ROAD SAFETY is already an identified issue in this area. There are gas main leaks/issues and drainage problems.

Q3h Flood Risk

GREASBY BROOK WILL OVERLOAD ARROW BROOK , IT ALREADY CAUSES DAMAGE TO PROPERTY AND LAND WITHOUT THE ADDITION OF NEARLY 100 HOUSES

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

If green belt had to be used as a last last resort then plan 2B would be a better one off option instead of impacting on many smaller individual areas reducing the stress and disruption and upset it will cause to many many residents.

Q3k Development Viability

Q3l Loss of Agricultural Land

This land would be far better used and utilised by local residents as a much needed environmentally and socially friendly allotment and orchard development.

Q3m Will impact on the Green Belt

BECAUSE ITS A BEAUTIFUL GREEN SPACE AREA USED AND LOVED BY MANY NEAR AND FAR.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-8547

Site Reference

Parcel 7.25 (SP009, SHLAA 1778) - West of Sandy Lane, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Contains a large protected oak tree which is used by numerous birds, including large raptors. It contains an orchard that was used and much loved by the community. It is a Sight of Special Landscape Value according to the UDP. It is adjacent to a protected site of national importance (the common and woods) and acts as a buffer between this important protected site and the existing housing. Bats are known to live here among the trees and hedges. This site is en route for protected RAMSAR birds.

Q3b Transport and Highway Reasons

There is no reliable public transport anywhere near this site. Sandy Lane and a nearby road are due to have speed restrictions put in place (speed bumps) due to problems with speed and volume of traffic in this area already. This site is far from employment, education and entertainment opportunities and this will force people to drive cars, due to lack of public transport.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

This is a Site of Special Landscape Value which is loved by residents. building here will ruin the character of Irby and ruin the rural experience of the footpath that runs through the woods along the brook.

Q3d Impact on the character of the area

Site 8 marks the edge of Irby before Thurstaston begins and this boundary would become less obvious and ruin the character of Irby as a separate settlement.

Q3e Impact on / availability of Local Services

The local school is heavily oversubscribed already. The local dentist is full and residents already need to go elsewhere. There is no local GP anymore. There are few useful local shops. Any new residents would need to drive to get to these services.

Q3f Impact on Heritage

Irby is surrounded on all sides by greenbelt and extra building will impact on the identity of the village settlement. Site 8 contains an orchard that was important to local people and still could be. It would be far better to use this land for allotments if it not needed as farmland. There isn't enough allotment land near here and some residents have waited many years on allotment waiting lists. Demand is high.

Q3g Infrastructure and Utilities

Road safety is a big problem here already, with speed and volume of traffic creating such a problem that Sandy lane and Hillview Rd are due for speed bumps. There is an ongoing problem with gas mains in this area. Gas mains and drains cannot cope with current demand

Q3h Flood Risk

The brook along the boundary of this site floods and leaves the woods a muddy mire even in summer. Local roads often have surface flooding.

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Brownfield first but if this is not enough and some greenbelt is needed, then 2b is better for mitigating many of the environmental and infrastructural problems.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

This is greenbelt land, so will obviously impact on the GB. The purpose of GB is to protect land such as this from development. Any GB building near peoples' homes will cause tremendous distress. if possible, choose bigger sites such as 2b and create buffer zones of trees and nature to reduce the distress.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-10272 (Cheshire Wildlife Trust)

Site Reference

Parcel 7.25 (SP009, SHLAA 1778) - West of Sandy Lane, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

While considering option 2A (but also 2B) the council has failed to take into account constraints other than the 5 functions of the green belt. Decisions based upon the categorisation of potential development land into either strong or weak green belt performance does not consider other environmental issues (such as statutory and non-statutory designations and ecological networks). This is totally unacceptable as these constraints should be given equal or higher weighting, as clearly set out in the NPPF. Indeed, unlike the Green Belt specifically, protecting and enhancing the natural and historic environment is listed in one of the three key objectives of the NPPF (objective c environment, paragraph 8 NPPF). It is absolutely critical that these wider environmental constraints are considered in parallel to green belt performance. Without this the Local Plan could be considered unsound. Unfortunately this situation has occurred partly because the Green Infrastructure review and Ecological Network study are still incomplete. These studies should be used to inform strategic planning and not to be commissioned as an afterthought. The Cheshire Wildlife Trust is seriously concerned that the decision process is ill-informed and not evidence based. We can illustrate this by the information we have uploaded as supporting evidence. These examples demonstrate serious environmental constraints which should have been flagged as being of paramount importance by the Interim Sustainability Appraisal. The

Interim Sustainability Appraisal relies on a flawed assumption that impacts to these sites could be mitigated on other green belt land. This is entirely without basis as measurable Biodiversity Net Gain relies on the long term management of habitat by a suitable habitat provider. It cannot be assumed that Biodiversity Net Gain can be achieved on privately owned land by landowners who have little or no expertise in managing wildlife habitat. 6.15 This parcel lies immediately adjacent to Caldly Hill and Stapleton Wood Local Wildlife Site important for lowland heath, birds, insects and badgers. Development would risk damage through significantly increased disturbance, pollution (including light pollution). 7.25 This parcel lies immediately adjacent to Thurstaston Common SSSI and has a high potential to significantly impact, for example by alterations in the hydrology as well as the potential for greater disturbance to this fragile habitat. 7.27 Harrock Wood Local Wildlife Site and ancient woodland would be surrounded by development effectively cutting the habitat off from its surrounds (habitat fragmentation). There are likely to be significant impacts caused by increased disturbance and pollution (including light pollution) unless the woodland is protected. Additional concerns: 5.9 Arroe brook runs through the area and would require significant buffering to protect the river corridor from disturbance and pollution. 7.18 Important for badgers. 7.26 This area requires more detailed investigation as it lies close to Thurstaston Common SSSI and Backford Road pond Local Wildlife Site. Greasby brook would require buffering to protect from disturbance and pollution.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Attachment 1

<https://wirral-consult.objective.co.uk/file/5862363>

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-8785

Site Reference

Parcel 7.25 (SP009, SHLAA 1778) - West of Sandy Lane, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

This is an area of land that is bounded by two of Wirral's most important natural amenities, Thurstaston Common and Royden Park. The land in question provides a valuable hinterland between the residential development in Irby and these beautiful and important recreational spaces. Apart from the bird and animal life which can be seen in abundance on this land, to build on it would take urban development to the very boundary of the protected spaces mentioned above, thereby diminishing the rural sense that Wirral residents and visitors alike gain when they visit both the Common and Park.

Q3b Transport and Highway Reasons

Thurstaston Road, which runs along the western edge of the land is already busy, especially when children are going to or coming home from Dawpool Primary School. The increase in traffic that would inevitably result from developing this site would create dangerous conditions for road users and pedestrians alike.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3n Other reasons

As already stated, the housing need figures are in my view, as in that of many other people, including expert statisticians and planners from Liverpool University, seriously exaggerated. If the Council would convince central government that its previous economic forecasts were inflated, it would be more likely to be able to agree on a more modest house-building projection need.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-10130

Site Reference

Parcel 7.25 (SP009, SHLAA 1778) - West of Sandy Lane, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

None of these sites should be built on. They are our beautiful greenbelt. I regularly see diverse wildlife on all of them, and if these developments went ahead it would be devastating for wildlife and residents alike. I have cited a number of sites above, because these are the ones I know. But I object strongly to ANY development on ANY of Wirral's greenbelt.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-11261

Site Reference

Parcel 7.25 (SP009, SHLAA 1778) - West of Sandy Lane, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

The area is of special landscape value according to Wirral's own Unitary Development Plan and is adjacent to the woods which are a protected area of national importance, together with an orchard and an oak tree with a preservation order. The area is in use for equestrian purposes, and is home to abundant wildlife, including roosting bats and birds of prey.

Q3b Transport and Highway Reasons

Sandy Lane is currently being considered for the installation of traffic speed bumps and speeding is common as the road has become a "rat-run". More housing would exacerbate this problem.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

On the practical side local schools are over subscribed, there are few local shops and no nearby Health Centre. There is no nearby train station and few buses, which would encourage car use when we are trying to reduce greenhouse gas emission. There are few, if any, employment opportunities in this relatively remote area.

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

On the practical side local schools are over subscribed, there are few local shops and no nearby Health Centre. There is no nearby train station and few buses, which would encourage car use when we are trying to reduce greenhouse gas emission. There are few, if any, employment opportunities in this relatively remote area.

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

I also work as an Advanced Nurse Practitioner in the local practice. If this area becomes built up the purpose of living here will be destroyed. The final sites will be allocated for development Summer 2020 please could you do everything within your power to preserve our Green Belt for our future and the generation after.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-11339

Site Reference

Parcel 7.25 (SP009, SHLAA 1778) - West of Sandy Lane, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

There would be no buffer zone between houses and Thurstaston Hill, which is National Trust Land.

There are old and listed trees on this land.

Q3b Transport and Highway Reasons

The increase in cars would be a problem, as Sandy Lane and Hillview are going to have speed bumps installed as both roads are used as a rat run. Which is bad for the environment as these cause cars to slow down and speed up, therefore using much more fuel and producing more brake dust. We already have many dog walkers parking along Sandy Lane and right opposite peoples drives.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Dawpool School is full. Parking is a big problem, as people park at the top of Sandy Lane causing an obstruction to and from the main road.

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-12734

Site Reference

Parcel 7.25 (SP009, SHLAA 1778) - West of Sandy Lane, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

As a resident of Greasby Ward, I took part in the Council's consultation regarding the draft local plan. During my visit to the drop in centre, I noticed that you have included the field in Sandy Lane, Irby for the proposed building (Parcel 7.25, SPO09, SHLAA1778, West of Sandy Lane). I am told 92 luxury house. This is totally unacceptable to me as a resident. Therefore, I will resist these proposals and support any action that opposes building on these fields in Sandy Lane.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

I do not wish to see anymore erosion of greenbelt, farms, fields and open spaces.

Q3n Other reasons

Furthermore, I am prepared, with others to remove any councillor or planning committee member, or otherwise, who votes to allow this building proposal to proceed to build on these fields. Myself and others are prepared to remove any councillor at the ballot box, regardless of how long this may take. I say this without any prejudice. This is my right as a resident to campaign to save these fields. I appeal to you, to seriously consider the contents of this letter. I further appeal to you to withdraw these proposals.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-11451

Site Reference

Parcel 7.25 (SP009, SHLAA 1778) - West of Sandy Lane, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

We are residents of Irby and have taken part in the Council's consultation regarding the draft local plan. During a visit to the drop in centre , we noticed that you have included the fields in Sandy Lane, Irby for proposed building (Parcel 7.25, SP009, West of Sandy Lane). We do not know how a responsible Planner can accept that 92 houses can be built on such a small plot! Surely a cursory look at the number of houses and the area of land available would initiate a deeper consideration whereupon that person would see that the numbers are far too high and that a large oak tree is growing in the middle of the plot. This would lead one to reduce the number of houses even further as a TPO exists on the said oak tree. This, in turn, would lead to the planning application being turned down which it should be anyway as there is no need to build on greenbelt land such as this. Needless to say we oppose any building on these fields in Sandy Lane. The land keeps the open aspect to and from National Trust land and the surrounding area is already subject to a speed restriction order to be implemented shortly because of the amount of traffic using Sandy Lane and Hillview Road.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-12736

Site Reference

Parcel 7.25 (SP009, SHLAA 1778) - West of Sandy Lane, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

As a resident of Greasby Ward, I took part in the Council's consultation regarding the draft local plan. During my visit to the drop in centre, I noticed that you have included the field in Sandy Lane, Irby for the proposed building (Parcel 7.25, SPO09, SHLAA1778, West of Sandy Lane). I am told 92 luxury house. This is totally unacceptable to me as a resident. Therefore, I will resist these proposals and support any action that opposes building on these fields in Sandy Lane.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

I do not wish to see anymore erosion of greenbelt, farms, fields and open spaces.

Q3n Other reasons

Furthermore, I am prepared, with others to remove any councillor or planning committee member, or otherwise, who votes to allow this building proposal to proceed to build on these fields. Myself and others are prepared to remove any councillor at the ballot box, regardless of how long this may take. I say this without any prejudice. This is my right as a resident to campaign to save these fields. I appeal to you, to seriously consider the contents of this letter. I further appeal to you to withdraw these proposals

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-12548

Site Reference

Parcel 7.25 (SP009, SHLAA 1778) - West of Sandy Lane, Irby

Q1 Please indicate the nature of your comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

The Green Belt must be preserved for food production, tree planting, cleaner air and as a habitat for wildlife as well as for walking.

Q3b Transport and Highway Reasons

The gas and drains in the area just about cope now. There is a very basic bus service and no Railway nearby, so road traffic will increase dramatically.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

The local schools are oversubscribed, parking near Dawpool School at start and finish times is dreadful with Coombe road School little better. Arrowe park is the nearest hospital, which is at capacity now.

Q3f Impact on Heritage

This area has a rich Viking heritage, with buried artefacts still being discovered, which this development would destroy forever.

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

The proposal to build 90 plus houses in Sandy Lane (site 8) must not be allowed either, Wirral's own Unitary development plan calls this an "Area of special landscape value". The population of Wirral has as you know not increased over the years, indeed it has declined, with no realistic prospect of it ever increasing

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-11508

Site Reference

Parcel 7.25 (SP009, SHLAA 1778) - West of Sandy Lane, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

I am told there are plans to build houses on the fields to the west of Sandy Lane. This is erosion of our green belt. There are houses being built on School Lane nearby, that should be enough.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

I am told there are plans to build houses on the fields to the west of Sandy Lane. This is erosion of our green belt. There are houses being built on School Lane nearby, that should be enough.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-11408

Site Reference

Parcel 7.25 (SP009, SHLAA 1778) - West of Sandy Lane, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

As a resident of Thurstaston Ward, I took part in the Council's consultation regarding the draft local plan. During my visit at the drop-in centre, I noticed that you have included the fields in Sandy Lane Irby for proposed building. I believe this to be Parcel 7.25, SP009, SHLAA 1778, west of Sandy Lane. I understand that this is for 92 luxury houses. As a resident of Irby and as a resident of The Wirral this is totally unacceptable to me. I will oppose these proposals and support any action that will lead to them being withdrawn.

Q3b Transport and Highway Reasons

This location is not suitable. *The access to these particular fields is not suitable. Hillview Road and Sandy Lane is already a rat run down narrow residential roads. Traffic calming measures are planned already. The additional construction traffic initially and residents traffic ultimately will make this area completely unsafe. We will be following the process with interest. Councillors who vote for this will, at the ballot box, be opposed vigorously. I urge you to withdraw these proposals.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

My opposition is based on 2 major issues: *The erosion of the greenbelt land must be stopped *It is naive and erroneous to believe that the greenbelt land is only for the benefit of those people who live by it. The greenbelt land made up of farms open spaces and leisure areas is for the benefit of all. Take it away and you deprive all residents of Wirral the oxygen of life, the ability to walk and breathe clean air and the ability to relax. Green belt is good for physical and mental well being for all our residents right across the community. It can only be stolen once. I urge you to resist.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-11500

Site Reference

Parcel 7.25 (SP009, SHLAA 1778) - West of Sandy Lane, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

I would like to express my concern about the proposed release of greenbelt in Irby for the purpose of building 1246 properties. This will have an effect on this pleasant village which is likely to reduce its popularity. Lot of people come to walk the paths for their scenery and wildlife. A reduction in green belt land will make the village less attractive to visitors. Local food producers will be affected. The land alongside Sandy Lane has been used for various types of farming over the years.

Q3b Transport and Highway Reasons

Thurstaston Road is a busy road especially during the school run. An additional 140 properties in Sandy Lane and Thurstaston Road will make this worse and more dangerous. The Council is already considering putting speeds bumps in Sandy Lane and Hillview Road, so they must be aware of this.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

This will have an effect on this pleasant village which is likely to reduce its popularity. Lot of people come to walk the paths for their scenery and wildlife.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Local food producers will be affected. The land alongside Sandy Lane has been used for various types of farming over the years.

Q3m Will impact on the Green Belt

I would like to express my concern about the proposed release of greenbelt in Irby for the purpose of building 1246 properties. This will have an effect on this pleasant village which is likely to reduce its popularity. Lot of people come to walk the paths for their scenery and wildlife. A reduction in green belt land will make the village less attractive to visitors. Local food producers will be affected. The land alongside Sandy Lane has been used for various types of farming over the years.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-8810

Site Reference

Parcel 7.25 (SP009, SHLAA 1778) - West of Sandy Lane, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Fragmenting and reducing the green spaces will impact of wildlife particularly with the increase of people within the areas.

Q3b Transport and Highway Reasons

There are numerous bottlenecks including those around Arrowe Park / Upton Bypass/ Clatterbridge / M53 around Hooton. Therefore increasing the housing west of the M53 would increase the number of cars / buses caught up in even longer traffic queues. This also impacts on peoples mental health and stress as they get delayed getting to work. There are not enough school places in these previous green belt locations requiring the children needing car or bus transport to school.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

As previously stated, whether living in the existing urban areas or not the open green spaces make the Wirral an attractive place to live and work. An urban sprawl over even weak enviromental areas could destroy the impression of countryside - even small developments like on Sandy Lane Irby would be very detrimental.

Q3d Impact on the character of the area

The central spine of green space in the middle of the Wirral helps make this borough such a pleasant place to live.

Q3e Impact on / availability of Local Services

My view is a very concentrated (if necessary high density) development around the Wirral waters could be made with new Doctor practices / dentists and schools. Elsewhere in the previous green belt the Schools / doctors / dentists don't have a lot of spare capacity and new developments would mean 'sweating' the existing assets which will lead to a poorer service to the existing residents.

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

There is not enough infrastructure to support new developments unless radical new services are built including new roads, junctions and drainage.

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

By concentrating developments around the Wirral Waters and surrounding land improvements could be made to new train services and or a tram service - which would lessen the need for new roads / junctions / drainage elsewhere. Lessen the need for car and bus transport from areas which are currently green belt.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-13306

Site Reference

Parcel 7.25 (SP009, SHLAA 1778) - West of Sandy Lane, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

As a resident of Greasby Ward, I took part in the Council's consultation regarding the draft local plan. During my visit to the drop in centre, I noticed that you have included the field in Sandy Lane, Irby for the proposed building (Parcel 7.25, SPO09, SHLAA1778, West of Sandy Lane). I am told 92 luxury house. This is totally unacceptable to me as a resident. Therefore, I will resist these proposals and support any action that opposes building on these fields in Sandy Lane.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

I do not wish to see anymore erosion of greenbelt, farms, fields and open spaces.

Q3n Other reasons

Furthermore, I am prepared, with others to remove any councillor or planning committee member, or otherwise, who votes to allow this building proposal to proceed to build on these fields. Myself and others are prepared to remove any councillor at the ballot box, regardless of how long this may take. I say this without any prejudice. This is my right as a resident to campaign to save these fields. I appeal to you, to seriously consider the contents of this letter. I further appeal to you to withdraw these proposals

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-12760

Site Reference

Parcel 7.25 (SP009, SHLAA 1778) - West of Sandy Lane, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

As a resident of Greasby Ward, I took part in the Council's consultation regarding the draft local plan. During my visit to the drop in centre, I noticed that you have included the field in Sandy Lane, Irby for the proposed building (Parcel 7.25, SPO09, SHLAA1778, West of Sandy Lane). I am told 92 luxury house. This is totally unacceptable to me as a resident. Therefore, I will resist these proposals and support any action that opposes building on these fields in Sandy Lane.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

I do not wish to see anymore erosion of greenbelt, farms, fields and open spaces.

Q3n Other reasons

Furthermore, I am prepared, with others to remove any councillor or planning committee member, or otherwise, who votes to allow this building proposal to proceed to build on these fields. Myself and others are prepared to remove any councillor at the ballot box, regardless of how long this may take. I say this without any prejudice. This is my right as a resident to campaign to save these fields. I appeal to you, to seriously consider the contents of this letter. I further appeal to you to withdraw these proposals

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-12830

Site Reference

Parcel 7.25 (SP009, SHLAA 1778) - West of Sandy Lane, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

As a resident of Greasby Ward, I took part in the Council's consultation regarding the draft local plan. During my visit to the drop in centre, I noticed that you have included the field in Sandy Lane, Irby for the proposed building (Parcel 7.25, SPO09, SHLAA1778, West of Sandy Lane). I am told 92 luxury house. This is totally unacceptable to me as a resident. Therefore, I will resist these proposals and support any action that opposes building on these fields in Sandy Lane.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

I do not wish to see anymore erosion of greenbelt, farms, fields and open spaces.

Q3n Other reasons

Furthermore, I am prepared, with others to remove any councillor or planning committee member, or otherwise, who votes to allow this building proposal to proceed to build on these fields. Myself and others are prepared to remove any councillor at the ballot box, regardless of how long this may take. I say this without any prejudice. This is my right as a resident to campaign to save these fields. I appeal to you, to seriously consider the contents of this letter. I further appeal to you to withdraw these proposals

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-12753

Site Reference

Parcel 7.25 (SP009, SHLAA 1778) - West of Sandy Lane, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

As a resident of Greasby Ward, I took part in the Council's consultation regarding the draft local plan. During my visit to the drop in centre, I noticed that you have included the field in Sandy Lane, Irby for the proposed building (Parcel 7.25, SPO09, SHLAA1778, West of Sandy Lane). I am told 92 luxury house. This is totally unacceptable to me as a resident. Therefore, I will resist these proposals and support any action that opposes building on these fields in Sandy Lane.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

I do not wish to see anymore erosion of greenbelt, farms, fields and open spaces.

Q3n Other reasons

Furthermore, I am prepared, with others to remove any councillor or planning committee member, or otherwise, who votes to allow this building proposal to proceed to build on these fields. Myself and others are prepared to remove any councillor at the ballot box, regardless of how long this may take. I say this without any prejudice. This is my right as a resident to campaign to save these fields. I appeal to you, to seriously consider the contents of this letter. I further appeal to you to withdraw these proposals

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-12749

Site Reference

Parcel 7.25 (SP009, SHLAA 1778) - West of Sandy Lane, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

As a resident of Greasby Ward, I took part in the Council's consultation regarding the draft local plan. During my visit to the drop in centre, I noticed that you have included the field in Sandy Lane, Irby for the proposed building (Parcel 7.25, SPO09, SHLAA1778, West of Sandy Lane). I am told 92 luxury house. This is totally unacceptable to me as a resident. Therefore, I will resist these proposals and support any action that opposes building on these fields in Sandy Lane.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

I do not wish to see anymore erosion of greenbelt, farms, fields and open spaces.

Q3n Other reasons

Furthermore, I am prepared, with others to remove any councillor or planning committee member, or otherwise, who votes to allow this building proposal to proceed to build on these fields. Myself and others are prepared to remove any councillor at the ballot box, regardless of how long this may take. I say this without any prejudice. This is my right as a resident to campaign to save these fields. I appeal to you, to seriously consider the contents of this letter. I further appeal to you to withdraw these proposals

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-13218

Site Reference

Parcel 7.25 (SP009, SHLAA 1778) - West of Sandy Lane, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

As a resident of Greasby Ward, I took part in the Council's consultation regarding the draft local plan. During my visit to the drop in centre, I noticed that you have included the field in Sandy Lane, Irby for the proposed building (Parcel 7.25, SPO09, SHLAA1778, West of Sandy Lane). I am told 92 luxury house. This is totally unacceptable to me as a resident. Therefore, I will resist these proposals and support any action that opposes building on these fields in Sandy Lane.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

I do not wish to see anymore erosion of greenbelt, farms, fields and open spaces.

Q3n Other reasons

Furthermore, I am prepared, with others to remove any councillor or planning committee member, or otherwise, who votes to allow this building proposal to proceed to build on these fields. Myself and others are prepared to remove any councillor at the ballot box, regardless of how long this may take. I say this without any prejudice. This is my right as a resident to campaign to save these fields. I appeal to you, to seriously consider the contents of this letter. I further appeal to you to withdraw these proposals

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-13215

Site Reference

Parcel 7.25 (SP009, SHLAA 1778) - West of Sandy Lane, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

As a resident of Greasby Ward, I took part in the Council's consultation regarding the draft local plan. During my visit to the drop in centre, I noticed that you have included the field in Sandy Lane, Irby for the proposed building (Parcel 7.25, SPO09, SHLAA1778, West of Sandy Lane). I am told 92 luxury house. This is totally unacceptable to me as a resident. Therefore, I will resist these proposals and support any action that opposes building on these fields in Sandy Lane.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

I do not wish to see anymore erosion of greenbelt, farms, fields and open spaces.

Q3n Other reasons

Furthermore, I am prepared, with others to remove any councillor or planning committee member, or otherwise, who votes to allow this building proposal to proceed to build on these fields. Myself and others are prepared to remove any councillor at the ballot box, regardless of how long this may take. I say this without any prejudice. This is my right as a resident to campaign to save these fields. I appeal to you, to seriously consider the contents of this letter. I further appeal to you to withdraw these proposals

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-13216

Site Reference

Parcel 7.25 (SP009, SHLAA 1778) - West of Sandy Lane, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

As a resident of Greasby Ward, I took part in the Council's consultation regarding the draft local plan. During my visit to the drop in centre, I noticed that you have included the field in Sandy Lane, Irby for the proposed building (Parcel 7.25, SPO09, SHLAA1778, West of Sandy Lane). I am told 92 luxury house. This is totally unacceptable to me as a resident. Therefore, I will resist these proposals and support any action that opposes building on these fields in Sandy Lane.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

I do not wish to see anymore erosion of greenbelt, farms, fields and open spaces.

Q3n Other reasons

Furthermore, I am prepared, with others to remove any councillor or planning committee member, or otherwise, who votes to allow this building proposal to proceed to build on these fields. Myself and others are prepared to remove any councillor at the ballot box, regardless of how long this may take. I say this without any prejudice. This is my right as a resident to campaign to save these fields. I appeal to you, to seriously consider the contents of this letter. I further appeal to you to withdraw these proposals

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-12741

Site Reference

Parcel 7.25 (SP009, SHLAA 1778) - West of Sandy Lane, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

As a resident of Greasby Ward, I took part in the Council's consultation regarding the draft local plan. During my visit to the drop in centre, I noticed that you have included the field in Sandy Lane, Irby for the proposed building (Parcel 7.25, SPO09, SHLAA1778, West of Sandy Lane). I am told 92 luxury house. This is totally unacceptable to me as a resident. Therefore, I will resist these proposals and support any action that opposes building on these fields in Sandy Lane.

Q3b Transport and Highway Reasons

I think building houses on this land would impact on the local community as the traffic is heavy at the best of times, and with the new designer houses already being built on the corner junction of School Lane, you have already problems with Dasiy & Jake Nursery. Thurston Road/School lane meet also but one traffic is a big problem already dropping off and picking up. Also 250 yards up the road School Lane has a Primary School. Dawpool School with cars up and down before too long it will be a bottleneck and an accident waiting to happen. And that is a part from all the emissions being released into the atmosphere, we also no have the facilities to cope with extra people coming into the area i.e. schools, doctors, dentists, transport. It would be one big

problem for the Council to put all the service into place for the would be new people coming into the area. I rest my case.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

I do not wish to see anymore erosion of greenbelt, farms, fields and open spaces.

Q3n Other reasons

Furthermore, I am prepared, with others to remove any councillor or planning committee member, or otherwise, who votes to allow this building proposal to proceed to build on these fields. Myself and others are prepared to remove any councillor at the ballot box, regardless of how long this may take. I say this without any prejudice. This is my right as a resident to campaign to save these fields. I appeal to you, to seriously consider the contents of this letter. I further appeal to you to withdraw these proposals

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-12737

Site Reference

Parcel 7.25 (SP009, SHLAA 1778) - West of Sandy Lane, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

As a resident of Greasby Ward, I took part in the Council's consultation regarding the draft local plan. During my visit to the drop in centre, I noticed that you have included the field in Sandy Lane, Irby for the proposed building (Parcel 7.25, SPO09, SHLAA1778, West of Sandy Lane). I am told 92 luxury house. This is totally unacceptable to me as a resident. Therefore, I will resist these proposals and support any action that opposes building on these fields in Sandy Lane.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

I do not wish to see anymore erosion of greenbelt, farms, fields and open spaces.

Q3n Other reasons

Furthermore, I am prepared, with others to remove any councillor or planning committee member, or otherwise, who votes to allow this building proposal to proceed to build on these fields. Myself and others are prepared to remove any councillor at the ballot box, regardless of how long this may take. I say this without any prejudice. This is my right as a resident to campaign to save these fields. I appeal to you, to seriously consider the contents of this letter. I further appeal to you to withdraw these proposals

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-13353

Site Reference

Parcel 7.25 (SP009, SHLAA 1778) - West of Sandy Lane, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

As a resident of Greasby Ward, I took part in the Council's consultation regarding the draft local plan. During my visit to the drop in centre, I noticed that you have included the field in Sandy Lane, Irby for the proposed building (Parcel 7.25, SPO09, SHLAA1778, West of Sandy Lane). I am told 92 luxury house. This is totally unacceptable to me as a resident. Therefore, I will resist these proposals and support any action that opposes building on these fields in Sandy Lane.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

I do not wish to see anymore erosion of greenbelt, farms, fields and open spaces.

Q3n Other reasons

Furthermore, I am prepared, with others to remove any councillor or planning committee member, or otherwise, who votes to allow this building proposal to proceed to build on these fields. Myself and others are prepared to remove any councillor at the ballot box, regardless of how long this may take. I say this without any prejudice. This is my right as a resident to campaign to save these fields. I appeal to you, to seriously consider the contents of this letter. I further appeal to you to withdraw these proposals

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-13352

Site Reference

Parcel 7.25 (SP009, SHLAA 1778) - West of Sandy Lane, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

As a resident of Greasby Ward, I took part in the Council's consultation regarding the draft local plan. During my visit to the drop in centre, I noticed that you have included the field in Sandy Lane, Irby for the proposed building (Parcel 7.25, SPO09, SHLAA1778, West of Sandy Lane). I am told 92 luxury house. This is totally unacceptable to me as a resident. Therefore, I will resist these proposals and support any action that opposes building on these fields in Sandy Lane.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

I do not wish to see anymore erosion of greenbelt, farms, fields and open spaces.

Q3n Other reasons

Furthermore, I am prepared, with others to remove any councillor or planning committee member, or otherwise, who votes to allow this building proposal to proceed to build on these fields. Myself and others are prepared to remove any councillor at the ballot box, regardless of how long this may take. I say this without any prejudice. This is my right as a resident to campaign to save these fields. I appeal to you, to seriously consider the contents of this letter. I further appeal to you to withdraw these proposals

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-13575

Site Reference

Parcel 7.25 (SP009, SHLAA 1778) - West of Sandy Lane, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

As a resident of Greasby Ward, I took part in the Council's consultation regarding the draft local plan. During my visit to the drop in centre, I noticed that you have included the field in Sandy Lane, Irby for the proposed building (Parcel 7.25, SPO09, SHLAA1778, West of Sandy Lane). I am told 92 luxury house. This is totally unacceptable to me as a resident. Therefore, I will resist these proposals and support any action that opposes building on these fields in Sandy Lane.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

I do not wish to see anymore erosion of greenbelt, farms, fields and open spaces.

Q3n Other reasons

Furthermore, I am prepared, with others to remove any councillor or planning committee member, or otherwise, who votes to allow this building proposal to proceed to build on these fields. Myself and others are prepared to remove any councillor at the ballot box, regardless of how long this may take. I say this without any prejudice. This is my right as a resident to campaign to save these fields. I appeal to you, to seriously consider the contents of this letter. I further appeal to you to withdraw these proposals

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-13576

Site Reference

Parcel 7.25 (SP009, SHLAA 1778) - West of Sandy Lane, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

As a resident of Greasby Ward I am concerned about the plans for building on the fields in Sandy Lane. There are houses now being built nearby on the site where the Heatherlands restaurant used to be. This year many pubs and cafes will close providing many sites for development. There is no need to use greenbelt land.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3m Will impact on the Green Belt

As a resident of Greasby Ward I am concerned about the plans for building on the fields in Sandy Lane. There are houses now being built nearby on the site where the Heatherlands restaurant used to be. This year many pubs and cafes will close providing many sites for development. There is no need to use greenbelt land.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-12743

Site Reference

Parcel 7.25 (SP009, SHLAA 1778) - West of Sandy Lane, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

As a resident of Greasby Ward, I took part in the Council's consultation regarding the draft local plan. During my visit to the drop in centre, I noticed that you have included the field in Sandy Lane, Irby for the proposed building (Parcel 7.25, SPO09, SHLAA1778, West of Sandy Lane). I am told 92 luxury house. This is totally unacceptable to me as a resident. Therefore, I will resist these proposals and support any action that opposes building on these fields in Sandy Lane.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

I do not wish to see anymore erosion of greenbelt, farms, fields and open spaces.

Q3n Other reasons

Furthermore, I am prepared, with others to remove any councillor or planning committee member, or otherwise, who votes to allow this building proposal to proceed to build on these fields. Myself and others are prepared to remove any councillor at the ballot box, regardless of how long this may take. I say this without any prejudice. This is my right as a resident to campaign to save these fields. I appeal to you, to seriously consider the contents of this letter. I further appeal to you to withdraw these proposals

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-12950

Site Reference

Parcel 7.25 (SP009, SHLAA 1778) - West of Sandy Lane, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

As a resident of Greasby Ward, I took part in the Council's consultation regarding the draft local plan. During my visit to the drop in centre, I noticed that you have included the field in Sandy Lane, Irby for the proposed building (Parcel 7.25, SPO09, SHLAA1778, West of Sandy Lane). I am told 92 luxury house. This is totally unacceptable to me as a resident. Therefore, I will resist these proposals and support any action that opposes building on these fields in Sandy Lane.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

I do not wish to see anymore erosion of greenbelt, farms, fields and open spaces.

Q3n Other reasons

Furthermore, I am prepared, with others to remove any councillor or planning committee member, or otherwise, who votes to allow this building proposal to proceed to build on these fields. Myself and others are prepared to remove any councillor at the ballot box, regardless of how long this may take. I say this without any prejudice. This is my right as a resident to campaign to save these fields. I appeal to you, to seriously consider the contents of this letter. I further appeal to you to withdraw these proposals

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-12951

Site Reference

Parcel 7.25 (SP009, SHLAA 1778) - West of Sandy Lane, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

As a resident of Greasby Ward, I took part in the Council's consultation regarding the draft local plan. During my visit to the drop in centre, I noticed that you have included the field in Sandy Lane, Irby for the proposed building (Parcel 7.25, SPO09, SHLAA1778, West of Sandy Lane). I am told 92 luxury house. This is totally unacceptable to me as a resident. Therefore, I will resist these proposals and support any action that opposes building on these fields in Sandy Lane.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

I do not wish to see anymore erosion of greenbelt, farms, fields and open spaces.

Q3n Other reasons

Furthermore, I am prepared, with others to remove any councillor or planning committee member, or otherwise, who votes to allow this building proposal to proceed to build on these fields. Myself and others are prepared to remove any councillor at the ballot box, regardless of how long this may take. I say this without any prejudice. This is my right as a resident to campaign to save these fields. I appeal to you, to seriously consider the contents of this letter. I further appeal to you to withdraw these proposals

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-12742

Site Reference

Parcel 7.25 (SP009, SHLAA 1778) - West of Sandy Lane, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

As a resident of Greasby Ward, I took part in the Council's consultation regarding the draft local plan. During my visit to the drop in centre, I noticed that you have included the field in Sandy Lane, Irby for the proposed building (Parcel 7.25, SPO09, SHLAA1778, West of Sandy Lane). I am told 92 luxury house. This is totally unacceptable to me as a resident. Therefore, I will resist these proposals and support any action that opposes building on these fields in Sandy Lane.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

I do not wish to see anymore erosion of greenbelt, farms, fields and open spaces.

Q3n Other reasons

Furthermore, I am prepared, with others to remove any councillor or planning committee member, or otherwise, who votes to allow this building proposal to proceed to build on these fields. Myself and others are prepared to remove any councillor at the ballot box, regardless of how long this may take. I say this without any prejudice. This is my right as a resident to campaign to save these fields. I appeal to you, to seriously consider the contents of this letter. I further appeal to you to withdraw these proposals

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-12761

Site Reference

Parcel 7.25 (SP009, SHLAA 1778) - West of Sandy Lane, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

As a resident of Greasby Ward, I took part in the Council's consultation regarding the draft local plan. During my visit to the drop in centre, I noticed that you have included the field in Sandy Lane, Irby for the proposed building (Parcel 7.25, SPO09, SHLAA1778, West of Sandy Lane). I am told 92 luxury house. This is totally unacceptable to me as a resident. Therefore, I will resist these proposals and support any action that opposes building on these fields in Sandy Lane.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

I do not wish to see anymore erosion of greenbelt, farms, fields and open spaces.

Q3n Other reasons

Furthermore, I am prepared, with others to remove any councillor or planning committee member, or otherwise, who votes to allow this building proposal to proceed to build on these fields. Myself and others are prepared to remove any councillor at the ballot box, regardless of how long this may take. I say this without any prejudice. This is my right as a resident to campaign to save these fields. I appeal to you, to seriously consider the contents of this letter. I further appeal to you to withdraw these proposals

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-12746

Site Reference

Parcel 7.25 (SP009, SHLAA 1778) - West of Sandy Lane, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

As a resident of Greasby Ward, I took part in the Council's consultation regarding the draft local plan. During my visit to the drop in centre, I noticed that you have included the field in Sandy Lane, Irby for the proposed building (Parcel 7.25, SPO09, SHLAA1778, West of Sandy Lane). I am told 92 luxury house. This is totally unacceptable to me as a resident. Therefore, I will resist these proposals and support any action that opposes building on these fields in Sandy Lane.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

I do not wish to see anymore erosion of greenbelt, farms, fields and open spaces.

Q3n Other reasons

Furthermore, I am prepared, with others to remove any councillor or planning committee member, or otherwise, who votes to allow this building proposal to proceed to build on these fields. Myself and others are prepared to remove any councillor at the ballot box, regardless of how long this may take. I say this without any prejudice. This is my right as a resident to campaign to save these fields. I appeal to you, to seriously consider the contents of this letter. I further appeal to you to withdraw these proposals

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-12748

Site Reference

Parcel 7.25 (SP009, SHLAA 1778) - West of Sandy Lane, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

As a resident of Greasby Ward, I took part in the Council's consultation regarding the draft local plan. During my visit to the drop in centre, I noticed that you have included the field in Sandy Lane, Irby for the proposed building (Parcel 7.25, SPO09, SHLAA1778, West of Sandy Lane). I am told 92 luxury house. This is totally unacceptable to me as a resident. Therefore, I will resist these proposals and support any action that opposes building on these fields in Sandy Lane.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

I do not wish to see anymore erosion of greenbelt, farms, fields and open spaces.

Q3n Other reasons

Furthermore, I am prepared, with others to remove any councillor or planning committee member, or otherwise, who votes to allow this building proposal to proceed to build on these fields. Myself and others are prepared to remove any councillor at the ballot box, regardless of how long this may take. I say this without any prejudice. This is my right as a resident to campaign to save these fields. I appeal to you, to seriously consider the contents of this letter. I further appeal to you to withdraw these proposals

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-12738

Site Reference

Parcel 7.25 (SP009, SHLAA 1778) - West of Sandy Lane, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

As a resident of Greasby Ward, I took part in the Council's consultation regarding the draft local plan. During my visit to the drop in centre, I noticed that you have included the field in Sandy Lane, Irby for the proposed building (Parcel 7.25, SPO09, SHLAA1778, West of Sandy Lane). I am told 92 luxury house. This is totally unacceptable to me as a resident. Therefore, I will resist these proposals and support any action that opposes building on these fields in Sandy Lane.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

I do not wish to see anymore erosion of greenbelt, farms, fields and open spaces.

Q3n Other reasons

Furthermore, I am prepared, with others to remove any councillor or planning committee member, or otherwise, who votes to allow this building proposal to proceed to build on these fields. Myself and others are prepared to remove any councillor at the ballot box, regardless of how long this may take. I say this without any prejudice. This is my right as a resident to campaign to save these fields. I appeal to you, to seriously consider the contents of this letter. I further appeal to you to withdraw these proposals

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-12739

Site Reference

Parcel 7.25 (SP009, SHLAA 1778) - West of Sandy Lane, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

As a resident of Greasby Ward, I took part in the Council's consultation regarding the draft local plan. During my visit to the drop in centre, I noticed that you have included the field in Sandy Lane, Irby for the proposed building (Parcel 7.25, SPO09, SHLAA1778, West of Sandy Lane). I am told 92 luxury house. This is totally unacceptable to me as a resident. Therefore, I will resist these proposals and support any action that opposes building on these fields in Sandy Lane.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

I do not wish to see anymore erosion of greenbelt, farms, fields and open spaces.

Q3n Other reasons

Furthermore, I am prepared, with others to remove any councillor or planning committee member, or otherwise, who votes to allow this building proposal to proceed to build on these fields. Myself and others are prepared to remove any councillor at the ballot box, regardless of how long this may take. I say this without any prejudice. This is my right as a resident to campaign to save these fields. I appeal to you, to seriously consider the contents of this letter. I further appeal to you to withdraw these proposals

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-12740

Site Reference

Parcel 7.25 (SP009, SHLAA 1778) - West of Sandy Lane, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

As a resident of Greasby Ward, I took part in the Council's consultation regarding the draft local plan. During my visit to the drop in centre, I noticed that you have included the field in Sandy Lane, Irby for the proposed building (Parcel 7.25, SPO09, SHLAA1778, West of Sandy Lane). I am told 92 luxury house. This is totally unacceptable to me as a resident. Therefore, I will resist these proposals and support any action that opposes building on these fields in Sandy Lane.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

I do not wish to see anymore erosion of greenbelt, farms, fields and open spaces.

Q3n Other reasons

Furthermore, I am prepared, with others to remove any councillor or planning committee member, or otherwise, who votes to allow this building proposal to proceed to build on these fields. Myself and others are prepared to remove any councillor at the ballot box, regardless of how long this may take. I say this without any prejudice. This is my right as a resident to campaign to save these fields. I appeal to you, to seriously consider the contents of this letter. I further appeal to you to withdraw these proposals

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-12747

Site Reference

Parcel 7.25 (SP009, SHLAA 1778) - West of Sandy Lane, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

As a resident of Greasby Ward, I took part in the Council's consultation regarding the draft local plan. During my visit to the drop in centre, I noticed that you have included the field in Sandy Lane, Irby for the proposed building (Parcel 7.25, SPO09, SHLAA1778, West of Sandy Lane). I am told 92 luxury house. This is totally unacceptable to me as a resident. Therefore, I will resist these proposals and support any action that opposes building on these fields in Sandy Lane.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

I do not wish to see anymore erosion of greenbelt, farms, fields and open spaces.

Q3n Other reasons

Furthermore, I am prepared, with others to remove any councillor or planning committee member, or otherwise, who votes to allow this building proposal to proceed to build on these fields. Myself and others are prepared to remove any councillor at the ballot box, regardless of how long this may take. I say this without any prejudice. This is my right as a resident to campaign to save these fields. I appeal to you, to seriously consider the contents of this letter. I further appeal to you to withdraw these proposals

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-12750

Site Reference

Parcel 7.25 (SP009, SHLAA 1778) - West of Sandy Lane, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

As a resident of Greasby Ward, I took part in the Council's consultation regarding the draft local plan. During my visit to the drop in centre, I noticed that you have included the field in Sandy Lane, Irby for the proposed building (Parcel 7.25, SPO09, SHLAA1778, West of Sandy Lane). I am told 92 luxury house. This is totally unacceptable to me as a resident. Therefore, I will resist these proposals and support any action that opposes building on these fields in Sandy Lane.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

I do not wish to see anymore erosion of greenbelt, farms, fields and open spaces.

Q3n Other reasons

Furthermore, I am prepared, with others to remove any councillor or planning committee member, or otherwise, who votes to allow this building proposal to proceed to build on these fields. Myself and others are prepared to remove any councillor at the ballot box, regardless of how long this may take. I say this without any prejudice. This is my right as a resident to campaign to save these fields. I appeal to you, to seriously consider the contents of this letter. I further appeal to you to withdraw these proposals

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-12751

Site Reference

Parcel 7.25 (SP009, SHLAA 1778) - West of Sandy Lane, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

As a resident of Greasby Ward, I took part in the Council's consultation regarding the draft local plan. During my visit to the drop in centre, I noticed that you have included the field in Sandy Lane, Irby for the proposed building (Parcel 7.25, SPO09, SHLAA1778, West of Sandy Lane). I am told 92 luxury house. This is totally unacceptable to me as a resident. Therefore, I will resist these proposals and support any action that opposes building on these fields in Sandy Lane.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

I do not wish to see anymore erosion of greenbelt, farms, fields and open spaces.

Q3n Other reasons

Furthermore, I am prepared, with others to remove any councillor or planning committee member, or otherwise, who votes to allow this building proposal to proceed to build on these fields. Myself and others are prepared to remove any councillor at the ballot box, regardless of how long this may take. I say this without any prejudice. This is my right as a resident to campaign to save these fields. I appeal to you, to seriously consider the contents of this letter. I further appeal to you to withdraw these proposals

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-12752

Site Reference

Parcel 7.25 (SP009, SHLAA 1778) - West of Sandy Lane, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

As a resident of Greasby Ward, I took part in the Council's consultation regarding the draft local plan. During my visit to the drop in centre, I noticed that you have included the field in Sandy Lane, Irby for the proposed building (Parcel 7.25, SPO09, SHLAA1778, West of Sandy Lane). I am told 92 luxury house. This is totally unacceptable to me as a resident. Therefore, I will resist these proposals and support any action that opposes building on these fields in Sandy Lane.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

I do not wish to see anymore erosion of greenbelt, farms, fields and open spaces.

Q3n Other reasons

Furthermore, I am prepared, with others to remove any councillor or planning committee member, or otherwise, who votes to allow this building proposal to proceed to build on these fields. Myself and others are prepared to remove any councillor at the ballot box, regardless of how long this may take. I say this without any prejudice. This is my right as a resident to campaign to save these fields. I appeal to you, to seriously consider the contents of this letter. I further appeal to you to withdraw these proposals

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-12754

Site Reference

Parcel 7.25 (SP009, SHLAA 1778) - West of Sandy Lane, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

As a resident of Greasby Ward, I took part in the Council's consultation regarding the draft local plan. During my visit to the drop in centre, I noticed that you have included the field in Sandy Lane, Irby for the proposed building (Parcel 7.25, SPO09, SHLAA1778, West of Sandy Lane). I am told 92 luxury house. This is totally unacceptable to me as a resident. Therefore, I will resist these proposals and support any action that opposes building on these fields in Sandy Lane.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

I do not wish to see anymore erosion of greenbelt, farms, fields and open spaces.

Q3n Other reasons

Furthermore, I am prepared, with others to remove any councillor or planning committee member, or otherwise, who votes to allow this building proposal to proceed to build on these fields. Myself and others are prepared to remove any councillor at the ballot box, regardless of how long this may take. I say this without any prejudice. This is my right as a resident to campaign to save these fields. I appeal to you, to seriously consider the contents of this letter. I further appeal to you to withdraw these proposals

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-12756

Site Reference

Parcel 7.25 (SP009, SHLAA 1778) - West of Sandy Lane, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

As a resident of Greasby Ward, I took part in the Council's consultation regarding the draft local plan. During my visit to the drop in centre, I noticed that you have included the field in Sandy Lane, Irby for the proposed building (Parcel 7.25, SPO09, SHLAA1778, West of Sandy Lane). I am told 92 luxury house. This is totally unacceptable to me as a resident. Therefore, I will resist these proposals and support any action that opposes building on these fields in Sandy Lane.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

I do not wish to see anymore erosion of greenbelt, farms, fields and open spaces.

Q3n Other reasons

Furthermore, I am prepared, with others to remove any councillor or planning committee member, or otherwise, who votes to allow this building proposal to proceed to build on these fields. Myself and others are prepared to remove any councillor at the ballot box, regardless of how long this may take. I say this without any prejudice. This is my right as a resident to campaign to save these fields. I appeal to you, to seriously consider the contents of this letter. I further appeal to you to withdraw these proposals

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-12758

Site Reference

Parcel 7.25 (SP009, SHLAA 1778) - West of Sandy Lane, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

As a resident of Greasby Ward, I took part in the Council's consultation regarding the draft local plan. During my visit to the drop in centre, I noticed that you have included the field in Sandy Lane, Irby for the proposed building (Parcel 7.25, SPO09, SHLAA1778, West of Sandy Lane). I am told 92 luxury house. This is totally unacceptable to me as a resident. Therefore, I will resist these proposals and support any action that opposes building on these fields in Sandy Lane.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

I do not wish to see anymore erosion of greenbelt, farms, fields and open spaces.

Q3n Other reasons

Furthermore, I am prepared, with others to remove any councillor or planning committee member, or otherwise, who votes to allow this building proposal to proceed to build on these fields. Myself and others are prepared to remove any councillor at the ballot box, regardless of how long this may take. I say this without any prejudice. This is my right as a resident to campaign to save these fields. I appeal to you, to seriously consider the contents of this letter. I further appeal to you to withdraw these proposals

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-12836

Site Reference

Parcel 7.25 (SP009, SHLAA 1778) - West of Sandy Lane, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

As a resident of Greasby Ward, I took part in the Council's consultation regarding the draft local plan. During my visit to the drop in centre, I noticed that you have included the field in Sandy Lane, Irby for the proposed building (Parcel 7.25, SPO09, SHLAA1778, West of Sandy Lane). I am told 92 luxury house. This is totally unacceptable to me as a resident. Therefore, I will resist these proposals and support any action that opposes building on these fields in Sandy Lane.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

I do not wish to see anymore erosion of greenbelt, farms, fields and open spaces.

Q3n Other reasons

Furthermore, I am prepared, with others to remove any councillor or planning committee member, or otherwise, who votes to allow this building proposal to proceed to build on these fields. Myself and others are prepared to remove any councillor at the ballot box, regardless of how long this may take. I say this without any prejudice. This is my right as a resident to campaign to save these fields. I appeal to you, to seriously consider the contents of this letter. I further appeal to you to withdraw these proposals

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-13467

Site Reference

Parcel 7.25 (SP009, SHLAA 1778) - West of Sandy Lane, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Please could you note my objection as I feel this is a threat to our green belt land that our wildlife and children's futures! We do not need any more housing in the area.

Q3n Other reasons

We do not need any more housing in the area.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-15074

Site Reference

Parcel 7.25 (SP009, SHLAA 1778) - West of Sandy Lane, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

As a resident of Greasby Ward, I took part in the Council's consultation regarding the draft local plan. During my visit to the drop in centre, I noticed that you have included the field in Sandy Lane, Irby for the proposed building (Parcel 7.25, SPO09, SHLAA1778, West of Sandy Lane). I am told 92 luxury house. This is totally unacceptable to me as a resident. Therefore, I will resist these proposals and support any action that opposes building on these fields in Sandy Lane.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

I do not wish to see anymore erosion of greenbelt, farms, fields and open spaces.

Q3n Other reasons

Furthermore, I am prepared, with others to remove any councillor or planning committee member, or otherwise, who votes to allow this building proposal to proceed to build on these fields. Myself and others are prepared to remove any councillor at the ballot box, regardless of how long this may take. I say this without any prejudice. This is my right as a resident to campaign to save these fields. I appeal to you, to seriously consider the contents of this letter. I further appeal to you to withdraw these proposals

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-14278

Site Reference

Parcel 7.25 (SP009, SHLAA 1778) - West of Sandy Lane, Irby

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

To build on the Sandy Lane site would contravene all the recommended landscape guidelines for Thurstaston and Greasby in Wirral Landscape Character Assessment 2019 Chapter 8. This site is adjacent to designated areas of Special Landscape, one of only 4 designated areas on the Wirral. The character of the area would be completely changed for the worse, from countryside landscape to a housing estate. The land on Sandy Lane provides a buffer between the National Trust Woods and Thurstaston common. The existing homes on the Lane are all well spaced, detached low-rise bungalows in keeping with the rural aspect of the area. We appeal to you to consider seriously the contents of this letter and to withdraw the proposals.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

To permit development of greenbelt land, makes it even less likely that developers will regenerate brownfield sites. It is completely irrational of the Council to leave the derelict broken down remnants of bygone industries scarring the borough and placing new housing in the greenbelt easy-dig areas. In these derelict areas the infrastructure for water, waste disposal, electricity, and communications of public transport and roads already exist. On the other hand, building in the greenbelt will require all of such infrastructure to be replicated at unnecessary and great cost and loss of the environment.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

As a resident of Greasby, Irby and Frankby Ward, I took part in the Council's consultation regarding the draft Local Plan. I note, from visiting the drop-in centre, that the fields in Sandy Lane, Irby have been included for proposed building of 92 houses (Parcel 7.25, SP009, SHLAA 1778 West of Sandy Lane). This is totally unacceptable to us as residents as it should be to the whole population of the Borough. We do not wish to see any erosion of our greenbelt, farms, fields and open spaces.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-14879

Site Reference

Parcel 7.25 (SP009, SHLAA 1778) - West of Sandy Lane, Irby

Q1 Please indicate the nature of your comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

As a resident of Irby, I took part in the council's consultation regarding the draft local plan. During this process, I noticed that you have included a number of green belt areas including the fields in Sandy Lane, Irby for proposed building (Parcel 7.25, SP009, SHLAA 1778, West of Sandy Lane). I believe 92 luxury houses are planned for this development. As a resident of Irby I am opposed to the use of greenbelt land for any housing development but feel particularly strong about the housing being considered for Sandy Lane. These fields are situated next to the woods and I believe any development will impact on the surrounding environment and water course including that of Greasby Brook which runs along the fields. There are bats and owls in the woods and any building work has the ability to further upset an already fragile ecosystem. At a time when the government is launching tree planting schemes to help combat climate change these fields would be better used to increase local fauna, not housing.

Q3b Transport and Highway Reasons

I am also gravely concerned about how further development in this local community will affect traffic congestion, where any children will go to school, and where they will seek medical care. It is already nearly impossible to get an appointment at the Warrens

Surgery. So thank you for reading this and please consider withdrawing these proposals.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-13768

Site Reference

Parcel 7.25 (SP009, SHLAA 1778) - West of Sandy Lane, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

We are residents of Irby and have taken part in the Council's consultation regarding the draft local plan. During a visit to the drop in centre, we noticed that you have included the fields in Sandy Lane, Irby for proposed building (Parcel 7.25, SP009, West of Sandy Lane). We do not know how a responsible Planner can accept that 92 houses can be built on such a small plot! Surely a cursory look at the number of houses and the area of land available would initiate a deeper consideration whereupon that person would see that the numbers are far too high and that a large oak tree is growing in the middle of the plot. This would lead one to reduce the number of houses even further as a TPO exists on the said oak tree. This, in turn, would lead to the planning application being turned down which it should be anyway as there is no need to build on greenbelt land such as this. Needless to say we oppose any building on these fields in Sandy Lane. The land keeps the open aspect to and from National Trust land and the surrounding area is already subject to a speed restriction order to be implemented shortly because of the amount of traffic using Sandy Lane and Hillview Road.

Q3b Transport and Highway Reasons

The surrounding area is already subject to a speed restriction order to be implemented shortly because of the amount of traffic using Sandy Lane and Hillview Road.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Needless to say we oppose any building on these fields in Sandy Lane. The land keeps the open aspect to and from National Trust land and the surrounding area is already subject to a speed restriction order to be implemented shortly because of the amount of traffic using Sandy Lane and Hillview Road.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-13769

Site Reference

Parcel 7.25 (SP009, SHLAA 1778) - West of Sandy Lane, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

We are residents of Irby and have taken part in the Council's consultation regarding the draft local plan. During a visit to the drop in centre, we noticed that you have included the fields in Sandy Lane, Irby for proposed building (Parcel 7.25, SP009, West of Sandy Lane). We do not know how a responsible Planner can accept that 92 houses can be built on such a small plot! Surely a cursory look at the number of houses and the area of land available would initiate a deeper consideration whereupon that person would see that the numbers are far too high and that a large oak tree is growing in the middle of the plot. This would lead one to reduce the number of houses even further as a TPO exists on the said oak tree. This, in turn, would lead to the planning application being turned down which it should be anyway as there is no need to build on greenbelt land such as this. Needless to say we oppose any building on these fields in Sandy Lane. The land keeps the open aspect to and from National Trust land and the surrounding area is already subject to a speed restriction order to be implemented shortly because of the amount of traffic using Sandy Lane and Hillview Road.

Q3b Transport and Highway Reasons

The surrounding area is already subject to a speed restriction order to be implemented shortly because of the amount of traffic using Sandy Lane and Hillview Road.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Needless to say we oppose any building on these fields in Sandy Lane. The land keeps the open aspect to and from National Trust land and the surrounding area is already subject to a speed restriction order to be implemented shortly because of the amount of traffic using Sandy Lane and Hillview Road.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-14266

Site Reference

Parcel 7.25 (SP009, SHLAA 1778) - West of Sandy Lane, Irby

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

I am writing to you to express my concern regarding the proposed development in Sandy Lane, Irby (Parcel 7.25, SP09, SHLAA1778) I understand that it is proposed that 92 luxury houses would be built. This is building for greed, not need, and is therefore unacceptable. A few months ago we were informed that it was proposed that speed bumps were needed as Sandy Lane was struggling to cope with an increased amount of traffic, especially at school times and during the morning and evening rush hour. Further building is only going to exacerbate this problem, not ease it. My concern is also for the increased traffic on our fairly rural roads. The queues forming along our local roads even now at certain times are long. What will the increased levels of traffic do but cause more congestion.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Dawpool school and Irby County Primary School are also at capacity and as a retired teacher I know the impact a sudden influx of extra pupils can have on a school in terms of class sizes, streaming and resources.

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Currently Wirral council are proposing to build in excess of 1,200 houses on our peninsula, forced, they say to do so by Government. I believe that if that is true then we have adequate brownfield sites such as Wirral Waters. An area well suited for development being close to the motorways and routes to Liverpool and beyond. Our council have declared that they support a brownfield first policy, but seeing how many green belt areas are up for consideration, I sadly do not believe this to be true.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

My farming friend has been asked many times to sell off portions of his land for development but has declined as he, like me does not want to see further erosion of our green belt, farms, fields and open spaces that make the Wirral the beautiful place that it is. After reading in detail about the projections for growth on the Wirral it would indicate that we need 327 houses a year at most. This figure based on the Councils own calculations is very different from the numbers they are proposing at 803 houses per year. Are the council chasing this increased number because of the new homes bonus that I believe comes with each new home built? Is it the extra council tax revenue it will generate? I simply do not believe that the projections for population growth in our area warrant such huge expansion. Such developments take no account of the detrimental effects of our existing local infrastructure to cope. I do agree that we may need to build more homes, but they have to be the right houses in the right places and for the right reasons. They should be built when needed and for need not greed.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-15262

Site Reference

Parcel 7.25 (SP009, SHLAA 1778) - West of Sandy Lane, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

As a resident of Greasby Ward, I took part in the Council's consultation regarding the draft local plan. During my visit to the drop in centre, I noticed that you have included the field in Sandy Lane, Irby for the proposed building (Parcel 7.25, SPO09, SHLAA1778, West of Sandy Lane). I am told 92 luxury house. This is totally unacceptable to me as a resident. Therefore, I will resist these proposals and support any action that opposes building on these fields in Sandy Lane.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

I do not wish to see anymore erosion of greenbelt, farms, fields and open spaces.

Q3n Other reasons

Furthermore, I am prepared, with others to remove any councillor or planning committee member, or otherwise, who votes to allow this building proposal to proceed to build on these fields. Myself and others are prepared to remove any councillor at the ballot box, regardless of how long this may take. I say this without any prejudice. This is my right as a resident to campaign to save these fields. I appeal to you, to seriously consider the contents of this letter. I further appeal to you to withdraw these proposals

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-14139

Site Reference

Parcel 7.25 (SP009, SHLAA 1778) - West of Sandy Lane, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

I am writing to strongly object the proposed WBC plans for new houses on green belt land on (90) on Sandy Lane and a further 1116 on the other proposed sites. I STRONGLY OBJECT TO THE PLANS AS DISCUSSED AND WISH THIS TO BE DULY NOTED.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-15263

Site Reference

Parcel 7.25 (SP009, SHLAA 1778) - West of Sandy Lane, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

As a resident of Greasby Ward, I took part in the Council's consultation regarding the draft local plan. During my visit to the drop in centre, I noticed that you have included the field in Sandy Lane, Irby for the proposed building (Parcel 7.25, SPO09, SHLAA1778, West of Sandy Lane). I am told 92 luxury house. This is totally unacceptable to me as a resident. Therefore, I will resist these proposals and support any action that opposes building on these fields in Sandy Lane.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

I do not wish to see anymore erosion of greenbelt, farms, fields and open spaces.

Q3n Other reasons

Furthermore, I am prepared, with others to remove any councillor or planning committee member, or otherwise, who votes to allow this building proposal to proceed to build on these fields. Myself and others are prepared to remove any councillor at the ballot box, regardless of how long this may take. I say this without any prejudice. This is my right as a resident to campaign to save these fields. I appeal to you, to seriously consider the contents of this letter. I further appeal to you to withdraw these proposals

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-18320

Site Reference

Parcel 7.25 (SP009, SHLAA 1778) - West of Sandy Lane, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

- The effect of local traffic increasing by several thousand additional cars;
- Travelling from Irby Village to Arrowe Park junction (2.2 miles) can already take over 40 minutes at peak times;

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Of particular concern to me are the proposals for use of Green Belt in the Irby, Pensby and Thingwall areas. The key issues that will be impacting me are:

- the loss of the pleasant rural view from my property;
- the removal of nearly all green space in the area, and effect this will have on my wellbeing and that of my family;
- the health effects of increased pollution, particularly without the green spaces to help soak it up

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

The destruction of Irby's heritage, by bulldozing the last link with its medieval agricultural past; the Ridge and Furrow fields shown in the attached photo

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

The property forms a key part of my pension provision, which has already been severely impacted by the Covid-19 crisis;

Attachment 1

<https://wirral-consult.objective.co.uk/file/5645109>

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-18370

Site Reference

Parcel 7.25 (SP009, SHLAA 1778) - West of Sandy Lane, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

The added increase in traffic will radically change the area

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

It will also radically changed the village atmosphere.

Q3e Impact on / availability of Local Services

Increase in residents will add strain to local amenities already under pressure.

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

I do hope you take on board these comments and those of fellow residents and stress the focus should be to be build on brownfields sites rather than greenbelt.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

I am writing to you to stress my opposal to the planned development on Sandy Lane site, Irby/Thurstaston. Site SP009. I am opposed to development on any greenbelt land and feel that this development in particular will impact on nearby residents as well as nature and wildlife on the site.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-16171

Site Reference

Parcel 7.25 (SP009, SHLAA 1778) - West of Sandy Lane, Irby

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

The site itself is not just greenbelt, it is also an area of special landscape value according to Wirral's own Unitary Development Plan. The site is adjacent to the woods which are a protected area of national importance; it contains hedgerows and a protected oak tree. It also contains an orchard which was (and is) of great community value and heritage. Bats are also known to roost in this area.

Q3b Transport and Highway Reasons

Being so isolated this will encourage greater car use at a time when efforts are being made to cut greenhouse gas emissions and improve air quality. Given that plans are already in place for speed bumps in Sandy Lane due to there already being problems, it defies belief that consideration is being given to develop this area and thus significantly increase the amount of traffic.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

SPECIFICALLY PARCEL 7.25, SP009, SHLAA 1778, WEST OF SANDY LANE As a local resident of Irby/Greasy ward, I have taken part in the Council's consultation regarding the draft local plan. During the course of these consultations and a meeting run by ITPAS it came to my notice that you have included the fields in SANDY LANE IRBY for proposed residential properties. This further erosion of green space is totally unacceptable to me and I will continue to resist these proposals and support any action that opposes building on these fields. The land along Sandy Lane helps to give Irby its semi-rural character; it provides a buffer between woods and protected countryside and existing housing.

Q3e Impact on / availability of Local Services

The drains and gas mains nearby struggle to cope already with existing development and local schools are already over-subscribed. Additionally we have no nearby health centre. There are few if any employment opportunities here and limited shops. Public transport is difficult as there is no train station and very few buses.

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Whilst I agree that we may need to build more homes, my understanding is that any new homes should be "affordable". However, this is unlikely to be the case in Sandy Lane which is a sought after area and is at the higher end of the market. Neither should any of our Green Belt be sacrificed before all other options/brownfield sites have been explored and the specific need identified.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-16172

Site Reference

Parcel 7.25 (SP009, SHLAA 1778) - West of Sandy Lane, Irby

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Using brownfield land on the Mersey side of the peninsular could inject new life into communities. In summary, I object to any proposed building taking place on the Sandy Lane fields, Harrock Woods and farmland surrounding Irby.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

SANDY LANE IRBY (PARCEL 7.25 SP009, SHLAA 1778) I am responding to the Council's consultation re the draft local plan. I am opposed to the inclusion of open spaces around Irby Village as potential building sites. My objections are as follows: 1. The special nature of the Wirral peninsular will change if continued building links up the distinct villages of the Wirral into an urban sprawl. Green open spaces support the identity of communities. 2. Our future should involve a focus on tourism. We have so much to offer. Continuing to build on open land destroys the semi-rural charm which makes the Wirral a great place to visit. 3. The figures for projected housing need seem weak.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-18374

Site Reference

Parcel 7.25 (SP009, SHLAA 1778) - West of Sandy Lane, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

The huge increase in residents would result in much heavier traffic and put significant strain on local services.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

I am writing to express my strong opposition to the proposed development on greenbelt land in Irby and the surrounding towns of Barnston, Thingwall, Pensby and Thurstaston. The proposed plans would effectively merge these towns losing the unique character of each and significantly alter the atmosphere of the area.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

I implore you to utilise brownfield sites before even considering any use of greenbelt land. This is so important to our local communities.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Further, the loss of this green space would be hugely detrimental, impacting on local nature and wildlife as well as residents who use these spaces for exercise and recreation. I myself enjoy walking with my family and dog through these spaces and usually this is the only exercise we have.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-22979

Site Reference

Parcel 7.25 (SP009, SHLAA 1778) - West of Sandy Lane, Irby

Q1 Please indicate the nature of your comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Also there are currently concerns about the volume of traffic in this area and an increase in housing would only add to this problem.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Two of the proposed sites in Irby cause me most concern. Site 12, the land south of Thingwall Road, is a green area which separates the villages of Irby, Thingwall and the community of Pensby. These areas have their own character which would be spoiled by the new housing development. Site 8, the land along Sandy Lane is adjacent to the woods which are enjoyed by local residents and visitors alike.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

I would ask the Council to rigorously defend our green spaces and to submit strong arguments for the use of brown field sites. The developers will obviously prefer green field sites as their development would be more straightforward but we must resist this. We must preserve our heritage for the sake of future generations.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-23628

Site Reference

Parcel 7.25 (SP009, SHLAA 1778) - West of Sandy Lane, Irby

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

The development of the land behind Horrock Wood has potential to adversely affect wildlife, its habitat, forage and natural corridors of passage. The woodland would effectively become an island. The loss of the fields, the backdrop of the woodland would spoil the visual amenity.

Q3b Transport and Highway Reasons

The narrow residential roads around the primary school are already congested during term time; this has not been addressed in the assessment of the site.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Noise and light pollution would be significant.

Q3d Impact on the character of the area

Development of Parcel 7.27 (SP060) would effectively join together the villages of Irby and Pensby, the character and individuality of the villages would be lost, along with residents inherent qualities of belonging.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-23626

Site Reference

Parcel 7.25 (SP009, SHLAA 1778) - West of Sandy Lane, Irby

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

The fields and surrounding hedges provide habitat and safe passage for wildlife to the common, this would also be lost.

Q3b Transport and Highway Reasons

Sandy Lane is narrow with a pavement to one side only. Hillbark Road connects Sandy Lane to Thurstaston Road and Mill Hill Road and is a well-documented 'rat run'. The T Junction at Sandy Lane and Thurstaston Road is narrow with poor visibility and sharp bends in both directions.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Noise and light pollution would be significant.

Q3d Impact on the character of the area

The proposal to develop Parcel 7.25 (SP009) would merge together the villages of Irby and Thurstaston. The impact of houses in proximity to Thurstaston Common would spoil the setting and visual amenity.

Q3e Impact on / availability of Local Services

Irby Village offers a good range of shops and services, which are well patronised by residents. These services along with parking facilities are already under strain and addition of more residents would add to this further. This also applies to Irby CP School and Busy Bees Nursery, yet there appears to be no provision for accommodating any increase in numbers.

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Thurstaston Road regularly floods. None of these issues have been addressed in the Local Plan.

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

The Green Belt status of the fields has always offered protection and its status has recognised the importance of the area and its proximity to the Conservation Areas of Thurstaston Village and Thurstaston Common. The development of Green Belt land

would take away focus from recycling and repurposing the docklands which would be counter productive to the improvement of housing on Wirral as a whole whilst adding pressure to amenities in already developed and established residential areas. Development of Green Belt land would merge long established villages and result in urban sprawl.

Q3n Other reasons

I write to object to the proposal put forward in the Local Plan to develop Green Belt land on Wirral. I question why any Green Belt sites are under consideration when the Council's plan fails to recognize many potential brownfield sites. The creation of the Wirral Green Belt boundaries was designed to encourage regeneration of the Boroughs areas of greatest need, namely the post industrial, disused buildings and run down residential areas of Birkenhead and its docklands.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-23553

Site Reference

Parcel 7.25 (SP009, SHLAA 1778) - West of Sandy Lane, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

- The effect of local traffic increasing by several thousand additional cars;
- Travelling from Irby Village to Arrowe Park junction (2.2 miles) can already take over 40 minutes at peak times;

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Of particular concern to me are the proposals for use of Green Belt in the Irby, Pensby and Thingwall areas. The key issues that will be impacting me are:

- the loss of the pleasant rural view from my property;
- the removal of nearly all green space in the area, and effect this will have on my wellbeing and that of my family;
- the health effects of increased pollution, particularly without the green spaces to help soak it up

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

The destruction of Irby's heritage, by bulldozing the last link with its medieval agricultural past; the Ridge and Furrow fields shown in the attached photo

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

The property forms a key part of my pension provision, which has already been severely impacted by the Covid-19 crisis;

Attachment 1

<https://wirral-consult.objective.co.uk/file/5645109>

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-23432

Site Reference

Parcel 7.25 (SP009, SHLAA 1778) - West of Sandy Lane, Irby

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

The document interestingly mentions remedial action proposed for the severe congestion/tailbacks regularly experienced on Woodchurch Road towards the traffic lights at the Arrowe Park Hotel. This has only happened since the roundabout. (which kept the traffic moving) was removed prior to the Open Golf Championship at Hoylake. Ask any driver who regularly drives along this road. How much money would we need to be spent to correct this "correction"? I hope I am wrong and that you do intend to both keep our green belt intact and manage Council Tax Payers' money with regards to money spent on consultations (Mott McDonald) such as the transport document, with more alacrity.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-23435

Site Reference

Parcel 7.25 (SP009, SHLAA 1778) - West of Sandy Lane, Irby

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

The document interestingly mentions remedial action proposed for the severe congestion/tailbacks regularly experienced on Woodchurch Road towards the traffic lights at the Arrowe Park Hotel. This has only happened since the roundabout. (which kept the traffic moving) was removed prior to the Open Golf Championship at Hoylake. Ask any driver who regularly drives along this road. How much money would we need to be spent to correct this "correction"? I hope I am wrong and that you do intend to both keep our green belt intact and manage Council Tax Payers' money with regards to money spent on consultations (Mott McDonald) such as the transport document, with more alacrity.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-20888

Site Reference

Parcel 7.25 (SP009, SHLAA 1778) - West of Sandy Lane, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

In this, I have to declare a personal interest in that we live in Irby which is probably the last "island" village on the Wirral; a characteristic which is now threatened with becoming some sort of suburbia with housing development all around connecting it seamlessly to other developed areas - exactly what the Greenbelt was designed to do and has successfully done since the 1930s and '40s. My objection to any developer/landowner plans to use Greenbelt for up-market housing - all be they offset by (ridiculous) requirements to build affordable homes elsewhere - is not the simplistic NIMBYism some have suggested; it is about quality of life for all who live in the areas

affected including our neighbours and those in the east for whom the west affords easily accessible nature.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Our Greenbelt and coastal areas - of both recreational and scientific interest - contribute hugely to the Wirral's character and add enormously to its attraction as not only a place to live and work but also to the development of the sort of sustainable, "low key" tourism based around its nature and local events like The Wilson Trophy, Caldy Sevens, wind and surf events - even golf.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-22016

Site Reference

Parcel 7.25 (SP009, SHLAA 1778) - West of Sandy Lane, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

I cannot see the logic in not interrogating more available brownfield sites where these areas are in desperate need of decent housing. My father and brother worked in Birkenhead Docks as marine architects and I was employed as a marine welder at Cammell Lairds. I have witnessed first hand the slow and steady decline in the docks and wonder why the opportunity to develop here is not being seized as has been the case in Liverpool and other disused dockland areas across the country which offer a tried and tested template.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

I write to object in the strongest possible terms to development of land between Irby and Pensby and other green belt sites on Wirral. I have lived in Woodside Road for over 50 years since my family moved here from County Durham. I grew up here and feel well placed to comment as a resident familiar with the village of Irby. Irby is a nice place to live, it has a highly regarded primary school and pre school nursery, a post office, library, pharmacy, dentist, vet, a café, two public houses and a car park and a

good range of other shops. Over the years I have seen the village expand with the development of the nursery on Thingwall Road (Harrock Wood Close), Manor Court and Village Court and new housing estate beyond Glenwood Drive. With this development has come increased pressure on services locally. Although Irby village is thriving it has reached the point where parking is difficult and the car park mostly full. Although I have read the consultation document I found it difficult to take in but certain questions unanswered including why there is no provision for these additional residents and why is green belt land being in the proposal at all. Harrock Wood and its fields beyond have always provided a welcome green space between Irby, Thingwall and Pensby and in many ways defines the boundaries of the villages. I have studied the map in the consultation document and building land would effectively join together all the villages to form one giant housing estate. What particularly concerns me is that the green belt, protected for so long and which is so highly valued by residents of our villages is now under threat. The loss of green belt land would have a huge environmental impact for wildlife and would diminish the quality of life for local residents. The green belt, if lost will never be replaced, is this to be the Council's shameful legacy for residents of Wirral?

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-20889

Site Reference

Parcel 7.25 (SP009, SHLAA 1778) - West of Sandy Lane, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

In this, I have to declare a personal interest in that we live in Irby which is probably the last "island" village on the Wirral; a characteristic which is now threatened with becoming some sort of suburbia with housing development all around connecting it seamlessly to other developed areas - exactly what the Greenbelt was designed to do and has successfully done since the 1930s and '40s. My objection to any developer/landowner plans to use Greenbelt for up-market housing - all be they offset by (ridiculous) requirements to build affordable homes elsewhere - is not the simplistic NIMBYism some have suggested; it is about quality of life for all who live in the areas

affected including our neighbours and those in the east for whom the west affords easily accessible nature.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Our Greenbelt and coastal areas - of both recreational and scientific interest - contribute hugely to the Wirral's character and add enormously to its attraction as not only a place to live and work but also to the development of the sort of sustainable, "low key" tourism based around its nature and local events like The Wilson Trophy, Caldy Sevens, wind and surf events - even golf.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-22997

Site Reference

Parcel 7.25 (SP009, SHLAA 1778) - West of Sandy Lane, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Building on the green belt would completely ruin the semi-rural feel of Irby which is surrounded by fields and countryside making it an ideal base for people who love nature and walking outdoors. Many walkers visit Irby for this reason and walks around Irby are featured in local walking guide books. To build on the proposed green belt sites would ruin the character of the area. I hope you can pass on my objections

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

I am writing to you with concerns about the plans to build on green belt in Irby. I moved to Irby from Liverpool 14 years ago and was attracted by the green open spaces and love walking through the local footpaths. I have written to Margaret Greenwood previously you object to the building on green belt in Irby and I am keen to continue to voice my objections.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-23016

Site Reference

Parcel 7.25 (SP009, SHLAA 1778) - West of Sandy Lane, Irby

Q1 Please indicate the nature of your comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

The proposals for Irby specifically are disproportionate to the size of the area, and the increased volume of traffic noise and pollution will be harmful to the village and surrounding environment. There are a small number of shops in Irby so parking and traffic are already a problem which would be exacerbated by the building of hundreds of new homes.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

In my opinion Irby is still a village, not a town or "Settlement" and should not therefore be subject to urban sprawl, simply because builders and the Council appear to want to take the easy path of developing pristine Green Belt sites and not the more

challenging route of Brownfield sites. No Green Belt land should be built on at all, anywhere in the Wirral, and in particular in the areas identified as sites in Option 2a "Dispersed Green Belt Release" and Option 2b "Single Urban Extension".

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

I'm a resident of Irby and have been since 2010. I was born on the Wirral and have lived here for most of my life. I'm writing in response to the Local Plan Consultation and wish to record my objection to the Council's proposals to develop Green Belt land for housing on the Wirral, and in the Irby/Thingwall/Pensby area in particular.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-23569

Site Reference

Parcel 7.25 (SP009, SHLAA 1778) - West of Sandy Lane, Irby

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Wirral has vast untapped amounts of buildings and land outside of Green Belt to supply sufficient housing of all types throughout the Local Plan Period and beyond. To start with, Peel Holdings have confirmed up to 6,450 units can be delivered at 'Wirral Waters'. Yet, despite Officers confirming Phase One is "fully viable" due in part to a £6m Government Grant and New Homes monies, the Council have not included a single new dwelling in its First or even Second 5-Year Period and just 1,100 homes after 15 years, why? There are also thousands of Brownfield Sites and approved schemes, 16,000 existing planning consents and up to 6,000 empty houses to be brought back into use, plus opportunities for significant conversions, normal applications and 'Windfall' supply and more. Sadly, little is being made of much, whilst Officers appear happy to state that developers and the Council see greenfield development as simple, quick and lucrative. All this when your predecessor wrote to the Council saying, "This is not an area of high housing pressure."

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

As a resident of Greasby Ward , I took part in the Councils consultation regarding the draft local plan. Particular emphasis that fields around Sandy have been identified with the proposal to build 92 homes (Parcel 7.25,SPO09,SHLAA1778. This is entirely unacceptable. I and my family will resist any further proposal to erode greenbelt either at Sandy Lane or at other parts of Wirral that affect Pensby, Irby , Greasby and Thingwall Wirral's Green Belt, with its splendid views, walks and recreational areas, and the very different identities of its various communities, were key reasons why we and many other residents chose to live on the Peninsula. But all this is now at risk, unnecessarily so and we need your help. Wirral Council are now compounding their lack of a 'Local Plan' with a rushed and flawed Review and Public Consultation. Their actions do not match their words about protecting our beautiful Green Belt on which the attraction and tourism of Wirral depend. On the contrary, the Council are still determined to release Green Belt for development even in the wake of much lower Growth Forecasts, from national and local sources.

Q3n Other reasons

The high 'Housing Need' figure for Wirral, blamed by the Council on Government, was clearly based upon the Council's own inflated Growth assumptions and used to justify saying Wirral's 'Housing Need' could not be met without building on Green Belt. However, independent professional research had concluded even that former high figure was deliverable with NIL release of Green Belt. The new lower Growth Forecasts should make this easier to achieve which is the expressed wish of Residents like ourselves. Further, because of location and demographic it is hard to accept that any of the developments around Irby or in other proposed locations will be affordable to low and middle income groups. It is my view that these greenbelt development should not take place in this unique peninsula We understand that independent professionals, with a different objective and approach, have demonstrated there is NO need to release ANY Green Belt land to provide in a timely fashion even the original, inflated 'Housing Need' let alone the much lower requirement in line with the latest official growth forecasts. We therefore demand that the people are heard and that the current process is altered to allow proper involvement of Wirral's Residents, free from the present headlong rush, in order to ensure community identity and our glorious Green belt are retained for the continued delight of Residents and Visitors alike, and more importantly for future generations to enjoy. Please don't fail us. Our desires should be taken as instructions and firm objection

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-23571

Site Reference

Parcel 7.25 (SP009, SHLAA 1778) - West of Sandy Lane, Irby

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

I have observed a large amount of wildlife in the fields to the rear of Irby Hall (SP059E). This includes tawny owls (which I have seen nesting in this area). Furthermore, over the last 3 years, I have seen a vast number of great crested newts (a legally protected species) on this land and to the front and rear of my property at Dawlish Road. I have seen juvenile, mature and hibernating individuals. I have provided photographs of great crested newts on my property within the last 6 weeks on 2 occasions to ITPAS and these have been independently verified by a great crested newt expert. It is known there is a breeding population in Backford Road Pond. I also believe there to be a breeding population in the pond to the north of my property (along the public right of way leading to the Cottage Loaf public house and Royden Park). I believe that these 2 populations are continuous in the fields immediately bordering my property to the southwesterly aspect. Any development within Irby must be undertaken in partnership and consultation with ITPAS. If development has to be conceded on any of the following sites; SP059B, SP059C, SP059D, SP059E, then I would implore the council to make the following commitments; Greasby Brook runs to the southwesterly aspect of all these sites and development must not proceed within 50 metres of it for ecological reasons.

Q3b Transport and Highway Reasons

In addition, there is no facility to improve the road system around the east side of Thingwall Road. This area becomes extremely congested. On a personal level, I am a consultant orthopaedic and trauma surgeon at Alder Hey Children's Hospital in Liverpool. I need to be able to reach the emergency department within 30 – 40 minutes at all times to provide life or limb saving care to children. Development on the scale proposed would render this impossible. I have many colleagues who live in the area and work in similar emergency specialties at our hospital and other neighbouring ones. The current traffic flow along Irby road, leading to Thurstaston Road is too congested and unsafe for families. I am aware of life-threatening injuries that have occurred recently as a result of this. A massive increase in our local population would make this even less safe. If it becomes necessary for Irby to concede green belt land, then an acceptable number of dwellings should be agreed with ITPAS, factoring in the impact on local services.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

I write with concern and in objection to the proposals to build homes on the following green belt sites; SP019B (East of Glenwood Drive Irby), SP059B (Land at 41 Thurstaston Road, Irby), SP059C (Land at 59 Thurstaston Road, Irby), SP059D (Land at 61 Thurstaston Road, Irby), SP059E (Rear of Irby Hall), SP060 (South of Thingwall Road, Irby). Also the land adjacent to Sandy lane in Irby. I have particularly strong concerns regarding any building on site SP059E (Rear of Irby Hall) and I am of the opinion that this site should be immediately disregarded as a potential site for development. Thingwall Road is the centre of Irby village. When walking past the shops the southerly view from Thingwall Road over the fields to the rear of Irby Hall, towards the Welsh Hills, framed by the Anchor public house, is the essence of our village. It is a view valued so greatly in fact, that it is regularly featured on advertisements for Wirral Tourism etc. It would be unacceptable to our community to lose the most picturesque aspect in the entire area. Irby Hall and its surrounding moated site are a scheduled monument. The surrounding moated site is extremely large and is subject to protection. Likewise, there is public right of way along the northern side of this site; it would be unacceptable to reduce this right of way to a narrow fenced off path, when it currently provides recreation and significant enjoyment for village residents due to the glorious views over to the Welsh hills. The Core Strategy Settlement Areas that have been previously agreed are nebulous and folly. If Wirral residents were issued with sufficient information to form an appropriately informed opinion, they would never have been passed. They are now being used as an excuse to legitimately link separate

rural communities into large urban conurbations. Irby is a rural village and it should remain that way.

Q3e Impact on / availability of Local Services

I have subsequent concerns about the potential rising population of Irby. If 1501 additional dwellings were built, then (working with the national Mean Residents per Household of 2.3), Irby would experience a population increase of 3,452. This would be an increase of 61% There are insufficient local services to provide for a population increase of this nature. There are not enough schools, general practitioners or dental surgeries.

Q3f Impact on Heritage

There is an ancient well to the south west of site SP059E (further information is held by Liverpool museums).

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

SP059E Is classified as high quality agricultural land and, as such, should not be developed. In addition, all the sites mentioned in my first paragraph are classified as high quality agricultural land.

Q3m Will impact on the Green Belt

Green belt land may only be deemed appropriate for development if there is a clear and defined boundary to such development. There is no such boundary available to site SP059E. This is very concerning, because without such a boundary there is a danger that further green belt land could be submitted for development to the southwesterly aspect of SP059E (a completely unacceptable situation to our community). Any development within Irby must be undertaken in partnership and consultation with ITPAS.

Q3n Other reasons

It is my opinion that the formulation of a local plan should be suspended while an urgent review of Wirral's housing needs is undertaken and the availability of brown field sites is re-evaluated, with particular reference to that owned by Peel Holdings and re-negotiation with central government regarding time frames for housing delivery in light of the higher number of homes that Peel claim to be able to deliver within a longer time scale. Were the council to proceed with current plans without undertaking the above measures, this would represent gross neglect of their duty to represent the interests of Wirral citizens. It is unacceptable that the local plan deadline has not been extended to allow people to contribute fully, in light of the ongoing public health emergency.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-23588

Site Reference

Parcel 7.25 (SP009, SHLAA 1778) - West of Sandy Lane, Irby

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

As a new resident in Irby, I am concerned that the proposals are disproportionate to the area size. The building of hundreds of new homes would increase pollution and traffic noise, which would be harmful to the environment and residents. Furthermore, there are already parking and traffic issues around the small number of shops in Irby and this would undoubtedly be exacerbated by an influx in the population. It concerns me that the Council and builders have identified Green Belt sites around villages such as Irby, not because they are the most suitable location but because they offer an easier alternative to Brownfield sites.

Q3b Transport and Highway Reasons

As a new resident in Irby, I am concerned that the proposals are disproportionate to the area size. The building of hundreds of new homes would increase pollution and traffic noise, which would be harmful to the environment and residents. Furthermore, there are already parking and traffic issues around the small number of shops in Irby and this would undoubtedly be exacerbated by an influx in the population. It concerns me that the Council and builders have identified Green Belt sites around villages such

as Irby, not because they are the most suitable location but because they offer an easier alternative to Brownfield sites.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

As a new resident in Irby, I am concerned that the proposals are disproportionate to the area size. The building of hundreds of new homes would increase pollution and traffic noise, which would be harmful to the environment and residents. Furthermore, there are already parking and traffic issues around the small number of shops in Irby and this would undoubtedly be exacerbated by an influx in the population. It concerns me that the Council and builders have identified Green Belt sites around villages such as Irby, not because they are the most suitable location but because they offer an easier alternative to Brownfield sites.

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

As a new resident in Irby, I am concerned that the proposals are disproportionate to the area size. The building of hundreds of new homes would increase pollution and

traffic noise, which would be harmful to the environment and residents. Furthermore, there are already parking and traffic issues around the small number of shops in Irby and this would undoubtedly be exacerbated by an influx in the population. It concerns me that the Council and builders have identified Green Belt sites around villages such as Irby, not because they are the most suitable location but because they offer an easier alternative to Brownfield sites.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

As a new resident in Irby, I am concerned that the proposals are disproportionate to the area size. The building of hundreds of new homes would increase pollution and traffic noise, which would be harmful to the environment and residents. Furthermore, there are already parking and traffic issues around the small number of shops in Irby and this would undoubtedly be exacerbated by an influx in the population. It concerns me that the Council and builders have identified Green Belt sites around villages such as Irby, not because they are the most suitable location but because they offer an easier alternative to Brownfield sites.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-23692

Site Reference

Parcel 7.25 (SP009, SHLAA 1778) - West of Sandy Lane, Irby

Q1 Please indicate the nature of your comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Destruction of wildlife habitat, the effect on local ecology and urban sprawl resulting from what is effectively merging the villages of Irby and Thurstaston and Irby and Pensby is not justified.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Given the scale of previously developed land I do not understand why Green Belt land in established villages are being put under pressure to fulfill the housing quota in areas it is not needed. The development of parcels of land 7.72 and 7.27 would increase pressure on local shops, schools and services. The justification for developing these sites has not been proved.

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

My reasons for objecting to inclusion of these two sites stems from my local knowledge of the area as a resident of Thurstaston, which make me well, placed to make comment. In addition, I believe in the principles of Green Belt protection and wish to see that protection upheld and maintained. It is well documented that Green Belt boundaries were put in place to encourage regeneration in the areas of the Borough in greatest need of regeneration and improvement, namely Birkenhead and the Docklands. To date this much anticipated and long awaited regeneration has not happened. I question why this should be the case when we have had ample opportunity to follow the lead of many other Borough's in the redevelopment of redundant Brownfield sites. Such regeneration has taken place in London docklands, Salford Quays and closer to home and across the Mersey - Liverpool waterfront with great success. Housing need and regeneration in Birkenhead must be addressed. Poor quality housing and amenities leave residents there disadvantaged and overlooked. Brownfield sites are available; Green Belt sites are unjustifiably being put under threat.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Urban sprawl resulting from what is effectively merging the villages of Irby and Thurstaston and Irby and Pensby is not justified. Residents are very unhappy about the possibility of losing the highly valued Green Belt under such a flimsy premise.

Q3n Other reasons

Residents of Wirral accept that new housing needs to be provided. I urge the Council to re think its calculations and to work with residents to achieve a sound and deliverable Local Plan that satisfies our housing needs realistically.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-23779

Site Reference

Parcel 7.25 (SP009, SHLAA 1778) - West of Sandy Lane, Irby

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Support the identification of land at Sandy Lane in Irby (Site 8, Parcel 7.25). The Site has the potential to deliver up to 100 no. dwellings at an average density of 35 dwellings per hectare. Further information is provided in our attachment.

Attachment 1

<https://wirral-consult.objective.co.uk/file/5657890>

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-24680

Site Reference

Parcel 7.25 (SP009, SHLAA 1778) - West of Sandy Lane, Irby

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Has a visual contribution from the SSSI and into it, and development on or near Sandy Lane would be encroachment into the countryside – as viewed from Sandy Lane, the SSSI, and Mill Hill Rd. They then attract a strong contribution, not moderate.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-24730

Site Reference

Parcel 7.25 (SP009, SHLAA 1778) - West of Sandy Lane, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

- strong concerns over ecological impact - land adjoins Greasby Brook & wet heath habitat which forms most sensitive part of the SSSI.
- especially concerned that introduction of new development so close to boundaries would cause drying and damage fragile ecological habitat (invasive species from domestic gardens, surface water contamination and increased recreational pressure). More information is essential to fully understood implications of new development upon local habitats.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

- Any new development on land directly adjoining would severely erode its setting & cause harm to local landscape character & at odds with overall landscape strategy & represent substantial incursion into rural area.
- site not considered as part of the Wirral Landscape Sensitivity Assessment 2019, a key part of the evidence base for local plan, & important in terms of ensuring consistency of decision making across all sites put forward.

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Thurstaston Common acquired by NT in 1916 in memory of Fallen in WW1. Important heritage value & important "Green Lung" for Merseyside, & contributes to a strong sense of place, due in no small part to the clear linkages to heritage of area.

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3n Other reasons

Attachment 1

<https://wirral-consult.objective.co.uk/file/5656402>

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-24565 (Cheshire Wildlife Trust)

Site Reference

Parcel 7.25 (SP009, SHLAA 1778) - West of Sandy Lane, Irby

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Major concerns: This parcel lies immediately adjacent to Thurstaston Common SSSI and has a high potential to significantly impact, for example by alterations in the hydrology as well as the potential for greater disturbance to this fragile habitat.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-24445 (Environment Agency)

Site Reference

Parcel 7.25 (SP009, SHLAA 1778) - West of Sandy Lane, Irby

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Environmental constraint(s) that should be considered for this Green Belt parcel; Greasby Brook (Main River); Source protection zone 3 (outer zone)

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Any sites released from Green Belt to accommodate future development needs will need to consider the natural environment. Any future scheme should actively improve such features perhaps improving their physical benefits, such as mitigating/reducing flood risk, habitat creation.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-25897

Site Reference

Parcel 7.25 (SP009, SHLAA 1778) - West of Sandy Lane, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

As a resident of Greasby Ward, I took part in the Council's consultation regarding the draft local plan. During my visit to the drop in centre, I noticed that you have included the field in Sandy Lane, Irby for the proposed building (Parcel 7.25, SPO09, SHLAA1778, West of Sandy Lane). I am told 92 luxury house. This is totally unacceptable to me as a resident. Therefore, I will resist these proposals and support any action that opposes building on these fields in Sandy Lane.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

I do not wish to see anymore erosion of greenbelt, farms, fields and open spaces.

Q3n Other reasons

Furthermore, I am prepared, with others to remove any councillor or planning committee member, or otherwise, who votes to allow this building proposal to proceed to build on these fields. Myself and others are prepared to remove any councillor at the ballot box, regardless of how long this may take. I say this without any prejudice. This is my right as a resident to campaign to save these fields. I appeal to you, to seriously consider the contents of this letter. I further appeal to you to withdraw these proposals

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-26285

Site Reference

Parcel 7.25 (SP009, SHLAA 1778) - West of Sandy Lane, Irby

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

West of Sandy Lane, Irby: council estimate 92, our estimate 41 (change -51). The net developable area has been wrongly calculated and should be 3.46 ha. The Thurstaston Common Site of National Importance for Nature Conservation is adjacent to the west and the site itself falls within the Thurstaston Common Special Landscape Value area. Therefore, the density should be drastically reduced.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-26315

Site Reference

Parcel 7.25 (SP009, SHLAA 1778) - West of Sandy Lane, Irby

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

West of Sandy Lane, Irby: council estimate 92, our estimate 41 (change -51). The net developable area has been wrongly calculated and should be 3.46 ha. The Thurstaston Common Site of National Importance for Nature Conservation is adjacent to the west and the site itself falls within the Thurstaston Common Special Landscape Value area. Therefore, the density should be drastically reduced.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-66

Site Reference

Parcel 7.25 (SP009, SHLAA 1778) - West of Sandy Lane, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

This area of land is adjacent to National Trust land that is of ecological and aesthetic value. It is an area highly valued by many residents of the Wirral who use it for walking. It is an integral part of the highly valued rural landscape of the area that is valued by residents and visitors alike.

Q3b Transport and Highway Reasons

Sandy Lane is narrow and already very busy because its used as a bye-pass to Irby village. It would not sustain the additional traffic of a further 92 households. The road has already been earmarked for traffic calming because it has become a dangerous road for residents because of the speed of traffic given its limited width and proximity to children and elderly pedestrians

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-5854

Site Reference

Parcel 7.26 (SP059B, SHLAA 1765) - 41 Thurstaston Road, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

For reasons previously given, I don't believe there is any justification/need for releasing any part of the Green Belt for development.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-4395

Site Reference

Parcel 7.26 (SP059B, SHLAA 1765) - 41 Thurstaston Road, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Disagree with any greenbelt release. Frankby, Greasby and Irby are all historic villages and should not lose any identity through development of green filed /green sites..

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-3275

Site Reference

Parcel 7.26 (SP059B, SHLAA 1765) - 41 Thurstaston Road, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Totally disagree with any greenbelt release at all. Irby, Greasby, Frankby are historic villages and should not lose any identity through building houses businesses or otherwise.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-9783

Site Reference

Parcel 7.26 (SP059B, SHLAA 1765) - 41 Thurstaston Road, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

There should be an over-arching principle that no green belt land is released for development until all the potential brownfield areas have been developed. Once all the brownfield development has been completed, then if there remains a demand for more housing, only then would green belt release be considered.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-8040

Site Reference

Parcel 7.26 (SP059B, SHLAA 1765) - 41 Thurstaston Road, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

There is no need to build on Green Belt. It contributes hugely to the character of Wirral

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-8289

Site Reference

Parcel 7.26 (SP059B, SHLAA 1765) - 41 Thurstaston Road, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

The area around Irby is an area of outstanding beauty and should be protected at all costs.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-8810

Site Reference

Parcel 7.26 (SP059B, SHLAA 1765) - 41 Thurstaston Road, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Fragmenting and reducing the green spaces will impact of wildlife particularly with the increase of people within the areas.

Q3b Transport and Highway Reasons

There are numerous bottlenecks including those around Arrowe Park / Upton Bypass/ Clatterbridge / M53 around Hooton. Therefore increasing the housing west of the M53 would increase the number of cars / buses caught up in even longer traffic queues. This also impacts on peoples mental health and stress as they get delayed getting to work. There are not enough school places in these previous green belt locations requiring the children needing car or bus transport to school.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

As previously stated, whether living in the existing urban areas or not the open green spaces make the Wirral an attractive place to live and work. An urban sprawl over even weak enviromental areas could destroy the impression of countryside - even small developments like on Sandy Lane Irby would be very detrimental.

Q3d Impact on the character of the area

The central spine of green space in the middle of the Wirral helps make this borough such a pleasant place to live.

Q3e Impact on / availability of Local Services

My view is a very concentrated (if necessary high density) development around the Wirral waters could be made with new Doctor practices / dentists and schools. Elsewhere in the previous green belt the Schools / doctors / dentists don't have a lot of spare capacity and new developments would mean 'sweating' the existing assets which will lead to a poorer service to the existing residents.

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

There is not enough infrastructure to support new developments unless radical new services are built including new roads, junctions and drainage.

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

By concentrating developments around the Wirral Waters and surrounding land improvements could be made to new train services and or a tram service - which would lessen the need for new roads / junctions / drainage elsewhere. Lessen the need for car and bus transport from areas which are currently green belt.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-18374

Site Reference

Parcel 7.26 (SP059B, SHLAA 1765) - 41 Thurstaston Road, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

The huge increase in residents would result in much heavier traffic and put significant strain on local services.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

I am writing to express my strong opposition to the proposed development on greenbelt land in Irby and the surrounding towns of Barnston, Thingwall, Pensby and Thurstaston. The proposed plans would effectively merge these towns losing the unique character of each and significantly alter the atmosphere of the area.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

I implore you to utilise brownfield sites before even considering any use of greenbelt land. This is so important to our local communities.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Further, the loss of this green space would be hugely detrimental, impacting on local nature and wildlife as well as residents who use these spaces for exercise and recreation. I myself enjoy walking with my family and dog through these spaces and usually this is the only exercise we have.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-18320

Site Reference

Parcel 7.26 (SP059B, SHLAA 1765) - 41 Thurstaston Road, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

- The effect of local traffic increasing by several thousand additional cars;
- Travelling from Irby Village to Arrowe Park junction (2.2 miles) can already take over 40 minutes at peak times;

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Of particular concern to me are the proposals for use of Green Belt in the Irby, Pensby and Thingwall areas. The key issues that will be impacting me are:

- the loss of the pleasant rural view from my property;
- the removal of nearly all green space in the area, and effect this will have on my wellbeing and that of my family;
- the health effects of increased pollution, particularly without the green spaces to help soak it up

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

The destruction of Irby's heritage, by bulldozing the last link with its medieval agricultural past; the Ridge and Furrow fields shown in the attached photo

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

The property forms a key part of my pension provision, which has already been severely impacted by the Covid-19 crisis;

Attachment 1

<https://wirral-consult.objective.co.uk/file/5645109>

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-20888

Site Reference

Parcel 7.26 (SP059B, SHLAA 1765) - 41 Thurstaston Road, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

In this, I have to declare a personal interest in that we live in Irby which is probably the last "island" village on the Wirral; a characteristic which is now threatened with becoming some sort of suburbia with housing development all around connecting it seamlessly to other developed areas - exactly what the Greenbelt was designed to do and has successfully done since the 1930s and '40s. My objection to any developer/landowner plans to use Greenbelt for up-market housing - all be they offset by (ridiculous) requirements to build affordable homes elsewhere - is not the simplistic NIMBYism some have suggested; it is about quality of life for all who live in the areas

affected including our neighbours and those in the east for whom the west affords easily accessible nature.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Our Greenbelt and coastal areas - of both recreational and scientific interest - contribute hugely to the Wirral's character and add enormously to its attraction as not only a place to live and work but also to the development of the sort of sustainable, "low key" tourism based around its nature and local events like The Wilson Trophy, Caldy Sevens, wind and surf events - even golf.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-22997

Site Reference

Parcel 7.26 (SP059B, SHLAA 1765) - 41 Thurstaston Road, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Building on the green belt would completely ruin the semi-rural feel of Irby which is surrounded by fields and countryside making it an ideal base for people who love nature and walking outdoors. Many walkers visit Irby for this reason and walks around Irby are featured in local walking guide books. To build on the proposed green belt sites would ruin the character of the area. I hope you can pass on my objections

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

I am writing to you with concerns about the plans to build on green belt in Irby. I moved to Irby from Liverpool 14 years ago and was attracted by the green open spaces and love walking through the local footpaths. I have written to Margaret Greenwood previously you object to the building on green belt in Irby and I am keen to continue to voice my objections.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-20889

Site Reference

Parcel 7.26 (SP059B, SHLAA 1765) - 41 Thurstaston Road, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

In this, I have to declare a personal interest in that we live in Irby which is probably the last "island" village on the Wirral; a characteristic which is now threatened with becoming some sort of suburbia with housing development all around connecting it seamlessly to other developed areas - exactly what the Greenbelt was designed to do and has successfully done since the 1930s and '40s. My objection to any developer/landowner plans to use Greenbelt for up-market housing - all be they offset by (ridiculous) requirements to build affordable homes elsewhere - is not the simplistic NIMBYism some have suggested; it is about quality of life for all who live in the areas

affected including our neighbours and those in the east for whom the west affords easily accessible nature.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Our Greenbelt and coastal areas - of both recreational and scientific interest - contribute hugely to the Wirral's character and add enormously to its attraction as not only a place to live and work but also to the development of the sort of sustainable, "low key" tourism based around its nature and local events like The Wilson Trophy, Caldy Sevens, wind and surf events - even golf.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-24732

Site Reference

Parcel 7.26 (SP059B, SHLAA 1765) - 41 Thurstaston Road, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Each site is bounded to rear of Greasby Brook which continues along the eastern edge of Common. Concerned about potential changes to the water course - adverse affect on integrity of wet heath habitats further along Brook. Would welcome more information to fully understand ecological impacts associated with new development.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Sites lie within close proximity to National Trust managed Thurstaston Common. Form part of its setting & contribute towards open, rural character of Thurstaston & Greasby Sandstone Hills character area, development would be contrary to landscape guidelines set out in WLCA which seek to maintain well-defined distinction between rural landscape & urban areas (including Irby). Detract from rural naturalistic qualities & perception of tranquillity experienced at Thurstaston Common.

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Attachment 1

<https://wirral-consult.objective.co.uk/file/5656413>

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-24447 (Environment Agency)

Site Reference

Parcel 7.26 (SP059B, SHLAA 1765) - 41 Thurstaston Road, Irby

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Environmental constraint(s) that should be considered for this Green Belt parcel;
Greasby Brook (Main River)

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Any sites released from Green Belt to accommodate future development needs will need to consider the natural environment. Any future scheme should actively improve such features perhaps improving their physical benefits, such as mitigating/reducing flood risk, habitat creation.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-25095

Site Reference

Parcel 7.26 (SP059B, SHLAA 1765) - 41 Thurstaston Road, Irby

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Further appraisals and assessments for land at SHLAA 1765, at Thurstaston Road, Irby are attached. Ecological improvements, new green infrastructure and improved connections to recreation and the wider countryside can be provided, in line with Planning Practice Guidance. The site is in flood zone 1 and would have minimal impact on climate change policies. The site makes a logical extension to Irby due to the location adjacent to existing residential development and the nature of the surrounding area and the site is visually contained from the wider landscape. An existing dwelling is present on the site. An offset to Greasby Brook is recommended

with additional tree planting to screen development from the footpath to the south, in line with guidelines set out in the 2019 Landscape Character Assessment. Existing boundary vegetation can be retained and enhanced where required with additional tree planting and gapping up of hedgerows.

Attachment 1

<https://wirral-consult.objective.co.uk/file/5674317>

Attachment 2

<https://wirral-consult.objective.co.uk/file/5684849>



Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-26287

Site Reference

Parcel 7.26 (SP059B, SHLAA 1765) - 41 Thurstaston Road, Irby

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

41 Thurstaston Road, Irby: council estimate 18, our estimate 18 (change 0)

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-26288

Site Reference

Parcel 7.26 (SP059B, SHLAA 1765) - 41 Thurstaston Road, Irby

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

61 Thurstaston Road, Irby: council estimate 14, our estimate 14 (change 0)

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-26317

Site Reference

Parcel 7.26 (SP059B, SHLAA 1765) - 41 Thurstaston Road, Irby

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

41 Thurstaston Road, Irby: council estimate 18, our estimate 18 (change 0)

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-26318

Site Reference

Parcel 7.26 (SP059B, SHLAA 1765) - 41 Thurstaston Road, Irby

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

61 Thurstaston Road, Irby: council estimate 14, our estimate 14 (change 0)

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-23553

Site Reference

Parcel 7.26 (SP059B, SHLAA 1765) - 41 Thurstaston Road, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

- The effect of local traffic increasing by several thousand additional cars;
- Travelling from Irby Village to Arrowe Park junction (2.2 miles) can already take over 40 minutes at peak times;

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Of particular concern to me are the proposals for use of Green Belt in the Irby, Pensby and Thingwall areas. The key issues that will impacting me are:

- the loss of the pleasant rural view from my property;
- the removal of nearly all green space in the area, and effect this will have on my wellbeing and that of my family;
- the health effects of increased pollution, particularly without the green spaces to help soak it up

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

The destruction of Irby's heritage, by bulldozing the last link with its medieval agricultural past; the Ridge and Furrow fields shown in the attached photo

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

The property forms a key part of my pension provision, which has already been severely impacted by the Covid-19 crisis;

Attachment 1

<https://wirral-consult.objective.co.uk/file/5645109>

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-4848

Site Reference

Parcel 7.26 (SP059C, SHLAA 1764) - 59 Thurstaston Road, Irby

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Totally disagree with any greenbelt release at all. Irby, Greasby, Frankby are historic villages and should not lose any identity through building houses businesses or otherwise.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-4912

Site Reference

Parcel 7.26 (SP059C, SHLAA 1764) - 59 Thurstaston Road, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Completely unjustified.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Significant loss of amenity.

Q3d Impact on the character of the area

Completely negative impact, increasing urban sprawl.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Brownfield first is the successful way to deliver regeneration.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Totally opposed to unjustified release of Green Belt land.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-4395

Site Reference

Parcel 7.26 (SP059C, SHLAA 1764) - 59 Thurstaston Road, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Disagree with any greenbelt release. Frankby, Greasby and Irby are all historic villages and should not lose any identity through development of green filed /green sites..

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-3275

Site Reference

Parcel 7.26 (SP059C, SHLAA 1764) - 59 Thurstaston Road, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Totally disagree with any greenbelt release at all. Irby, Greasby, Frankby are historic villages and should not lose any identity through building houses businesses or otherwise.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-9783

Site Reference

Parcel 7.26 (SP059C, SHLAA 1764) - 59 Thurstaston Road, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

There should be an over-arching principle that no green belt land is released for development until all the potential brownfield areas have been developed. Once all the brownfield development has been completed, then if there remains a demand for more housing, only then would green belt release be considered.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-7168

Site Reference

Parcel 7.26 (SP059C, SHLAA 1764) - 59 Thurstaston Road, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

I totally disagree with ANY Greenbelt release at all. IRBY, GREASBY, FRANKBY are all historic villages and should not lose their charm or integrity through the building of houses.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

I totally disagree with ANY Greenbelt release at all. IRBY, GREASBY, FRANKBY are all historic villages and should not lose their charm or integrity through the building of houses.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

I totally disagree with ANY Greenbelt release at all. IRBY, GREASBY, FRANKBY are all historic villages and should not lose their charm or integrity through the building of houses.

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

I totally disagree with ANY Greenbelt release at all. IRBY, GREASBY, FRANKBY are all historic villages and should not lose their charm or integrity through the building of houses.

Q3n Other reasons

My objections to all Greenbelt release are because I believe, the green areas surrounding our towns and villages are what make this area so special and unique, over building would completely ruin this area. It is not necessary to have that amount of houses the council would suggest. There would be a SIGNIFICANT negative effect on local areas that are already overpopulated in terms of schools, and local businesses, roads, cars and local transport systems. I STRONGLY DISAGREE WITH ANY BUILDING ON SANDY LANE, IRBY. Local flooding issues would also need to be considered.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-8289

Site Reference

Parcel 7.26 (SP059C, SHLAA 1764) - 59 Thurstaston Road, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

The area around Irby is an area of outstanding beauty and should be protected at all costs.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-8810

Site Reference

Parcel 7.26 (SP059C, SHLAA 1764) - 59 Thurstaston Road, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Fragmenting and reducing the green spaces will impact of wildlife particularly with the increase of people within the areas.

Q3b Transport and Highway Reasons

There are numerous bottlenecks including those around Arrowe Park / Upton Bypass/ Clatterbridge / M53 around Hooton. Therefore increasing the housing west of the M53 would increase the number of cars / buses caught up in even longer traffic queues. This also impacts on peoples mental health and stress as they get delayed getting to work. There are not enough school places in these previous green belt locations requiring the children needing car or bus transport to school.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

As previously stated, whether living in the existing urban areas or not the open green spaces make the Wirral an attractive place to live and work. An urban sprawl over even weak enviromental areas could destroy the impression of countryside - even small developments like on Sandy Lane Irby would be very detrimental.

Q3d Impact on the character of the area

The central spine of green space in the middle of the Wirral helps make this borough such a pleasant place to live.

Q3e Impact on / availability of Local Services

My view is a very concentrated (if necessary high density) development around the Wirral waters could be made with new Doctor practices / dentists and schools. Elsewhere in the previous green belt the Schools / doctors / dentists don't have a lot of spare capacity and new developments would mean 'sweating' the existing assets which will lead to a poorer service to the existing residents.

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

There is not enough infrastructure to support new developments unless radical new services are built including new roads, junctions and drainage.

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

By concentrating developments around the Wirral Waters and surrounding land improvements could be made to new train services and or a tram service - which would lessen the need for new roads / junctions / drainage elsewhere. Lessen the need for car and bus transport from areas which are currently green belt.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-14139

Site Reference

Parcel 7.26 (SP059C, SHLAA 1764) - 59 Thurstaston Road, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

I am writing to strongly object the proposed WBC plans for new houses on green belt land on (90) on Sandy Lane and a further 1116 on the other proposed sites. I STRONGLY OBJECT TO THE PLANS AS DISCUSSED AND WISH THIS TO BE DULY NOTED.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-18374

Site Reference

Parcel 7.26 (SP059C, SHLAA 1764) - 59 Thurstaston Road, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

The huge increase in residents would result in much heavier traffic and put significant strain on local services.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

I am writing to express my strong opposition to the proposed development on greenbelt land in Irby and the surrounding towns of Barnston, Thingwall, Pensby and Thurstaston. The proposed plans would effectively merge these towns losing the unique character of each and significantly alter the atmosphere of the area.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

I implore you to utilise brownfield sites before even considering any use of greenbelt land. This is so important to our local communities.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Further, the loss of this green space would be hugely detrimental, impacting on local nature and wildlife as well as residents who use these spaces for exercise and recreation. I myself enjoy walking with my family and dog through these spaces and usually this is the only exercise we have.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-18320

Site Reference

Parcel 7.26 (SP059C, SHLAA 1764) - 59 Thurstaston Road, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

- The effect of local traffic increasing by several thousand additional cars;
- Travelling from Irby Village to Arrowe Park junction (2.2 miles) can already take over 40 minutes at peak times;

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Of particular concern to me are the proposals for use of Green Belt in the Irby, Pensby and Thingwall areas. The key issues that will be impacting me are:

- the loss of the pleasant rural view from my property;
- the removal of nearly all green space in the area, and effect this will have on my wellbeing and that of my family;
- the health effects of increased pollution, particularly without the green spaces to help soak it up

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

The destruction of Irby's heritage, by bulldozing the last link with its medieval agricultural past; the Ridge and Furrow fields shown in the attached photo

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

The property forms a key part of my pension provision, which has already been severely impacted by the Covid-19 crisis;

Attachment 1

<https://wirral-consult.objective.co.uk/file/5645109>

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-20888

Site Reference

Parcel 7.26 (SP059C, SHLAA 1764) - 59 Thurstaston Road, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

In this, I have to declare a personal interest in that we live in Irby which is probably the last "island" village on the Wirral; a characteristic which is now threatened with becoming some sort of suburbia with housing development all around connecting it seamlessly to other developed areas - exactly what the Greenbelt was designed to do and has successfully done since the 1930s and '40s. My objection to any developer/landowner plans to use Greenbelt for up-market housing - all be they offset by (ridiculous) requirements to build affordable homes elsewhere - is not the simplistic NIMBYism some have suggested; it is about quality of life for all who live in the areas

affected including our neighbours and those in the east for whom the west affords easily accessible nature.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Our Greenbelt and coastal areas - of both recreational and scientific interest - contribute hugely to the Wirral's character and add enormously to its attraction as not only a place to live and work but also to the development of the sort of sustainable, "low key" tourism based around its nature and local events like The Wilson Trophy, Caldy Sevens, wind and surf events - even golf.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-22997

Site Reference

Parcel 7.26 (SP059C, SHLAA 1764) - 59 Thurstaston Road, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Building on the green belt would completely ruin the semi-rural feel of Irby which is surrounded by fields and countryside making it an ideal base for people who love nature and walking outdoors. Many walkers visit Irby for this reason and walks around Irby are featured in local walking guide books. To build on the proposed green belt sites would ruin the character of the area. I hope you can pass on my objections

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

I am writing to you with concerns about the plans to build on green belt in Irby. I moved to Irby from Liverpool 14 years ago and was attracted by the green open spaces and love walking through the local footpaths. I have written to Margaret Greenwood previously you object to the building on green belt in Irby and I am keen to continue to voice my objections.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-23016

Site Reference

Parcel 7.26 (SP059C, SHLAA 1764) - 59 Thurstaston Road, Irby

Q1 Please indicate the nature of your comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

The proposals for Irby specifically are disproportionate to the size of the area, and the increased volume of traffic noise and pollution will be harmful to the village and surrounding environment. There are a small number of shops in Irby so parking and traffic are already a problem which would be exacerbated by the building of hundreds of new homes.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

In my opinion Irby is still a village, not a town or "Settlement" and should not therefore be subject to urban sprawl, simply because builders and the Council appear to want to take the easy path of developing pristine Green Belt sites and not the more challenging route of Brownfield sites. No Green Belt land should be built on at all,

anywhere in the Wirral, and in particular in the areas identified as sites in Option 2a "Dispersed Green Belt Release" and Option 2b "Single Urban Extension".

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

I'm a resident of Irby and have been since 2010. I was born on the Wirral and have lived here for most of my life. I'm writing in response to the Local Plan Consultation and wish to record my objection to the Council's proposals to develop Green Belt land for housing on the Wirral, and in the Irby/Thingwall/Pensby area in particular.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-23571

Site Reference

Parcel 7.26 (SP059C, SHLAA 1764) - 59 Thurstaston Road, Irby

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

I have observed a large amount of wildlife in the fields to the rear of Irby Hall (SP059E). This includes tawny owls (which I have seen nesting in this area). Furthermore, over the last 3 years, I have seen a vast number of great crested newts (a legally protected species) on this land and to the front and rear of my property at Dawlish Road. I have seen juvenile, mature and hibernating individuals. I have provided photographs of great crested newts on my property within the last 6 weeks on 2 occasions to ITPAS and these have been independently verified by a great crested newt expert. It is known there is a breeding population in Backford Road Pond. I also believe there to be a breeding population in the pond to the north of my property (along the public right of way leading to the Cottage Loaf public house and Royden Park). I believe that these 2 populations are continuous in the fields immediately bordering my property to the southwesterly aspect. Any development within Irby must be undertaken in partnership and consultation with ITPAS. If development has to be conceded on any of the following sites; SP059B, SP059C, SP059D, SP059E, then I would implore the council to make the following commitments; Greasby Brook runs to the southwesterly aspect of all these sites and development must not proceed within 50 metres of it for ecological reasons.

Q3b Transport and Highway Reasons

In addition, there is no facility to improve the road system around the east side of Thingwall Road. This area becomes extremely congested. On a personal level, I am a consultant orthopaedic and trauma surgeon at Alder Hey Children's Hospital in Liverpool. I need to be able to reach the emergency department within 30 – 40 minutes at all times to provide life or limb saving care to children. Development on the scale proposed would render this impossible. I have many colleagues who live in the area and work in similar emergency specialties at our hospital and other neighbouring ones. The current traffic flow along Irby road, leading to Thurstaston Road is too congested and unsafe for families. I am aware of life-threatening injuries that have occurred recently as a result of this. A massive increase in our local population would make this even less safe. If it becomes necessary for Irby to concede green belt land, then an acceptable number of dwellings should be agreed with ITPAS, factoring in the impact on local services.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

I write with concern and in objection to the proposals to build homes on the following green belt sites; SP019B (East of Glenwood Drive Irby), SP059B (Land at 41 Thurstaston Road, Irby), SP059C (Land at 59 Thurstaston Road, Irby), SP059D (Land at 61 Thurstaston Road, Irby), SP059E (Rear of Irby Hall), SP060 (South of Thingwall Road, Irby). Also the land adjacent to Sandy lane in Irby. I have particularly strong concerns regarding any building on site SP059E (Rear of Irby Hall) and I am of the opinion that this site should be immediately disregarded as a potential site for development. Thingwall Road is the centre of Irby village. When walking past the shops the southerly view from Thingwall Road over the fields to the rear of Irby Hall, towards the Welsh Hills, framed by the Anchor public house, is the essence of our village. It is a view valued so greatly in fact, that it is regularly featured on advertisements for Wirral Tourism etc. It would be unacceptable to our community to lose the most picturesque aspect in the entire area. Irby Hall and its surrounding moated site are a scheduled monument. The surrounding moated site is extremely large and is subject to protection. Likewise, there is public right of way along the northern side of this site; it would be unacceptable to reduce this right of way to a narrow fenced off path, when it currently provides recreation and significant enjoyment for village residents due to the glorious views over to the Welsh hills. The Core Strategy Settlement Areas that have been previously agreed are nebulous and folly. If Wirral residents were issued with sufficient information to form an appropriately informed opinion, they would never have been passed. They are now being used as an excuse to legitimately link separate

rural communities into large urban conurbations. Irby is a rural village and it should remain that way.

Q3e Impact on / availability of Local Services

I have subsequent concerns about the potential rising population of Irby. If 1501 additional dwellings were built, then (working with the national Mean Residents per Household of 2.3), Irby would experience a population increase of 3,452. This would be an increase of 61% There are insufficient local services to provide for a population increase of this nature. There are not enough schools, general practitioners or dental surgeries.

Q3f Impact on Heritage

There is an ancient well to the south west of site SP059E (further information is held by Liverpool museums).

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

SP059E Is classified as high quality agricultural land and, as such, should not be developed. In addition, all the sites mentioned in my first paragraph are classified as high quality agricultural land.

Q3m Will impact on the Green Belt

Green belt land may only be deemed appropriate for development if there is a clear and defined boundary to such development. There is no such boundary available to site SP059E. This is very concerning, because without such a boundary there is a danger that further green belt land could be submitted for development to the southwesterly aspect of SP059E (a completely unacceptable situation to our community). Any development within Irby must be undertaken in partnership and consultation with ITPAS.

Q3n Other reasons

It is my opinion that the formulation of a local plan should be suspended while an urgent review of Wirral's housing needs is undertaken and the availability of brown field sites is re-evaluated, with particular reference to that owned by Peel Holdings and re-negotiation with central government regarding time frames for housing delivery in light of the higher number of homes that Peel claim to be able to deliver within a longer time scale. Were the council to proceed with current plans without undertaking the above measures, this would represent gross neglect of their duty to represent the interests of Wirral citizens. It is unacceptable that the local plan deadline has not been extended to allow people to contribute fully, in light of the ongoing public health emergency.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-20889

Site Reference

Parcel 7.26 (SP059C, SHLAA 1764) - 59 Thurstaston Road, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

In this, I have to declare a personal interest in that we live in Irby which is probably the last "island" village on the Wirral; a characteristic which is now threatened with becoming some sort of suburbia with housing development all around connecting it seamlessly to other developed areas - exactly what the Greenbelt was designed to do and has successfully done since the 1930s and '40s. My objection to any developer/landowner plans to use Greenbelt for up-market housing - all be they offset by (ridiculous) requirements to build affordable homes elsewhere - is not the simplistic NIMBYism some have suggested; it is about quality of life for all who live in the areas

affected including our neighbours and those in the east for whom the west affords easily accessible nature.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Our Greenbelt and coastal areas - of both recreational and scientific interest - contribute hugely to the Wirral's character and add enormously to its attraction as not only a place to live and work but also to the development of the sort of sustainable, "low key" tourism based around its nature and local events like The Wilson Trophy, Caldy Sevens, wind and surf events - even golf.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-24732

Site Reference

Parcel 7.26 (SP059B, SHLAA 1765) - 59 Thurstaston Road, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Each site is bounded to rear of Greasby Brook which continues along the eastern edge of Common. Concerned about potential changes to the water course - adverse affect on integrity of wet heath habitats further along Brook. Would welcome more information to fully understand ecological impacts associated with new development.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Sites lie within close proximity to National Trust managed Thurstaston Common. Form part of its setting & contribute towards open, rural character of Thurstaston & Greasby Sandstone Hills character area, development would be contrary to landscape guidelines set out in WLCA which seek to maintain well-defined distinction between rural landscape & urban areas (including Irby). Detract from rural naturalistic qualities & perception of tranquillity experienced at Thurstaston Common.

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Attachment 1

<https://wirral-consult.objective.co.uk/file/5656413>

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-24446 (Environment Agency)

Site Reference

Parcel 7.26 (SP059C, SHLAA 1764) - 59 Thurstaston Road, Irby

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Environmental constraint(s) that should be considered for this Green Belt parcel;
Greasby Brook (Main River)

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Any sites released from Green Belt to accommodate future development needs will need to consider the natural environment. Any future scheme should actively improve such features perhaps improving their physical benefits, such as mitigating/reducing flood, habitat creation.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-26286

Site Reference

Parcel 7.26 (SP059C, SHLAA 1764) - 59 Thurstaston Road, Irby

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

59 Thurstaston Road, Irby: council estimate 16, our estimate 16 (change 0)

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-26316

Site Reference

Parcel 7.26 (SP059C, SHLAA 1764) - 59 Thurstaston Road, Irby

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

59 Thurstaston Road, Irby: council estimate 16, our estimate 16 (change 0)

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-5934

Site Reference

Parcel 7.26 (SP059C, SHLAA 1764) - 59 Thurstaston Road, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Totally disagree with any greenbelt release at all. Irby, Greasby, Frankby are historic villages and should not lose any identity through building houses businesses or otherwise.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-23553

Site Reference

Parcel 7.26 (SP059C, SHLAA 1764) - 59 Thurstaston Road, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

- The effect of local traffic increasing by several thousand additional cars;
- Travelling from Irby Village to Arrowe Park junction (2.2 miles) can already take over 40 minutes at peak times;

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Of particular concern to me are the proposals for use of Green Belt in the Irby, Pensby and Thingwall areas. The key issues that will be impacting me are:

- the loss of the pleasant rural view from my property;
- the removal of nearly all green space in the area, and effect this will have on my wellbeing and that of my family;
- the health effects of increased pollution, particularly without the green spaces to help soak it up

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

The destruction of Irby's heritage, by bulldozing the last link with its medieval agricultural past; the Ridge and Furrow fields shown in the attached photo

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

The property forms a key part of my pension provision, which has already been severely impacted by the Covid-19 crisis;

Attachment 1

<https://wirral-consult.objective.co.uk/file/5645109>

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-5020

Site Reference

Parcel 7.26 (SP059D, SHLAA 1766) - 61 Thurstaston Road, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

I do not believe it is necessary, and certainly not desirable, to release ANY Green Belt land.

Q3b Transport and Highway Reasons

I do not believe it is necessary, and certainly not desirable, to release ANY Green Belt land.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

I do not believe it is necessary, and certainly not desirable, to release ANY Green Belt land.

Q3d Impact on the character of the area

I do not believe it is necessary, and certainly not desirable, to release ANY Green Belt land.

Q3e Impact on / availability of Local Services

I do not believe it is necessary, and certainly not desirable, to release ANY Green Belt land.

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

I do not believe it is necessary, and certainly not desirable, to release ANY Green Belt land.

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

I do not believe it is necessary, and certainly not desirable, to release ANY Green Belt land.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-4395

Site Reference

Parcel 7.26 (SP059D, SHLAA 1766) - 61 Thurstaston Road, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Disagree with any greenbelt release. Frankby, Greasby and Irby are all historic villages and should not lose any identity through development of green filed /green sites..

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-3275

Site Reference

Parcel 7.26 (SP059D, SHLAA 1766) - 61 Thurstaston Road, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Totally disagree with any greenbelt release at all. Irby, Greasby, Frankby are historic villages and should not lose any identity through building houses businesses or otherwise.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-9783

Site Reference

Parcel 7.26 (SP059D, SHLAA 1766) - 61 Thurstaston Road, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

There should be an over-arching principle that no green belt land is released for development until all the potential brownfield areas have been developed. Once all the brownfield development has been completed, then if there remains a demand for more housing, only then would green belt release be considered.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-8040

Site Reference

Parcel 7.26 (SP059D, SHLAA 1766) - 61 Thurstaston Road, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons**

There is no need to build on Green Belt. It contributes hugely to the character of Wirral

Q3b Transport and Highway Reasons**Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-8289

Site Reference

Parcel 7.26 (SP059D, SHLAA 1766) - 61 Thurstaston Road, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

The area around Irby is an area of outstanding beauty and should be protected at all costs.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-10130

Site Reference

Parcel 7.26 (SP059D, SHLAA 1766) - 61 Thurstaston Road, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

None of these sites should be built on. They are our beautiful greenbelt. I regularly see diverse wildlife on all of them, and if these developments went ahead it would be devastating for wildlife and residents alike. I have cited a number of sites above, because these are the ones I know. But I object strongly to ANY development on ANY of Wirral's greenbelt.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-8810

Site Reference

Parcel 7.26 (SP059D, SHLAA 1766) - 61 Thurstaston Road, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Fragmenting and reducing the green spaces will impact of wildlife particularly with the increase of people within the areas.

Q3b Transport and Highway Reasons

There are numerous bottlenecks including those around Arrowe Park / Upton Bypass/ Clatterbridge / M53 around Hooton. Therefore increasing the housing west of the M53 would increase the number of cars / buses caught up in even longer traffic queues. This also impacts on peoples mental health and stress as they get delayed getting to work. There are not enough school places in these previous green belt locations requiring the children needing car or bus transport to school.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

As previously stated, whether living in the existing urban areas or not the open green spaces make the Wirral an attractive place to live and work. An urban sprawl over even weak enviromental areas could destroy the impression of countryside - even small developments like on Sandy Lane Irby would be very detrimental.

Q3d Impact on the character of the area

The central spine of green space in the middle of the Wirral helps make this borough such a pleasant place to live.

Q3e Impact on / availability of Local Services

My view is a very concentrated (if necessary high density) development around the Wirral waters could be made with new Doctor practices / dentists and schools. Elsewhere in the previous green belt the Schools / doctors / dentists don't have a lot of spare capacity and new developments would mean 'sweating' the existing assets which will lead to a poorer service to the existing residents.

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

There is not enough infrastructure to support new developments unless radical new services are built including new roads, junctions and drainage.

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

By concentrating developments around the Wirral Waters and surrounding land improvements could be made to new train services and or a tram service - which would lessen the need for new roads / junctions / drainage elsewhere. Lessen the need for car and bus transport from areas which are currently green belt.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-18374

Site Reference

Parcel 7.26 (SP059D, SHLAA 1766) - 61 Thurstaston Road, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

The huge increase in residents would result in much heavier traffic and put significant strain on local services.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

I am writing to express my strong opposition to the proposed development on greenbelt land in Irby and the surrounding towns of Barnston, Thingwall, Pensby and Thurstaston. The proposed plans would effectively merge these towns losing the unique character of each and significantly alter the atmosphere of the area.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

I implore you to utilise brownfield sites before even considering any use of greenbelt land. This is so important to our local communities.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Further, the loss of this green space would be hugely detrimental, impacting on local nature and wildlife as well as residents who use these spaces for exercise and recreation. I myself enjoy walking with my family and dog through these spaces and usually this is the only exercise we have.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-18320

Site Reference

Parcel 7.26 (SP059D, SHLAA 1766) - 61 Thurstaston Road, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

- The effect of local traffic increasing by several thousand additional cars;
- Travelling from Irby Village to Arrowe Park junction (2.2 miles) can already take over 40 minutes at peak times;

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Of particular concern to me are the proposals for use of Green Belt in the Irby, Pensby and Thingwall areas. The key issues that will be impacting me are:

- the loss of the pleasant rural view from my property;
- the removal of nearly all green space in the area, and effect this will have on my wellbeing and that of my family;
- the health effects of increased pollution, particularly without the green spaces to help soak it up

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

The destruction of Irby's heritage, by bulldozing the last link with its medieval agricultural past; the Ridge and Furrow fields shown in the attached photo

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

The property forms a key part of my pension provision, which has already been severely impacted by the Covid-19 crisis;

Attachment 1

<https://wirral-consult.objective.co.uk/file/5645109>

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-20888

Site Reference

Parcel 7.26 (SP059D, SHLAA 1766) - 61 Thurstaston Road, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

In this, I have to declare a personal interest in that we live in Irby which is probably the last "island" village on the Wirral; a characteristic which is now threatened with becoming some sort of suburbia with housing development all around connecting it seamlessly to other developed areas - exactly what the Greenbelt was designed to do and has successfully done since the 1930s and '40s. My objection to any developer/landowner plans to use Greenbelt for up-market housing - all be they offset by (ridiculous) requirements to build affordable homes elsewhere - is not the simplistic NIMBYism some have suggested; it is about quality of life for all who live in the areas

affected including our neighbours and those in the east for whom the west affords easily accessible nature.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Our Greenbelt and coastal areas - of both recreational and scientific interest - contribute hugely to the Wirral's character and add enormously to its attraction as not only a place to live and work but also to the development of the sort of sustainable, "low key" tourism based around its nature and local events like The Wilson Trophy, Caldy Sevens, wind and surf events - even golf.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-22997

Site Reference

Parcel 7.26 (SP059D, SHLAA 1766) - 61 Thurstaston Road, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Building on the green belt would completely ruin the semi-rural feel of Irby which is surrounded by fields and countryside making it an ideal base for people who love nature and walking outdoors. Many walkers visit Irby for this reason and walks around Irby are featured in local walking guide books. To build on the proposed green belt sites would ruin the character of the area. I hope you can pass on my objections

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

I am writing to you with concerns about the plans to build on green belt in Irby. I moved to Irby from Liverpool 14 years ago and was attracted by the green open spaces and love walking through the local footpaths. I have written to Margaret Greenwood previously you object to the building on green belt in Irby and I am keen to continue to voice my objections.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-23588

Site Reference

Parcel 7.26 (SP059D, SHLAA 1766) - 61 Thurstaston Road, Irby

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

As a new resident in Irby, I am concerned that the proposals are disproportionate to the area size. The building of hundreds of new homes would increase pollution and traffic noise, which would be harmful to the environment and residents. Furthermore, there are already parking and traffic issues around the small number of shops in Irby and this would undoubtedly be exacerbated by an influx in the population. It concerns me that the Council and builders have identified Green Belt sites around villages such as Irby, not because they are the most suitable location but because they offer an easier alternative to Brownfield sites.

Q3b Transport and Highway Reasons

As a new resident in Irby, I am concerned that the proposals are disproportionate to the area size. The building of hundreds of new homes would increase pollution and traffic noise, which would be harmful to the environment and residents. Furthermore, there are already parking and traffic issues around the small number of shops in Irby and this would undoubtedly be exacerbated by an influx in the population. It concerns me that the Council and builders have identified Green Belt sites around villages such

as Irby, not because they are the most suitable location but because they offer an easier alternative to Brownfield sites.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

As a new resident in Irby, I am concerned that the proposals are disproportionate to the area size. The building of hundreds of new homes would increase pollution and traffic noise, which would be harmful to the environment and residents. Furthermore, there are already parking and traffic issues around the small number of shops in Irby and this would undoubtedly be exacerbated by an influx in the population. It concerns me that the Council and builders have identified Green Belt sites around villages such as Irby, not because they are the most suitable location but because they offer an easier alternative to Brownfield sites.

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

As a new resident in Irby, I am concerned that the proposals are disproportionate to the area size. The building of hundreds of new homes would increase pollution and

traffic noise, which would be harmful to the environment and residents. Furthermore, there are already parking and traffic issues around the small number of shops in Irby and this would undoubtedly be exacerbated by an influx in the population. It concerns me that the Council and builders have identified Green Belt sites around villages such as Irby, not because they are the most suitable location but because they offer an easier alternative to Brownfield sites.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

As a new resident in Irby, I am concerned that the proposals are disproportionate to the area size. The building of hundreds of new homes would increase pollution and traffic noise, which would be harmful to the environment and residents. Furthermore, there are already parking and traffic issues around the small number of shops in Irby and this would undoubtedly be exacerbated by an influx in the population. It concerns me that the Council and builders have identified Green Belt sites around villages such as Irby, not because they are the most suitable location but because they offer an easier alternative to Brownfield sites.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-20889

Site Reference

Parcel 7.26 (SP059D, SHLAA 1766) - 61 Thurstaston Road, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

In this, I have to declare a personal interest in that we live in Irby which is probably the last "island" village on the Wirral; a characteristic which is now threatened with becoming some sort of suburbia with housing development all around connecting it seamlessly to other developed areas - exactly what the Greenbelt was designed to do and has successfully done since the 1930s and '40s. My objection to any developer/landowner plans to use Greenbelt for up-market housing - all be they offset by (ridiculous) requirements to build affordable homes elsewhere - is not the simplistic NIMBYism some have suggested; it is about quality of life for all who live in the areas

affected including our neighbours and those in the east for whom the west affords easily accessible nature.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Our Greenbelt and coastal areas - of both recreational and scientific interest - contribute hugely to the Wirral's character and add enormously to its attraction as not only a place to live and work but also to the development of the sort of sustainable, "low key" tourism based around its nature and local events like The Wilson Trophy, Caldy Sevens, wind and surf events - even golf.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-24732

Site Reference

Parcel 7.26 (SP059B, SHLAA 1765) - 61 Thurstaston Road, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Each site is bounded to rear of Greasby Brook which continues along the eastern edge of Common. Concerned about potential changes to the water course - adverse affect on integrity of wet heath habitats further along Brook. Would welcome more information to fully understand ecological impacts associated with new development.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Sites lie within close proximity to National Trust managed Thurstaston Common. Form part of its setting & contribute towards open, rural character of Thurstaston & Greasby Sandstone Hills character area, development would be contrary to landscape guidelines set out in WLCA which seek to maintain well-defined distinction between rural landscape & urban areas (including Irby). Detract from rural naturalistic qualities & perception of tranquillity experienced at Thurstaston Common.

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Attachment 1

<https://wirral-consult.objective.co.uk/file/5656413>

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-24569 (Cheshire Wildlife Trust)

Site Reference

Parcel 7.26 (SP059D, SHLAA 1766) - 61 Thurstaston Road, Irby

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Additional concerns: This area requires more detailed investigation as it lies close to Thurstaston Common SSSI and Backford Road pond Local Wildlife Site. Greasby brook would require buffering to protect from disturbance and pollution.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-24448 (Environment Agency)

Site Reference

Parcel 7.26 (SP059D, SHLAA 1766) - 61 Thurstaston Road, Irby

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Environmental constraint(s) that should be considered for this Green Belt parcel;
Greasby Brook (Main River)

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Any sites released from Green Belt to accommodate future development needs will need to consider the natural environment. Any future scheme should actively improve such features perhaps improving their physical benefits, such as mitigating/reducing flood risk, habitat creation.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-5934

Site Reference

Parcel 7.26 (SP059D, SHLAA 1766) - 61 Thurstaston Road, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Totally disagree with any greenbelt release at all. Irby, Greasby, Frankby are historic villages and should not lose any identity through building houses businesses or otherwise.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-23553

Site Reference

Parcel 7.26 (SP059D, SHLAA 1766) - 61 Thurstaston Road, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

- The effect of local traffic increasing by several thousand additional cars;
- Travelling from Irby Village to Arrowe Park junction (2.2 miles) can already take over 40 minutes at peak times;

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Of particular concern to me are the proposals for use of Green Belt in the Irby, Pensby and Thingwall areas. The key issues that will be impacting me are:

- the loss of the pleasant rural view from my property;
- the removal of nearly all green space in the area, and effect this will have on my wellbeing and that of my family;
- the health effects of increased pollution, particularly without the green spaces to help soak it up

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

The destruction of Irby's heritage, by bulldozing the last link with its medieval agricultural past; the Ridge and Furrow fields shown in the attached photo

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

The property forms a key part of my pension provision, which has already been severely impacted by the Covid-19 crisis;

Attachment 1

<https://wirral-consult.objective.co.uk/file/5645109>

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-295

Site Reference

Parcel 7.27 (SP060) - South of Thingwall Road, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

If the preferred planned development of brown field sites in the borough does not materialise and developments on green belt are dispersed across the borough this will have significant impact on the local environment and infrastructure. Although the green belt development is 'dispersed' a significant amount of the proposed development takes place in Irby, which doesn't have the infrastructure to deal with such a large rise in population. The village already suffers from queues of traffic at peak times which have a major impact on the local environment. A traffic assessment at peak time would reveal the gridlock that often occurs at peak time and affects local air quality. There is no access to local train services and most residents drive to areas of employment in the east of the borough or Liverpool.

Q3b Transport and Highway Reasons

If the preferred planned development of brown field sites in the borough does not materialise and developments on green belt are dispersed across the borough Irby doesn't have the infrastructure to deal with such a large rise in population associated with the green belt 'dispersal' plan. The village already suffers from queues of traffic at peak times which have a major impact on the local environment. A traffic

assessment at peak time would reveal the gridlock that often occurs at peak time and affects local air quality. There is no access to local train services and most residents drive to areas of employment in the east of the borough or Liverpool. Main roads from Irby to the M53 are already congested at peak times and developments will contribute significantly to this problem. Developments would be far better suited to brown field sites in the east of the borough, closer to areas of employment and existing transport infrastructure (ie train).

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Irby enjoys a unique geographical separation from surrounding villages such as Greasby, Pensby and Thingwall. Building on green belt land between these existing villages will have a significant impact on the character of the area. Once our valuable green space is built on it is gone forever.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

If the preferred planned development of brown field sites in the borough does not materialise and developments on green belt are dispersed across the borough this will have significant impact on the local environment and infrastructure. Irby doesn't have the infrastructure to deal with such a large rise in population. It doesn't have the roads, school, parking, bus services to cope with such a large development proposed in the green belt 'dispersal' plan. The village already suffers from queues of traffic at peak times which have a major impact on the local environment. A traffic assessment at peak time would reveal the gridlock that often occurs at peak time and affects local air quality. There is no access to local train services and most residents drive to areas of employment in the east of the borough or Liverpool.

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

The availability of green space has a significant impact on physical and mental well being. Local residents use the proposed area for development to walk and generally enjoy that out door space and benefit it has on the local environment.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

I am appalled the council is considering building on green belt land, even as a back up if the anticipated brown field sites are not available. There are large areas of brown field sites across the borough in need of regeneration and development, that are far better suited to meeting housing needs. The green spaces of the Wirral are precious and what makes it such a wonderful place to visit. Once green belt land is gone, it is gone forever, which will have significant impact on the character and environment of the areas affected.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-1022

Site Reference

Parcel 7.27 (SP060) - South of Thingwall Road, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

This land is rich in wildlife as used mainly for grazing (ie no crops being harvested). We have bats, toads etc. Also it is prone to flooding and is extremely boggy all winter. Drainage would be a huge issue.

Q3b Transport and Highway Reasons

Transport links are weak in this area. No train station and only one bus to Liverpool/Heswall. Already traffic bottle neck areas at Thingwall Corner and Arrowe Park Road. The amount of housing proposed would exasperate this problem.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Land is higher than current housing and would cause overlooking concerns.

Q3d Impact on the character of the area

Irby would lose its identity as a village. Developing this area it would be joined to Pensby which in turn is joined to Heswall making a huge urban sprawl with terrible transport links.

Q3e Impact on / availability of Local Services

All local services are stretched as it is. Local primary schools are oversubscribed and medical centre is stretched for appointments.

Q3f Impact on Heritage

Irby was originally a viking settlement so has been a "village" for as long as history has been recorded. This would be lost becoming part Pensby/Heswall.

Q3g Infrastructure and Utilities

The roads surrounding are not suitable for this huge expansion.

Q3h Flood Risk

As stated earlier this is a boggy area.

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-1194

Site Reference

Parcel 7.27 (SP060) - South of Thingwall Road, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Land package 7.27 (formerly SP060) - land south of Thingwall Road – forms a major part of the proposed Green Belt release in Irby (1106 new homes, 38% of total dispersed release, nearly 90% of release in Irby). It is common knowledge that the Green Belt exists to check the unrestricted sprawl of built-up areas effectively merging towns and villages into one another. To start building such large numbers of new homes on land package 7.27 would contradict this very purpose in that Irby, Thingwall

and Pensby would effectively be merged into a giant-sized conurbation. Irby, Thingwall and Pensby each have their own specific identity by way of libraries, village halls/community centres, shops, post offices, schools, etc. This proposal represents the clearest case I can imagine where losing Green Belt land would cause 3 villages/towns to lose their identity. I simply do not subscribe to the idea that land package 7.27 is 'infill' land because it is located within Settlement Area 7. Settlement Areas are defined by artificial boundaries drawn for convenience by Wirral Borough Council. They do not exist on the ground; I live in Irby village, NOT Settlement Area 7. Harrock Wood is contained within land package 7.27 and belongs to the National Trust. It comprises remnant Wych Elm woodland with other hardwoods such as oak, beech and ash standing alongside Arrowe Brook. Harrock Wood helps to break up the urban environment and gives an open feeling to the area which is much appreciated by the community. It is a key walking amenity for residents and a habitat for much wildlife, some of it relatively rare such as tawny owls. Any development within land package 7.27 will clearly adversely impact upon this important amenity. I am aware that the National Trust objected in October 2018 to development of this land package. Have their concerns been listened to?

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-1296

Site Reference

Parcel 7.27 (SP060) - South of Thingwall Road, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

The area of green belt in parcel 7.27 is crucial to the environmental stability of the area. In addition to being important habitat for flora and fauna, this land plays a key part in maintaining the environmental balance. between the locations of Irby, Pensby and Thingwall. Without it the three area will simply merge into one large, poorly supported, residential mass that will be quite simply an over-intensification of residential demand on the existing area.

Q3b Transport and Highway Reasons

Irby Village is already a bottleneck at peak times of the day. The proposed number of residences in Parcel 7.27 (SP060) South of Thingwall Road, Irby, will mean all existing transport links and support infrastructure will be unable to cope and that the whole area faces a drop to unacceptable standards

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Parcel 7.27 (SP060) South of Thingwall Road, Irby is already subject to regular flooding and takes time to recover from any degree of rainfall. The construction of around 1000 dwellings with all the associated hard landscaping, roads, etc, will result in an increased flood risk to the area due to the fact that the rainwater will have less chance of draining away.

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

The various brownfield locations around the Wirral are very often located within easy reach of transport links and support infrastructure such as shops, retail outlets, etc. Increasing the use of brownfield sites will surely mean reduced build costs, reduced disruption to other areas and increased utilisation of existing facilities.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Parcel 7.27 (SP060) South of Thingwall Road, Irby is a key part of Wirral's Greenbelt Area. This needs to be maintained for all the reasons that have justified greenbelt existence to date. Building on any greenbelt sites is simply unacceptable whilst brownfield areas remain undeveloped.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-1752

Site Reference

Parcel 7.27 (SP060) - South of Thingwall Road, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

This land separates two distinct settlements, provides a green buffer between the urban areas of a Pensby and Irby

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

As stated seperates urban sprawl.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

The land frequently floods

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

No greenbelt should be developed , there is no need.

Q3k Development Viability

Q3l Loss of Agricultural Land

The land is excellent grazing and agricultural land.

Q3m Will impact on the Green Belt

Q3n Other reasons

The proposed number of houses is to high.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-2086

Site Reference

Parcel 7.27 (SP060) - South of Thingwall Road, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

I DO NOT SUPPORT BUILDING ON GREENBELT - as I have stated numerous times. Irby is a village. The building of over 1,000 homes would wreck the character of this historical place. Medical practices / schools / dentists etc etc would NOT be able to cope with the influx of so many people. Not to mention the additional traffic / pollution problems. KEEP OUR GREENBELT GREEN.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-2337

Site Reference

Parcel 7.27 (SP060) - South of Thingwall Road, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

7.18 and 7.19 will effectively merge Heswall, Pnesby and Thingwall together 7.27 will merge Irby and Thingwall together

Q3b Transport and Highway Reasons

The traffic problem in Heswall is already creating unacceptable hazard, and any increase in density will exacerbate this . Any increase in housing north/west of Barnston Road will exacerbate the dangers (particularly for emergency services) created by the traffic block which Barnston village creates

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-5321

Site Reference

Parcel 7.27 (SP060) - South of Thingwall Road, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Depending on the number of properties built this plot of land could generate another 2000+ vehicles. Currently both Thingwall and Irby Road are extremely busy and queues develop quickly in the village at the main T junction,

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

With reference to the recent Irby Village action plan, the local village is served by only a few convenience stores the nearest main retail facilities are in Heswall with additional impacts on the adjacent towns creating further parking and congestion issues, Heswall is currently very busy and has its own parking and traffic issues and would not be able to accommodate further traffic. The nearest local Doctors is located at The Warrens at Thingwall Corner appointments are currently hard to come by, there is no local NHS dentist and Arrowe Park Hospital has long waiting times to see doctors etc and finding a vacant parking space at times is almost impossible ,

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

The waste water of Irby Village currently is treated at Meols WwTW however, under the Wirral Council Water Cycle Study June 2013 carried out by URS it states that this facility does not have any additional capacity to treat further developments, this would require additional infrastructure works and cost, whilst the other three treatment facilities in the borough currently do have capacity.

Q3h Flood Risk

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-4882

Site Reference

Parcel 7.27 (SP060) - South of Thingwall Road, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

No call for GB Options if Housing Number correct - circa 3,000. Sites have vulnerable Heritage Assets and Ecology, etc. and conflict with GB Purposes. Irby, Greasby and Frankby are historic villages and should not lose any identity through building houses, businesses or otherwise. Yes, the sites identified in Option 2A Dispersed Green Belt release threatens the five Green Belt purposes at twelve separate locations, and harms the overarching aim of keeping land permanently open. Nibbling of the Green Belt in this fashion is in our view contrary to the NPPF policies set out in Section 13 Protecting Green Belt Land. The pressure from Government and threat of special measures may

have led to the Council jumping straight to allocating Green Belt sites, but if NPPF Paragraph 138 is followed correctly a staged approach of first, justify the need for any Green Belt release to achieve a required level of development, which WGSA disputes (see answers to Qu2.1, 2.2, 2.3, 2.6, 2.7, 2.16 and 2.17), second alternative sites not adequately considered, and third duty to cooperate gaps exist. Furthermore, the Wirral Green Belt Review 2019 lacks a consistent application of the identification and scoring of individual parcels. The clumping of parcels into large geographic areas is also problematic. Finally, WGSA believe it was premature to list Green Belt sites without public comment and progression of important issues such as the impact of developing the particular parcels and impacts on heritage assets, leading to misleading conclusions about 'weakly performing' Green Belt land. Green Belt parcels only need to provide one or more purpose to be of value. The Review needs corrections.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-4890

Site Reference

Parcel 7.27 (SP060) - South of Thingwall Road, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Building on Green Belt does huge environmental damage to ecology, heritage, health and well-being, amenity value, character, supply of agricultural land, wildlife, tourism, and on Wirral 'exceptionally' the prospects of the run-down and deprived areas of the Peninsula (north and east) ever being regenerated, relegating the communities there to further decline, growing disparity, lesser life-expectancy and quality of life, and much more. It would be unnecessary, wanton destruction. It would not be sustainable development. There is no proven Need at the level of 12,000 dwellings added to the existing Housing Stock. The Council have agreed that there is little link between the high Housing List Number and the need for considerable Regeneration on the one hand and the Housing Requirement (ADDITIONAL TO EXISTING NUMBER after conversions, upgrades and replacement of substandard and poorly located existing stock).

Q3b Transport and Highway Reasons

Building on Green Belt does huge environmental damage to ecology, heritage, health and well-being, amenity value, character, supply of agricultural land, wildlife, tourism, and on Wirral 'exceptionally' the prospects of the run-down and deprived areas of the Peninsula (north and east) ever being regenerated, relegating the communities there

to further decline, growing disparity, lesser life-expectancy and quality of life, and much more. It would be unnecessary, wanton destruction. It would not be sustainable development. There is no proven Need at the level of 12,000 dwellings added to the existing Housing Stock. The Council have agreed that there is little link between the high Housing List Number and the need for considerable Regeneration on the one hand and the Housing Requirement (ADDITIONAL TO EXISTING NUMBER after conversions, upgrades and replacement of substandard and poorly located existing stock).

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Building on Green Belt does huge environmental damage to ecology, heritage, health and well-being, amenity value, character, supply of agricultural land, wildlife, tourism, and on Wirral 'exceptionally' the prospects of the run-down and deprived areas of the Peninsula (north and east) ever being regenerated, relegating the communities there to further decline, growing disparity, lesser life-expectancy and quality of life, and much more. It would be unnecessary, wanton destruction. It would not be sustainable development. There is no proven Need at the level of 12,000 dwellings added to the existing Housing Stock. The Council have agreed that there is little link between the high Housing List Number and the need for considerable Regeneration on the one hand and the Housing Requirement (ADDITIONAL TO EXISTING NUMBER after conversions, upgrades and replacement of substandard and poorly located existing stock).

Q3d Impact on the character of the area

Building on Green Belt does huge environmental damage to ecology, heritage, health and well-being, amenity value, character, supply of agricultural land, wildlife, tourism, and on Wirral 'exceptionally' the prospects of the run-down and deprived areas of the Peninsula (north and east) ever being regenerated, relegating the communities there to further decline, growing disparity, lesser life-expectancy and quality of life, and much more. It would be unnecessary, wanton destruction. It would not be sustainable development. There is no proven Need at the level of 12,000 dwellings added to the existing Housing Stock. The Council have agreed that there is little link between the high Housing List Number and the need for considerable Regeneration on the one hand and the Housing Requirement (ADDITIONAL TO EXISTING NUMBER after conversions, upgrades and replacement of substandard and poorly located existing stock).

Q3e Impact on / availability of Local Services

Local Services, Infrastructure and Utilities are already seriously impacted and capacity to address this is limited and necessary to improve the existing situation for the existing Residents. This would be addressed by Regeneration of the north and east with a full

range of Services, Infrastructure and Utilities local to those rejuvenated and new communities. Those deprived areas would have greater and more sustainable access to Services like Hospitals, currently mainly in the west of the Peninsula, and have better health and life prospects. At the same time, this would relieve Services to the west of the M53 and provide much of the improvement needed there. Win-win by Regeneration NOT Green Belt development. 'Levelling up' like this is on the current Political Agenda. Building on Green Belt does huge environmental damage to ecology, heritage, health and well-being, amenity value, character, supply of agricultural land, wildlife, tourism, and on Wirral 'exceptionally' the prospects of the run-down and deprived areas of the Peninsula (north and east) ever being regenerated, relegating the communities there to further decline, growing disparity, lesser life-expectancy and quality of life, and much more. It would be unnecessary, wanton destruction. It would not be sustainable development. There is no proven Need at the level of 12,000 dwellings added to the existing Housing Stock. The Council have agreed that there is little link between the high Housing List Number and the need for considerable Regeneration on the one hand and the Housing Requirement (ADDITIONAL TO EXISTING NUMBER after conversions, upgrades and replacement of substandard and poorly located existing stock).

Q3f Impact on Heritage

Building on Green Belt does huge environmental damage to ecology, heritage, health and well-being, amenity value, character, supply of agricultural land, wildlife, tourism, and on Wirral 'exceptionally' the prospects of the run-down and deprived areas of the Peninsula (north and east) ever being regenerated, relegating the communities there to further decline, growing disparity, lesser life-expectancy and quality of life, and much more. It would be unnecessary, wanton destruction. It would not be sustainable development. There is no proven Need at the level of 12,000 dwellings added to the existing Housing Stock. The Council have agreed that there is little link between the high Housing List Number and the need for considerable Regeneration on the one hand and the Housing Requirement (ADDITIONAL TO EXISTING NUMBER after conversions, upgrades and replacement of substandard and poorly located existing stock).

Q3g Infrastructure and Utilities

Local Services, Infrastructure and Utilities are already seriously impacted and capacity to address this is limited and necessary to improve the existing situation for the existing Residents. This would be addressed by Regeneration of the north and east with a full range of Services, Infrastructure and Utilities local to those rejuvenated and new communities. Those deprived areas would have greater and more sustainable access to Services like Hospitals, currently mainly in the west of the Peninsula, and have better health and life prospects. At the same time, this would relieve Services to the west of the M53 and provide much of the improvement needed there. Win-win

by Regeneration NOT Green Belt development. 'Levelling up' like this is on the current Political Agenda. Building on Green Belt does huge environmental damage to ecology, heritage, health and well-being, amenity value, character, supply of agricultural land, wildlife, tourism, and on Wirral 'exceptionally' the prospects of the run-down and deprived areas of the Peninsula (north and east) ever being regenerated, relegating the communities there to further decline, growing disparity, lesser life-expectancy and quality of life, and much more. It would be unnecessary, wanton destruction. It would not be sustainable development. There is no proven Need at the level of 12,000 dwellings added to the existing Housing Stock. The Council have agreed that there is little link between the high Housing List Number and the need for considerable Regeneration on the one hand and the Housing Requirement (ADDITIONAL TO EXISTING NUMBER after conversions, upgrades and replacement of substandard and poorly located existing stock).

Q3h Flood Risk

Building on Green Belt does huge environmental damage to ecology, heritage, health and well-being, amenity value, character, supply of agricultural land, wildlife, tourism, and on Wirral 'exceptionally' the prospects of the run-down and deprived areas of the Peninsula (north and east) ever being regenerated, relegating the communities there to further decline, growing disparity, lesser life-expectancy and quality of life, and much more. It would be unnecessary, wanton destruction. It would not be sustainable development. There is no proven Need at the level of 12,000 dwellings added to the existing Housing Stock. The Council have agreed that there is little link between the high Housing List Number and the need for considerable Regeneration on the one hand and the Housing Requirement (ADDITIONAL TO EXISTING NUMBER after conversions, upgrades and replacement of substandard and poorly located existing stock).

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Building on Green Belt does huge environmental damage to ecology, heritage, health and well-being, amenity value, character, supply of agricultural land, wildlife, tourism, and on Wirral 'exceptionally' the prospects of the run-down and deprived areas of the Peninsula (north and east) ever being regenerated, relegating the communities there to further decline, growing disparity, lesser life-expectancy and quality of life, and much more. It would be unnecessary, wanton destruction. It would not be sustainable development. There is no proven Need at the level of 12,000 dwellings added to the existing Housing Stock. The Council have agreed that there is little link between the

high Housing List Number and the need for considerable Regeneration on the one hand and the Housing Requirement (ADDITIONAL TO EXISTING NUMBER after conversions, upgrades and replacement of substandard and poorly located existing stock).

Q3k Development Viability

Much is argued on this but what Landowners and Developers are really saying is: (i) Develop the land I own and I'll make money or have increased capital value; (ii) I'll make MORE profit building on Green Belt; (iii) It is simpler and quicker to build on Green Belt - although research has disproved this as, for instance, the infrastructural costs can be very high and the Planning Process take much longer without public or the Authority's support. Building on Green Belt does huge environmental damage to ecology, heritage, health and well-being, amenity value, character, supply of agricultural land, wildlife, tourism, and on Wirral 'exceptionally' the prospects of the run-down and deprived areas of the Peninsula (north and east) ever being regenerated, relegating the communities there to further decline, growing disparity, lesser life-expectancy and quality of life, and much more. It would be unnecessary, wanton destruction. It would not be sustainable development. There is no proven Need at the level of 12,000 dwellings added to the existing Housing Stock. The Council have agreed that there is little link between the high Housing List Number and the need for considerable Regeneration on the one hand and the Housing Requirement (ADDITIONAL TO EXISTING NUMBER after conversions, upgrades and replacement of substandard and poorly located existing stock).

Q3l Loss of Agricultural Land

The UK and Wirral in particular cannot afford to lose agricultural land and land for tree-planting. In the future, it will be even more important to have sustainable, local food production for food security and as one Climate Change measure. Building on Green Belt does huge environmental damage to ecology, heritage, health and well-being, amenity value, character, supply of agricultural land, wildlife, tourism, and on Wirral 'exceptionally' the prospects of the run-down and deprived areas of the Peninsula (north and east) ever being regenerated, relegating the communities there to further decline, growing disparity, lesser life-expectancy and quality of life, and much more. It would be unnecessary, wanton destruction. It would not be sustainable development. There is no proven Need at the level of 12,000 dwellings added to the existing Housing Stock. The Council have agreed that there is little link between the high Housing List Number and the need for considerable Regeneration on the one hand and the Housing Requirement (ADDITIONAL TO EXISTING NUMBER after conversions, upgrades and replacement of substandard and poorly located existing stock).

Q3m Will impact on the Green Belt

Building on Green Belt does huge environmental damage to ecology, heritage, health and well-being, amenity value, character, supply of agricultural land, wildlife, tourism, and on Wirral 'exceptionally' the prospects of the run-down and deprived areas of the Peninsula (north and east) ever being regenerated, relegating the communities there to further decline, growing disparity, lesser life-expectancy and quality of life, and much more. It would be unnecessary, wanton destruction. It would not be sustainable development. There is no proven Need at the level of 12,000 dwellings added to the existing Housing Stock. The Council have agreed that there is little link between the high Housing List Number and the need for considerable Regeneration on the one hand and the Housing Requirement (ADDITIONAL TO EXISTING NUMBER after conversions, upgrades and replacement of substandard and poorly located existing stock).

Q3n Other reasons

Repeat - apologies. No call for GB Options if Housing Number correct - circa 3,000. Sites have vulnerable Heritage Assets and Ecology, etc. and conflict with GB Purposes. Irby, Greasby and Frankby are historic villages and should not lose any identity through building houses, businesses or otherwise. ITPAS further comment is the same as Wirral Green Space Alliance (WGSA) Response by the, Planning Consultant: Yes, the sites identified in Option 2A Dispersed Green Belt release threatens the five Green Belt purposes at twelve separate locations, and harms the overarching aim of keeping land permanently open. Nibbling of the Green Belt in this fashion is in our view contrary to the NPPF policies set out in Section 13 Protecting Green Belt Land. The pressure from Government and threat of special measures may have led to the Council jumping straight to allocating Green Belt sites, but if NPPF Paragraph 138 is followed correctly a staged approach of first, justify the need for any Green Belt release to achieve a required level of development, which WGSA disputes (see answers to Qu2.1, 2.2, 2.3, 2.6, 2.7, 2.16 and 2.17), second alternative sites not adequately considered, and third duty to cooperate gaps exist. Furthermore, the Wirral Green Belt Review 2019 lacks a consistent application of the identification and scoring of individual parcels. The clumping of parcels into large geographic areas is also problematic. Finally, WGSA believe it was premature to list Green Belt sites without public comment and progression of important issues such as the impact of developing the particular parcels and impacts on heritage assets, leading to misleading conclusions about 'weakly performing' Green Belt land. Green Belt parcels only need to provide one or more purpose to be of value. The Review needs corrections.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-5214

Site Reference

Parcel 7.27 (SP060) - South of Thingwall Road, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-5028

Site Reference

Parcel 7.27 (SP060) - South of Thingwall Road, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

This is a key open space and is the only open space separating Caldy and West Kirby

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-4395

Site Reference

Parcel 7.27 (SP060) - South of Thingwall Road, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Disagree with any greenbelt release. Frankby, Greasby and Irby are all historic villages and should not lose any identity through development of green filed /green sites..

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-3275

Site Reference

Parcel 7.27 (SP060) - South of Thingwall Road, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Totally disagree with any greenbelt release at all. Irby, Greasby, Frankby are historic villages and should not lose any identity through building houses businesses or otherwise.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-9783

Site Reference

Parcel 7.27 (SP060) - South of Thingwall Road, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

There should be an over-arching principle that no green belt land is released for development until all the potential brownfield areas have been developed. Once all the brownfield development has been completed, then if there remains a demand for more housing, only then would green belt release be considered.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-7757

Site Reference

Parcel 7.27 (SP060) - South of Thingwall Road, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Five of the twelve sites allocated for potential development are in Irby. This is totally disproportionate and will have a massive environmental impact on the area. This is the largest of the 5 sites with up to 1100 houses. The consequent increase of potentially 2000+ residents on this site alone, the resulting noise, traffic and air pollution impact of their cars together with all the other effects of a huge housing estate will have a massive detrimental environmental impact on this small village. This site also borders Horrock Wood, an SSSI, which will be severely impacted, and the wildlife habitats on the site will be destroyed.

Q3b Transport and Highway Reasons

This area is not particularly well served by public transport and there is no access to a station nearby. There are already traffic and parking issues generally in and around Irby, particularly on Irby and Thingwall Roads, in Irby village itself and around the local schools. The consequence of a huge increase in cars and other service/commercial vehicles a development of this size will bring can only exacerbate this problem.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

The potential increase in population, cars and all associated services and traffic associated with a development of this size will inevitably have a negative impact in terms of increased noise for all those houses which would border this huge site particularly, and will destroy the whole ambiance of the area in general. Irby is a small, quiet semi-rural area with many of the houses currently benefitting from the close proximity to open fields. The houses bordering the site will all be overlooked and the visual impact of such a huge modern housing estate in a largely traditional area will be devastating. A development of this size will totally overwhelm this small area.

Q3d Impact on the character of the area

The consequence of building on this huge site will effectively be to join up Irby, Pensby and Thingwall creating a vast urban sprawl of modern housing which is contrary to one of the purposes of the Green Belt i.e. checking unrestricted sprawl and merging towns/villages. It will destroy the semi-rural aspect, traditional and distinct character and identity of these small communities which is something the residents currently greatly value and is the reason we have chosen to live here.

Q3e Impact on / availability of Local Services

There are only a small number of local shops in Irby Village with no space to expand to accommodate a large increase in demand. Parking and traffic are already a problem in and around Irby and the village as well as around the local schools which will only be exacerbated by development of this size. The consequent travel to the larger supermarkets etc further away will result in even more traffic on the main roads in and out of the village. There are also already issues with the availability of doctors/dentist appointments in the area and a sizeable increase in the local population will inevitably put extra pressure on services such as schools, public transport as well as Arrowse Park Hospital.

Q3f Impact on Heritage

I understand that this site has some historical significance and archaeological interest. Irby, Greasby and Frankby are all historic villages and should not lose their identity through building houses or businesses

Q3g Infrastructure and Utilities

There is currently not the infrastructure to support a huge housing estate and will no doubt need a huge amount of work and a massive cash investment which would be better utilised in developing the preferred urban option.

Q3h Flood Risk

There are already some problems with flooding in this area and problems can occur after heavy rainfall. More houses and all the associated hard landscaping this will bring can only exacerbate this problem.

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

I oppose any development on any of the Green belt sites named in this document. In particular, of the 12 potential sites named 5 are in Irby. This number is totally disproportionate to the size of Irby which would be totally overwhelmed if these proposals were allowed to go ahead. However, all the evidence has shown that there is no need for the extra 12,000 houses proposed by the Council. The Council's own data - Compendium of Statistics 2019 confirms this. A more realistic figure should be used which would remove the risk to ALL Green Belt land as the true housing need could be easily accommodated on brownfield sites within the Borough. The preferred Urban option should therefore be pursued and this has my full support with more effort concentrated on securing available Government and Public sector funding to achieve this.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

I oppose all development on any of the Green belt sites named in this document as there is no justification at all for building ANY Green Belt land. The Council's own data has confirmed that the housing need figure used in this plan is far too high. If the more realistic targets were used the housing need could clearly be accommodated using brownfield sites alone. The preferred Urban option should therefore be pursued and this has my full support. Of particular concern is the fact that of the 12 potential sites named, 5 are in Irby. This number is totally disproportionate to the size of Irby, which would be totally overwhelmed by housing if these proposals were allowed to go ahead.

This site is an important Green Belt area and should be maintained as it is a clear example of how Green Belt checks unrestricted sprawl and the merging of towns/villages and should therefore be classed as highly performing.

Q3n Other reasons

The housing need calculation used in this consultation is clearly unrealistically high. A Housing Need figure of 12,000 new homes would mean an additional 20,000 residents when the evidence clearly shows that Wirral's population has remained stable for years and there is no indication that this is about to change. Surely, this is utter nonsense, especially when the Council's own statistical data points to an actual need at a fraction of this figure! Consequently, demand will be much lower than the stated need would suggest. Such a high figure is simply not justified by historic or current trends. It is incomprehensible that the Council seem unprepared to challenge a formulaic starting point, despite I understand, having been urged to do so by Secretaries of State, many local politicians, the majority of community and interest groups, and most importantly, huge numbers of Wirral's residents. Not doing leaves ALL our Green Belt at unnecessary risk for NO good reason.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-7912

Site Reference

Parcel 7.27 (SP060) - South of Thingwall Road, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

This is an important area for wildlife and loss of this land would greatly impact on the sustainability of the borough

Q3b Transport and Highway Reasons

This area can not sustain this amount of extra housing the roads are already jammed during rush hour periods it can take 25 minutes to travel from Pensby/Thingwall to M53 at peak times

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-9559

Site Reference

Parcel 7.27 (SP060) - South of Thingwall Road, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

These include ecology. Harrock Wood comprises remnant Wych Elm woodland, oak, beech & ash standing alongside the Arroe Brook. Adjoins a small water meadow & with adjacent farmland, helps to break up urban environment & give an open feeling to the area. Also a public right of way.

Landscape strategy includes to conserve, enhance & manage valued wetland & woodland habitats & landscape features & conserve rural character of landscape with its well-defined distinction between pastoral farmland & surrounding urban areas.

concerned with regard to the potential impact upon ecological networks,

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

However - strongly opposed any development on adjacent land which would affect special qualities which led it being declared inalienable. These qualities include landscape character, visual amenity, ecology & accessibility.

Within Irby & Pensby Sandstone Hills Landscape Character Area (WLCA). Harrock Wood & Arrowe Brook both identified as Key Characteristics of this landscape type. Mostly small scale pastoral farmland, with an ancient & post medieval field pattern - provides separation between Irby & Pensby – a valued landscape attribute, along with recreational opportunities along public rights of way & wooded watercourses.

Any development would raise fundamental conflict with landscape guidelines. The setting of Wood would be significantly compromised by development of adjacent fields.

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Potential loss of archaeological remains associated with ancient & post medieval field patterns.

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Pleased to see that Harrock Wood itself no longer forms part of this allocation. Nonetheless, we remain extremely concerned about any new development on adjacent land. • In this respect, we note that parcel 7.27 includes land either side of Arrowe Brook which is owned by the Trust and held under agricultural tenancy (see map below). Land has been declared inalienable which is a power conferred on Trust by Act of Parliament - allows NT to protect a site in perpetuity for benefit of nation.

In practical terms therefore, this means that it cannot be developed.

Attachment 1

<https://wirral-consult.objective.co.uk/file/5656400>

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-6894

Site Reference

Parcel 7.27 (SP060) - South of Thingwall Road, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

It is common knowledge that the Green Belt exists to check the unrestricted sprawl of built-up areas effectively merging towns and villages into one another. To start building such large numbers of new homes on land package 7.27 would contradict this very purpose in that Irby, Thingwall and Pensby would effectively be merged into a giant-sized conurbation. This proposal represents the clearest case I can imagine where losing Green Belt land will affect the landscape which is an important buffer between the Urban edges of Heswall, Pensby and Irby.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

It is common knowledge that the Green Belt exists to check the unrestricted sprawl of built-up areas effectively merging towns and villages into one another. To start building such large numbers of new homes on land package 7.27 would contradict this very purpose in that Irby, Thingwall and Pensby would effectively be merged into a giant-sized conurbation. This proposal represents the clearest case I can imagine where losing Green Belt land will affect the landscape which is an important buffer between the Urban edges of Heswall, Pensby and Irby.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

It is common knowledge that the Green Belt exists to check the unrestricted sprawl of built-up areas effectively merging towns and villages into one another. To start building such large numbers of new homes on land package 7.27 would contradict this very purpose in that Irby, Thingwall and Pensby would effectively be merged into a giant-sized conurbation. This proposal represents the clearest case I can imagine where losing Green Belt land will affect the landscape which is an important buffer between the Urban edges of Heswall, Pensby and Irby. . In the face of international concern about global climate change, In particular land package 7.27 who's important features include ancient and post-medieval field patterns and is surrounding Harrock Wood

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3l Loss of Agricultural Land

In the face of international concern about global climate change, In particular land package 7.27 who's important features include ancient and post-medieval field patterns and is surrounding Harrock Wood

Q3m Will impact on the Green Belt

Harrock Wood helps to break up the urban environment and gives an open feeling to theThis proposal represents the clearest case I can imagine where losing Green Belt land will affect the landscape which is an important buffer between the Urban edges of Heswall, Pensby and Irby. area which is much appreciated by the community. It is a key walking amenity for residents and a habitat for much wildlife, some of it relatively rare such as tawny owls. Any development within land package 7.27 will clearly adversely impact upon this important amenity

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-7343

Site Reference

Parcel 7.27 (SP060) - South of Thingwall Road, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Air pollution

Q3b Transport and Highway Reasons

Roads have become increasingly heavily congested particularly over the past decade and such a development would exacerbate this aspect.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Adverse impact on the hundreds of dwellings situated on the perimeter of the land area.

Q3d Impact on the character of the area

Such a development would undoubtedly introduce an unnecessary sprawl of the built-up area between Irby and Pensby destroying their uniqueness contrary to the NPPF guidelines. The National Trust land and therefore this amenity would be removed from this Green Belt.

Q3e Impact on / availability of Local Services

Development of this land would introduce further impact on the surface water drainage already overloaded in parts creating dangerous conditions for road users.

Q3f Impact on Heritage

This is the site of the ancient major war included in the struggles across The Wirral several centuries earlier and artifacts would be lost forever. National Trust land occupies part of this area.

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

A greatly improved site for housing development which is Green Belt would be bounded by Telegraph Road and Townsend Avenue, Irby. It would not destroy the identity between Irby and Pensby; transport links ready made for access to major shopping and amenity areas; ready availability of services; no flooding problems; greatly reduced number of dwellings affected

Q3k Development Viability

Considerable difficulties for construction vehicles will result in uneconomical process.

Q3l Loss of Agricultural Land

Grazing facilities for the numerous animals including sheep and cattle will be eliminated.

Q3m Will impact on the Green Belt

Will remove the green belt contrary to our wishes and aspirations

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-10272 (Cheshire Wildlife Trust)

Site Reference

Parcel 7.27 (SP060) - South of Thingwall Road, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

While considering option 2A (but also 2B) the council has failed to take into account constraints other than the 5 functions of the green belt. Decisions based upon the categorisation of potential development land into either strong or weak green belt performance does not consider other environmental issues (such as statutory and non-statutory designations and ecological networks). This is totally unacceptable as these constraints should be given equal or higher weighting, as clearly set out in the NPPF. Indeed, unlike the Green Belt specifically, protecting and enhancing the natural and historic environment is listed in one of the three key objectives of the NPPF (objective c environment, paragraph 8 NPPF). It is absolutely critical that these wider environmental constraints are considered in parallel to green belt performance. Without this the Local Plan could be considered unsound. Unfortunately this situation has occurred partly because the Green Infrastructure review and Ecological Network study are still incomplete. These studies should be used to inform strategic planning and not to be commissioned as an afterthought. The Cheshire Wildlife Trust is seriously concerned that the decision process is ill-informed and not evidence based. We can illustrate this by the information we have uploaded as supporting evidence. These examples demonstrate serious environmental constraints which should have been flagged as being of paramount importance by the Interim Sustainability Appraisal. The

Interim Sustainability Appraisal relies on a flawed assumption that impacts to these sites could be mitigated on other green belt land. This is entirely without basis as measurable Biodiversity Net Gain relies on the long term management of habitat by a suitable habitat provider. It cannot be assumed that Biodiversity Net Gain can be achieved on privately owned land by landowners who have little or no expertise in managing wildlife habitat. 6.15 This parcel lies immediately adjacent to Caldly Hill and Stapleton Wood Local Wildlife Site important for lowland heath, birds, insects and badgers. Development would risk damage through significantly increased disturbance, pollution (including light pollution). 7.25 This parcel lies immediately adjacent to Thurstaston Common SSSI and has a high potential to significantly impact, for example by alterations in the hydrology as well as the potential for greater disturbance to this fragile habitat. 7.27 Harrock Wood Local Wildlife Site and ancient woodland would be surrounded by development effectively cutting the habitat off from its surrounds (habitat fragmentation). There are likely to be significant impacts caused by increased disturbance and pollution (including light pollution) unless the woodland is protected. Additional concerns: 5.9 Arrove brook runs through the area and would require significant buffering to protect the river corridor from disturbance and pollution. 7.18 Important for badgers. 7.26 This area requires more detailed investigation as it lies close to Thurstaston Common SSSI and Backford Road pond Local Wildlife Site. Greasby brook would require buffering to protect from disturbance and pollution.

Q3b Transport and Highway Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Attachment 1

<https://wirral-consult.objective.co.uk/file/5862363>

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-8289

Site Reference

Parcel 7.27 (SP060) - South of Thingwall Road, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

The area around Irby is an area of outstanding beauty and should be protected at all costs.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-10424

Site Reference

Parcel 7.27 (SP060) - South of Thingwall Road, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Further damage would be done to our trees (Harrock Wood) wildlife and animal habitats, as well as increasing the area's carbon footprint at a time when huge global efforts are being made to reduce carbon emissions and increase natural green spaces. The Wirral's own website states that Wirral borough Council has declared 'an environment and climate emergency'. It would be a highly ignorant and indeed arrogant opinion to feel that Wirral is too small an area to make an impact on a global scale. It is that globally-collective, short sightedness which has lead the world to the brink of man-made extinction. The National Trust have previously objected to developments on and around Harrock Wood and as vested owners of parts of the area, will continue to object to these proposals.

Q3b Transport and Highway Reasons

The proposed release of Green Belt Land is inherently flawed simply in the way the sites have been identified with almost three-quarters of the proposed land in one specific area of the Wirral. (Irby, Thingwall and Heswall). The infrastructure in this area including schools, parks, health, dental and transport simply could not support such a sudden increase in residents in what is a small area. It is the only area of Wirral not

served by a rail network and it's retail and hospitality needs are almost entirely served by Heswall town centre, a meagre mile-long stretch of shops which already suffers heavily from traffic congestion throughout entire weekends and at peak times during the week. Further heavy congestion is frequently seen around Arrowe park hospital often causing delays to emergency service vehicles and adding huge tailbacks between the motorway, Upton and Thingwall. The (as previously established unnecessary of 2000 households of traffic) would only exacerbate issues on an already struggling road network.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

A major purpose of Green belt land is to clearly define towns and villages from one another. When housing developments are built on Green Belt land, these definitions come under threat. Land Package 7.27 seems to do just that. Not only does it account for a disproportionately high percentage of the total release of green belt land, it also entirely erases the clear boundaries of Irby, Thingwall and Pensby, merging all three into one. This would only naturally lead to an inevitable loss of public services such as post offices, libraries and community centres as it would be impossible to justify maintaining three sets of amenities for what has become "one" area. This would have a devastating effect on elderly and disabled residents who rely so heavily on their local amenities and have often chosen to live there, and invested in the area, for that very reason.

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-10767

Site Reference

Parcel 7.27 (SP060) - South of Thingwall Road, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

This site is unsuitable for development for the following reasons:

- 1) It is adjacent to Royden Park an important wildlife habitat and fragile ecosystem
- 2) Burden on already stretched local resources/amenities and infrastructure
- 3) The loss of important agricultural land
- 4) This is Greenbelt and must be protected

Q3b Transport and Highway Reasons

This site is unsuitable for development for the following reasons:

- 1) It is adjacent to Royden Park an important wildlife habitat and fragile ecosystem
- 2) Burden on already stretched local resources/amenities and infrastructure
- 3) The loss of important agricultural land
- 4) This is Greenbelt and must be protected

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

This site is unsuitable for development for the following reasons:

- 1) It is adjacent to Royden Park an important wildlife habitat and fragile ecosystem
- 2) Burden on already stretched local resources/amenities and infrastructure
- 3) The loss of important agricultural land
- 4) This is Greenbelt and must be protected

Q3d Impact on the character of the area

This site is unsuitable for development for the following reasons:

- 1) It is adjacent to Royden Park an important wildlife habitat and fragile ecosystem
- 2) Burden on already stretched local resources/amenities and infrastructure
- 3) The loss of important agricultural land
- 4) This is Greenbelt and must be protected

Q3e Impact on / availability of Local Services

This site is unsuitable for development for the following reasons:

- 1) It is adjacent to Royden Park an important wildlife habitat and fragile ecosystem
- 2) Burden on already stretched local resources/amenities and infrastructure
- 3) The loss of important agricultural land
- 4) This is Greenbelt and must be protected

Q3f Impact on Heritage

This site is unsuitable for development for the following reasons:

- 1) It is adjacent to Royden Park an important wildlife habitat and fragile ecosystem
- 2) Burden on already stretched local resources/amenities and infrastructure
- 3) The loss of important agricultural land
- 4) This is Greenbelt and must be protected

Q3g Infrastructure and Utilities

This site is unsuitable for development for the following reasons:

- 1) It is adjacent to Royden Park an important wildlife habitat and fragile ecosystem
- 2) Burden on already stretched local resources/amenities and infrastructure
- 3) The loss of important agricultural land
- 4) This is Greenbelt and must be protected

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

This site is unsuitable for development for the following reasons:

- 1) It is adjacent to Royden Park an important wildlife habitat and fragile ecosystem
- 2) Burden on already stretched local resources/amenities and infrastructure
- 3) The loss of important agricultural land
- 4) This is Greenbelt and must be protected

Q3m Will impact on the Green Belt

This site is unsuitable for development for the following reasons:

- 1) It is adjacent to Royden Park an important wildlife habitat and fragile ecosystem
- 2) Burden on already stretched local resources/amenities and infrastructure
- 3) The loss of important agricultural land
- 4) This is Greenbelt and must be protected

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-12543

Site Reference

Parcel 7.27 (SP060) - South of Thingwall Road, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

I object most strongly to the building on Green Belt around Harrock wood, as a resident of Irby I appreciate that these proposed developments will have huge detrimental effect to this area of the Wirral. The desperate need is to build affordable housing in Birkenhead and Wallasey, especially in the dockland area, as this will go a long way to regenerate a dreadfully run down and derelict area.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-8810

Site Reference

Parcel 7.27 (SP060) - South of Thingwall Road, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Fragmenting and reducing the green spaces will impact of wildlife particularly with the increase of people within the areas.

Q3b Transport and Highway Reasons

There are numerous bottlenecks including those around Arrowe Park / Upton Bypass/ Clatterbridge / M53 around Hooton. Therefore increasing the housing west of the M53 would increase the number of cars / buses caught up in even longer traffic queues. This also impacts on peoples mental health and stress as they get delayed getting to work. There are not enough school places in these previous green belt locations requiring the children needing car or bus transport to school.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

As previously stated, whether living in the existing urban areas or not the open green spaces make the Wirral an attractive place to live and work. An urban sprawl over even weak enviromental areas could destroy the impression of countryside - even small developments like on Sandy Lane Irby would be very detrimental.

Q3d Impact on the character of the area

The central spine of green space in the middle of the Wirral helps make this borough such a pleasant place to live.

Q3e Impact on / availability of Local Services

My view is a very concentrated (if necessary high density) development around the Wirral waters could be made with new Doctor practices / dentists and schools. Elsewhere in the previous green belt the Schools / doctors / dentists don't have a lot of spare capacity and new developments would mean 'sweating' the existing assets which will lead to a poorer service to the existing residents.

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

There is not enough infrastructure to support new developments unless radical new services are built including new roads, junctions and drainage.

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

By concentrating developments around the Wirral Waters and surrounding land improvements could be made to new train services and or a tram service - which would lessen the need for new roads / junctions / drainage elsewhere. Lessen the need for car and bus transport from areas which are currently green belt.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-14965

Site Reference

Parcel 7.27 (SP060) - South of Thingwall Road, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

We wish to register a strong objection to any building on Parcel 7.27 (SP060) South of Thingwall Road, Irby. We are residents of Norton Drive, Irby, in fact and we do not want to see any building on this land as it will just produce more emissions from cars, more traffic issues in the village and down to the main road at the roundabout and lead on us living in one big conurbation. The Wirral has so much to offer visitors and residents and joining up towns is just going to take all the openness of the Wirral away.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-14139

Site Reference

Parcel 7.27 (SP060) - South of Thingwall Road, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

I am writing to strongly object the proposed WBC plans for new houses on green belt land on (90) on Sandy Lane and a further 1116 on the other proposed sites. I STRONGLY OBJECT TO THE PLANS AS DISCUSSED AND WISH THIS TO BE DULY NOTED.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-18362

Site Reference

Parcel 7.27 (SP060) - South of Thingwall Road, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

In particular I wish protest against 'Potential Dispersed Green Belt Release Site-7.27' between Irby, Thingwall and Pensby where it appears in excess of 1000 houses could be built: This area is of outstanding natural beauty, a habitat for migrating birds and all wildlife; The local paper also reported the Council's commitment to planting more trees – so why destroy existing ones? The existing greenbelt makes an important contribution towards tackling climate change by reducing harmful pollution.

Q3b Transport and Highway Reasons

The traffic in the area is already often at a standstill – particularly around the Arrowe Park junction. There could potentially be at least a further 2000+ cars in the area travelling to and from the motorway, to work and schools

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

In particular I wish protest against 'Potential Dispersed Green Belt Release Site-7.27' between Irby, Thingwall and Pensby where it appears in excess of 1000 houses could be built: and an area for all to walk and enjoy the fresh air and to exercise

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

- Most schools are already oversubscribed
- The doctors and hospital are already working at full capacity, not withstanding the current situation
- There is relatively little employment opportunities on the Wirral, therefore these new homeowners would be travelling daily away from the Wirral - Liverpool, Manchester etc. and contributing little to the local community/economy

Q3f Impact on Heritage

It is of historical interest – witnessed by the medieval furrows

Q3g Infrastructure and Utilities

Q3h Flood Risk

The land is often very waterlogged and ponds appear annually after heavy rain – where will all this water go if a housing estate is built on it – more misery for people as homes are flooded?

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

The greenbelt rulings state that townships should not be merged by building on greenbelt land – Thingwall, Pensby and Irby have been individual townships since medieval times – apparently Wirral Council overruled this fact so it no longer applies although I have no recollection of the local people being consulted on this matter

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-18374

Site Reference

Parcel 7.27 (SP060) - South of Thingwall Road, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

The huge increase in residents would result in much heavier traffic and put significant strain on local services.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

I am writing to express my strong opposition to the proposed development on greenbelt land in Irby and the surrounding towns of Barnston, Thingwall, Pensby and Thurstaston. The proposed plans would effectively merge these towns losing the unique character of each and significantly alter the atmosphere of the area.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

I implore you to utilise brownfield sites before even considering any use of greenbelt land. This is so important to our local communities.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Further, the loss of this green space would be hugely detrimental, impacting on local nature and wildlife as well as residents who use these spaces for exercise and recreation. I myself enjoy walking with my family and dog through these spaces and usually this is the only exercise we have.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-20908

Site Reference

Parcel 7.27 (SP060) - South of Thingwall Road, Irby

Q1 Please indicate the nature of your comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

I would also like to point out that one of the factors in determining if a site is to be removed from Green Belt is that can a development actually be delivered. For example the land to the West of Thingwall Road, as detailed within Option 2A – Dispersed Green Belt release of the consultation document, is detailed as developing in excess of 1100 homes. The proposed access to this site is via two entrances located on Thingwall Road as detailed within the Authority's Transport & Accessibility Review for Sites for Further Investigation 2020. However, both access points to this proposed site are through what I believe to be an area of land that the landowner does not wish to develop for housing. Thus, making this site undeliverable for housing development. To compound the fact that this site is undeliverable access to the site via Elm Road cannot be successfully achieved as the landowner to the is not in full possession of land that is required to access the site. Again, making the site West of Thingwall Road undeliverable. For this reason alone, this site should be removed from any proposals of development and remain as Green Belt. This is just one example that demonstrates that options have not been fully investigated.

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-22979

Site Reference

Parcel 7.27 (SP060) - South of Thingwall Road, Irby

Q1 Please indicate the nature of your comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Also there are currently concerns about the volume of traffic in this area and an increase in housing would only add to this problem.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Two of the proposed sites in Irby cause me most concern. Site 12, the land south of Thingwall Road, is a green area which separates the villages of Irby, Thingwall and the community of Pensby. These areas have their own character which would be spoiled by the new housing development. Site 8, the land along Sandy Lane is adjacent to the woods which are enjoyed by local residents and visitors alike.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

I would ask the Council to rigorously defend our green spaces and to submit strong arguments for the use of brown field sites. The developers will obviously prefer green field sites as their development would be more straightforward but we must resist this. We must preserve our heritage for the sake of future generations.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-23628

Site Reference

Parcel 7.27 (SP060) - South of Thingwall Road, Irby

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

The development of the land behind Horrock Wood has potential to adversely affect wildlife, its habitat, forage and natural corridors of passage. The woodland would effectively become an island. The loss of the fields, the backdrop of the woodland would spoil the visual amenity.

Q3b Transport and Highway Reasons

The narrow residential roads around the primary school are already congested during term time; this has not been addressed in the assessment of the site.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Noise and light pollution would be significant.

Q3d Impact on the character of the area

Development of Parcel 7.27 (SP060) would effectively join together the villages of Irby and Pensby, the character and individuality of the villages would be lost, along with residents inherent qualities of belonging.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-23626

Site Reference

Parcel 7.27 (SP060) - South of Thingwall Road, Irby

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

The fields and surrounding hedges provide habitat and safe passage for wildlife to the common, this would also be lost.

Q3b Transport and Highway Reasons

Sandy Lane is narrow with a pavement to one side only. Hillbark Road connects Sandy Lane to Thurstaston Road and Mill Hill Road and is a well-documented 'rat run'. The T Junction at Sandy Lane and Thurstaston Road is narrow with poor visibility and sharp bends in both directions.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Noise and light pollution would be significant.

Q3d Impact on the character of the area

The proposal to develop Parcel 7.25 (SP009) would merge together the villages of Irby and Thurstaston. The impact of houses in proximity to Thurstaston Common would spoil the setting and visual amenity.

Q3e Impact on / availability of Local Services

Irby Village offers a good range of shops and services, which are well patronised by residents. These services along with parking facilities are already under strain and addition of more residents would add to this further. This also applies to Irby CP School and Busy Bees Nursery, yet there appears to be no provision for accommodating any increase in numbers.

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Thurstaston Road regularly floods. None of these issues have been addressed in the Local Plan.

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

The Green Belt status of the fields has always offered protection and its status has recognised the importance of the area and its proximity to the Conservation Areas of Thurstaston Village and Thurstaston Common. The development of Green Belt land

would take away focus from recycling and repurposing the docklands which would be counter productive to the improvement of housing on Wirral as a whole whilst adding pressure to amenities in already developed and established residential areas. Development of Green Belt land would merge long established villages and result in urban sprawl.

Q3n Other reasons

I write to object to the proposal put forward in the Local Plan to develop Green Belt land on Wirral. I question why any Green Belt sites are under consideration when the Council's plan fails to recognize many potential brownfield sites. The creation of the Wirral Green Belt boundaries was designed to encourage regeneration of the Boroughs areas of greatest need, namely the post industrial, disused buildings and run down residential areas of Birkenhead and its docklands.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-18320

Site Reference

Parcel 7.27 (SP060) - South of Thingwall Road, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

- The effect of local traffic increasing by several thousand additional cars;
- Travelling from Irby Village to Arrowe Park junction (2.2 miles) can already take over 40 minutes at peak times;

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Of particular concern to me are the proposals for use of Green Belt in the Irby, Pensby and Thingwall areas. The key issues that will be impacting me are:

- the loss of the pleasant rural view from my property;
- the removal of nearly all green space in the area, and effect this will have on my wellbeing and that of my family;
- the health effects of increased pollution, particularly without the green spaces to help soak it up

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

The destruction of Irby's heritage, by bulldozing the last link with its medieval agricultural past; the Ridge and Furrow fields shown in the attached photo

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

The property forms a key part of my pension provision, which has already been severely impacted by the Covid-19 crisis;

Attachment 1

<https://wirral-consult.objective.co.uk/file/5645109>

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-20917

Site Reference

Parcel 7.27 (SP060) - South of Thingwall Road, Irby

Q1 Please indicate the nature of your comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Within Appendix 5 – Map of Core Biodiversity Areas site 892 as proposed by developers is surrounded on two of its boundaries as Core Biodiversity Areas. Core Biodiversity Areas which, as detailed within “The Liverpool City Region Ecological Network”, not only represents a critical biodiversity resource for the people of Wirral but also or the nation. Again, the consequence of building in such a location as site 892 as proposed by developers would be destroy a well-balanced area of biodiversity and nature conversation;

Q3b Transport and Highway Reasons

In addition, physical access to site 892 as proposed by developers is both limited and restricted. Elm Road for example is narrow and falls below the width for a road servicing the amount of homes of buildings as proposed. Elm Road is substantially congested on a continuous basis as vehicles from homes located in Menlo Avenue park in Elm Road. This is due in part to Menlo Avenue being a narrow single lane road and the fact that homes within the locality have been allowed, by the Authority, to be over developed with the resulting consequence that private drives can no longer accommodate the parking of vehicles. There is also the added issue of cars turning in and out of Elm Road from Thingwall Road. Over the years there have been a number

of road traffic collisions within the vicinity of this junction resulting in the most significant of consequences. Any development on Green Belt site 892 will only increase the risk of road traffic collisions. There is also a legal issue with regard access to site 892. The issue is that the owners of site 892 do not have full possession of the land to the South of Elm Road. Therefore the site should be removed from consideration for development and remain within Green Belt as it cannot be delivered.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

In addition, I understand that the developer proposing site 892 as detailed within Appendix 3 – Map of Sites Submitted by Landowners and Developers is also the owner of the Green Belt land immediately adjacent to the South of site 892. The consequence, together with the other development sites as part of SP060, would be that of major sprawl of large development resulting in the merger of three distinct settlement villages of Irby, Pensby and Thingwall into one unrecognisable Town while at the same time allowing the unrestricted sprawl of large built-up areas. I have heard from Authority officials that above areas are classed as one settlement area. They are not to the people of Irby, Pensby and Thingwall and I suggest the council reviews its methodology in coming up with this undemocratic decision;

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Within Appendix 4 – Map of Flood Zone 3 the West side of site 892 as proposed by developers is boarded in total by an area as define as highest level of flood risk. National planning policy dictates that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas of highest risk (NPPF, Para 100). The risk of flooding is enhanced even further by the fact that

proposed development site 1932, to the West of development site 892, development sites 1546, 1979 and 1980 upstream of site 892 will, if built on, result in flooding concerns to existing homes with, at best resulting in increased insurance premiums, and worst disruptive lives due to flooding rendering existing homes worthless;

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

We mentioned at the start of this response of our understanding that a few new homes are required within the Borough however the wrong options are being considered and completing the following would deliver the outcome as required without destroying the Green Belt:

- Ensure areas that have received planning consent are developed;
- Ensure that brown field sites throughout the Borough are developed prior to Green Belt sites being considered; and
- Improve governance and management of the hundreds of existing empty homes located throughout the Borough to ensure they are occupied;
- Work with Peel Holdings to deliver Wirral Waters, not against Peel Holdings!

Q3k Development Viability

Q3l Loss of Agricultural Land

Within Appendix 7 – Map of High Quality Agricultural Land site 892 as proposed by developers is designated by the national Agricultural Land Classification as the best and most versatile quality farmland. It must be remembered that if the Authority allows building on quality agricultural then this resource capable of producing food for future generations will be lost forever. This proposed loss should be considered also in context of the Brexit result and the fundamental question of where the nation will find its food provision in the future;

Q3m Will impact on the Green Belt

The development of site 892 will be devastating for this area of Green Belt and the people living within its vicinity. Along with reducing the quantity of Green Belt within the Borough a core biodiversity area will be ruined, an increase in the risk of flooding

to existing homes within the locality would be realised, the destruction of high quality agricultural land for both current and future generations, the merger of three distinct settlement villages (and they are different settlements) of Irby, Pensby and Thingwall into one unrecognisable town while at the same time allowing the unrestricted sprawl of large built-up areas and the increase in road traffic collisions due to the lack of access to site 892 as proposed. To conclude. It is my considered view that any preferred option the Authority decides to vote through should not include any development upon the Green Belt within the Borough of Wirral. Thank you for the opportunity for me to comment on the future of the Borough's Green Belt and I hope you give my response full consideration.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-22016

Site Reference

Parcel 7.27 (SP060) - South of Thingwall Road, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

I cannot see the logic in not interrogating more available brownfield sites where these areas are in desperate need of decent housing. My father and brother worked in Birkenhead Docks as marine architects and I was employed as a marine welder at Cammell Lairds. I have witnessed first hand the slow and steady decline in the docks and wonder why the opportunity to develop here is not being seized as has been the case in Liverpool and other disused dockland areas across the country which offer a tried and tested template.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

I write to object in the strongest possible terms to development of land between Irby and Pensby and other green belt sites on Wirral. I have lived in Woodside Road for over 50 years since my family moved here from County Durham. I grew up here and feel well placed to comment as a resident familiar with the village of Irby. Irby is a nice place to live, it has a highly regarded primary school and pre school nursery, a post office, library, pharmacy, dentist, vet, a café, two public houses and a car park and a

good range of other shops. Over the years I have seen the village expand with the development of the nursery on Thingwall Road (Harrock Wood Close), Manor Court and Village Court and new housing estate beyond Glenwood Drive. With this development has come increased pressure on services locally. Although Irby village is thriving it has reached the point where parking is difficult and the car park mostly full. Although I have read the consultation document I found it difficult to take in but certain questions unanswered including why there is no provision for these additional residents and why is green belt land being in the proposal at all. Harrock Wood and its fields beyond have always provided a welcome green space between Irby, Thingwall and Pensby and in many ways defines the boundaries of the villages. I have studied the map in the consultation document and building land would effectively join together all the villages to form one giant housing estate. What particularly concerns me is that the green belt, protected for so long and which is so highly valued by residents of our villages is now under threat. The loss of green belt land would have a huge environmental impact for wildlife and would diminish the quality of life for local residents. The green belt, if lost will never be replaced, is this to be the Council's shameful legacy for residents of Wirral?

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-20888

Site Reference

Parcel 7.27 (SP060) - South of Thingwall Road, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

In this, I have to declare a personal interest in that we live in Irby which is probably the last "island" village on the Wirral; a characteristic which is now threatened with becoming some sort of suburbia with housing development all around connecting it seamlessly to other developed areas - exactly what the Greenbelt was designed to do and has successfully done since the 1930s and '40s. My objection to any developer/landowner plans to use Greenbelt for up-market housing - all be they offset by (ridiculous) requirements to build affordable homes elsewhere - is not the simplistic NIMBYism some have suggested; it is about quality of life for all who live in the areas

affected including our neighbours and those in the east for whom the west affords easily accessible nature.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Our Greenbelt and coastal areas - of both recreational and scientific interest - contribute hugely to the Wirral's character and add enormously to its attraction as not only a place to live and work but also to the development of the sort of sustainable, "low key" tourism based around its nature and local events like The Wilson Trophy, Caldy Sevens, wind and surf events - even golf.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-21967

Site Reference

Parcel 7.27 (SP060) - South of Thingwall Road, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

I am also concerned about increased pressure of traffic on Thingwall Road and Glenwood Drive. During school term pupils and parents in vehicles coming and going to Irby County Primary School already cause congestion in the surrounding roads.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

I am a member of Irby, Thurstaston and Pensby Amenity Society, this has kept me abreast of the proposals for the past two years and has significantly helped in my understanding what the Local Plan aims to achieve. Simply put, the sites of particular interest to me are designated green belt sites, and having appraised myself of what is

being proposed on these sites I can only tell you that I vehemently oppose any development within the green belt for the following reasons. I have always considered myself a villager, as do those residents of Pensby and Irby. Developing land behind Harrocks wood (Parcel 7.27) would mean these historically very separate villages would become one large urban sprawl.

Q3e Impact on / availability of Local Services

I question how the village of Irby would cope with additional incoming householders. Competition for local schools, dentists and appointments at the Warrens polyclinic is already high. I am a disability badge holder and find it very difficult to park safely in Irby village, the car park is always full and disabled spaces limited and this would be exacerbated by introduction of additional dwellings. I do not see anywhere in the plan where strain on local amenities would be dealt with or where facilities would be improved in line with additional housing.

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

The Plan has not recognized and included all brownfield sites available for development and in addition, This is not nimbyism on my part. As a long standing resident who has seen many changes on Wirral, it is a depressing fact that Birkenhead has been run down and become more so over the decades. The Dockland area also offers valuable opportunities for development as has successfully been carried out in Liverpool and other major cities across the country. These are the areas the Council should be focusing their attention on.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

In addition, the figures being relied upon for housing needs is wildly inaccurate. Based on current trends for the area the numbers need to be looked at again and reduced. This would mean that NO green belt development would be required.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-22997

Site Reference

Parcel 7.27 (SP060) - South of Thingwall Road, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Building on the green belt would completely ruin the semi-rural feel of Irby which is surrounded by fields and countryside making it an ideal base for people who love nature and walking outdoors. Many walkers visit Irby for this reason and walks around Irby are featured in local walking guide books. To build on the proposed green belt sites would ruin the character of the area. I hope you can pass on my objections

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

I am writing to you with concerns about the plans to build on green belt in Irby. I moved to Irby from Liverpool 14 years ago and was attracted by the green open spaces and love walking through the local footpaths. I have written to Margaret Greenwood previously you object to the building on green belt in Irby and I am keen to continue to voice my objections.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-23016

Site Reference

Parcel 7.27 (SP060) - South of Thingwall Road, Irby

Q1 Please indicate the nature of your comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

The proposals for Irby specifically are disproportionate to the size of the area, and the increased volume of traffic noise and pollution will be harmful to the village and surrounding environment. There are a small number of shops in Irby so parking and traffic are already a problem which would be exacerbated by the building of hundreds of new homes.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

In my opinion Irby is still a village, not a town or "Settlement" and should not therefore be subject to urban sprawl, simply because builders and the Council appear to want to take the easy path of developing pristine Green Belt sites and not the more

challenging route of Brownfield sites. No Green Belt land should be built on at all, anywhere in the Wirral, and in particular in the areas identified as sites in Option 2a "Dispersed Green Belt Release" and Option 2b "Single Urban Extension".

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

I'm a resident of Irby and have been since 2010. I was born on the Wirral and have lived here for most of my life. I'm writing in response to the Local Plan Consultation and wish to record my objection to the Council's proposals to develop Green Belt land for housing on the Wirral, and in the Irby/Thingwall/Pensby area in particular.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-23427

Site Reference

Parcel 7.27 (SP060) - South of Thingwall Road, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

The proposed sites would exponentially increase traffic numbers through Irby, again having a material effect on the character of the village, again, in opposition to the purpose of green belt land. 1,200 dwellings could result in 1,800 additional cars (even underestimating at 1.5 cars per household). That's at least 3,600 additional journeys each day through Irby which would destroy the village, never mind the increased risk to the public from RTAs with pedestrians. The area around The Anchor pub junction is a particular hot spot for accidents now and would be worse with so many additional journeys. The IPTB area currently has little opportunity for employment and so residents would be required to travel for their business. In addition to the increased traffic as highlighted previously, it would focus traffic on routes already congested at peak times (Thingwall Corner roundabout, Arrowe Park Junction, Heswall crossroads amongst many others). Documentation now and previously clearly shows that no land on the IPTB side of the M53 corridor has been identified for employment allocations, which will clearly not be able to mitigate these congestion issues but exacerbate them.

Most people would therefore be employed in the greater Merseyside region, providing those areas with additional benefits that should be retained by Wirral.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

The Green Belt sites proposed for release would permanently remove the character and landscape of the Irby, Pensby, Thingwall and Barnston areas, which appear to be disproportionately targeted. Releasing either of the currently identified two large packets (around Harrock Wood and at Heswall) would result in the merging of those 4 villages with no boundary between the edges of the new developments and Heswall. National policy suggests that Green Belt land should check the unrestricted sprawl of large built-up areas - the current plan under consultation would do the exact opposite of that for these areas. In fact, it would contradict each of the 5 principles of the green belt highlighted in the previous consultation documentation.

Q3e Impact on / availability of Local Services

I understand that in 2017, Irby, Thingwall and Pensby were brought in to the same settlement area which would make no actual requirement to keep them separate - however, I believe that doing so would contradict the purpose of the Green Belt land and contradict the requirement for protection against urban sprawl. The amount of land identified in the Irby area alone (c.1200 houses with 1106 in SP0060 alone) would place a significant strain on the infrastructure of the Village. With current primary school provision and the assumption that the housing built on the land would be for families and therefore result in a high number of additional school age children (not unrealistic to say at least 1 child per dwelling on average, so 1200 additional children in total), the primary schools that have Irby within their catchment area would all struggle to accept such a high number of extra children, even assuming that only around 400 / 1200 would be of primary age. Where are these children going to go to school? - a running theme through this consultation is that the land identified has been highlighted as suitable for the building of residential dwellings - nothing in any of the documentation that I have seen or at the Consultation meeting that I attended in the previous consultation made any reference to the effects on infrastructure. I have mentioned education provision but other public services (e.g. primary healthcare services) would also struggle to cope with additional people without extra capacity being created. Using the primary health care example, there are only two NHS GP practices in the IPTB area - West Wirral Group Practice (which also takes patients from Woodchurch) and Heswall and Pensby Medical Practice. It is not possible that those two practices could cover the additional patients (1200 dwellings averaging 4 per

dwelling, almost 5,000 new patients) that releasing all of the identified land would generate. Dental practices tend to be smaller and would also be unable to cope with so many additional people to the area.

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Your own Annual Monitoring Statistics also state that Wirral had the fastest growing visitor economy in the City region in 2017 - I would argue that the proportion of Green Belt space would contribute significantly to that total, with the release of Green Belt land likely to result in falls in tourism income. Also, any oversupply could lead to an abundance of people buying property in former green belt areas as second homes, either for themselves or to use as short term rentals. There is plenty of evidence / reports from the City region of the negative impact that these rentals can have on an area. Previous council documentation states that 'Once established, Green Belt

boundaries should only be altered where exceptional circumstances are fully evidenced and justified'. I would suggest that all of the information above would suggest that at the very least, further work and consultation are needed to revise the actual housing requirements taking these in to account. At most, it would suggest that there are now no evidenced, justifiable or exceptional circumstances for the Council to allow development on Green Belt land for the 2020-2035 period. Unfortunately, I believe that if this plan is approved as is, it is a green light to developers to go after the large packets of green belt land first as the housing value / profits will be much greater than smaller packets or brownfield sites. The contribution of the Green Belt land of Wirral to the allure of Wirral as a desired location to live, with towns / villages routinely making lists of the best places to live (<https://www.thetimes.co.uk/article/heswall-wirral-best-places-to-live-brxjsnqpk> and <https://www.wirralglobe.co.uk/news/15125335.bebington-crowned-the-most-desirable-place-to-live-in-england/>) should not be underestimated or overlooked. Such statistics, although sometimes tenuous, bring additional money in to the area and provide much needed exposure to a small metropolitan area surrounded on three sides by water and living in the shadow of Liverpool. I implore you to take a holistic view and ensure that ill-informed destruction of the 'crown jewels' of Wirral are not destroyed when there is no justifiable need to do so.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-23499

Site Reference

Parcel 7.27 (SP060) - South of Thingwall Road, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Harrock Wood is managed by the National Trust for the benefit of the community and is a haven for wildlife offering forage, shelter and corridors of travel to a variety of species. The woodland provides residents with a peaceful space to connect with nature. The fields where new houses are proposed (Parcel 7.27) forms the backdrop to this important woodland and its development would have a negative impact on its setting and spoil the visual amenity.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

We write to express our objection to the proposals to develop Parcel 7.27 as put forward in the potential allocations in the Consultation document. The Consultation

document is complicated and we do not feel we have appropriate technical skills to complete what is an onerous and lengthy document. However, we are long standing residents of Irby and as such feel well placed to make relevant comment. The development of Parcel 7.27 would effectively join together the villages of Irby and Pensby.

Q3e Impact on / availability of Local Services

The village where we live has a strong community spirit, residents are well served by a Library, Post Office, Dentist, Pharmacy and pre school nursery. A good range of shops, eateries and public houses are well established. However, the current amenities are highly subscribed, and we do not see how new homes with an increase in residents can be accommodated within the village as it currently stands. We see nowhere in the Local Plan any provision for additional facilities to take the strain. Irby County Primary School is well attended but we wonder how additional pupils would be accommodated with the associated vehicles and pedestrians travelling along Thingwall Road and Glenwood Drive during term time. It is difficult even now to get an appointment at the Warrens Medical Centre and the local dentist. There is an ageing population in Irby who rely on local facilities and competition is already high without further demands.

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

If you ask anyone living on Wirral where the need for new homes and better facilities lies, you would find a resounding call for the development of Birkenhead and its waterfront and docklands. Since the closure of the flourmills, decline in shipbuilding and the closure of Lairds there has been a need to regenerate and revitalize the area.

It is accepted that this would be costly in terms of demolition and decontamination to facilitate the re-development but a wonderful opportunity exists to re invent Wirral waterfront as so many other Councils have had the foresight to do. For example, Liverpool waterfront presented a similar opportunity and the Council embraced regeneration that has resulted in a vibrant community with homes, business ventures, shops and tourist attractions. Surely Wirral Borough Council should look at what has been achieved in Liverpool as a template.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Green belt land is highly valued and appreciated by the local community. We cannot understand why the Council is looking to release the green belt when it is obvious to us and many other residents that the true extent of brownfield sites has not been properly assessed and areas of greatest need recognised.

Q3n Other reasons

We urge the Council to think again, to look at its vastly overstated housing need figures and go back to the drawing board to deliver a realistic housing figure in line with actual need and deliverability.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-23571

Site Reference

Parcel 7.27 (SP060) - South of Thingwall Road, Irby

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

I have observed a large amount of wildlife in the fields to the rear of Irby Hall (SP059E). This includes tawny owls (which I have seen nesting in this area). Furthermore, over the last 3 years, I have seen a vast number of great crested newts (a legally protected species) on this land and to the front and rear of my property at Dawlish Road. I have seen juvenile, mature and hibernating individuals. I have provided photographs of great crested newts on my property within the last 6 weeks on 2 occasions to ITPAS and these have been independently verified by a great crested newt expert. It is known there is a breeding population in Backford Road Pond. I also believe there to be a breeding population in the pond to the north of my property (along the public right of way leading to the Cottage Loaf public house and Royden Park). I believe that these 2 populations are continuous in the fields immediately bordering my property to the southwesterly aspect. Any development within Irby must be undertaken in partnership and consultation with ITPAS. If development has to be conceded on any of the following sites; SP059B, SP059C, SP059D, SP059E, then I would implore the council to make the following commitments; Greasby Brook runs to the southwesterly aspect of all these sites and development must not proceed within 50 metres of it for ecological reasons.

Q3b Transport and Highway Reasons

In addition, there is no facility to improve the road system around the east side of Thingwall Road. This area becomes extremely congested. On a personal level, I am a consultant orthopaedic and trauma surgeon at Alder Hey Children's Hospital in Liverpool. I need to be able to reach the emergency department within 30 – 40 minutes at all times to provide life or limb saving care to children. Development on the scale proposed would render this impossible. I have many colleagues who live in the area and work in similar emergency specialties at our hospital and other neighbouring ones. The current traffic flow along Irby road, leading to Thurstaston Road is too congested and unsafe for families. I am aware of life-threatening injuries that have occurred recently as a result of this. A massive increase in our local population would make this even less safe. If it becomes necessary for Irby to concede green belt land, then an acceptable number of dwellings should be agreed with ITPAS, factoring in the impact on local services.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

I write with concern and in objection to the proposals to build homes on the following green belt sites; SP019B (East of Glenwood Drive Irby), SP059B (Land at 41 Thurstaston Road, Irby), SP059C (Land at 59 Thurstaston Road, Irby), SP059D (Land at 61 Thurstaston Road, Irby), SP059E (Rear of Irby Hall), SP060 (South of Thingwall Road, Irby). Also the land adjacent to Sandy lane in Irby. I have particularly strong concerns regarding any building on site SP059E (Rear of Irby Hall) and I am of the opinion that this site should be immediately disregarded as a potential site for development. Thingwall Road is the centre of Irby village. When walking past the shops the southerly view from Thingwall Road over the fields to the rear of Irby Hall, towards the Welsh Hills, framed by the Anchor public house, is the essence of our village. It is a view valued so greatly in fact, that it is regularly featured on advertisements for Wirral Tourism etc. It would be unacceptable to our community to lose the most picturesque aspect in the entire area. Irby Hall and its surrounding moated site are a scheduled monument. The surrounding moated site is extremely large and is subject to protection. Likewise, there is public right of way along the northern side of this site; it would be unacceptable to reduce this right of way to a narrow fenced off path, when it currently provides recreation and significant enjoyment for village residents due to the glorious views over to the Welsh hills. The Core Strategy Settlement Areas that have been previously agreed are nebulous and folly. If Wirral residents were issued with sufficient information to form an appropriately informed opinion, they would never have been passed. They are now being used as an excuse to legitimately link separate

rural communities into large urban conurbations. Irby is a rural village and it should remain that way.

Q3e Impact on / availability of Local Services

I have subsequent concerns about the potential rising population of Irby. If 1501 additional dwellings were built, then (working with the national Mean Residents per Household of 2.3), Irby would experience a population increase of 3,452. This would be an increase of 61% There are insufficient local services to provide for a population increase of this nature. There are not enough schools, general practitioners or dental surgeries.

Q3f Impact on Heritage

There is an ancient well to the south west of site SP059E (further information is held by Liverpool museums).

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

SP059E Is classified as high quality agricultural land and, as such, should not be developed. In addition, all the sites mentioned in my first paragraph are classified as high quality agricultural land.

Q3m Will impact on the Green Belt

Green belt land may only be deemed appropriate for development if there is a clear and defined boundary to such development. There is no such boundary available to site SP059E. This is very concerning, because without such a boundary there is a danger that further green belt land could be submitted for development to the southwesterly aspect of SP059E (a completely unacceptable situation to our community). Any development within Irby must be undertaken in partnership and consultation with ITPAS.

Q3n Other reasons

It is my opinion that the formulation of a local plan should be suspended while an urgent review of Wirral's housing needs is undertaken and the availability of brown field sites is re-evaluated, with particular reference to that owned by Peel Holdings and re-negotiation with central government regarding time frames for housing delivery in light of the higher number of homes that Peel claim to be able to deliver within a longer time scale. Were the council to proceed with current plans without undertaking the above measures, this would represent gross neglect of their duty to represent the interests of Wirral citizens. It is unacceptable that the local plan deadline has not been extended to allow people to contribute fully, in light of the ongoing public health emergency.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-23588

Site Reference

Parcel 7.27 (SP060) - South of Thingwall Road, Irby

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

As a new resident in Irby, I am concerned that the proposals are disproportionate to the area size. The building of hundreds of new homes would increase pollution and traffic noise, which would be harmful to the environment and residents. Furthermore, there are already parking and traffic issues around the small number of shops in Irby and this would undoubtedly be exacerbated by an influx in the population. It concerns me that the Council and builders have identified Green Belt sites around villages such as Irby, not because they are the most suitable location but because they offer an easier alternative to Brownfield sites.

Q3b Transport and Highway Reasons

As a new resident in Irby, I am concerned that the proposals are disproportionate to the area size. The building of hundreds of new homes would increase pollution and traffic noise, which would be harmful to the environment and residents. Furthermore, there are already parking and traffic issues around the small number of shops in Irby and this would undoubtedly be exacerbated by an influx in the population. It concerns me that the Council and builders have identified Green Belt sites around villages such

as Irby, not because they are the most suitable location but because they offer an easier alternative to Brownfield sites.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

As a new resident in Irby, I am concerned that the proposals are disproportionate to the area size. The building of hundreds of new homes would increase pollution and traffic noise, which would be harmful to the environment and residents. Furthermore, there are already parking and traffic issues around the small number of shops in Irby and this would undoubtedly be exacerbated by an influx in the population. It concerns me that the Council and builders have identified Green Belt sites around villages such as Irby, not because they are the most suitable location but because they offer an easier alternative to Brownfield sites.

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

As a new resident in Irby, I am concerned that the proposals are disproportionate to the area size. The building of hundreds of new homes would increase pollution and traffic noise, which would be harmful to the environment and residents. Furthermore,

there are already parking and traffic issues around the small number of shops in Irby and this would undoubtedly be exacerbated by an influx in the population. It concerns me that the Council and builders have identified Green Belt sites around villages such as Irby, not because they are the most suitable location but because they offer an easier alternative to Brownfield sites.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

As a new resident in Irby, I am concerned that the proposals are disproportionate to the area size. The building of hundreds of new homes would increase pollution and traffic noise, which would be harmful to the environment and residents. Furthermore, there are already parking and traffic issues around the small number of shops in Irby and this would undoubtedly be exacerbated by an influx in the population. It concerns me that the Council and builders have identified Green Belt sites around villages such as Irby, not because they are the most suitable location but because they offer an easier alternative to Brownfield sites.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-23624

Site Reference

Parcel 7.27 (SP060) - South of Thingwall Road, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

The greenfield site includes the popular public footpath between Pensby and Irby and also links through Harrock Wood. Many use this path for fresh air, exercise, countryside recreation and dog walking. Urbanisation of this area will spoil its recreational function

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Development of this land will join the two villages of Pensby and Irby into a large urban sprawl with loss of character

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Increased urbanisation will increase pollution and potentially littering /fly tipping in a national trust reserve. This area (Harrock Wood) needs protection.

Q3n Other reasons

Increased urbanisation will increase pollution and potentially littering /fly tipping in a national trust reserve. This area (Harrock Wood) needs protection.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-20889

Site Reference

Parcel 7.27 (SP060) - South of Thingwall Road, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

In this, I have to declare a personal interest in that we live in Irby which is probably the last "island" village on the Wirral; a characteristic which is now threatened with becoming some sort of suburbia with housing development all around connecting it seamlessly to other developed areas - exactly what the Greenbelt was designed to do and has successfully done since the 1930s and '40s. My objection to any developer/landowner plans to use Greenbelt for up-market housing - all be they offset by (ridiculous) requirements to build affordable homes elsewhere - is not the simplistic NIMBYism some have suggested; it is about quality of life for all who live in the areas

affected including our neighbours and those in the east for whom the west affords easily accessible nature.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Our Greenbelt and coastal areas - of both recreational and scientific interest - contribute hugely to the Wirral's character and add enormously to its attraction as not only a place to live and work but also to the development of the sort of sustainable, "low key" tourism based around its nature and local events like The Wilson Trophy, Caldy Sevens, wind and surf events - even golf.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-23692

Site Reference

Parcel 7.27 (SP060) - South of Thingwall Road, Irby

Q1 Please indicate the nature of your comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Destruction of wildlife habitat, the effect on local ecology and urban sprawl resulting from what is effectively merging the villages of Irby and Thurstaston and Irby and Pensby is not justified.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Given the scale of previously developed land I do not understand why Green Belt land in established villages are being put under pressure to fulfill the housing quota in areas

it is not needed. The development of parcels of land 7.72 and 7.27 would increase pressure on local shops, schools and services. The justification for developing these sites has not been proved.

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

My reasons for objecting to inclusion of these two sites stems from my local knowledge of the area as a resident of Thurstaston, which make me well, placed to make comment. In addition, I believe in the principles of Green Belt protection and wish to see that protection upheld and maintained. It is well documented that Green Belt boundaries were put in place to encourage regeneration in the areas of the Borough in greatest need of regeneration and improvement, namely Birkenhead and the Docklands. To date this much anticipated and long awaited regeneration has not happened. I question why this should be the case when we have had ample opportunity to follow the lead of many other Borough's in the redevelopment of redundant Brownfield sites. Such regeneration has taken place in London docklands, Salford Quays and closer to home and across the Mersey - Liverpool waterfront with great success. Housing need and regeneration in Birkenhead must be addressed. Poor quality housing and amenities leave residents there disadvantaged and overlooked. Brownfield sites are available; Green Belt sites are unjustifiably being put under threat.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Urban sprawl resulting from what is effectively merging the villages of Irby and Thurstaston and Irby and Pensby is not justified. Residents are very unhappy about the possibility of losing the highly valued Green Belt under such a flimsy premise.

Q3n Other reasons

Residents of Wirral accept that new housing needs to be provided. I urge the Council to re think its calculations and to work with residents to achieve a sound and deliverable Local Plan that satisfies our housing needs realistically.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-23988

Site Reference

Parcel 7.27 (SP060) - South of Thingwall Road, Irby

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Parcel 7.27 is very large indeed, not small or medium. It is a kilometre by a kilometre across and would join the currently distinct villages of Irby, Thingwall and Pensby. The site is also rich in historic landscape features and part of it is an official SHINE site.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-24025

Site Reference

Parcel 7.27 (SP060) - South of Thingwall Road, Irby

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

In Appendix 4.7 of the Issues and Options Document, Map B shows the weakly performing parcels with development potential for consideration for inclusion in the Local Plan. In addition to Parcel 7.11, it is noted that Parcel 7.5 is also identified in Heswall. In Table A of Appendix 4.7, Parcel 7.5 is identified as potentially delivering 221 dwellings. In Table B of Appendix 4.7, the Council concludes that Parcel 7.5 should not be taken forward until further screening is completed. We fully support the release of Parcel 7.5 (and Parcels 7.2 – 7.4) from the Green Belt to meet any identified unmet needs. It is noted that Parcel 7.27 (South of Thingwall Road) has been identified as a potential development option for 1,106 dwellings. This is a significant amount of housing directed towards just one settlement and is clearly a strategic allocation given the numbers of dwellings involved. A table in our attachment shows how the potential growth options compare to one another. We OBJECT to the proportion of growth being directed towards Irby. 43% of the total potential development options are being directed towards Irby, with only 9% going towards West Kirby, 12% going to Heswall and 16% going to Thingwall. The Green Belt release options need to be better distributed amongst the other Tier 2 settlements to allow these settlements to grow sustainably. Our land at Heswall either performs worse or the same in Green Belt terms the land at Irby and therefore should be considered for release before it. Accordingly, we OBJECT to the Council's dispersed Green Belt release strategy as we do not consider it to be sound. Our objection could be addressed through the removal from the Green Belt and the allocation for housing of our land at Dee coast Heswall (SHLAA 1938, 1939, 1940, 1941, 1967, 1968).

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-24586

Site Reference

Parcel 7.27 (SP060) - South of Thingwall Road, Irby

Q1 Please indicate the nature of your comment**Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site****Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Site 12 (SP060) in Parcel 7.27 is between the existing settlements of Irby and Pensby. It has a capacity originally assessed in the Initial Green Belt Assessment (September 2018) for up to 846 dwellings. This has now been increased to 1,106 dwellings. The release of the whole of site 12 from the Green Belt would be contrary to paragraph 134 of the Framework, which sets out the objectives of including land in the Green Belt. It would result in Irby and Pensby merging together.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-24566 (Cheshire Wildlife Trust)

Site Reference

Parcel 7.27 (SP060) - South of Thingwall Road, Irby

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Major concerns: Harrock Wood Local Wildlife Site and ancient woodland would be surrounded by development effectively cutting the habitat off from its surrounds (habitat fragmentation). There are likely to be significant impacts caused by increased disturbance and pollution (including light pollution) unless the woodland is protected.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-24449 (Environment Agency)

Site Reference

Parcel 7.27 (SP060) - South of Thingwall Road, Irby

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Environmental constraint(s) that should be considered for this Green Belt parcel; Arrowe Brook (Main River); Flood Zone 2 & 3; Source Protection Zone 3 (outer zone)

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Any sites released from Green Belt to accommodate future development needs will need to consider the natural environment. Any future scheme should actively improve such features perhaps improving their physical benefits, such as mitigating/reducing flood risk, habitat creation.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-24871

Site Reference

Parcel 7.27 (SP060) - South of Thingwall Road, Irby

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

This site is made up of multiple landowners and promoters and the deliverability of some of the central parts of this site will be dependent on the developments from which they would gain access.

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-24992

Site Reference

Parcel 7.27 (SP060) - South of Thingwall Road, Irby

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Land at SHLAA 0892 to the south of Elm Road, Irby, in Parcel 7.27 is well placed to accommodate development. The site is located immediately adjacent to existing development to the north and east. Further appraisals and assessments are attached. Ecological improvements, new green infrastructure and improved connections to recreation and the wider countryside can be provided, in line with Planning Practice Guidance. The site is in flood zone 1 and would have minimal impact on climate change policies and lends itself to the use of SuDS which will look to reduce any future flooding potential in the event of a 1 in 100-year storm. The site is well contained visually and feels quite separate from the wider parcel. Additional planting could be introduced along the western and southern boundaries, to protect the intimate character of Harrock Wood and contribute towards increasing native deciduous woodland in line with the landscape character assessment guidelines. The site could make a coherent extension to the existing settlement of Thingwall.

Attachment 1

<https://wirral-consult.objective.co.uk/file/5659039>

Attachment 2

<https://wirral-consult.objective.co.uk/file/5674310>

Attachment 3

<https://wirral-consult.objective.co.uk/file/5659045>

Attachment 4

<https://wirral-consult.objective.co.uk/file/5674312>

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-24993

Site Reference

Parcel 7.27 (SP060) - South of Thingwall Road, Irby

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

This site is made up of multiple landowners and promoters and the deliverability of some of the central parts of this site will be dependent on the developments from which they would gain access.

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-25096

Site Reference

Parcel 7.27 (SP060) - South of Thingwall Road, Irby

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

This site is made up of multiple landowners and promoters and the deliverability of some of the central parts of this site will be dependent on the developments from which they would gain access.



Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-25203

Site Reference

Parcel 7.27 (SP060) - South of Thingwall Road, Irby

Q1 Please indicate the nature of your comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

This site is made up of multiple landowners and promoters and the deliverability of some of the central parts of this site will be dependent on the developments from which they would gain access.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-25309

Site Reference

Parcel 7.27 (SP060) - South of Thingwall Road, Irby

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Further appraisals and assessments for land at SHLAA 1979, at Irby Road are attached. Ecological improvements, new green infrastructure and improved connections to recreation and the wider countryside can be provided in line with Planning Practice Guidance. Further Flood Risk Assessment work has been completed. The site would have minimal impact on climate change policies and lends itself to the use of SuDS, to reduce any future flooding potential in the event of a 1 in 100-year storm. The site is located immediately adjacent to existing development to the north-west and would not effect the landscape qualities set out in the landscape assessment, including any effects upon Harrock Wood and the rural network of public rights of way. Irby Road has the potential to provide a new clear and robust boundary to the edge of Green Belt.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-25310

Site Reference

Parcel 7.27 (SP060) - South of Thingwall Road, Irby

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

A highways scoping assessment demonstrates a limited impact upon the existing highway network with regard to this current proposed scheme. The site is adjacent to several services and amenities, including Irby Village, frequent public transport to Liverpool and Heswall and several amenities in Pensby, as shown in our attachment.

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

A flood risk and drainage strategy has been produced, which has previously been sent to Wirral Council. All potential sources of flooding have been assessed. The western extent of the site is at risk of potential flooding from Arrowe Brook and there is a residual risk of flooding to the southern extent of the site should a blockage of the culvert beneath Irby Road occur. However, no residential dwellings and associated infrastructure need to be within Flood Zone 2 or 3 or within the 8m buffer along Arrowe Brook and flow control and attenuation and permeable surfaces can be used to deal with surface water.

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Attachment 1

<https://wirral-consult.objective.co.uk/file/5661125>

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-25311

Site Reference

Parcel 7.27 (SP060) - South of Thingwall Road, Irby

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

The ecology assessment attached shows that development at the site is feasible and acceptable in accordance with ecological considerations and the National Planning Policy Framework.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Attachment 1

<https://wirral-consult.objective.co.uk/file/5661100>

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-25312

Site Reference

Parcel 7.27 (SP060) - South of Thingwall Road, Irby

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

This site is made up of multiple landowners and promoters and the deliverability of some of the central parts of this site will be dependent on the developments from which they would gain access.

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-25509

Site Reference

Parcel 7.27 (SP060) - South of Thingwall Road, Irby

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

This site is made up of multiple landowners and promoters and the deliverability of some of the central parts of this site will be dependent on the developments from which they would gain access.

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-26029

Site Reference

Parcel 7.27 (SP060) - South of Thingwall Road, Irby

Q1 Please indicate the nature of your comment

Support

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services****Q3f Impact on Heritage**

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

We fully support this approach, in principle but the option must be significantly expanded to meet the housing requirements of the Borough. The actual shortfall is far greater than the Council claims and the capacity of the 12 sites already identified, which appears to be based on the overall area of the parcels identified, has been significantly over-estimated. Green Belt release is required across a wider area of the Borough, to strengthen the vitality of existing settlements, meet localised housing needs and make use of existing local infrastructure.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-26030

Site Reference

Parcel 7.27 (SP060) - South of Thingwall Road, Irby

Q1 Please indicate the nature of your comment

Support

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services****Q3f Impact on Heritage**

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

We support the inclusion of the Irby Farm site (SHLAA 1932, part of Parcel 7.27) under Option 2A as a potential site for Green Belt release. When tested against the purposes of the Green Belt, the Irby Farm site makes an overall weak contribution to the five purposes and presents a significant opportunity to support a sensitive residential development that will not prevent the Green Belt from functioning effectively in this location. The site is in a highly sustainable location and represents a natural and logical extension to the existing urban area, is available, suitable and achievable and there are no known technical or environmental constraints that would preclude the development of the site. The site is therefore suitable and appropriate for Green Belt release for housing and should therefore be allocated for residential development in the Wirral Local Plan. Table 4.5 of the Issues and Options document provides an estimated capacity of 1,106 dwellings for the wider Parcel. Our attached Development Statement, which takes account of the relevant site constraints, estimates the capacity of the first phase on SHLAA 1932, on the southern parcel, closest to Irby Village, at 260 dwellings.

Attachment 1

<https://wirral-consult.objective.co.uk/file/5684835>

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-26276

Site Reference

Parcel 7.27 (SP060) - South of Thingwall Road, Irby

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services****Q3f Impact on Heritage**

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

From a commercial point of view, the market will only deliver so many homes at a pace in one location. Delivery of 1,106 new dwellings at Parcel 7.27 across the 15 year lifetime of the plan, would require an average of 74 dwellings per year to be completed. Taking the additional time needed for the Wirral Local Plan to be adopted (late 2021) and the need for adequate lead-in times to obtain the necessary planning consents (c. 2 years – 2023) and then deliver the associated ground works infrastructure needed to deliver a site of this scale (c. 1 years - 2024), we do not anticipate that first completions will occur until at least 2025. This would then result in annual completion rates of around 110 dwellings per year from a single site. The open market can generally absorb sales of 2-3 new dwellings per month per outlet. This would mean that 3 outlets would have to simultaneously deliver 3 units per month (equating to an optimistic 9 sales/completions a month) continuously from 2025 through to the end of the plan

period to deliver this quantum of housing. This seems wholly unrealistic and does not represent the dispersed approach to Green Belt release that is advocated under Option 2A. In addition to the concern relating to the realism of the pace of delivery at the site and the fact this the inclusion of Parcel 7.27 does not represent a 'dispersed' option, we question whether the entirety of this site is actually deliverable, to the extent that the exceptional circumstances case for potentially releasing this land from the Green Belt is completely undermined. In January 2020, We approached the landowner of a parcel of land that holds the key frontage along Thingwall Road which extends to 10 ha. The landowner confirmed that they are unwilling to sell their site and so on this basis it cannot be considered to be available, so is neither deliverable or developable in line with the definitions at Annex 2 of the NPPF. As a result, exceptional circumstances do not exist for the release of this land from the Green Belt and so the revised Green Belt boundary would become illogical as it would result in an 'island' of Green Belt land. In addition, Irby is identified as an individual settlement within the Settlement Hierarchy at Table 2.2 and to release this land from the Green Belt would entirely erode the gap between Irby and Pensby/Thingwall. Given these considerations, especially the fact that a crucial part of the site is unavailable for development, Parcel 7.27 cannot be considered suitable for release from the Green Belt.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-26277

Site Reference

Parcel 7.27 (SP060) - South of Thingwall Road, Irby

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

We are firmly of the view that the Council needs to have robust evidence in place for all of its housing allocations in terms of certainty around developability and deliverability. This is particularly important with sites that could be proposed for release from the Green Belt, or the large allocations in Birkenhead and Wirral Waters, given the burden that these sites will be carrying in terms of the need to deliver the stated quantum of dwellings during the plan period. With this in mind, we have undertaken an assessment of all sites that have been included as Option 2A sites. Full details of the individual assessments are attached. Taking all site-specific factors into account, we consider that the likely potential yield of housing from the Option 2A sites is around 1,272 dwellings and not 2,933 as currently anticipated in the WLP; a reduction of 1,661. Taking this into consideration, alongside the concerns expressed within the Consortium's response in relation to the need to increase the overall housing

requirement and the overly optimistic claimed existing supply, exceptional circumstances exist to release land from the Green Belt for housing and it is clear that the Option 2A sites are not going to deliver the quantum of housing needed, nor are they distributed across Wirral as a whole. Additional sites in the Green Belt therefore need to be identified.

Attachment 1

<https://wirral-consult.objective.co.uk/file/5675735>

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-26289

Site Reference

Parcel 7.27 (SP060) - South of Thingwall Road, Irby

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services****Q3f Impact on Heritage**

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Parcel 7.27 (SP060) South of Thingwall Road, Irby: council estimate 1,106, our estimate 0 (change -1,106). The landowner of a 10 ha parcel within the north west of the site which provides the access to Thingwall Road has confirmed their land is unavailable. Without this parcel the new Green Belt boundary would be illogical and so exceptional circumstances cannot be said to exist in relation to this site. The flawed GBR has also failed to acknowledge that the development of this site would completely erode the key separation between Irby and Thingwall/Pensby. The site should not therefore be released from the Green Belt.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-26307

Site Reference

Parcel 7.27 (SP060) - South of Thingwall Road, Irby

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services****Q3f Impact on Heritage**

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

From a commercial point of view, the market will only deliver so many homes at a pace in one location. Delivery of 1,106 new dwellings at Parcel 7.27 across the 15 year lifetime of the plan, would require an average of 74 dwellings per year to be completed. Taking the additional time needed for the Wirral Local Plan to be adopted (late 2021) and the need for adequate lead-in times to obtain the necessary planning consents (c. 2 years – 2023) and then deliver the associated ground works infrastructure needed to deliver a site of this scale (c. 1 years - 2024), we do not anticipate that first completions will occur until at least 2025. This would then result in annual completion rates of around 110 dwellings per year from a single site. The open market can generally absorb sales of 2-3 new dwellings per month per outlet. This would mean that 3 outlets would have to simultaneously deliver 3 units per month (equating to an optimistic 9 sales/completions a month) continuously from 2025 through to the end of the plan

period to deliver this quantum of housing. This seems wholly unrealistic and does not represent the dispersed approach to Green Belt release that is advocated under Option 2A. In addition to the concern relating to the realism of the pace of delivery at the site and the fact this the inclusion of Parcel 7.27 does not represent a 'dispersed' option, we question whether the entirety of this site is actually deliverable, to the extent that the exceptional circumstances case for potentially releasing this land from the Green Belt is completely undermined. In January 2020, We approached the landowner of a parcel of land that holds the key frontage along Thingwall Road which extends to 10 ha. The landowner confirmed that they are unwilling to sell their site and so on this basis it cannot be considered to be available, so is neither deliverable or developable in line with the definitions at Annex 2 of the NPPF. As a result, exceptional circumstances do not exist for the release of this land from the Green Belt and so the revised Green Belt boundary would become illogical as it would result in an 'island' of Green Belt land. In addition, Irby is identified as an individual settlement within the Settlement Hierarchy at Table 2.2 and to release this land from the Green Belt would entirely erode the gap between Irby and Pensby/Thingwall. Given these considerations, especially the fact that a crucial part of the site is unavailable for development, Parcel 7.27 cannot be considered suitable for release from the Green Belt.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-26319

Site Reference

Parcel 7.27 (SP060) - South of Thingwall Road, Irby

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Parcel 7.27 (SP060) South of Thingwall Road, Irby: council estimate 1,106, our estimate 0 (change -1,106). The landowner of a 10 ha parcel within the north west of the site which provides the access to Thingwall Road has confirmed their land is unavailable. Without this parcel the new Green Belt boundary would be illogical and so exceptional circumstances cannot be said to exist in relation to this site. The flawed GBR has also failed to acknowledge that the development of this site would completely erode the key separation between Irby and Thingwall/Pensby. The site should not therefore be released from the Green Belt.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-26363

Site Reference

Parcel 7.27 (SP060) - South of Thingwall Road, Irby

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons****Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3e Impact on / availability of Local Services****Q3f Impact on Heritage**

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Given the reliance that Option 2A places on Parcel 7.27, this site is now considered in more detail below. From a commercial point of view, the housing market can withstand a certain level of development in a single location before saturation of said market starts to occur. The delivery of 1,106 new dwellings at Parcel 7.27 across the 15-year lifetime of the plan, would theoretically require c.74 dwellings from a single sales outlet per year to be completed, beginning in 2020 (which clearly will not be the case). This would equate to an average of around 6-7 sales per month. The open market can generally absorb sales of 2-3 new dwellings per month. Whilst affordable housing provision may make up some of the shortfall, the pressure on Parcel 7.27 to deliver year after year, at this same rapid pace and quality, does not appear to be realistic or evidence based. Added to that, the lead-in time required to realise first housing completions needs to be factored in. Time needs to be allowed for the adoption of the Wirral Local Plan, progress land assembly (which is necessary in this case), ground investigations, obtaining planning permission, discharging conditions, site establishment and construction time. Being generous and taking the above factors in to account, the first full year of completions from this site would not be achieved until

at least 2025, based upon the following: Late 2021/Early 2022: Adoption of Wirral Local Plan; 2022: Land assembly (and associated legal process), obtaining planning permission; 2023: Discharge of planning conditions, initial groundworks and Phase 1 physical infrastructure; 2024: Housing construction begins, first completions late 2024; 2025: First full year of housing completions. The effect this has is that annual completion rates from this single site would need to be in the order of 110 dwellings per annum, equating to around 9 sales per month. Added to this, if Option 2A is progressed in its current form there are a number of other competing sites in the immediate Irby and Heswall locality, which will further suppress the achievable sales rates. The local housing market will simply not be able absorb the level of delivery that is required in a single location and so the sites identified under Option 2A will fail to deliver the quantum of housing required to fulfil the WLP housing requirement. Taking these factors into account, the claimed 1,106 units across the 15 year life of the plan is completely unrealistic. In terms of availability, we understand that part of the land, within Parcel 7.27, is not available. Our understanding is that the landowner has been approached by multiple parties and does not want or intend to sell for residential development. We understand that the landowner is not willing to make their land available due to their desire to protect the character of Irby. This is a significant area of land, around 9.2 hectares, and it also occupies the key frontage to the site along Thingwall Road. It is possible that this land could accommodate around 250-300 dwellings, which is a substantial proportion of the overall site. This further brings in to question the likely realistic yield from this site, which in addition to the lead-in times and build out rates points raised above, means that new housing sites will need to be identified elsewhere to make up this inevitable shortfall. In addition, Irby is identified as an individual settlement within the Settlement Hierarchy at Table 2.2 and to release this land from the Green Belt would entirely erode the gap between Irby and Pensby/Thingwall, which is not picked up in the flawed Green Belt Review in respect of Purpose 2. Given these considerations, especially the fact that a crucial part of the site is unavailable for development, Parcel 7.27 cannot be considered suitable for release from the Green Belt. We would emphasise again that the Council needs to have very robust evidence in place for all its housing allocations in terms of certainty around developability and delivery. This is particularly important with large sites such as this, or the large allocations in Birkenhead and Wirral Waters, given that the Council is not only dependent upon the delivery of a significant proportion of their housing land supply from said sites but also includes little else in the way of allocations to deliver the remainder of the housing need. In comparison, SHLAA1942 makes a weak contribution to the Green Belt, is situated to the east of the M53 motorway, sits in the priority settlement area for development and critically has a willing landowner and quality developer looking to invest and deliver. The Site is not reliant on 3rd parties or public funding and a masterplan has been prepared demonstrating that an attractive extension to Bebington can be brought forward, with little impact upon the surrounding Green Belt. The Site is deliverable and available and accords with the vision and principles as set by WMBC in the emerging Local Plan.

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-5934

Site Reference

Parcel 7.27 (SP060) - South of Thingwall Road, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Totally disagree with any greenbelt release at all. Irby, Greasby, Frankby are historic villages and should not lose any identity through building houses businesses or otherwise.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-23553

Site Reference

Parcel 7.27 (SP060) - South of Thingwall Road, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

- The effect of local traffic increasing by several thousand additional cars;
- Travelling from Irby Village to Arrowe Park junction (2.2 miles) can already take over 40 minutes at peak times;

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Of particular concern to me are the proposals for use of Green Belt in the Irby, Pensby and Thingwall areas. The key issues that will be impacting me are:

- the loss of the pleasant rural view from my property;
- the removal of nearly all green space in the area, and effect this will have on my wellbeing and that of my family;
- the health effects of increased pollution, particularly without the green spaces to help soak it up

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

The destruction of Irby's heritage, by bulldozing the last link with its medieval agricultural past; the Ridge and Furrow fields shown in the attached photo

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

The property forms a key part of my pension provision, which has already been severely impacted by the Covid-19 crisis;

Attachment 1

<https://wirral-consult.objective.co.uk/file/5645109>

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-24156 (United Utilities 2)

Site Reference

Parcel 7.27 (SP060) - South of Thingwall Road, Irby

Q1 Please indicate the nature of your comment

General comment

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Site SHLAA 0931, which forms the northern section of Green Belt Parcel 7.19, should also be included as part of Option 2B. The site is located at the eastern edge of Thingwall. The area is characterised by 20th Century housing, the Cross Hill Reservoir and fields. The current use of the land is agricultural and comprises two fields used for horse grazing. Some sites of biological importance are located to the south and east. The site is part of the Landican and Thingwall Rural Fringe Landscape Character Area within the Wirral Landscape Assessment (2009), where the quality and condition of the landscape is moderate and the landscape strategy for the character area is to 'enhance'

and urban influences are frequent, becoming more pronounced within the north part of the character area where the site is located. The site presents the opportunity for new housing within a reasonable catchment of existing facilities and services. The site is highly accessible and provides opportunities for sustainable development and the parcel of land makes a weak contribution to the purposes of including land within the Green Belt. It would consolidate the existing linear urban form on the eastern side of Barnston Road and is well contained by Barnston Road and Lower Thingwall Lane. New development would not extend beyond the outermost houses at the eastern edge of Thingwall. There would be no narrowing of the gap between Thingwall and the nearest village (Barnston) and the surrounding urbanising features of the reservoir, Murrayfield Hospital and nearby housing temper the degree of incursion into the countryside. There would be a less than significant impact on initiatives to secure urban regeneration. The field boundary and Lower Thingwall Lane will act as established boundaries providing a strong degree of containment. Further information is provided in our attachments.

Attachment 1

<https://wirral-consult.objective.co.uk/file/5862282>

Regulation 18 Local Plan Site Specific Comments

Question 4.12 – Option 2A: Dispersed Green Belt Release

Comment ID

LPIO-2206

Site Reference

Parcel 7.27 (SP060) - South of Thingwall Road, Irby

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site

Q3a Environmental Reasons

There should be a clear and defined policy - WE DO NOT BUILD ON GREENBELT. I seem to be repeating myself over and over with questionnaire! The GREENBELT behing Harrocks Wood [Pensby area] and more particularly the land between PARKWAY and GLENWOOD [Irby] is good quality agricultural land. We need this for FOOD - not houses. The Labour party has a history of standing up for the working man / woman. If this land is given to building men and women will be out of a job. This doesn't sound like the Labour party I know. Also - with 2,500 houses [even 1,000 houses] the very nature of this historic village [Irby] will change. Doctors surgeries will not be able to cope with the addition of thousands more people. Neither will local schools / dentists etc. There will be a massive increase in traffic which will add to the polution of the environment. KEEP GREENBELT GREEN. USE BROWNFIELD SITES.

Q3b Transport and Highway Reasons

Q3c Amenity Reasons (for example: overlooking, noise, visual impact)

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant you can choose both of these)

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons