



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-6416

Site Reference

All Sites

Q1 Please indicate the nature of your comment

Objection

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

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-300

Site Reference

All 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-432

Site Reference

All 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

Urban housing allocations should be brownfield only not green space. All deliverable land on brownfield sites should have been made deliverable prior to plan adoption. I do not believe that the Council are considering brownfield land that is being made available.22176

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-1071

Site Reference

All 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**

The current environment will be enhanced

Q3b Transport and Highway Reasons

These areas already have reasonable transport and highways which if shown to be insufficient would only require moderate investment to improve.

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

New development can only be an improvement

Q3d Impact on the character of the area

No impact

Q3e Impact on / availability of Local Services

Local services can be improved

Q3f Impact on Heritage

No impact

Q3g Infrastructure and Utilities

Infrastructure can simply be upgraded it must already exist.

Q3h Flood Risk

Unless there is a very significant rise in sea water levels the risk is low

Q3i The site boundary is wrong

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

Brownfield sites are invariably unsightly and a blot on the landscape and best developed.

Q3k Development Viability

Q3l Loss of Agricultural Land

At this of all times agricultural land should always be protected. We are not making any more land we have what we have use it sensibly

Q3m Will impact on the Green Belt

If you use the brownfield sites the Greenbelt need not be touched

Q3n Other reasons

You do not need 12000 new homes the population is steady or falling and most certainly not increasing to the amounts suggested

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-1238

Site Reference

All 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**

Urban housing allocations should be brownfield only or used land not green space. Council must consider any brownfield land that could be 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



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-1354

Site Reference

All 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

See above



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-1826

Site Reference

All Sites

Q1 Please indicate the nature of your comment

Objection

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

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-2205

Site Reference

All Sites

Q1 Please indicate the nature of your comment

Objection

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

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood 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 question is misleading. Urban housing allocations should be on brownfield land only or previously used land not urban green space.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

All deliverable land on brownfield sites should have been made deliverable, prior to plan adoption. I have concerns that Council are not putting enough emphasis onto this and would prefer the easier option of decimating our valuable Greenbelt.

Q3n Other reasons

As stated many times, the proposed figure of 12000 housing units is just pure fantasy; designed to provide further revenue (Council Tax) for a financially struggling Council.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-2404

Site Reference

All Sites

Q1 Please indicate the nature of your comment

Objection

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

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-3096

Site Reference

All 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**

Connections of development with public transport and the creation of low traffic neighbourhoods is the key to selection of 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

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-3182

Site Reference

All 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

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.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-3265

Site Reference

All sites

Q1 Please indicate the nature of your comment

Objection

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood 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 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.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-3403

Site Reference

All 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**

Urban housing allocations should be brownfield only or used land not green space. Council must consider any brownfield land that could be 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

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-7299

Site Reference

All 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 addition to new properties, I would also like to see the council encouraging "living over the shop" utilising space above business, currently vacant, but with the potential of being occupied as accommodation. Would help bring people back into "dead" 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

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

In addition to new properties, I would also like to see the council encouraging "living over the shop" utilising space above business, currently vacant, but with the potential of being occupied as accommodation. Would help bring people back into "dead" areas

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-4117

Site Reference

All 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-6317

Site Reference

All 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**

Urban housing allocations should be brownfield only or used land not green space. Council must consider any brownfield land that could be 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



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-7212

Site Reference

All 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

Council are to be commended on seeking out those sites and making them work.

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-4046

Site Reference

All Sites

Q1 Please indicate the nature of your comment

Objection

Q3 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 habitat and open view for SHLAA 4014

Q3b Transport and Highway Reasons

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

Adverse Visual Impact for SHLAA 4014 - also see comments at end of section.

Q3d Impact on the character of the area

SHLAA 3095 Greenfield Estate, on the downhill approach to West Kirby. This Site with sheep grazing shows the character of rural setting, bustling town and seaside with distant views coming together and forming a wonderful, distinctive scene. Entering West Kirby through a 'tunnel' of housing would not be the same - much the poorer. The 50 houses removed from the List could be more than made up by a site exchange of West Kirby Fire Station with the adjacent Car Park beside the block of retirement

homes. This would provide a car park nearer the Leisure Centre and a development site next to the block of retirement homes, suitable for a complementary development of similar homes or apartments, including 'affordable' ones.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Would remove major 'green' area with agricultural use.

Q3k Development Viability

Q3l Loss of Agricultural Land

Unnecessary loss of agricultural land - the 12,000 additional homes target has been shown to be hugely overstated and is admitted as such by Council Leaders and Senior Officers.

Q3m Will impact on the Green Belt

Q3n Other reasons

Other General Comments given here through the attached File as there seems to be no way to answer Q4.2 in general terms.

Attachment 1

<https://wirral-consult.objective.co.uk/file/5677114>



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-5620

Site Reference

All 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

This question does not make sense. It refers to urban housing and then asks for comments on release of green belt?????. It does not appear to relate to section 4.2 of the plan that states: In developing spatial options for the Local Plan the Council is mindful that they must: be realistic. This means they must all deliver the quantity of homes and land for employment that has been identified as required for Wirral; If the council wants to be realistic it needs to do a proper calculation of the required number of homes and provide supporting evidence rather than using the vastly inflated figure of 12,000 homes.

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-6643

Site Reference

All Sites

Q1 Please indicate the nature of your comment

Objection

Q3 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

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.

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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-4229

Site Reference

All Sites

Q1 Please indicate the nature of your comment

Objection

Q3 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

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-5034

Site Reference

All 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**

Use brownfield sites not greenbelt land as this will have an effect on our environment

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

Wirral has and always should have it's green areas. Known as the Green Peninsula.

Q3e Impact on / availability of Local Services

not enough services to cope with demand now, would be a lot worse if all the houses will be built.

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Road links would be affected and increased congestion with extra vehicles. Wirral will become gridlocked.

Q3h Flood Risk

A lot of housing has been built on flood plains and flooding has increased dramatically in recent years. This will get worse if houses built on the green land.

Q3i The site boundary is wrong

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

Brownfield should always be choice for urban housing allocation

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-4907

Site Reference

All 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-5704

Site Reference

All 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

Urban development should be confined to brownfield land. The Council should be working with the government (for grants etc) and builders to bring these brownfield sites up to developable standards.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-7673

Site Reference

All 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

This is an erroneous and misleading question. The Council has stated Brownfield first. Prior to the Local Plan being adopted AN25the Council need to ensure they have sufficient deliverable land on Brownfield sites. Not only has it taken nearly 20 years to come up with Consultation Plan but still woefully inadequate preparation.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-5926

Site Reference

All 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

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

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

Q3f Impact on Heritage

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

Q3h Flood 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 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

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-6283

Site Reference

All 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

Map 1 is useless as a guide to locations of sites. I suppose purposely drawn that way to confuse and/or dismiss general scrutiny.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-6626

Site Reference

All Sites

Q1 Please indicate the nature of your comment

Objection

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

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The 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 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.

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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-6719

Site Reference

All Sites

Q1 Please indicate the nature of your comment

Objection

Q3 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

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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-6739

Site Reference

All 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 specific mention of social/affordable housing. Social housing is often neglected because it is not as profitable, yet it is very much needed.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 should be specific mention of social/affordable housing. Social housing is often neglected because it is not as profitable, yet it is very much needed.

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-6744

Site Reference

All 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**

Any infill development should respect the right to light and privacy of existing properties, also not make access too congested. Trees should be retained if at all possible.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 infill development should respect the right to light and privacy of existing properties, also not make access too congested. Trees should be retained if at all possible.

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-6765

Site Reference

All Sites

Q1 Please indicate the nature of your comment

Objection

Q3 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 haven't seen any evidence that WBC has considered using Brownfield land that has been made available. Urban housing allocation should only be Brownfield sites or used 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

Q3n Other reasons

I haven't seen any evidence that WBC has considered using Brownfield land that has been made available. Urban housing allocation should only be Brownfield sites or used land.

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-6784

Site Reference

All 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**

Urban housing allocation should be Brownfield only or used 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

Q3n Other reasons

Urban housing allocation should be Brownfield only or used land.

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-6945

Site Reference

All 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

I support Option 1 Urban Intensification due to the otherwise adverse impact on the environment of using green belt to build on

Q3b Transport and Highway Reasons

I support Option 1 Urban Intensification due to the otherwise adverse impact on the local community of increased traffic and access to the highways problems of using green belt

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

I support Option 1 Urban Intensification due to the otherwise adverse impact using green belt to build on which will have adverse noise and particularly visual impact implications for the green belt areas used

Q3d Impact on the character of the area

I support Option 1 Urban Intensification due to the otherwise adverse impact on the countryside which currently divides town and village communities in The Wirral which will otherwise risk being merged together to create greater urban sprawl

Q3e Impact on / availability of Local Services

I support Option 1 Urban Intensification due to the otherwise adverse impact on the ability of local services such as health and schools to service the community

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the 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 use of current green belt for more housing risks permanent damage to the environment and community of The Wirral

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-7020

Site Reference

All Sites

Q1 Please indicate the nature of your comment

Objection

Q3 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

Once developed, the green spaces (not just the green belt) is lost for all future generations. The green belt on the Wirral is not a circular space around a city. On this peninsula, it forms a green 'spine'. If built on, the urban sprawl will stretch from Moreton to Spital.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood 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 sites only.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Affordable homes are needed and these need to be on the current infrastructure, not glued onto the outskirts of the sprawling towns.

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-7144

Site Reference

All Sites

Q1 Please indicate the nature of your comment

Objection

Q3 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 sites in Irby being allocated for housing.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Too many sites in Irby being allocated for housing.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-7400

Site Reference

All 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

I completely agree that the Council locate all new housing and employment on Brownfield sites, and existing areas.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

I completely agree that the Council locate all new housing and employment on Brownfield sites, and existing areas.

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-7497

Site Reference

All 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**

Brownfield only sites should be used prior to plan objection. All Brownfield land should be 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

Brownfield only sites should be used prior to plan objection. All Brownfield land should be made available.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-7479

Site Reference

All Sites

Q1 Please indicate the nature of your comment

Objection

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

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 Proposed Urban Housing Allocation Sites is not a complete or accurate representation of the strategic housing land available to the borough of Wirral and should include the particular site of Paulsfield Drive Woodland that represents achievable and deliverable opportunity for affordable housing development.

Attachment 1

<https://wirral-consult.objective.co.uk/file/5679675>

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-7707

Site Reference

All 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

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

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-7778

Site Reference

All 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

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.

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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-8328

Site Reference

All 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

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-10841

Site Reference

All Sites

Q1 Please indicate the nature of your comment

Objection

Q3 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 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 the 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

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 the Council are not considering Brownfield land that is being made available.

Q3n Other reasons



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-13791

Site Reference

All 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. We are aware of omissions in Heswall for Appendix 4

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/5639379>



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-8984

Site Reference

All 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

To deliver these figures is setting us up to fail. Wirral has never completed this many new builds. Im amazed you think this can be loaded this way, the delivery rate is far far too high and fast for the Wirral

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-8262

Site Reference

All Sites

Q1 Please indicate the nature of your comment

Objection

Q3 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 comments and no, the proposed urban housing allocations are not deliverable or developable. Our Client has considerable concerns over the majority of sites included in the Council's supply and a great deal of detail on our response to this question can be found in the Stage 3 report of the Consultant's Technical Assessment and Viability Assessment work which comments on specific sites. The Council's assumptions on many sites are flawed and do not meet the tests of deliverable and developable as set out in Annex 2 of the Framework, leading to a supply that is significantly less than that envisaged. The Council's 'Potential Future Position' trajectory is not underpinned by the SHLAA or other evidence base documents released for consultation. A number of sites included in the plan have been 'intensified and rescheduled' without evidence to justify the increased densities or revised delivery trajectory. There are also significant issues with the viability evidence presented which underestimates the extent of viability issues in the area and consequently with the major development sites identified by the Council, upon which all of the Council's Local Plan options heavily rely. In terms of supply over the 15-year plan period, the Consultant's conclude the Council has a developable supply of just 5,422 units which equates to a 6.78-year supply at best or a 4.17-year supply when considered against their suggested housing requirement of 19,500 units. When looking at the first five

years of the Plan, the Consultant concludes that the Council will only be able to demonstrate a 2.2-year supply against the Council's suggested requirement of 4,000 units and a 1.36-year supply against our suggested requirement of 6,500 units. These are significant housing land supply issues and if this plan is pursued without additional allocations it will not be found sound at examination.

Q3b Transport and Highway Reasons

Yes, we have comments and no, the proposed urban housing allocations are not deliverable or developable. Our Client has considerable concerns over the majority of sites included in the Council's supply and a great deal of detail on our response to this question can be found in the Stage 3 report of the Consultant's Technical Assessment and Viability Assessment work which comments on specific sites. The Council's assumptions on many sites are flawed and do not meet the tests of deliverable and developable as set out in Annex 2 of the Framework, leading to a supply that is significantly less than that envisaged. The Council's 'Potential Future Position' trajectory is not underpinned by the SHLAA or other evidence base documents released for consultation. A number of sites included in the plan have been 'intensified and rescheduled' without evidence to justify the increased densities or revised delivery trajectory. There are also significant issues with the viability evidence presented which underestimates the extent of viability issues in the area and consequently with the major development sites identified by the Council, upon which all of the Council's Local Plan options heavily rely. In terms of supply over the 15-year plan period, the Consultant's conclude the Council has a developable supply of just 5,422 units which equates to a 6.78-year supply at best or a 4.17-year supply when considered against their suggested housing requirement of 19,500 units. When looking at the first five years of the Plan, the Consultant concludes that the Council will only be able to demonstrate a 2.2-year supply against the Council's suggested requirement of 4,000 units and a 1.36-year supply against our suggested requirement of 6,500 units. These are significant housing land supply issues and if this plan is pursued without additional allocations it will not be found sound at examination.

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

Yes, we have comments and no, the proposed urban housing allocations are not deliverable or developable. Our Client has considerable concerns over the majority of sites included in the Council's supply and a great deal of detail on our response to this question can be found in the Stage 3 report of the Consultant's Technical Assessment and Viability Assessment work which comments on specific sites. The Council's assumptions on many sites are flawed and do not meet the tests of deliverable and developable as set out in Annex 2 of the Framework, leading to a supply that is significantly less than that envisaged. The Council's 'Potential Future Position' trajectory is not underpinned by the SHLAA or other evidence base documents

released for consultation. A number of sites included in the plan have been 'intensified and rescheduled' without evidence to justify the increased densities or revised delivery trajectory. There are also significant issues with the viability evidence presented which underestimates the extent of viability issues in the area and consequently with the major development sites identified by the Council, upon which all of the Council's Local Plan options heavily rely. In terms of supply over the 15-year plan period, the Consultant's conclude the Council has a developable supply of just 5,422 units which equates to a 6.78-year supply at best or a 4.17-year supply when considered against their suggested housing requirement of 19,500 units. When looking at the first five years of the Plan, the Consultant concludes that the Council will only be able to demonstrate a 2.2-year supply against the Council's suggested requirement of 4,000 units and a 1.36-year supply against our suggested requirement of 6,500 units. These are significant housing land supply issues and if this plan is pursued without additional allocations it will not be found sound at examination.

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Yes, we have comments and no, the proposed urban housing allocations are not deliverable or developable. Our Client has considerable concerns over the majority of sites included in the Council's supply and a great deal of detail on our response to this question can be found in the Stage 3 report of the Consultant's Technical Assessment and Viability Assessment work which comments on specific sites. The Council's assumptions on many sites are flawed and do not meet the tests of deliverable and developable as set out in Annex 2 of the Framework, leading to a supply that is significantly less than that envisaged. The Council's 'Potential Future Position' trajectory is not underpinned by the SHLAA or other evidence base documents released for consultation. A number of sites included in the plan have been 'intensified and rescheduled' without evidence to justify the increased densities or revised delivery trajectory. There are also significant issues with the viability evidence presented which underestimates the extent of viability issues in the area and consequently with the major development sites identified by the Council, upon which all of the Council's Local Plan options heavily rely. In terms of supply over the 15-year plan period, the Consultant's conclude the Council has a developable supply of just 5,422 units which equates to a 6.78-year supply at best or a 4.17-year supply when considered against their suggested housing requirement of 19,500 units. When looking at the first five years of the Plan, the Consultant concludes that the Council will only be able to

demonstrate a 2.2-year supply against the Council's suggested requirement of 4,000 units and a 1.36-year supply against our suggested requirement of 6,500 units. These are significant housing land supply issues and if this plan is pursued without additional allocations it will not be found sound at examination.

Q3g Infrastructure and Utilities

Yes, we have comments and no, the proposed urban housing allocations are not deliverable or developable. Our Client has considerable concerns over the majority of sites included in the Council's supply and a great deal of detail on our response to this question can be found in the Stage 3 report of the Consultant's Technical Assessment and Viability Assessment work which comments on specific sites. The Council's assumptions on many sites are flawed and do not meet the tests of deliverable and developable as set out in Annex 2 of the Framework, leading to a supply that is significantly less than that envisaged. The Council's 'Potential Future Position' trajectory is not underpinned by the SHLAA or other evidence base documents released for consultation. A number of sites included in the plan have been 'intensified and rescheduled' without evidence to justify the increased densities or revised delivery trajectory. There are also significant issues with the viability evidence presented which underestimates the extent of viability issues in the area and consequently with the major development sites identified by the Council, upon which all of the Council's Local Plan options heavily rely. In terms of supply over the 15-year plan period, the Consultant's conclude the Council has a developable supply of just 5,422 units which equates to a 6.78-year supply at best or a 4.17-year supply when considered against their suggested housing requirement of 19,500 units. When looking at the first five years of the Plan, the Consultant concludes that the Council will only be able to demonstrate a 2.2-year supply against the Council's suggested requirement of 4,000 units and a 1.36-year supply against our suggested requirement of 6,500 units. These are significant housing land supply issues and if this plan is pursued without additional allocations it will not be found sound at examination.

Q3h Flood Risk

Yes, we have comments and no, the proposed urban housing allocations are not deliverable or developable. Our Client has considerable concerns over the majority of sites included in the Council's supply and a great deal of detail on our response to this question can be found in the Stage 3 report of the Consultant's Technical Assessment and Viability Assessment work which comments on specific sites. The Council's assumptions on many sites are flawed and do not meet the tests of deliverable and developable as set out in Annex 2 of the Framework, leading to a supply that is significantly less than that envisaged. The Council's 'Potential Future Position' trajectory is not underpinned by the SHLAA or other evidence base documents released for consultation. A number of sites included in the plan have been 'intensified

and rescheduled' without evidence to justify the increased densities or revised delivery trajectory. There are also significant issues with the viability evidence presented which underestimates the extent of viability issues in the area and consequently with the major development sites identified by the Council, upon which all of the Council's Local Plan options heavily rely. In terms of supply over the 15-year plan period, the Consultant's conclude the Council has a developable supply of just 5,422 units which equates to a 6.78-year supply at best or a 4.17-year supply when considered against their suggested housing requirement of 19,500 units. When looking at the first five years of the Plan, the Consultant concludes that the Council will only be able to demonstrate a 2.2-year supply against the Council's suggested requirement of 4,000 units and a 1.36-year supply against our suggested requirement of 6,500 units. These are significant housing land supply issues and if this plan is pursued without additional allocations it will not be found sound at examination.

Q3i The site boundary is wrong

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

Yes, we have comments and no, the proposed urban housing allocations are not deliverable or developable. Our Client has considerable concerns over the majority of sites included in the Council's supply and a great deal of detail on our response to this question can be found in the Stage 3 report of the Consultant's Technical Assessment and Viability Assessment work which comments on specific sites. The Council's assumptions on many sites are flawed and do not meet the tests of deliverable and developable as set out in Annex 2 of the Framework, leading to a supply that is significantly less than that envisaged. The Council's 'Potential Future Position' trajectory is not underpinned by the SHLAA or other evidence base documents released for consultation. A number of sites included in the plan have been 'intensified and rescheduled' without evidence to justify the increased densities or revised delivery trajectory. There are also significant issues with the viability evidence presented which underestimates the extent of viability issues in the area and consequently with the major development sites identified by the Council, upon which all of the Council's Local Plan options heavily rely. In terms of supply over the 15-year plan period, the Consultant's conclude the Council has a developable supply of just 5,422 units which equates to a 6.78-year supply at best or a 4.17-year supply when considered against their suggested housing requirement of 19,500 units. When looking at the first five years of the Plan, the Consultant concludes that the Council will only be able to demonstrate a 2.2-year supply against the Council's suggested requirement of 4,000 units and a 1.36-year supply against our suggested requirement of 6,500 units. These

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Q3k Development Viability

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Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

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and Viability Assessment work which comments on specific sites. The Council's assumptions on many sites are flawed and do not meet the tests of deliverable and developable as set out in Annex 2 of the Framework, leading to a supply that is significantly less than that envisaged. The Council's 'Potential Future Position' trajectory is not underpinned by the SHLAA or other evidence base documents released for consultation. A number of sites included in the plan have been 'intensified and rescheduled' without evidence to justify the increased densities or revised delivery trajectory. There are also significant issues with the viability evidence presented which underestimates the extent of viability issues in the area and consequently with the major development sites identified by the Council, upon which all of the Council's Local Plan options heavily rely. In terms of supply over the 15-year plan period, the Consultant's conclude the Council has a developable supply of just 5,422 units which equates to a 6.78-year supply at best or a 4.17-year supply when considered against their suggested housing requirement of 19,500 units. When looking at the first five years of the Plan, the Consultant concludes that the Council will only be able to demonstrate a 2.2-year supply against the Council's suggested requirement of 4,000 units and a 1.36-year supply against our suggested requirement of 6,500 units. These are significant housing land supply issues and if this plan is pursued without additional allocations it will not be found sound at examination.

Attachment 1

<https://wirral-consult.objective.co.uk/file/5679355>

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-11123

Site Reference

All 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**

The proposed urban housing allocations seems appropriate and consistent with the Preferred Option 1, Urban Intensification.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-10237

Site Reference

All 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

- Substantial reliance has been placed on larger strategic brownfield allocations by the local authority for housing delivery within this plan period - consistent delays in recent years working in a significantly poor market area;
- Doubts should be raised as to whether the market would respond positively towards such development, and in effect further disrupt any future construction on such sites. That Local developer has acknowledged that their project is behind schedule - quoted that project is reliant on key projects being completed by 2024 and has consistently stated that they are struggling to secure interest from investors because of the "local market failure". Compares with experience of Media City Salford Quays – Wirral Waters is much slower;
- Significant funding issues and large infrastructure must be implemented pre construction. At this stage it would not seem possible that the site will be able to provide 740 units within the first five years of the plan period; as suggested in Table A2.1.

Attachment 1

<https://wirral-consult.objective.co.uk/file/5656477>

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-8751 (Hoylake Neighbourhood Forum)

Site Reference

All 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

Urban development should be confined as much as possible to brownfield land. The Council should be working with the government (for grants etc) and builders to bring these brownfield sites up to developable standards.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-8133

Site Reference

All Sites

Q1 Please indicate the nature of your comment

Objection

Q3 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

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.

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

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.

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

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.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-8971

Site Reference

All 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**

Urban housing allocations should be Brownfield only or used land NOT green space. Council MUST consider any Brownfield land that could be 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

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-8995

Site Reference

All 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

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

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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-9038

Site Reference

All 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

I haven't got access to your Maps!!



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-9308

Site Reference

All 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-10792

Site Reference

All Sites

Q1 Please indicate the nature of your comment

Objection

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-9665

Site Reference

All Sites

Q1 Please indicate the nature of your comment

Objection

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

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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. I understand there is evidence that Council are not considering brownfield land that is being made available. Again you are using this highly technical and complex document to justify the position of the Council and I believe this is an attempt to dissuade local residents to complete the document while allowing developers/businesses and their legal teams the opportunity to fully respond and then used in a way to justify release of greenbelt.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-9549

Site Reference

All 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

As previously stated, the housing need is over-stated.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-9558

Site Reference

All Sites

Q1 Please indicate the nature of your comment

Objection

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

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-10305

Site Reference

All 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 considered that, due to their location within the urban area, the allocations within Appendix 4.1 will be suitably located with respect to local services. However, the achievability of residential development on previously developed sites within the urban area, as the Council have identified, can be in some instances be considered less secure. Land ownership within urban areas can often be more complex, where the development of a scheme, agreement of any planning obligations, and build out rates and delivery may depend on the successful co-operation of multiple land-owners. These sites require more investment to make them suitable for residential development, and generally have longer lead-in times. Furthermore, a large number of the proposed urban housing allocations identified within Appendix 4.1 have small residential capacities and as such the successful delivery of the Urban Intensification Strategy relies on a large number of these sites coming forward for development. Accordingly we consider that progressing a strategy of dispersed Green Belt release, where suitable Sites which make a weak or no contribution to the Green Belt such as Land to the South of Clatterbridge Hospital, would help support and 'de-risk' the Urban Intensification strategy by meeting any residual requirements.

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-9704

Site Reference

All Sites

Q1 Please indicate the nature of your comment

Objection

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

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 no evidence that this level of development can be delivered. Indeed it is not possible to critically assess these sites for the multitude of reasons set out in paragraphs 4.8 and 4.9 of the Plan. The Plan cannot proceed to Regulation 19 based on the above when the outcome of that work is not known to either the Council or consultees. The second is that we are already on Year 1 of the plan and the expectation is that there will be 2,345 dwellings from this source by 2025. Again that cannot be realistic. Only once the above work has been undertaken can these sites be assessed against the deliverable and developable test in the Framework and applications then submitted, approved and commenced. On the evidence to date none of these sites can meet those stringent tests set by Government to deliver in the next 5 years over and above those with consent which meet the tests or have commenced.

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-10175

Site Reference

All Sites

Q1 Please indicate the nature of your comment

Objection

Q3 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

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-10446

Site Reference

All 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

The vast majority of these sites are unviable due to contamination and foundation, and market value reasons. The Council have not sufficiently demonstrated that this is not the case.

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-14720

Site Reference

All 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

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.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-13846

Site Reference

All 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. We are aware of omissions in Heswall for Appendix 4

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/5639379>



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-13900

Site Reference

All 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. We are aware of omissions in Heswall for Appendix 4

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/5639379>



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-11772

Site Reference

All 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. We are aware of omissions in Heswall for Appendix 4

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/5639379>

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-14836

Site Reference

All 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. We are aware of omissions in Heswall for Appendix 4

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/5639379>

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-14899

Site Reference

All 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. We are aware of omissions in Heswall for Appendix 4

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/5639379>

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-10805

Site Reference

All 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**

I agree with the Councils plans for Urban intensification.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-10857

Site Reference

All Sites

Q1 Please indicate the nature of your comment

Objection

Q3 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 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 the 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

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 the 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-10873

Site Reference

All Sites

Q1 Please indicate the nature of your comment

Objection

Q3 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 allocation should be on brownfield only, Liverpool city Council will only be building on brownfield not greenbelt , why does Wirral not follow this lead?

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood 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 allocation should be on brownfield only, Liverpool city Council will only be building on brownfield not greenbelt , why does Wirral not follow this lead?

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-10890

Site Reference

All Sites

Q1 Please indicate the nature of your comment

Objection

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

Are these all brownfield sites? Not clear from the text, and looks doubtful. SHLAA 3095 in West Kirby certainly isn't.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-10920

Site Reference

All 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**

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

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.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-10938

Site Reference

All Sites

Q1 Please indicate the nature of your comment

Objection

Q3 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 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

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

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-11024

Site Reference

All 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

The information is out of date and not accurate. With brownfield sites missing from the maps, there are sites with lapsed planning permissions that are not included in the maps or plan. We have been in continued correspondence with the council for 8 years about our own site, it has had two outline planning permissions on that have expired. Despite are continued correspondence with the council, our site is not included in the local plan information for some reason!

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

The information is out of date and not accurate. With brownfield sites missing from the maps, there are sites with lapsed planning permissions that are not included in the maps or plan. We have been in continued correspondence with the council for 8 years about our own site, it has had two outline planning permissions on that have expired. Despite are continued correspondence with the council, our site is not included in the local plan information for some reason!

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-11054

Site Reference

All Sites

Q1 Please indicate the nature of your comment

Objection

Q3 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

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.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-11087

Site Reference

All Sites

Q1 Please indicate the nature of your comment

Objection

Q3 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 allocation should be on brownfield only Liverpool city Council will only be building on brownfield not greenbelt, why does Wirral not follow this lead?

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood 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 allocation should be on brownfield only Liverpool city Council will only be building on brownfield not greenbelt, why does Wirral not follow this lead?

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-11137

Site Reference

All Sites

Q1 Please indicate the nature of your comment

Objection

Q3 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 be brownfield only - the Council are not using/considering brownfield land that is 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 be brownfield only - the Council are not using/considering brownfield land that is 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-14184

Site Reference

All 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

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.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-14285

Site Reference

All 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

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.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-14414

Site Reference

All 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

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.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-14503

Site Reference

All 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

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.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-13736

Site Reference

All 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

Urban Housing Allocations. I agree with the housing allocations, which excludes the Noctorum Field site (OS140).

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-14592

Site Reference

All 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

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.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-11647

Site Reference

All 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

Urban Housing Allocations. I agree with the housing allocations, which excludes the Noctorum Field site (OS140).

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-12040

Site Reference

All 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

Urban Housing Allocations. I agree with the housing allocations, which excludes the Noctorum Field site (OS140).



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-12041

Site Reference

All 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

Urban Housing Allocations. I agree with the housing allocations, which excludes the Noctorum Field site (OS140).

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-12042

Site Reference

All 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

Urban Housing Allocations. I agree with the housing allocations, which excludes the Noctorum Field site (OS140).



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-12043

Site Reference

All 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

Urban Housing Allocations. I agree with the housing allocations, which excludes the Noctorum Field site (OS140).



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-12044

Site Reference

All 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

Urban Housing Allocations. I agree with the housing allocations, which excludes the Noctorum Field site (OS140).



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-12045

Site Reference

All 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

Urban Housing Allocations. I agree with the housing allocations, which excludes the Noctorum Field site (OS140).

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-12046

Site Reference

All 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

Urban Housing Allocations. I agree with the housing allocations, which excludes the Noctorum Field site (OS140).



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-12047

Site Reference

All 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

Urban Housing Allocations. I agree with the housing allocations, which excludes the Noctorum Field site (OS140).



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-12048

Site Reference

All 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

Urban Housing Allocations. I agree with the housing allocations, which excludes the Noctorum Field site (OS140).

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-12049

Site Reference

All 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

Urban Housing Allocations. I agree with the housing allocations, which excludes the Noctorum Field site (OS140).



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-12050

Site Reference

All 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

Urban Housing Allocations. I agree with the housing allocations, which excludes the Noctorum Field site (OS140).



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-12051

Site Reference

All 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

Urban Housing Allocations. I agree with the housing allocations, which excludes the Noctorum Field site (OS140).



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-12052

Site Reference

All 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

Urban Housing Allocations. I agree with the housing allocations, which excludes the Noctorum Field site (OS140).



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-12053

Site Reference

All 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

Urban Housing Allocations. I agree with the housing allocations, which excludes the Noctorum Field site (OS140).



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-12054

Site Reference

All 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

Urban Housing Allocations. I agree with the housing allocations, which excludes the Noctorum Field site (OS140).

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-12055

Site Reference

All 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

Urban Housing Allocations. I agree with the housing allocations, which excludes the Noctorum Field site (OS140).

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-12056

Site Reference

All 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

Urban Housing Allocations. I agree with the housing allocations, which excludes the Noctorum Field site (OS140).



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-12057

Site Reference

All 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

Urban Housing Allocations. I agree with the housing allocations, which excludes the Noctorum Field site (OS140).

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-12058

Site Reference

All 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

Urban Housing Allocations. I agree with the housing allocations, which excludes the Noctorum Field site (OS140).



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-12059

Site Reference

All 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

Urban Housing Allocations. I agree with the housing allocations, which excludes the Noctorum Field site (OS140).



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-12060

Site Reference

All 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

Urban Housing Allocations. I agree with the housing allocations, which excludes the Noctorum Field site (OS140).



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-12061

Site Reference

All 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

Urban Housing Allocations. I agree with the housing allocations, which excludes the Noctorum Field site (OS140).



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-12062

Site Reference

All 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

Urban Housing Allocations. I agree with the housing allocations, which excludes the Noctorum Field site (OS140).



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-12063

Site Reference

All 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

Urban Housing Allocations. I agree with the housing allocations, which excludes the Noctorum Field site (OS140).



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-12064

Site Reference

All 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

Urban Housing Allocations. I agree with the housing allocations, which excludes the Noctorum Field site (OS140).



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-12065

Site Reference

All 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

Urban Housing Allocations. I agree with the housing allocations, which excludes the Noctorum Field site (OS140).



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-12066

Site Reference

All 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

Urban Housing Allocations. I agree with the housing allocations, which excludes the Noctorum Field site (OS140).



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-12067

Site Reference

All 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

Urban Housing Allocations. I agree with the housing allocations, which excludes the Noctorum Field site (OS140).

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-12068

Site Reference

All 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

Urban Housing Allocations. I agree with the housing allocations, which excludes the Noctorum Field site (OS140).

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-12039

Site Reference

All 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

Urban Housing Allocations. I agree with the housing allocations, which excludes the Noctorum Field site (OS140).

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-13749

Site Reference

All 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

Urban Housing Allocations. I agree with the housing allocations, which excludes the Noctorum Field site (OS140).



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-18177

Site Reference

All 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-17594

Site Reference

All 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

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.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-22002

Site Reference

All 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. We are aware of omissions in Heswall for Appendix 4

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-17881

Site Reference

All 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

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.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-22069

Site Reference

All 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. We are aware of omissions in Heswall for Appendix 4

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/5639379>



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-21172

Site Reference

All 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

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.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-21330

Site Reference

All 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

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.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-21557

Site Reference

All 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

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.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-21331

Site Reference

All 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

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.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-21558

Site Reference

All 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

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.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-21332

Site Reference

All 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

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.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-18387

Site Reference

All 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. We are aware of omissions in Heswall for Appendix 4

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/5639379>



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-18441

Site Reference

All 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. We are aware of omissions in Heswall for Appendix 4

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/5639379>

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-18496

Site Reference

All 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. We are aware of omissions in Heswall for Appendix 4

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/5639379>

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-18551

Site Reference

All 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. We are aware of omissions in Heswall for Appendix 4

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/5639379>

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-18615

Site Reference

All 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. We are aware of omissions in Heswall for Appendix 4

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/5639379>

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-18616

Site Reference

All 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. We are aware of omissions in Heswall for Appendix 4

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/5639379>



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-18738

Site Reference

All 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. We are aware of omissions in Heswall for Appendix 4

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/5639379>



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-18739

Site Reference

All 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. We are aware of omissions in Heswall for Appendix 4

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/5639379>

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-18839

Site Reference

All 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. We are aware of omissions in Heswall for Appendix 4

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/5639379>



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-18905

Site Reference

All 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. We are aware of omissions in Heswall for Appendix 4

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/5639379>



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-18982

Site Reference

All 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. We are aware of omissions in Heswall for Appendix 4

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/5639379>

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-18983

Site Reference

All 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. We are aware of omissions in Heswall for Appendix 4

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/5639379>

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-19082

Site Reference

All 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. We are aware of omissions in Heswall for Appendix 4

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/5639379>

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-19135

Site Reference

All 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. We are aware of omissions in Heswall for Appendix 4

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/5639379>



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-19190

Site Reference

All 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. We are aware of omissions in Heswall for Appendix 4

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/5639379>

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-19247

Site Reference

All 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. We are aware of omissions in Heswall for Appendix 4

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/5639379>

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-19302

Site Reference

All 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. We are aware of omissions in Heswall for Appendix 4

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/5639379>

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-19359

Site Reference

All 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. We are aware of omissions in Heswall for Appendix 4

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/5639379>

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-19424

Site Reference

All 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. We are aware of omissions in Heswall for Appendix 4

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/5639379>



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-19425

Site Reference

All 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. We are aware of omissions in Heswall for Appendix 4

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/5639379>

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-19627

Site Reference

All 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. We are aware of omissions in Heswall for Appendix 4

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/5639379>

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-19682

Site Reference

All 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. We are aware of omissions in Heswall for Appendix 4

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/5639379>



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-19737

Site Reference

All 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. We are aware of omissions in Heswall for Appendix 4

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/5639379>



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-19800

Site Reference

All 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. We are aware of omissions in Heswall for Appendix 4

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/5639379>

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-19866

Site Reference

All 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. We are aware of omissions in Heswall for Appendix 4

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/5639379>



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-19922

Site Reference

All 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. We are aware of omissions in Heswall for Appendix 4

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/5639379>

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-19982

Site Reference

All 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. We are aware of omissions in Heswall for Appendix 4

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/5639379>

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-20037

Site Reference

All 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. We are aware of omissions in Heswall for Appendix 4

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/5639379>

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-20093

Site Reference

All 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. We are aware of omissions in Heswall for Appendix 4

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/5639379>

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-20154

Site Reference

All 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. We are aware of omissions in Heswall for Appendix 4

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/5639379>



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-20215

Site Reference

All 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. We are aware of omissions in Heswall for Appendix 4

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/5639379>

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-20271

Site Reference

All 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. We are aware of omissions in Heswall for Appendix 4

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/5639379>



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-20326

Site Reference

All 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. We are aware of omissions in Heswall for Appendix 4

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/5639379>

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-20383

Site Reference

All 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. We are aware of omissions in Heswall for Appendix 4

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/5639379>



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-20437

Site Reference

All 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. We are aware of omissions in Heswall for Appendix 4

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/5639379>



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-20568

Site Reference

All 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. We are aware of omissions in Heswall for Appendix 4

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/5639379>

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-20608

Site Reference

All 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. We are aware of omissions in Heswall for Appendix 4

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/5639379>



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-20607

Site Reference

All 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. We are aware of omissions in Heswall for Appendix 4

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/5639379>



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-20567

Site Reference

All 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. We are aware of omissions in Heswall for Appendix 4

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/5639379>



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-20707

Site Reference

All 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. We are aware of omissions in Heswall for Appendix 4

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/5639379>

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-20769

Site Reference

All 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. We are aware of omissions in Heswall for Appendix 4

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/5639379>



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-20770

Site Reference

All 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. We are aware of omissions in Heswall for Appendix 4

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/5639379>

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-20926

Site Reference

All 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. We are aware of omissions in Heswall for Appendix 4

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/5639379>



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-20981

Site Reference

All 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. We are aware of omissions in Heswall for Appendix 4

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/5639379>



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-21037

Site Reference

All 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. We are aware of omissions in Heswall for Appendix 4

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/5639379>

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-21091

Site Reference

All 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. We are aware of omissions in Heswall for Appendix 4

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/5639379>



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-21679

Site Reference

All 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. We are aware of omissions in Heswall for Appendix 4

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/5639379>



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-21680

Site Reference

All 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. We are aware of omissions in Heswall for Appendix 4

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/5639379>



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-22068

Site Reference

All 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. We are aware of omissions in Heswall for Appendix 4

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/5639379>

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-21787

Site Reference

All 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. We are aware of omissions in Heswall for Appendix 4

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/5639379>

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-21788

Site Reference

All 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. We are aware of omissions in Heswall for Appendix 4

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/5639379>

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-21895

Site Reference

All 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. We are aware of omissions in Heswall for Appendix 4

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/5639379>

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-21896

Site Reference

All 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. We are aware of omissions in Heswall for Appendix 4

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/5639379>



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-22176

Site Reference

All 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. We are aware of omissions in Heswall for Appendix 4

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/5639379>



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-22177

Site Reference

All 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. We are aware of omissions in Heswall for Appendix 4

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/5639379>

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-22290

Site Reference

All 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. We are aware of omissions in Heswall for Appendix 4

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/5639379>



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-22291

Site Reference

All 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. We are aware of omissions in Heswall for Appendix 4

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/5639379>



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-22398

Site Reference

All 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. We are aware of omissions in Heswall for Appendix 4

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/5639379>



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-22399

Site Reference

All 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. We are aware of omissions in Heswall for Appendix 4

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/5639379>

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-22590

Site Reference

All 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. We are aware of omissions in Heswall for Appendix 4

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/5639379>

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-22591

Site Reference

All 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. We are aware of omissions in Heswall for Appendix 4

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/5639379>

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-22633

Site Reference

All 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. We are aware of omissions in Heswall for Appendix 4

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/5639379>



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-22634

Site Reference

All 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. We are aware of omissions in Heswall for Appendix 4

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/5639379>

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-15339

Site Reference

All 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

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.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-15454

Site Reference

All 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

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.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-15558

Site Reference

All 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

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.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-15649

Site Reference

All 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

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.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-15749

Site Reference

All 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

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.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-15873

Site Reference

All 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

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.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-16215

Site Reference

All 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

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.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-16303

Site Reference

All 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

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.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-16390

Site Reference

All 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

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.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-16478

Site Reference

All 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

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.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-16566

Site Reference

All 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

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.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-16670

Site Reference

All 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

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.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-16779

Site Reference

All 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

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.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-16922

Site Reference

All 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

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.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-16923

Site Reference

All 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

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Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-17077

Site Reference

All 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

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.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-18089

Site Reference

All 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

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.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-17980

Site Reference

All 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

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.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-15194

Site Reference

All 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

Urban Housing Allocations. I agree with the housing allocations, which excludes the Noctorum Field site (OS140).



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-15211

Site Reference

All 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

Urban Housing Allocations. I agree with the housing allocations, which excludes the Noctorum Field site (OS140).

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-15232

Site Reference

All 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

Urban Housing Allocations. I agree with the housing allocations, which excludes the Noctorum Field site (OS140).

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-15240

Site Reference

All 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

Urban Housing Allocations. I agree with the housing allocations, which excludes the Noctorum Field site (OS140).



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-15253

Site Reference

All 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

Urban Housing Allocations. I agree with the housing allocations, which excludes the Noctorum Field site (OS140).

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-15293

Site Reference

All 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

Urban Housing Allocations. I agree with the housing allocations, which excludes the Noctorum Field site (OS140).

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-15397

Site Reference

All 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

Urban Housing Allocations. I agree with the housing allocations, which excludes the Noctorum Field site (OS140).



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-15427

Site Reference

All 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

Urban Housing Allocations. I agree with the housing allocations, which excludes the Noctorum Field site (OS140).



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-15473

Site Reference

All 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

Urban Housing Allocations. I agree with the housing allocations, which excludes the Noctorum Field site (OS140).



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-15270

Site Reference

All 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

Urban Housing Allocations. I agree with the housing allocations, which excludes the Noctorum Field site (OS140).

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-16008

Site Reference

All 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

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.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-17198

Site Reference

All 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

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.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-17285

Site Reference

All 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

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.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-17391

Site Reference

All 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

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.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-17495

Site Reference

All 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

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.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-17718

Site Reference

All 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

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.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-17719

Site Reference

All 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

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.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-18245

Site Reference

All 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

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.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-23858

Site Reference

All 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-23897

Site Reference

All 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

No comment on individual sites. We received comments from local people that It is difficult to read Appendix 4.5 due to the small print of the table in Wirral local housing trajectory. There is, however, concern that the local housing need is excessive and that there should be a stepped approach to the first, second and third five years to provide Wirral the possibility of significantly ramping up delivery. It is perverse to expect 40% of the total housing to be delivered in the first five-year phase of the plan.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-22766

Site Reference

All 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. We are aware of omissions in Heswall for Appendix 4

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/5639379>



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-22767

Site Reference

All 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. We are aware of omissions in Heswall for Appendix 4

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/5639379>

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-22959

Site Reference

All 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. We are aware of omissions in Heswall for Appendix 4

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/5639379>

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-22961

Site Reference

All 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. We are aware of omissions in Heswall for Appendix 4

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/5639379>

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-23043

Site Reference

All 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. We are aware of omissions in Heswall for Appendix 4

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/5639379>



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-23044

Site Reference

All 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. We are aware of omissions in Heswall for Appendix 4

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/5639379>

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-23151

Site Reference

All 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. We are aware of omissions in Heswall for Appendix 4

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/5639379>



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-23152

Site Reference

All 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. We are aware of omissions in Heswall for Appendix 4

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/5639379>



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-23283

Site Reference

All 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. We are aware of omissions in Heswall for Appendix 4

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/5639379>



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-23284

Site Reference

All 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. We are aware of omissions in Heswall for Appendix 4

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/5639379>



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-23285

Site Reference

All 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. We are aware of omissions in Heswall for Appendix 4

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/5639379>



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24269

Site Reference

All 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

Any proposed urban housing allocations listed in Appendix 4.1 of the I&O document, located in flood zones 2 and 3, should be subject to the sequential test to demonstrate that no reasonably available alternative sites are available across the Borough to meet this housing need.

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-23776 (Highways England)

Site Reference

All 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 list of sites that have been identified includes Wirral Waters and Hind Street (Birkenhead), alongside those identified for development through the Wirral Growth Company, the Council's Affordable Housing Programme and longer-term development sites at Woodside, which are not expected to be delivered until later in the Plan period. In terms of proximity to the M53, Highways England believe that the main area of increased pressure could be around Junction 1, to access the developments around Birkenhead and Wirral Waters and Junction 2 near to Moreton and potentially Upton. Infrastructure to access sites off the A41 may need considerable transport infrastructure improvements to counteract any residual impact on Junctions 4 of the M53. The urban permissions around Bromborough this may also impact Junction 5 of the M53.

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-23849

Site Reference

All 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

This source of supply totals 7,671 dwellings in the plan period, so is a major component of achieving the housing requirement. First, there is no evidence that this level of development can be delivered. It is not possible to critically assess these sites for the reasons set out in paragraphs 4.8 and 4.9 of the Plan. Second, we are already on Year 1 of the plan and the expectation is that there will be 2,345 dwellings from this source by 2025, which cannot be realistic. On the evidence to date none of these sites can meet those stringent tests set by Government to deliver in the next 5 years over and above those with consent which meet the tests or have commenced.

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24273

Site Reference

All 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

This source of supply totals 7,671 dwellings in the plan period, so is a major component of achieving the housing requirement. First, there is no evidence that this level of development can be delivered. It is not possible to critically assess these sites for the reasons set out in paragraphs 4.8 and 4.9 of the Plan. Second, we are already on Year 1 of the plan and the expectation is that there will be 2,345 dwellings from this source by 2025, which cannot be realistic. On the evidence to date none of these sites can meet the stringent tests set by Government to deliver in the next 5 years over and above those with consent or have commenced which meet the tests.

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24016

Site Reference

All 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 regeneration of previously developed land, but we are concerned that the amount of development proposed will not be delivered in the Plan period due to viability issues. Additionally, lead-in time and delivery rates are a concern. Given the number of units involved it is essential that this matter is clarified. In our view the Council has significantly over-stated the deliverable supply for Years 0 – 5 of the Plan period. This adds weight to our position that sites which can be developed quickly is sustainable locations and which use low quality Green Belt land should be released for development. For years 6 – 10 and 11 – 15 the requirement appears to have been calculated incorrectly. Based on the assessment of Years 0 – 5 the Council is highly likely to still be in a 20% buffer position after adoption of the Plan. That 20% buffer would need to be added to the requirement (not deducted as suggested by the Council).



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24070

Site Reference

All 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

We do not wish to comment on the deliverability and developability of the housing allocations at this time.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24282

Site Reference

All 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 proposed housing allocations do not allow for a range of housing sites across the Borough focusing as they do upon Wirral Waters as opposed to offering a range of sites.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24433 (Environment Agency)

Site Reference

All 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

In terms of being deliverable or developable we would point out any site location should be subject to the flood risk Sequential Test, and where applicable the flood risk Exception Test prior to any allocation. Any proposed allocation failing either of the tests should not be allocated. This is for the Local Planning Authority to undertake by using their Strategic Flood Risk Assessment as evidence.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24581

Site Reference

All 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

This source of supply totals 7,671 dwellings in the plan period, so is a major component of achieving the housing requirement. First, there is no evidence that this level of development can be delivered. It is not possible to critically assess these sites for the reasons set out in paragraphs 4.8 and 4.9 of the Plan. Second, we are already on Year 1 of the plan and the expectation is that there will be 2,345 dwellings from this source by 2025, which cannot be realistic. On the evidence to date none of these sites can meet the stringent tests set by Government to deliver in the next 5 years over and above those with consent or which have commenced.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24510 (Natural England)

Site Reference

All 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 housing allocations (and total quantum of development) should consider recreational disturbance impacts on coastal designated sites.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24512 (Natural England)

Site Reference

All 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

Natural England has provided advice on a number of planning applications that are listed with the proposed allocations. We advise that where permission has been granted you check that the number of residential units as referenced in the local plan matches the number of units that the permission covers, therefore to ensure that your total housing numbers are referenced accurately. For example we note that planning permission has been granted for the allocated housing site HLA 685200 Former Burtons Foods and the capacity of the site is listed as 299, however the planning permission has been recently granted for 257 homes, therefore this site has a shortfall of 42 houses. Therefore, we question where this shortfall will be made up, and whether an additional housing allocation is required



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24825

Site Reference

All 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/5684847>



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24826

Site Reference

All 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/5684847>



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24607

Site Reference

All Sites

Q1 Please indicate the nature of your comment

Objection

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

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Disagrees with the trajectory applied by Wirral in Table A2.1 and Appendix 4.4 which suggests that just 304 dwellings within Wirral Waters should be considered deliverable. The table at Appendix 2 provides a breakdown of the sites are deliverable - a total of 1,167 dwellings (plus 72 bedspaces). All of the sites, with the exception of the later phases of Urban Splash and the A Bridge Site / Northbank East Phase 3 have planning permission. This represents 564 dwellings (48% of the deliverable housing supply at Wirral Waters). Having regard to future market conditions on the developability of housing sites is entirely consistent with the Framework, which requires such sites to be

capable of being viably developed at the point envisaged (i.e. in this case between 2026 and 2035). At present, it is envisaged that c.4,500 dwellings (and 72 bedspaces) can be delivered at Wirral Waters across the Local Plan period. With a greater degree of intervention, Wirral Waters would be capable of delivering 6,450 dwellings across the plan period.

Attachment 1

<https://wirral-consult.objective.co.uk/file/5684264>



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25147

Site Reference

All 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/5659562>



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-26599

Site Reference

All 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 proposed urban housing allocations are not deliverable or developable. We have considerable concerns over the majority of sites included in the Council's supply and a great deal of detail on our response to this question can be found in the attached Technical Assessment which comments on specific sites. Setting aside the potential for flooding the market with apartment type development in one specific part of the authority area as 76% of the proposed urban site allocations are located in Birkenhead, the Council's assumptions on a large number of sites are flawed and do not meet the tests of deliverable and developable as set out in Annex 2 of the Framework, leading

to a supply that is significantly less than that envisaged by the Council. A number of sites included in the plan have been 'intensified and rescheduled' without evidence to justify the increased densities or revised delivery trajectory. There are also significant issues with the viability evidence presented by the Council to underpin their Local Plan which underestimates the extent of viability issues in the area and consequently with the major development sites identified by the Council, upon which all of the Council's Local Plan options heavily rely. Many of the draft allocations are located in weaker market areas, resulting in significant viability and deliverability concerns, whilst other allocated sites have development constraints that may prevent them coming forward at all. For instance, development at Wirral Waters has been mooted since 2006 yet has not come forward due to viability issues. The site was only made deliverable upon receipt public investment of £6m via the Housing Infrastructure Fund. According to the Council's SHLAA, sites can achieve 10% and 20% affordable housing (a level much lower than the identified need) and remain viable 'without the support of grant funding in the majority of the Borough, with the exception of sites in Zone 1 and some sites in Zone 2'. However, the majority of the Council's identified supply, including the 3 main strategic sites of Wirral Waters, Woodside and Hind Street, are located in Zone 1. These areas have confirmed viability related issues and are unlikely to come forward without significant public funding (e.g. initial Phases of Wirral Waters). Without such funding, a number of these sites are very unlikely to come forward and will not deliver units as anticipated by the Council. Complex, high density brownfield sites tend to have higher exceptional upfront costs and longer lead-in times associated with site clearance and remediation. There is also often a need to put in place social and physical infrastructure to accommodate development too whilst the prices achieved from high density apartment type development is often lower than standard type housing developments.

Attachment 1

<https://wirral-consult.objective.co.uk/file/5683689>



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25747

Site Reference

All 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

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.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25748

Site Reference

All 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

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.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-26241

Site Reference

All Sites

Q1 Please indicate the nature of your comment

Objection

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

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

You should understand that most people totally disagree with your intrusion into any Greenbelt release, Greasby, Irby and Frankby are historic villages and deserve to maintain this identity.

Q3g Infrastructure and Utilities

Q3h Flood 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 urban housing allocation referred to should be Brownfield sites only or used land. Surely the Council should consult all landowners of Brownfield sites who wish to sell. Apparently there are urban sites available north of the city and these should surely be explored and looked into.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

We should Keep our hands off Greenbelt because once its gone, its gone. You should understand that most people totally disagree with your intrusion into any Greenbelt release, Greasby, Irby and Frankby are historic villages and deserve to maintain this identity.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-26706

Site Reference

All 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

Urban Housing Allocations. I agree with the housing allocations, which excludes the Noctorum Field site (OS140).

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-26707

Site Reference

All 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

Urban Housing Allocations. I agree with the housing allocations, which excludes the Noctorum Field site (OS140).



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-26733

Site Reference

All 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

Urban Housing Allocations. I agree with the housing allocations, which excludes the Noctorum Field site (OS140).



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-26732

Site Reference

All 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

Urban Housing Allocations. I agree with the housing allocations, which excludes the Noctorum Field site (OS140).

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25192

Site Reference

All 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 vast majority of Wirral Waters is proposed to be subject to site-specific allocations. The proposed approach of residential and employment designations does not reflect the approach of the East Float Outline Permission (EFOP) to deliver mixed-use neighbourhoods and risks limiting the flexibility that the EFOP allows in terms of specific uses within each Quarter. A wider designation covering Wirral Waters and/or allocations covering each of the component neighbourhoods within East Float is more reflective of the underlying principles of the EFOP.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25200

Site Reference

All 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/5659562>

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25364

Site Reference

All 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

Our work identifies that 71% (5,484 homes) are expected to come forward at Wirral Waters, although the actual supply over the plan period may be as low as 13% (1,034 homes). Wirral Waters has been available for a considerable period of time but has failed to deliver a single home to date. The heavy reliance on delivery at Wirral Waters will fail to meet the overall housing requirement of the Borough. Negligible levels of growth are envisaged outside the Commercial Core. Whilst Figure 4.1 of the Issues and Options Consultation report shows the distribution of the proposed housing allocations in map form, nowhere within the Issues and Options Consultation report or

evidence base documents does it say how many new homes will distributed amongst the settlement areas. The proposed housing allocations are expected to deliver 93% of all new homes, 95% when accounting for intensification, on previously developed land. It is commonly accepted that previously developed land has slower rates of housing delivery, which is one of the key issues facing Wirral over the past decade. Most of this land in the eastern parts of the Borough has problems with viability. The slow development of Wirral Waters is a good example of the difficulties in providing a valuable return.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25572

Site Reference

All 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

Wirral Waters has been available for a considerable period of time but has failed to deliver a single home to date. The heavy reliance on delivery at Wirral Waters will fail to meet the overall housing requirement of the Borough. Negligible levels of growth are envisaged outside the Commercial Core. Whilst Figure 4.1 of the Issues and Options Consultation report shows the distribution of the proposed housing allocations in map form, nowhere within the Issues and Options Consultation report or evidence base documents does it say how many new homes will be distributed amongst the settlement areas. The proposed housing allocations are expected to deliver 93% of all new homes, 95% when accounting for intensification, on previously developed land. It is commonly accepted that previously developed land has slower rates of housing delivery, which is one of the key issues facing Wirral over the past decade. Most of this land in the eastern parts of the Borough has problems with viability. The slow development of Wirral Waters is a good example of the difficulties in providing a valuable return.

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25659

Site Reference

All 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

Negligible levels of growth are envisaged outside the Commercial Core. Whilst Figure 4.1 of the Issues and Options Consultation report shows the distribution of the proposed housing allocations in map form, nowhere within the Issues and Options Consultation report or evidence base documents does it say how many new homes will be distributed amongst the settlement areas. The proposed housing allocations are expected to deliver 93% of all new homes, 95% when accounting for intensification, on previously developed land. It is commonly accepted that previously developed land has slower rates of housing delivery, which is one of the key issues facing Wirral over the past decade. Most of this land in the eastern parts of the Borough has problems with viability. The slow development of Wirral Waters is a good example of the difficulties in providing a valuable return.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25877

Site Reference

All 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

Our work identifies that 71% (5,484 homes) are expected to come forward at Wirral Waters, although the actual supply over the plan period may be as low as 13% (1,034 homes). Wirral Waters has been available for a considerable period of time but has failed to deliver a single home to date. The heavy reliance on delivery at Wirral Waters will fail to meet the overall housing requirement of the Borough. Negligible levels of growth are envisaged outside the Commercial Core. Whilst Figure 4.1 of the Issues and Options Consultation report shows the distribution of the proposed housing allocations in map form, nowhere within the Issues and Options Consultation report or

evidence base documents does it say how many new homes will distributed amongst the settlement areas. The proposed housing allocations are expected to deliver 93% of all new homes, 95% when accounting for intensification, on previously developed land. It is commonly accepted that previously developed land has slower rates of housing delivery, which is one of the key issues facing Wirral over the past decade. Most of this land in the eastern parts of the Borough has problems with viability. The slow development of Wirral Waters is a good example of the difficulties in providing a valuable return.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-26463

Site Reference

All 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date. We are aware of omissions in Heswall for Appendix 4

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-26172

Site Reference

All 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

We are concerned about the delivery of the bulk of the new housing which forms part of the urban intensification option. It is unlikely that every identified site, including sites with planning permission, will come forward, or deliver the envisaged level of housing. Additional sites must be delivered if the Council is to meet its needs. 45.8% of the housing supply (5,480 dwellings) will currently come from three strategic sites, at Wirral Waters (4,650), Hind Street (580) and Woodside (250), which are complex and, as demonstrated by Wirral Waters, will take far longer than expected to deliver houses into the supply. The Local Plan seeks to allocate a very limited amount of land to Eastham for residential development - only 66 dwellings, of which 30 will be affordable. The Local Plan must establish a level of development to support the future sustainability of its urban areas, outside areas subject to urban intensification.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-26146

Site Reference

All 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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 1A would result in a shortfall of 2,444 dwellings over the Plan period against the proposed total housing requirement of 12,750 dwellings. Additional housing land must be identified if the needs of the Borough are going to be met. Our attachment also shows that the assumptions made on several of the urban allocations are flawed and do not meet the tests of deliverable and developable as set out Annex 2 of the NPPF, particularly at Wirral Waters, Hind Street, Woodside and Rose Brae and we believe that at least 4,672 dwellings should also be removed from the total supply set out in Table 4.1 of the Issues and Options document.

Attachment 1

<https://wirral-consult.objective.co.uk/file/5675699>



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-26154

Site Reference

All 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

A significant proportion of family housing should be directed towards the commuter towns of Bebington, Eastham and Bromborough, which are some of the most sustainable locations in the Borough. With the exception of the Acre Lane site (HLA 699300), all of the proposed allocations in this area are small infill sites that are expected to deliver high density development, which are not suitable to meet the needs for larger family housing or the need for larger affordable homes. Additional land must be identified to meet the need in these areas.

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-26121

Site Reference

All 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

We are concerned about the delivery of the bulk of the new housing which forms part of the urban intensification option. It is unlikely that every identified site, including sites with planning permission, will come forward, or deliver the envisaged level of housing. Additional sites must be delivered if the Council is to meet its needs. 45.8% of the housing supply (5,480 dwellings) will currently come from three strategic sites, at Wirral Waters (4,650), Hind Street (580) and Woodside (250), which are complex and, as demonstrated by Wirral Waters, will take far longer than expected to deliver houses into the supply.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-26424

Site Reference

All 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 half of the proposed housing supply (5,310 dwellings) is intended to come from sites that have not yet been demonstrated as deliverable / developable. Whilst the Council is intending to undertake significant further work before the next round of consultation, there is a significant risk that many of the proposed sites accounted for in the supply will not actually be demonstrated to be deliverable and developable. Given that this supply forms the backbone of the preferred Urban Intensification option, we have significant concerns about this incomplete evidence base. Further, this will no doubt lead to the Council having to rethink their preferred spatial strategy,

which as we have explained throughout these representations will require both urban area development and Green Belt release. As per Table 4.2, If the Council's further work shows that some of the proposed urban housing allocations can be intensified, these will provide 7,671 homes. It is notable that this is not yet shown to be achievable, therefore we await further detailed evidence before providing any further commentary on this matter. Irrespective of our significant concerns regarding the capacity of the proposed urban sites, we also raise issue with the negligible levels of growth envisaged outside the Commercial Core. Whilst Figure 4.1 of the Issues and Options Consultation report shows the distribution of the proposed housing allocations in map form across the Borough, it is not stated anywhere in the consultation report or evidence base documents how many new homes will be distributed across the settlement areas. Upon review of the accompanying appendices and tables it is evident that significant amounts of development are to be directed to the Commercial Core, with comparatively little outside of it. We raise concerns with this approach, specifically in relation to the known viability issues in the Commercial Core, which will impact on affordable housing delivery and a varied housing mix. Furthermore, we also raise concerns from a sustainable development perspective, given that a number of settlements where housing demand is high will be overlooked if this approach is to be adopted. We are also of the view that there is an over-reliance on previously developed land within the urban areas. Whilst we note that the use of previously developed land is a national policy objective and preference, the proposed housing allocation are expected to deliver 93% of all new homes within the Borough, and 95% when accounting for intensification. It is commonly accepted that when compared to greenfield land, previously developed land has slower rates of housing delivery. Indeed, one of the key issues facing Wirral over the past decade has related to the timely delivery of new homes, most of which has been on previously developed land. Another problem affecting previously developed land is viability, especially in areas which do not retain high market values which is a problem for some eastern parts of the Wirral. The slow development of Wirral Waters is a good example of the difficulties in providing a valuable return. Indeed, as we have already mentioned, almost all growth is directed to a zone which is identified within the 2018 Viability Study as generally not viable even without consideration being given to affordable housing.

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-26510

Site Reference

All 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

Given the importance of housing land supply in the context of the Local Plan being found sound, we have conducted analysis of sites included by the Council in its five year supply trajectory in order to determine the realistic potential for the delivery of new homes from those sites in the five year period. A review of the Council's proposed housing land supply in years 11-15 of the plan period has also been undertaken in order to ensure that the Council can continue to deliver the required number of dwellings across the plan period and not just within the first five years. Having reviewed all sites with proposed delivery of 10 or more dwellings and using the Council's own evidence base where possible, it is concluded that many sites included within the Council's housing land supply are not deliverable in a five year period. Our analysis has looked a range of factors such as the principle of development, physical and environmental constraints, developer interest and infrastructure constraints whether

supporting infrastructure is required. A full breakdown for the justification for discounting sites can be found in the attached Appendix 1. However in summary, 508 dwellings were found not to be deliverable with years 1-5. Our findings clearly have a significant impact on the Council's ability to demonstrate a five year housing land supply on adoption being a significantly short of the required total. The Local Plan cannot be found sound without an evidenced five year housing land supply on adoption and therefore there is serious risk the Plan could fail on this basis alone. 948 dwellings were found not to meet the developable definition during years 11-15 and therefore should be discounted from the supply. The full site analysis can be found in the attached Appendix 1. Commentary has also been provided on sites which meet the definition of being developable, however, in our view the Council's delivery timeframes are overly optimistic. As such these are likely to deliver beyond years 11-15 and therefore cannot be reasonably included within the Council's future supply. Our findings clearly have a significant impact on the Council's ability to demonstrate a housing supply land supply during the latter years of the plan period and pose a serious risk to the Plan being found sound. Our analysis demonstrates that the Council can only deliver a maximum of 4,263 dwellings during years 1-5 and 1,932 dwellings in years 11-15 which is significantly below the required delivery required. As a result, the Council will be unable to meet their housing needs on adoption or over the lifetime of plan period. This significant shortfall is without considering the Council should be planning for a minimum of 850 homes per annum adding another 600 homes to the shortfall. The plan is flawed on this basis alone. Overall, the Council will find sustaining a five year supply of housing sites near impossible on adoption and over the plan period. Wirral Borough Council must build in flexibility to the plan to address the shortfall. Given the brownfield and densification only approach is flawed the council must seek to allocate the most sustainable, unconstrained contingency Green Belt sites to bolster the supply. This approach will ensure that the Council can demonstrate a housing land supply and deliver urgently needed homes within the Wirral over the plan period. If the Council proceed with the flawed approach to housing allocations, the plan will fail and be found unsound as a result, leaving the Council exposed to speculative development and certainty that the Secretary of State will take control of the Wirral Local Plan.

Attachment 1

<https://wirral-consult.objective.co.uk/file/5865519>

Attachment 2

<https://wirral-consult.objective.co.uk/file/5684811>

Attachment 3

<https://wirral-consult.objective.co.uk/file/5684812>

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-27140

Site Reference

All 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

Urban Housing Allocations. I agree with the housing allocations, which excludes the Noctorum Field site (OS140).

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-27174

Site Reference

All 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

Urban Housing Allocations. I agree with the housing allocations, which excludes the Noctorum Field site (OS140).

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-27193

Site Reference

All 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

Urban Housing Allocations. I agree with the housing allocations, which excludes the Noctorum Field site (OS140).

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-27219

Site Reference

All 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

Urban Housing Allocations. I agree with the housing allocations, which excludes the Noctorum Field site (OS140).



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-27238

Site Reference

All 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

Urban Housing Allocations. I agree with the housing allocations, which excludes the Noctorum Field site (OS140).



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-27021

Site Reference

All 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

Urban Housing Allocations. I agree with the housing allocations, which excludes the Noctorum Field site (OS140).



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-27022

Site Reference

All 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

Urban Housing Allocations. I agree with the housing allocations, which excludes the Noctorum Field site (OS140).

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-27061

Site Reference

All 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

Urban Housing Allocations. I agree with the housing allocations, which excludes the Noctorum Field site (OS140).



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-27062

Site Reference

All 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

Urban Housing Allocations. I agree with the housing allocations, which excludes the Noctorum Field site (OS140).

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-27088

Site Reference

All 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

Urban Housing Allocations. I agree with the housing allocations, which excludes the Noctorum Field site (OS140).



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-27087

Site Reference

All 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

Urban Housing Allocations. I agree with the housing allocations, which excludes the Noctorum Field site (OS140).

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-27156

Site Reference

All 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

Urban Housing Allocations. I agree with the housing allocations, which excludes the Noctorum Field site (OS140).

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-27127

Site Reference

All 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

Urban Housing Allocations. I agree with the housing allocations, which excludes the Noctorum Field site (OS140).



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-27141

Site Reference

All 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

Urban Housing Allocations. I agree with the housing allocations, which excludes the Noctorum Field site (OS140).

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-27260

Site Reference

All 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

Urban Housing Allocations. I agree with the housing allocations, which excludes the Noctorum Field site (OS140).

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-26887

Site Reference

All 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

Urban Housing Allocations. I agree with the housing allocations, which excludes the Noctorum Field site (OS140).

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-26888

Site Reference

All 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

Urban Housing Allocations. I agree with the housing allocations, which excludes the Noctorum Field site (OS140).



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-26925

Site Reference

All 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

Urban Housing Allocations. I agree with the housing allocations, which excludes the Noctorum Field site (OS140).



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-26926

Site Reference

All 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

Urban Housing Allocations. I agree with the housing allocations, which excludes the Noctorum Field site (OS140).

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-26962

Site Reference

All 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

Urban Housing Allocations. I agree with the housing allocations, which excludes the Noctorum Field site (OS140).



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-26995

Site Reference

All 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

Urban Housing Allocations. I agree with the housing allocations, which excludes the Noctorum Field site (OS140).

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-26996

Site Reference

All 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

Urban Housing Allocations. I agree with the housing allocations, which excludes the Noctorum Field site (OS140).

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-26960

Site Reference

All 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

Urban Housing Allocations. I agree with the housing allocations, which excludes the Noctorum Field site (OS140).



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-26758

Site Reference

All 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

Urban Housing Allocations. I agree with the housing allocations, which excludes the Noctorum Field site (OS140).



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-26759

Site Reference

All 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

Urban Housing Allocations. I agree with the housing allocations, which excludes the Noctorum Field site (OS140).



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-26784

Site Reference

All 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

Urban Housing Allocations. I agree with the housing allocations, which excludes the Noctorum Field site (OS140).



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-26785

Site Reference

All 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

Urban Housing Allocations. I agree with the housing allocations, which excludes the Noctorum Field site (OS140).



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-26815

Site Reference

All 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

Urban Housing Allocations. I agree with the housing allocations, which excludes the Noctorum Field site (OS140).

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-26813

Site Reference

All 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

Urban Housing Allocations. I agree with the housing allocations, which excludes the Noctorum Field site (OS140).



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-26824

Site Reference

All 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

Urban Housing Allocations. I agree with the housing allocations, which excludes the Noctorum Field site (OS140).

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-26856

Site Reference

All 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

Urban Housing Allocations. I agree with the housing allocations, which excludes the Noctorum Field site (OS140).

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-26857

Site Reference

All 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

Urban Housing Allocations. I agree with the housing allocations, which excludes the Noctorum Field site (OS140).



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-26916

Site Reference

All 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

Urban Housing Allocations. I agree with the housing allocations, which excludes the Noctorum Field site (OS140).



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-26961

Site Reference

All 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

Urban Housing Allocations. I agree with the housing allocations, which excludes the Noctorum Field site (OS140).

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-27042

Site Reference

All 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

Urban Housing Allocations. I agree with the housing allocations, which excludes the Noctorum Field site (OS140).



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-27104

Site Reference

All 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

Urban Housing Allocations. I agree with the housing allocations, which excludes the Noctorum Field site (OS140).



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-27207

Site Reference

All 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

Urban Housing Allocations. I agree with the housing allocations, which excludes the Noctorum Field site (OS140).

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-27206

Site Reference

All 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

Urban Housing Allocations. I agree with the housing allocations, which excludes the Noctorum Field site (OS140).



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-27290

Site Reference

All 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

Urban Housing Allocations. I agree with the housing allocations, which excludes the Noctorum Field site (OS140).

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-27259

Site Reference

All 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

Urban Housing Allocations. I agree with the housing allocations, which excludes the Noctorum Field site (OS140).

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-27292

Site Reference

All 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

Urban Housing Allocations. I agree with the housing allocations, which excludes the Noctorum Field site (OS140).



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-27325

Site Reference

All 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

Urban Housing Allocations. I agree with the housing allocations, which excludes the Noctorum Field site (OS140).

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-27324

Site Reference

All 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

Urban Housing Allocations. I agree with the housing allocations, which excludes the Noctorum Field site (OS140).

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-27291

Site Reference

All 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

Urban Housing Allocations. I agree with the housing allocations, which excludes the Noctorum Field site (OS140).



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-27336

Site Reference

All 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

Urban Housing Allocations. I agree with the housing allocations, which excludes the Noctorum Field site (OS140).



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-27358

Site Reference

All 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

Urban Housing Allocations. I agree with the housing allocations, which excludes the Noctorum Field site (OS140).

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-27371

Site Reference

All 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

Urban Housing Allocations. I agree with the housing allocations, which excludes the Noctorum Field site (OS140).

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-27384

Site Reference

All 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

Urban Housing Allocations. I agree with the housing allocations, which excludes the Noctorum Field site (OS140).



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24147

Site Reference

HLA 103100 - Former La Banque Public House

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

HLA 103100 – site now has permission for 19 units (not 28) (APP/19/00683) for delivery in years 1 to 5 (see proforma in attachment for further details)

Attachment 1

<https://wirral-consult.objective.co.uk/file/5684856>

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24843

Site Reference

HLA 103100 - Former La Banque Public House

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

Planning Application approved. No Reserved Matters submission – Potential to be delivered.

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24964

Site Reference

HLA 103100 - Former La Banque Public House

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

Planning Application approved. No Reserved Matters submission – Potential to be delivered.

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25067

Site Reference

HLA 103100 - Former La Banque Public House

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

Planning Application approved. No Reserved Matters submission – Potential to be delivered.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25163

Site Reference

HLA 103100 - Former La Banque Public House

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

Planning Application approved. No Reserved Matters submission – Potential to be delivered.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25281

Site Reference

HLA 103100 - Former La Banque Public House

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

Planning Application approved. No Reserved Matters submission – Potential to be delivered.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25480

Site Reference

HLA 103100 - Former La Banque Public House

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

Planning Application approved. No Reserved Matters submission – Potential to be delivered.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24850

Site Reference

HLA 610600 - Darlington Street

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

Planning Application approved. Most conditions discharged – Potential to be delivered.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24972

Site Reference

HLA 610600 - Darlington Street

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

Planning Application approved. Most conditions discharged – Potential to be delivered.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25075

Site Reference

HLA 610600 - Darlington Street

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

Planning Application approved. Most conditions discharged – Potential to be delivered.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25171

Site Reference

HLA 610600 - Darlington Street

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

Planning Application approved. Most conditions discharged – Potential to be delivered.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25290

Site Reference

HLA 610600 - Darlington Street

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

Planning Application approved. Most conditions discharged – Potential to be delivered.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25491

Site Reference

HLA 610600 - Darlington Street

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

Planning Application approved. Most conditions discharged – Potential to be delivered.

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24172

Site Reference

HLA 612000 - Former Seacombe Ferry Hotel

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

HLA 612000 – agree capacity and trajectory (see proforma in attachment for further details)

Attachment 1

<https://wirral-consult.objective.co.uk/file/5684856>

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24508 (Natural England)

Site Reference

HLA 612000 - Former Seacombe Ferry Hotel

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

Allocation in close proximity to Mersey Narrows and North Wirral Foreshore SPA & Ramsar, Mersey Narrows SSSI and Liverpool Bay SPA.

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24844

Site Reference

HLA 612000 - Former Seacombe Ferry Hotel

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

Planning Application approved. Discharge of conditions application awaiting decision
– Potential to be delivered.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24965

Site Reference

HLA 612000 - Former Seacombe Ferry Hotel

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

Planning Application approved. Discharge of conditions application awaiting decision
– Potential to be delivered.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25068

Site Reference

HLA 612000 - Former Seacombe Ferry Hotel

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

Planning Application approved. Discharge of conditions application awaiting decision
– Potential to be delivered.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25164

Site Reference

HLA 612000 - Former Seacombe Ferry Hotel

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

Planning Application approved. Discharge of conditions application awaiting decision
– Potential to be delivered.

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25282

Site Reference

HLA 612000 - Former Seacombe Ferry Hotel

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

Planning Application approved. Discharge of conditions application awaiting decision
– Potential to be delivered.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25481

Site Reference

HLA 612000 - Former Seacombe Ferry Hotel

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

Planning Application approved. Discharge of conditions application awaiting decision
– Potential to be delivered.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-7453

Site Reference

HLA 632800 - 1 Rocky Lane

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. Appendix 4.1 "Proposed Urban Housing Allocation Sites" lists 12 sites that are located within our operational area for a total of 24 units. These sites already have the benefit of planning permission as such we have no comment to make on the proposed allocations.

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-9977

Site Reference

HLA 632800 - 1 Rocky Lane

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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24174

Site Reference

HLA 661200 - Love Lane

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

HLA 661200 – agree capacity and trajectory (see proforma in attachment for further details)

Attachment 1

<https://wirral-consult.objective.co.uk/file/5684856>



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24845

Site Reference

HLA 661200 - Love Lane

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

Planning Application approved. Conditions yet to be discharged. Permission expires in January 2021 – Further Assessment required.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24966

Site Reference

HLA 661200 - Love Lane

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

Planning Application approved. Conditions yet to be discharged. Permission expires in January 2021 – Further Assessment required.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25069

Site Reference

HLA 661200 - Love Lane

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

Planning Application approved. Conditions yet to be discharged. Permission expires in January 2021 – Further Assessment required.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25165

Site Reference

HLA 661200 - Love Lane

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

Planning Application approved. Conditions yet to be discharged. Permission expires in January 2021 – Further Assessment required.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25283

Site Reference

HLA 661200 - Love Lane

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

Planning Application approved. Conditions yet to be discharged. Permission expires in January 2021 – Further Assessment required.

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25482

Site Reference

HLA 661200 - Love Lane

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

Planning Application approved. Conditions yet to be discharged. Permission expires in January 2021 – Further Assessment required.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-26511

Site Reference

HLA 661200 - Love Lane

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

Council's anticipated delivery 0-5 years: 27; Our estimate: 0. Planning permission APP/15/01259 for the erection of 20 dwellings to the rear of Mill Lane was approved in March 2016. An application for additional 3 dwellings APP/17/01567 was approved in January 2018. The original permission has not been extended and no applications to discharge conditions have been made and therefore it is unclear how the permission is still valid and can be included within the Council's housing land supply. Even if the permission is still valid, a number of conditions remain attached to the most recent consent for 3 dwellings. Considering these factors, it is evident this delay in discharging

conditions it makes it unlikely that the Council's delivery rate can be achieved or maintained. Given that the decision was issued some over 2 years ago, there is no certainty the development will come forward by 2021/22 as stated by the Council. In light of the above, 27 dwellings have been removed from the Council's housing supply in years 1-5.

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-7453

Site Reference

HLA 664300 - Ashbourne House

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. Appendix 4.1 "Proposed Urban Housing Allocation Sites" lists 12 sites that are located within our operational area for a total of 24 units. These sites already have the benefit of planning permission as such we have no comment to make on the proposed allocations.

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-9977

Site Reference

HLA 664300 - Ashbourne House

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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24851

Site Reference

HLA 665400 - 31-33 Palm Grove

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

Planning Application approved. Permission Expired – Cannot be considered to be deliverable.

Q3n Other reasons



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24973

Site Reference

HLA 665400 - 31-33 Palm Grove

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

Planning Application approved. Permission Expired – Cannot be considered to be deliverable.

Q3n Other reasons



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25076

Site Reference

HLA 665400 - 31-33 Palm Grove

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

Planning Application approved. Permission Expired – Cannot be considered to be deliverable.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25172

Site Reference

HLA 665400 - 31-33 Palm Grove

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

Planning Application approved. Permission Expired – Cannot be considered to be deliverable.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25291

Site Reference

HLA 665400 - 31-33 Palm Grove

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

Planning Application approved. Permission Expired – Cannot be considered to be deliverable.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25492

Site Reference

HLA 665400 - 31-33 Palm Grove

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

Planning Application approved. Permission Expired – Cannot be considered to be deliverable.

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-7453

Site Reference

HLA 667900 - Moonshine

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. Appendix 4.1 "Proposed Urban Housing Allocation Sites" lists 12 sites that are located within our operational area for a total of 24 units. These sites already have the benefit of planning permission as such we have no comment to make on the proposed allocations.

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-9977

Site Reference

HLA 667900 - Moonshine

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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-11109

Site Reference

HLA 670900 - 5 Uplands Road

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

Thank you for your letter dated 27th January 2020 concerning to the Local Plan detailed above sent to Uplands Road, Bromborough. Can I ask why you have wasted time and money sending this letter out to me when the building of the bungalow identified under HLA 670900 commenced in September 2019? Am I missing something? Is there some other development proposed for the land adjacent to Uplands Road

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-5566

Site Reference

HLA 671500 - 5 Birchmere

Q1 Please indicate the nature of your comment

Objection

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

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

There is a covenant on this land which prevents development . This has already been used to stop commencement of the development. Please see attached letter. Flood risk - 1 surface water will run off ,towards the mere, through gardens of 33,35,37 Tower Road North which are already saturated, 2 Very old drainage system which has blocked twice in the past 3 years causing sewage overflow at the end of Tower Road North. this has been pointed out in my original objection letter to this planning application.

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Those submitting letter are aware development on this site within the next 15 years cannot be assured by the Council as despite planning permission being granted 10 January 2017, there is a covenant on the land which prevents any development.

- The applicant for planning permission had previously been informed by the covenant holders that they would initiate legal action to block further development and as such the development was never commenced. Covenant holders continue to hold the view that they will initiate legal action to block future development.
- Planning permission was granted under the condition that the development must be commenced within three years and this has already lapsed.

Thus, for the two above reasons it would be impossible for the Council to guarantee the delivery of this development, which is their statutory requirement for their development plans.

Attachment 1

<https://wirral-consult.objective.co.uk/file/5659295>



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24854

Site Reference

HLA 671800 - Leasowe Road

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

Planning Application approved. Permission expired – Cannot be considered to be deliverable.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24976

Site Reference

HLA 671800 - Leasowe Road

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

Planning Application approved. Permission expired – Cannot be considered to be deliverable.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25079

Site Reference

HLA 671800 - Leasowe Road

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

Planning Application approved. Permission expired – Cannot be considered to be deliverable.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25175

Site Reference

HLA 671800 - Leasowe Road

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

Planning Application approved. Permission expired – Cannot be considered to be deliverable.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25294

Site Reference

HLA 671800 - Leasowe Road

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

Planning Application approved. Permission expired – Cannot be considered to be deliverable



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25495

Site Reference

HLA 671800 - Leasowe Road

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

Planning Application approved. Permission expired – Cannot be considered to be deliverable.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24849

Site Reference

HLA 674900 - Rosebrae Nursing Home

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

Planning Application approved. Conditions to be discharged – Potential to be delivered.

Q3n Other reasons



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24971

Site Reference

HLA 674900 - Rosebrae Nursing Home

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

Planning Application approved. Conditions to be discharged – Potential to be delivered.

Q3n Other reasons



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25074

Site Reference

HLA 674900 - Rosebrae Nursing Home

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

Planning Application approved. Conditions to be discharged – Potential to be delivered.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25170

Site Reference

HLA 674900 - Rosebrae Nursing Home

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

Planning Application approved. Conditions to be discharged – Potential to be delivered.

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25289

Site Reference

HLA 674900 - Rosebrae Nursing Home

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

Planning Application approved. Conditions to be discharged – Potential to be delivered.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25490

Site Reference

HLA 674900 - Rosebrae Nursing Home

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)

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Q3e Impact on / availability of Local Services

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Q3g Infrastructure and Utilities

Q3h Flood Risk

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Planning Application approved. Conditions to be discharged – Potential to be delivered.

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-7453

Site Reference

HLA 678100 - Co Operative Pharmacy

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. Appendix 4.1 "Proposed Urban Housing Allocation Sites" lists 12 sites that are located within our operational area for a total of 24 units. These sites already have the benefit of planning permission as such we have no comment to make on the proposed allocations.

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-9977

Site Reference

HLA 678100 - Co Operative Pharmacy

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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-7453

Site Reference

HLA 679400 - 3 Dale Gardens

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

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Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-9977

Site Reference

HLA 679400 - 3 Dale Gardens

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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-7453

Site Reference

HLA 682100 - Beechfield Close

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. Appendix 4.1 "Proposed Urban Housing Allocation Sites" lists 12 sites that are located within our operational area for a total of 24 units. These sites already have the benefit of planning permission as such we have no comment to make on the proposed allocations.

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-9977

Site Reference

HLA 682100 - Beechfield Close

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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24148

Site Reference

HLA 685200 - Former Burtons Foods

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

HLA 685200 – details now submitted for 257 units (not 299) (DLS/19/01305) so revise delivery to 160 units in years 1 to 5 and 97 units in years 6 to 10 (see proforma in attachment for further details)

Attachment 1

<https://wirral-consult.objective.co.uk/file/5684856>



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24842

Site Reference

HLA 685200 - Former Burtons Foods

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

Planning Application approved - Potential to be delivered dependent on housing delivery rates.

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24963

Site Reference

HLA 685200 - Former Burtons Foods

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

Planning Application approved - Potential to be delivered dependent on housing delivery rates.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25066

Site Reference

HLA 685200 - Former Burtons Foods

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

Planning Application approved - Potential to be delivered dependent on housing delivery rates.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25280

Site Reference

HLA 685200 - Former Burtons Foods

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

Planning Application approved - Potential to be delivered dependent on housing delivery rates.

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25479

Site Reference

HLA 685200 - Former Burtons Foods

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

Planning Application approved - Potential to be delivered dependent on housing delivery rates.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-7453

Site Reference

HLA 689300 - Parklands Drive

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. Appendix 4.1 "Proposed Urban Housing Allocation Sites" lists 12 sites that are located within our operational area for a total of 24 units. These sites already have the benefit of planning permission as such we have no comment to make on the proposed allocations.

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-9977

Site Reference

HLA 689300 - Parklands Drive

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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24846

Site Reference

HLA 690300 - Old Tavern Club

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

Planning Application approved. Some conditions discharged – Potential to be delivered.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24847

Site Reference

HLA 690300 - Old Tavern Club

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

Application awaiting decision - Site does not have permission for housing and cannot be considered to be deliverable.

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24968

Site Reference

HLA 690300 - Old Tavern Club

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

Planning Application approved. Some conditions discharged – Potential to be delivered.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25071

Site Reference

HLA 690300 - Old Tavern Club

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

Planning Application approved. Discharge of conditions application awaiting decision
– Potential to be delivered.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25167

Site Reference

HLA 690300 - Old Tavern Club

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

Planning Application approved. Discharge of conditions application awaiting decision
– Potential to be delivered.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25285

Site Reference

HLA 690300 - Old Tavern Club

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

Planning Application approved. Discharge of conditions application awaiting decision
– Potential to be delivered.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25484

Site Reference

HLA 690300 - Old Tavern Club

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

Planning Application approved. Discharge of conditions application awaiting decision
– Potential to be delivered.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25485

Site Reference

HLA 690300 - Old Tavern Club

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

Application awaiting decision - Site does not have permission for housing and cannot be considered to be deliverable.

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24969

Site Reference

HLA 693000 - 165 Bedford Road

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

Application awaiting decision - Site does not have permission for housing and cannot be considered to be deliverable.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25072

Site Reference

HLA 693000 - 165 Bedford Road

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

Application awaiting decision - Site does not have permission for housing and cannot be considered to be deliverable.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25168

Site Reference

HLA 693000 - 165 Bedford Road

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

Application awaiting decision - Site does not have permission for housing and cannot be considered to be deliverable.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25287

Site Reference

HLA 693000 - 165 Bedford Road

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

Application awaiting decision - Site does not have permission for housing and cannot be considered to be deliverable.

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-7453

Site Reference

HLA 693500 - Woodcote

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. Appendix 4.1 "Proposed Urban Housing Allocation Sites" lists 12 sites that are located within our operational area for a total of 24 units. These sites already have the benefit of planning permission as such we have no comment to make on the proposed allocations.

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-9977

Site Reference

HLA 693500 - Woodcote

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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-7453

Site Reference

HLA 694700 - Grangewood

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. Appendix 4.1 "Proposed Urban Housing Allocation Sites" lists 12 sites that are located within our operational area for a total of 24 units. These sites already have the benefit of planning permission as such we have no comment to make on the proposed allocations.

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-9977

Site Reference

HLA 694700 - Grangewood

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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-7453

Site Reference

HLA 695900 - 71 Dawstone Road

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. Appendix 4.1 "Proposed Urban Housing Allocation Sites" lists 12 sites that are located within our operational area for a total of 24 units. These sites already have the benefit of planning permission as such we have no comment to make on the proposed allocations.

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-9977

Site Reference

HLA 695900 - 71 Dawstone Road

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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24852

Site Reference

HLA 698300 - Church Street / Liscard Road

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

Planning Application approved. Discharge of conditions application registered – Potential to be delivered.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24974

Site Reference

HLA 698300 - Church Street / Liscard Road

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

Planning Application approved. Discharge of conditions application registered – Potential to be delivered.

Q3n Other reasons



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25077

Site Reference

HLA 698300 - Church Street / Liscard Road

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

Planning Application approved. Discharge of conditions application registered – Potential to be delivered.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25173

Site Reference

HLA 698300 - Church Street / Liscard Road

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

Planning Application approved. Discharge of conditions application registered – Potential to be delivered.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25292

Site Reference

HLA 698300 - Church Street / Liscard Road

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

Planning Application approved. Discharge of conditions application registered – Potential to be delivered.

Q3n Other reasons



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25493

Site Reference

HLA 698300 - Church Street / Liscard Road

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

Planning Application approved. Discharge of conditions application registered – Potential to be delivered.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24178

Site Reference

HLA 699300 - Acre Lane

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

HLA 699300 – agree capacity and trajectory (see proforma in attachment for further details)

Attachment 1

<https://wirral-consult.objective.co.uk/file/5684856>



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24840

Site Reference

HLA 699300 - Acre Lane

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

Planning Application approved - Potential to be delivered dependent on housing delivery rates.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24961

Site Reference

HLA 699300 - Acre Lane

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

Planning Application approved - Potential to be delivered dependent on housing delivery rates.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25064

Site Reference

HLA 699300 - Acre Lane

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

Planning Application approved - Potential to be delivered dependent on housing delivery rates.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25161

Site Reference

HLA 699300 - Acre Lane

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

Planning Application approved - Potential to be delivered dependent on housing delivery rates.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25278

Site Reference

HLA 699300 - Acre Lane

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

Planning Application approved - Potential to be delivered dependent on housing delivery rates.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25474

Site Reference

HLA 699300 - Acre Lane

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

Planning Application approved - Potential to be delivered dependent on housing delivery rates.

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24848

Site Reference

HLA 701500 - Former Riverside Day Centre

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

Planning Application approved. Conditions to be discharged – Potential to be delivered.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24970

Site Reference

HLA 701500 - Former Riverside Day Centre

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

Planning Application approved. Conditions to be discharged – Potential to be delivered.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25073

Site Reference

HLA 701500 - Former Riverside Day Centre

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

Planning Application approved. Conditions to be discharged – Potential to be delivered.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25169

Site Reference

HLA 701500 - Former Riverside Day Centre

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

Planning Application approved. Conditions to be discharged – Potential to be delivered.

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25288

Site Reference

HLA 701500 - Former Riverside Day Centre

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

Planning Application approved. Conditions to be discharged – Potential to be delivered.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25489

Site Reference

HLA 701500 - Former Riverside Day Centre

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

Planning Application approved. Conditions to be discharged – Potential to be delivered.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24967

Site Reference

HLA 702000 - Ferny Brow Road

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

Planning Application approved. Some conditions discharged – Potential to be delivered.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25070

Site Reference

HLA 702000 - Ferny Brow Road

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

Planning Application approved. Some conditions discharged – Potential to be delivered.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25166

Site Reference

HLA 702000 - Ferny Brow Road

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

Planning Application approved. Some conditions discharged – Potential to be delivered.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25284

Site Reference

HLA 702000 - Ferny Brow Road

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

Planning Application approved. Some conditions discharged – Potential to be delivered.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25483

Site Reference

HLA 702000 - Ferny Brow Road

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

Planning Application approved. Some conditions discharged – Potential to be delivered.

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-1093

Site Reference

HLA 702900 - 26 Cornelius Drive

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons**

Cornelius Drive has already been extended and carries a lot more traffic than it was designed for. This development would lead to more traffic and add to the hazards such as parked cars on this 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

Q3n Other reasons



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24841

Site Reference

HLA 702900 - 26 Cornelius Drive

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

Planning Application approved. Conditions yet to be discharged – Potential to be delivered.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24962

Site Reference

HLA 702900 - 26 Cornelius Drive

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

Planning Application approved. Conditions yet to be discharged – Potential to be delivered.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25065

Site Reference

HLA 702900 - 26 Cornelius Drive

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

Planning Application approved. Conditions yet to be discharged – Potential to be delivered.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25162

Site Reference

HLA 702900 - 26 Cornelius Drive

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

Planning Application approved. Conditions yet to be discharged – Potential to be delivered

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25279

Site Reference

HLA 702900 - 26 Cornelius Drive

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

Planning Application approved. Conditions yet to be discharged – Potential to be delivered.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25475

Site Reference

HLA 702900 - 26 Cornelius Drive

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

Planning Application approved. Conditions yet to be discharged – Potential to be delivered.

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-7453

Site Reference

HLA 703100 - Adj. St Peters Primary School

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. Appendix 4.1 "Proposed Urban Housing Allocation Sites" lists 12 sites that are located within our operational area for a total of 24 units. These sites already have the benefit of planning permission as such we have no comment to make on the proposed allocations.

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-9977

Site Reference

HLA 703100 - Adj. St Peters Primary School

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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-4830

Site Reference

HLA 703800 - Fishers Lane

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 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24179

Site Reference

HLA 703800 - Fishers Lane

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

HLA 703800 – agree capacity and trajectory (see proforma in attachment for further details)

Attachment 1

<https://wirral-consult.objective.co.uk/file/5684856>

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24673

Site Reference

HLA 703800 - Fishers Lane

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or potential green belt release of the site**Q3a Environmental Reasons****Q3b Transport and Highway Reasons**

Traffic issues are a menace in these areas/adjacent roads.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Greenfield spaces like Fisher's Lane (HLA 703800) should not be in the allocation. The greenspace is part of the character in this area.

Q3n Other reasons

Greenfield spaces like Fisher's Lane (HLA 703800) should not be in the allocation. Traffic issues are a menace in these areas/adjacent roads. The greenspace is part of the character in this area.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24853

Site Reference

HLA 703800 - Fishers Lane

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

Planning Application approved. All conditions discharged – Potential to be delivered.

Q3n Other reasons



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24975

Site Reference

HLA 703800 - Fishers Lane

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

Planning Application approved. All conditions discharged – Potential to be delivered.

Q3n Other reasons



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25078

Site Reference

HLA 703800 - Fishers Lane

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

Planning Application approved. All conditions discharged – Potential to be delivered.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25174

Site Reference

HLA 703800 - Fishers Lane

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

Planning Application approved. All conditions discharged – Potential to be delivered.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25293

Site Reference

HLA 703800 - Fishers Lane

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

Planning Application approved. All conditions discharged – Potential to be delivered.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25494

Site Reference

HLA 703800 - Fishers Lane

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

Planning Application approved. All conditions discharged – Potential to be delivered.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24242

Site Reference

SHLAA 0218 - Woodchurch Road (65-67)

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

SHLAA 0218 (Woodchurch Road, Prenton) This site has been the subject of an outline planning application for 5 dwellings since December 2018 (Ref. APP/18/01499). The application still remains undetermined some 15 months since submission. No new information has been submitted to the Council in relation to this application since November 2018. Accordingly, given the delays to this application and the lack of supporting information submitted by the Applicant, it is not considered that there is any certainty that this site is deliverable as part of the Council's five-year housing land supply.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24134

Site Reference

SHLAA 0424 - Europa Car Park

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

SHLAA 0424 - with no planning application submitted and no signs that development will begin imminently, the site cannot be considered deliverable within years 1 to 5. Move delivery of 100 units to years 6 to 10 and 70 units to years 11 to 15 (see proforma in attachment for further details)

Attachment 1

<https://wirral-consult.objective.co.uk/file/5684856>



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24360

Site Reference

SHLAA 0424 - Europa Car Park

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 figures for delivery of homes within the urban housing allocations at Appendix 4.1 are all in line with those provided by us. However, the emerging masterplan for Birkenhead town centre has significantly progressed. Two iterations of public consultation have altered the number of homes that can be provided. The revised information on each of the sites has been provided in our attachment. We recommend that the sites at SHLAA 0424 – Europa Car Park; SHLAA 4082 – Vue Cinema; SHLAA 0956 – Europa North; SHLAA 0957 – Europa South are rolled into one allocation with a capacity of 584 homes.

Attachment 1

<https://wirral-consult.objective.co.uk/file/5658058>



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24362

Site Reference

SHLAA 0424 - Europa Car Park

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

SHLAA 0424 – Europa Car Park. We can confirm that the site is both developable and deliverable over the plan period, subject to the availability of gap funding, alongside the other sites within the Birkenhead town centre masterplan area.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24832

Site Reference

SHLAA 0424 - Europa Car Park

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 application submitted. SHLAA indicates delivery of 50 units in years 1-5 – Very unlikely to be delivered.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24953

Site Reference

SHLAA 0424 - Europa Car Park

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 application submitted. SHLAA indicates delivery of 50 units in years 1-5 – Very unlikely to be delivered.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25056

Site Reference

SHLAA 0424 - Europa Car Park

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 application submitted. SHLAA indicates delivery of 50 units in years 1-5 – Very unlikely to be delivered.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25153

Site Reference

SHLAA 0424 - Europa Car Park

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

No application submitted. SHLAA indicates delivery of 50 units in years 1-5 – Very unlikely to be delivered.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25270

Site Reference

SHLAA 0424 - Europa Car Park

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 application submitted. SHLAA indicates delivery of 50 units in years 1-5 – Very unlikely to be delivered.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25466

Site Reference

SHLAA 0424 - Europa Car Park

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 application submitted. SHLAA indicates delivery of 50 units in years 1-5 – Very unlikely to be delivered.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24173

Site Reference

SHLAA 0475 - New Street

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

SHLAA 0475 – agree capacity and trajectory (see proforma in attachment for further details)

Attachment 1

<https://wirral-consult.objective.co.uk/file/5684856>

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-4694

Site Reference

SHLAA 0478 - Rose Brae

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 an important historical river side location with the potential to become a jewel in Birkenhead's crown.

Q3b Transport and Highway Reasons

Because of restriction of access, what can be built should be sensitively considered for both local residents and tourists.

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

Care must be taken to avoid slums of the future.

Q3d Impact on the character of the area

This is an overlooked heritage area.

Q3e Impact on / availability of Local Services

Its location with current bus, train and ferry services must be exploited in a sensitive manner.

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24131

Site Reference

SHLAA 0478 - Rose Brae

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

SHLAA 0478 – do not consider that units are currently developable on this site because of ground conditions and access constraints (see proforma in attachment for further details)

Attachment 1

<https://wirral-consult.objective.co.uk/file/5684856>



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24499 (Natural England)

Site Reference

SHLAA 0478 - Rose Brae

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

Allocation is adjacent to Liverpool Bay SPA, therefore indirect and direct impacts on the designated sites should be considered.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-23772

Site Reference

SHLAA 0478 - Rose Brae

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 noted that Appendix 4.4 of the I&O document makes reference to the fact that this site is not currently viable owing to poor ground conditions. It also states that the site has now been deleted from the Wirral Growth Company trajectory. Accordingly, there is considerable uncertainty over the developability of this site at this time in the absence of any evidence to support its development.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24252

Site Reference

SHLAA 0478 - Rose Brae

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

Rose Brae (SHLAA 0478) In respect of the Former Rose Brae site, it is noted that Appendix 4.4 of the I&O document makes reference to the fact that this site is not currently viable owing to poor ground conditions. It also states that the site has now been deleted from the Wirral Growth Company trajectory. Accordingly, there is considerable uncertainty over the developability of this site at this time in the absence of any evidence to support its development.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-10669

Site Reference

SHLAA 0557 - Beaufort Road

Q1 Please indicate the nature of your comment

Objection

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

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 0557 - Object to the proposed residential allocation of land at the Rivers Streets, adjacent to the Birkenhead North Merseyrail station. This site has a longstanding focus on employment, as shown in the Birkenhead Integrated Regeneration Strategy and the Wirral Waters SRF. The vast majority of Wirral Waters is proposed to be subject to site-specific allocations. The proposed approach of residential and employment designations does not reflect the approach of the East Float Outline Permission (EFOP) to deliver mixed-use neighbourhoods and risks limiting the flexibility that the EFOP allows in terms of specific uses within each Quarter. A wider designation covering Wirral Waters and/or allocations covering each of the component neighbourhoods within East Float is more reflective of the underlying principles of the EFOP.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24176

Site Reference

SHLAA 0557 - Beaufort Road

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

SHLAA 0557 – agree capacity and trajectory (see proforma in attachment for further details)

Attachment 1

<https://wirral-consult.objective.co.uk/file/5684856>



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24836

Site Reference

SHLAA 0557 - Beaufort Road

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

Planning Application approved. Developers on site – Potential to be delivered in 5 years depending on housing delivery rates.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24957

Site Reference

SHLAA 0557 - Beaufort Road

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

Planning Application approved. Developers on site – Potential to be delivered in 5 years depending on housing delivery rates.

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25060

Site Reference

SHLAA 0557 - Beaufort Road

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

Planning Application approved. Developers on site – Potential to be delivered in 5 years depending on housing delivery rates.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25157

Site Reference

SHLAA 0557 - Beaufort Road

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

Planning Application approved. Developers on site – Potential to be delivered in 5 years depending on housing delivery rates.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25274

Site Reference

SHLAA 0557 - Beaufort Road

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

Planning Application approved. Developers on site – Potential to be delivered in 5 years depending on housing delivery rates.

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25470

Site Reference

SHLAA 0557 - Beaufort Road

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

Planning Application approved. Developers on site – Potential to be delivered in 5 years depending on housing delivery rates.

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-26520

Site Reference

SHLAA 0689 - Gladstone Liberals

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

Council's anticipated delivery 0-5 years: 12; Our estimate: 0. The site is currently available with a willing landowner, however, the site is currently in a recreational use and therefore the principle of development has not been established. Tests must be met to demonstrate the site is surplus to recreational requirements in addition to statutory consultees such as Sport England needing to comment on the proposals. The site lies adjacent to an active plant hire depot which is likely to cause an amenity issue to any future residents. Furthermore, the SHLAA acknowledges that the potential capacity is based on the developer submission, rather than a proper assessment of the likely yield based on the site's opportunities and constraints. In light of the above, the site is not deliverable and should be removed from the supply of new homes by 2025.

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24124

Site Reference

SHLAA 0752 - Woodside

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

SHLAA 0752 Woodside – does not consider that units are currently developable on this site (see proforma in attachment for further details)

Attachment 1

<https://wirral-consult.objective.co.uk/file/5684856>

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24498 (Natural England)

Site Reference

SHLAA 0752 - Woodside

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

Allocation is adjacent to Liverpool Bay SPA, therefore indirect and direct impacts on the designated sites should be considered.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-26523

Site Reference

SHLAA 0752 - Woodside

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

Council's anticipated delivery 11-15 years: 250; Our estimate: 150. The site is not currently available with a number of short-term tenancies occupying the site. The Council's SHLAA sets out that funding has yet to be secured with significant remediation required. Should a planning application come forward, consideration will be required for the flood zone, designated heritage assets and potential remediation works. It is also likely that the A41 will need to be relocated which all require planning permission and further push back delivery. The SHLAA states that the trajectory is based on an initial assessment on behalf of Wirral Growth Company, this is based on

the agent's submission, rather than a proper assessment of the likely yield based on the site's opportunities and constraints, however given this has been determined to be a joint venture it has the potential to progress. It is our view that the site has the potential to deliver some housing over the course of the plan period. However, it is considered that the assumed delivery rate is optimistic and inappropriate given the context of the area. The Council has not demonstrated reasonable prospects of this level as required by national policy. In light of the above, 100 units have been removed from the supply for years 11-15.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-23771

Site Reference

SHLAA 0752 - Woodside

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

Appendix 2.1 acknowledges the considerable challenges associated with the development of Woodside. These include land assembly issues, as well as major infrastructure challenges to overcome including the potential realignment of the A41 at Chester Street and Bridge Street and the possible re-positioning of the bus interchange close to the Woodside Ferry Terminal. Further details on the redevelopment of this area will become available once the Birkenhead Regeneration Framework is completed in Summer 2020. In view of the current uncertainty regarding the development of the Woodside Development Area, it is considered premature to

make any allowance for housing delivery in the Woodside Area during the next 15 years. There is no evidence, at this time, to confirm that the Woodside Development Area is developable during the emerging Local Plan period and the Woodside Masterplan will not be completed in time to inform the Council's draft Local Plan. Given the delays which have been encountered in bringing forward development at Wirral Waters, the Council's proposals for the Woodside Development Area during the emerging Local Plan period are considered 'ambitious.' Accordingly, 389 dwellings should be removed from the Council's projected housing land supply up to 2035.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24251

Site Reference

SHLAA 0752 - Woodside

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

Woodside (SHLAA 0752) Appendix 2.1 acknowledges the considerable challenges associated with the development of Woodside. These include land assembly issues, as well as major infrastructure challenges to overcome including the potential realignment of the A41 at Chester Street and Bridge Street and the possible re-positioning of the bus interchange close to the Woodside Ferry Terminal. Further details on the redevelopment of this area will become available once the Birkenhead Regeneration Framework is completed in Summer 2020. In view of the current uncertainty regarding the development of the Woodside Development Area, it is

considered premature to make any allowance for housing delivery in the Woodside Area during the next 15 years. There is no evidence, at this time, to confirm that the Woodside Development Area is developable during the emerging Local Plan period and the Woodside Masterplan will not be completed in time to inform the Council's draft Local Plan. Given the delays which have been encountered in bringing forward development at Wirral Waters, the Council's proposals for the Woodside Development Area during the emerging Local Plan period are considered 'ambitious.' Accordingly, 389 dwellings should be removed from the Council's projected housing land supply up to 2035.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-133

Site Reference

SHLAA 0753 - Wirral Waters, Marina View

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

This area has been identified as one that could flood by numerous reports so has this been looked at by the council?

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-5195

Site Reference

SHLAA 0753 - Wirral Waters, Marina View

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

The Plan should acknowledge that brownfield sites in the Green Belt should be brought forward for development . Sites such as Carlett Park Depot should be acknowledged as being acceptable

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/5669874>



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-6140

Site Reference

SHLAA 0753 - Wirral Waters, Marina View

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

These urban sites can be proved deliverable and developable allowing them to be included in the plan using typology assessment. Greenbelt does not need to be released.

NPPF Guidance Viability 1 Sept 2019 Ministry of Housing, communities and local gov

Should every site be assessed for viability in plan making?

Assessing the viability of plans does not require individual testing of every site or assurance that individual sites are viable. Plan makers can use site typologies to determine viability at the plan making stage

WBC needs to include a higher allocation of Homes to the strategic regeneration sites. Wirral waters allocation is low compared to its potential planned figures. Peel have offered 4500 and WBC included only 2500

WBC need to show it is serious in providing a sound sustainable regeneration plan for Wirral.

Option 1b should be used

It appears greenbelt is not required for overall numbers but to fill gaps in the 0-5 year period. This is not the basis for a sustainable plan.

The Keppie Massie Viability report provides Typology data for brownfield and Greenfield sites. Greenbelt sites do not have to be selected in favour of brownfield sites to get evidence of o deliverability.

The statement 4.34 below is not correct. Tables 4.1 and 4.2 have 14800 urban sites (2000 surplus) that can be entered as developable using typologies over the 15 year plan.

WBC does not have to release greenbelt.

There is no evidence to guarantee the selected greenbelt sites can be delivered in the plan period.

4.34 While further work is still ongoing, Table 4.1 and Table 4.2 demonstrate that an urban-only option will be only be realistic, if a significant acceleration and intensification of urban housing development can be achieved and if all the sites listed can be brought to development within the specified time periods. If this cannot be achieved, any shortfall within the Plan period could only currently be made up by releasing land for development from the Green Belt.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

These urban sites can be proved deliverable and developable allowing them to be included in the plan using typology assessment. Greenbelt does not need to be released.

NPPF Guidance Viability 1 Sept 2019 Ministry of Housing, communities and local gov

Should every site be assessed for viability in plan making?

Assessing the viability of plans does not require individual testing of every site or assurance that individual sites are viable. Plan makers can use site typologies to determine viability at the plan making stage

WBC needs to include a higher allocation of Homes to the strategic regeneration sites. Wirral waters allocation is low compared to its potential planned figures. Peel have offered 4500 and WBC included only 2500

WBC need to show it is serious in providing a sound sustainable regeneration plan for Wirral.

Option 1b should be used

It appears greenbelt is not required for overall numbers but to fill gaps in the 0-5 year period. This is not the basis for a sustainable plan.

The Keppie Massie Viability report provides Typology data for brownfield and Greenfield sites. Greenbelt sites do not have to be selected in favour of brownfield sites to get evidence of developability or deliverability.

The statement 4.34 below is not correct. Tables 4.1 and 4.2 have 14800 urban sites (2000 surplus) that can be entered as developable using typologies over the 15 year plan.

There is no evidence to guarantee the selected greenbelt sites can be delivered in the plan period.

4.34 While further work is still ongoing, Table 4.1 and Table 4.2 demonstrate that an urban-only option will be only be realistic, if a significant acceleration and intensification of urban housing development can be achieved and if all the sites listed can be brought to development within the specified time periods. If this cannot be achieved, any shortfall within the Plan period could only currently be made up by releasing land for development from the Green Belt.

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-12676

Site Reference

SHLAA 0753 - Wirral Waters, Marina View

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 suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-13985

Site Reference

SHLAA 0753 - Wirral Waters, Marina View

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 suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-13131

Site Reference

SHLAA 0753 - Wirral Waters, Marina View

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 suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-13511

Site Reference

SHLAA 0753 - Wirral Waters, Marina View

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 suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-13388

Site Reference

SHLAA 0753 - Wirral Waters, Marina View

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 suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-11585

Site Reference

SHLAA 0753 - Wirral Waters, Marina View

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 suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-12413

Site Reference

SHLAA 0753 - Wirral Waters, Marina View

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 suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-14079

Site Reference

SHLAA 0753 - Wirral Waters, Marina View

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 suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-12513

Site Reference

SHLAA 0753 - Wirral Waters, Marina View

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 suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-12997

Site Reference

SHLAA 0753 - Wirral Waters, Marina View

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 suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-12874

Site Reference

SHLAA 0753 - Wirral Waters, Marina View

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 suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-13666

Site Reference

SHLAA 0753 - Wirral Waters, Marina View

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 suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-15904

Site Reference

SHLAA 0753 - Wirral Waters, Marina View

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

At long last the Council are working with Peel to develop the "Wirral Waters" site, surely the largest dock area in the UK available for redevelopment. Had the Council worked with Peel from the start we could have been many years down the redevelopment of this massive derelict area.

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

From Peel it is understood that with Council support a figure of some 6,500 new homes could be developed. This figure, together with other brownfield sites, could provide more than enough housing.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24121

Site Reference

SHLAA 0753 - Wirral Waters, Marina View

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

SHLAA 0753 Wirral Waters Marina View – does not consider that units are currently developable on this site (see proforma in attachment for further details)

Attachment 1

<https://wirral-consult.objective.co.uk/file/5684856>



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24485 (Natural England)

Site Reference

SHLAA 0753 - Wirral Waters, Marina View

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

Allocation is in proximity to designated sites (Mersey Narrows and North Wirral Foreshore SPA, Ramsar, Mersey Narrows SSSI, and Liverpool Bay SPA). Allocation is in close proximity to designated sites (Mersey Estuary SSSI, SPA, Ramsar and New Ferry SSSI). Consideration to direct and indirect impacts on designated sites associated with developments is required alongside potential impacts to any functionally linked land. NE has advised (and continues to advise) Wirral Council on applications associated with Wirral Waters. It should be noted that the docks provide supporting functionally linked habitat for birds associated with the designated sites (in particular breeding common tern, cormorant and great crested grebe). We expect full consideration of the docks as supporting habitat through the Local Plan. Proposed strategic mitigation at Wirral Waters should be referenced and policies associated with Wirral Waters should reflect the need to ensure adequate protection of the designated features/sites.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24606

Site Reference

SHLAA 0753 - Wirral Waters, Marina View

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

SHLAA 753 – Marina View - no dwellings are now envisaged to be developed on this site within the plan period.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-26525

Site Reference

SHLAA 0753 - Wirral Waters, Marina View

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 are reliant on delivery from Wirral Waters across the entire plan period with a further 1,000 dwellings expected in years 11-15. These are primarily proposed to be delivered through land parcels known as Marina View and Vittoria Studios. Whilst it is reasonable for these sites to be included within years 11-15 without detailed planning permission, it is not appropriate to predict delivery of 1,000 dwellings when there remains significant barriers and uncertainty over them coming forward within such a short period of time. Marina View and Vittoria Studios are currently occupied dockyards with the Council acknowledging there is no developer yet identified. In

addition, considerable infrastructure will be required to be in place prior to the delivery of residential development. Both sites currently feature poor pedestrian access and very limited public transport access and as such are unsustainable without the provision of supporting infrastructure. The Council state themselves in the Wirral Waters Current and Potential Housing Delivery Trajectory that delivery is reliant upon the availability of a transit system. Whilst progress has been made through a series of Option and Feasibility studies, exploring and identifying specific transport packages to assist the delivery of Wirral Waters, a fully costed and funded plan for the delivering the required infrastructure has not yet been established or approved. Therefore, the Council are committing to delivering Marina View and Vittoria within the plan period without evidencing that a transit system, highways upgrades and pedestrian/cyclists' improvements can be delivered. The transit system cannot be relied upon at this stage, there is serious doubt whether the infrastructure required will be in place during the plan period and as such whether 1,000 dwellings can be delivered. Both sites are currently in active use without a confirmed development program. With uncertainty remaining over current pedestrian/cyclist accessibility, it is very unlikely the sites will deliver in full during the plan period. The timely provision of housing will depend upon the successful outcome of a very tight infrastructure plan which is yet to be fully costed, leaving very little time for slippage or delay. At this stage with such limited evidence available, little confidence can be taken the current programme is realistic with delivery likely to slip into the next plan period. Adopting a conservative approach, we consider that it is more likely 500 dwellings will be delivered within the plan period during years 11-15 rather than 1,000 quoted by the Council.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-23768

Site Reference

SHLAA 0753 - Wirral Waters, Marina View

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

Outline planning permission was granted at Wirral Waters in 2012. To date, no development has been completed. Appendix 2.1 of the I&O document states that the landowners at Wirral Waters have now committed to delivering a minimum of 4,650 dwellings over 15 years. This equates to an average of 310 dwellings per annum. At present, the annual average at Wirral Waters based on 'current' potential is 61 dwellings per year (Years 0-5), 226 dwellings a year (Years 6-10) and 200 dwellings a year (Years 11-15). Accordingly, the delivery rate in Years 0-5 would need to increase five-fold, there would need to be a 27% increase in delivery rates during Years 6-10

and a further 110 dwellings per annum in Years 11-15. In total, a further 2,216 dwellings will need to come forward beyond the 'current' position, including sites at Vittoria Studios and Marina View which paragraph 33 of Appendix 2.1 acknowledges face uncertainty given that they are occupied and face potential infrastructure and market constraints. The time it has taken since planning permission was first granted in 2012 illustrates the complexities associated with bringing forward the Wirral Waters proposals.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24249

Site Reference

SHLAA 0753 - Wirral Waters, Marina View

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

Wirral Waters (SHLAA 0753) Outline planning permission was granted at Wirral Waters in 2012 for the development of 13,520 homes, alongside commercial, retail, hotel and leisure facilities. To date, no development has been completed. Notwithstanding this, Appendix 2.1 of the I&O document states that the landowners at Wirral Waters have now committed to delivering a minimum of 4,650 dwellings over 15 years. This equates to an average of 310 dwellings per annum. At present, the annual average at Wirral Waters based on 'current' potential is 61 dwellings per year (Years 0-5), 226 dwellings a year (Years 6-10) and 200 dwellings a year (Years 11-15).

Accordingly, the delivery rate in Years 0-5 would need to increase five-fold, there would need to be a 27% increase in delivery rates during Years 6-10 and a further 110 dwellings per annum in Years 11-15. In total, a further 2,216 dwellings will need to come forward beyond the 'current' position, including sites at Vittoria Studios and Marina View which paragraph 33 of Appendix 2.1 acknowledges face uncertainty given that they are occupied and face potential infrastructure and market constraints. The time it has taken since planning permission was first granted in 2012 illustrates the complexities associated with bringing forward the Wirral Waters proposals.

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-1900

Site Reference

SHLAA 0753 - Wirral Waters, Marina View

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

Potentially can deliver far greater numbers than planned, effectively impacting on the whole of Wirral's residents and planning needs.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-6143

Site Reference

SHLAA 0753 - Wirral Waters, Marina View

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

These urban sites can be proved developable allowing them to be included in the plan using typology assessment. Greenbelt does not need to be released.

Guidance Viability 1 Sept 2019 Ministry of Housing, communities and local gov

Should every site be assessed for viability in plan making?

Assessing the viability of plans does not require individual testing of every site or assurance that individual sites are viable. Plan makers can use site typologies to determine viability at the plan making stage

Appendix 4.3 takes the total of urban sites to nearly 15500, approximately 2750 over requirement

WBC has under allocated homes to the strategic regeneration areas. A more positive allocation would see the surplus increase further.

It appears Greenbelt is not required for overall numbers but to fill gaps in years 0-5. This is not a proper basis for a sustainable plan.

Option 1b should be used

The Keppie Massie Viability report provides typology data on brownfields and Greenfield sites.

Greenbelt sites do not have to be selected in favour of brownfield sites to get evidence of developability or deliverability. Any sites can be put into the plan year using typology.

The statement 4.34 below is not correct. WBC has 15500 urban sites that can be entered as developable using typologies over the 15 year plan.

All the urban sites do not have to be brought forward as there is a 2750 surplus listed

WBC does not have to release greenbelt. There is no guarantee the selected greenbelt sites can be delivered in the plan period.

4.34 further works is still ongoing, Table 4.1 and Table 4.2 demonstrate that an urban-only option will be only be realistic, if a significant acceleration and intensification of urban housing development can be achieved and if all the sites listed can be brought to development within the specified time periods. If this cannot be achieved, any shortfall within the Plan period could only currently be made up by releasing land for development from the Greenbelt



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-15904

Site Reference

SHLAA 0755 - Wirral Waters, Vittoria Studios

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

At long last the Council are working with Peel to develop the "Wirral Waters" site, surely the largest dock area in the UK available for redevelopment. Had the Council worked with Peel from the start we could have been many years down the redevelopment of this massive derelict area.

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

From Peel it is understood that with Council support a figure of some 6,500 new homes could be developed. This figure, together with other brownfield sites, could provide more than enough housing.

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-133

Site Reference

SHLAA 0755 - Wirral Waters, Vittoria Studios

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

This area has been identified as one that could flood by numerous reports so has this been looked at by the council?

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-6140

Site Reference

SHLAA 0755 - Wirral Waters, Vittoria Studios

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

These urban sites can be proved deliverable and developable allowing them to be included in the plan using typology assessment. Greenbelt does not need to be released.

NPPF Guidance Viability 1 Sept 2019 Ministry of Housing, communities and local gov

Should every site be assessed for viability in plan making?

Assessing the viability of plans does not require individual testing of every site or assurance that individual sites are viable. Plan makers can use site typologies to determine viability at the plan making stage

WBC needs to include a higher allocation of Homes to the strategic regeneration sites. Wirral waters allocation is low compared to its potential planned figures. Peel have offered 4500 and WBC included only 2500

WBC need to show it is serious in providing a sound sustainable regeneration plan for Wirral.

Option 1b should be used

It appears greenbelt is not required for overall numbers but to fill gaps in the 0-5 year period. This is not the basis for a sustainable plan.

The Keppie Massie Viability report provides Typology data for brownfield and Greenfield sites. Greenbelt sites do not have to be selected in favour of brownfield sites to get evidence of o deliverability.

The statement 4.34 below is not correct. Tables 4.1 and 4.2 have 14800 urban sites (2000 surplus) that can be entered as developable using typologies over the 15 year plan.

WBC does not have to release greenbelt.

There is no evidence to guarantee the selected greenbelt sites can be delivered in the plan period.

4.34 While further work is still ongoing, Table 4.1 and Table 4.2 demonstrate that an urban-only option will be only be realistic, if a significant acceleration and intensification of urban housing development can be achieved and if all the sites listed can be brought to development within the specified time periods. If this cannot be achieved, any shortfall within the Plan period could only currently be made up by releasing land for development from the Green Belt.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

These urban sites can be proved deliverable and developable allowing them to be included in the plan using typology assessment. Greenbelt does not need to be released.

NPPF Guidance Viability 1 Sept 2019 Ministry of Housing, communities and local gov

Should every site be assessed for viability in plan making?

Assessing the viability of plans does not require individual testing of every site or assurance that individual sites are viable. Plan makers can use site typologies to determine viability at the plan making stage

WBC needs to include a higher allocation of Homes to the strategic regeneration sites. Wirral waters allocation is low compared to its potential planned figures. Peel have offered 4500 and WBC included only 2500

WBC need to show it is serious in providing a sound sustainable regeneration plan for Wirral.

Option 1b should be used

It appears greenbelt is not required for overall numbers but to fill gaps in the 0-5 year period. This is not the basis for a sustainable plan.

The Keppie Massie Viability report provides Typology data for brownfield and Greenfield sites. Greenbelt sites do not have to be selected in favour of brownfield sites to get evidence of developability or deliverability.

The statement 4.34 below is not correct. Tables 4.1 and 4.2 have 14800 urban sites (2000 surplus) that can be entered as developable using typologies over the 15 year plan.

There is no evidence to guarantee the selected greenbelt sites can be delivered in the plan period.

4.34 While further work is still ongoing, Table 4.1 and Table 4.2 demonstrate that an urban-only option will be only be realistic, if a significant acceleration and intensification of urban housing development can be achieved and if all the sites listed can be brought to development within the specified time periods. If this cannot be achieved, any shortfall within the Plan period could only currently be made up by releasing land for development from the Green Belt.

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-12676

Site Reference

SHLAA 0755 - Wirral Waters, Vittoria Studios

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 suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-13985

Site Reference

SHLAA 0755 - Wirral Waters, Vittoria Studios

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 suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-13131

Site Reference

SHLAA 0755 - Wirral Waters, Vittoria Studios

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 suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-13511

Site Reference

SHLAA 0755 - Wirral Waters, Vittoria Studios

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 suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-13388

Site Reference

SHLAA 0755 - Wirral Waters, Vittoria Studios

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 suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-11585

Site Reference

SHLAA 0755 - Wirral Waters, Vittoria Studios

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 suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-12413

Site Reference

SHLAA 0755 - Wirral Waters, Vittoria Studios

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 suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-14079

Site Reference

SHLAA 0755 - Wirral Waters, Vittoria Studios

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 suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-12513

Site Reference

SHLAA 0755 - Wirral Waters, Vittoria Studios

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 suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-12997

Site Reference

SHLAA 0755 - Wirral Waters, Vittoria Studios

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 suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-12874

Site Reference

SHLAA 0755 - Wirral Waters, Vittoria Studios

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 suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-13666

Site Reference

SHLAA 0755 - Wirral Waters, Vittoria Studios

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 suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24122

Site Reference

SHLAA 0755 - Wirral Waters, Vittoria Studios

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

SHLAA 0755 Wirral Waters Vittoria Studios - does not consider that units are currently developable on this site (see proforma in attachment for further details)

Attachment 1

<https://wirral-consult.objective.co.uk/file/5684856>



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24486 (Natural England)

Site Reference

SHLAA 0755 - Wirral Waters, Vittoria Studios

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

Allocation is in proximity to designated sites (Mersey Narrows and North Wirral Foreshore SPA, Ramsar, Mersey Narrows SSSI, and Liverpool Bay SPA). Allocation is in close proximity to designated sites (Mersey Estuary SSSI, SPA, Ramsar and New Ferry SSSI). Consideration to direct and indirect impacts on designated sites associated with developments is required alongside potential impacts to any functionally linked land. NE has advised (and continues to advise) Wirral Council on applications associated with Wirral Waters. It should be noted that the docks provide supporting functionally linked habitat for birds associated with the designated sites (in particular breeding common tern, cormorant and great crested grebe). We expect full consideration of the docks as supporting habitat through the Local Plan. Proposed strategic mitigation at Wirral Waters should be referenced and policies associated with Wirral Waters should reflect the need to ensure adequate protection of the designated features/sites.

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24605

Site Reference

SHLAA 0755 - Wirral Waters, Vittoria Studios

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

SHLAA 0755 – Vittoria Studios. Fully support the principle of allocation of this site but reserve the right to comment on the detailed wording of allocations as and when this information is available. It is expected that residential development in years 6 – 15 will be focussed on Vittoria Studios with retail, leisure and community uses (Use Classes A1 – 5, D1 and D2) in a form which will support the new residential and working population. The site is capable of accommodating c. 2,700 and commercial floorspace within the parameters of the East Float Outline Permission. The existence of the extant outline permission establishes the principle of development and provides a route for obtaining detailed approval through reserved matters applications. It is recognised that further work will be required to ensure that development at Vittoria Studios will be viable from year 6 of the plan period.

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-26525

Site Reference

SHLAA 0755 - Wirral Waters, Vittoria Studios

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 are reliant on delivery from Wirral Waters across the entire plan period with a further 1,000 dwellings expected in years 11-15. These are primarily proposed to be delivered through land parcels known as Marina View and Vittoria Studios. Whilst it is reasonable for these sites to be included within years 11-15 without detailed planning permission, it is not appropriate to predict delivery of 1,000 dwellings when there remains significant barriers and uncertainty over them coming forward within such a short period of time. Marina View and Vittoria Studios are currently occupied dockyards with the Council acknowledging there is no developer yet identified. In addition, considerable infrastructure will be required to be in place prior to the delivery of residential development. Both sites currently feature poor pedestrian access and very limited public transport access and as such are unsustainable without the provision of supporting infrastructure. The Council state themselves in the Wirral Waters Current

and Potential Housing Delivery Trajectory that delivery is reliant upon the availability of a transit system. Whilst progress has been made through a series of Option and Feasibility studies, exploring and identifying specific transport packages to assist the delivery of Wirral Waters, a fully costed and funded plan for the delivering the required infrastructure has not yet been established or approved. Therefore, the Council are committing to delivering Marina View and Vittoria within the plan period without evidencing that a transit system, highways upgrades and pedestrian/cyclists' improvements can be delivered. The transit system cannot be relied upon at this stage, there is serious doubt whether the infrastructure required will be in place during the plan period and as such whether 1,000 dwellings can be delivered. Both sites are currently in active use without a confirmed development program. With uncertainty remaining over current pedestrian/cyclist accessibility, it is very unlikely the sites will deliver in full during the plan period. The timely provision of housing will depend upon the successful outcome of a very tight infrastructure plan which is yet to be fully costed, leaving very little time for slippage or delay. At this stage with such limited evidence available, little confidence can be taken the current programme is realistic with delivery likely to slip into the next plan period. Adopting a conservative approach, we consider that it is more likely 500 dwellings will be delivered within the plan period during years 11-15 rather than 1,000 quoted by the Council.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-23767

Site Reference

SHLAA 0755 - Wirral Waters, Vittoria Studios

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

Outline planning permission was granted at Wirral Waters in 2012. To date, no development has been completed. Appendix 2.1 of the I&O document states that the landowners at Wirral Waters have now committed to delivering a minimum of 4,650 dwellings over 15 years. This equates to an average of 310 dwellings per annum. At present, the annual average at Wirral Waters based on 'current' potential is 61 dwellings per year (Years 0-5), 226 dwellings a year (Years 6-10) and 200 dwellings a year (Years 11-15). Accordingly, the delivery rate in Years 0-5 would need to increase five-fold, there would need to be a 27% increase in delivery rates during Years 6-10 and a further 110 dwellings per annum in Years 11-15. In total, a further 2,216 dwellings will need to come forward beyond the 'current' position, including sites at Vittoria Studios and Marina View which paragraph 33 of Appendix 2.1 acknowledges face uncertainty given that they are occupied and face potential infrastructure and market constraints. The time it has taken since planning permission was first granted in 2012 illustrates the complexities associated with bringing forward the Wirral Waters proposal



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24248

Site Reference

SHLAA 0755 - Wirral Waters, Vittoria Studios

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

Wirral Waters (SHLAA 0755) Outline planning permission was granted at Wirral Waters in 2012 for the development of 13,520 homes, alongside commercial, retail, hotel and leisure facilities. To date, no development has been completed. Notwithstanding this, Appendix 2.1 of the I&O document states that the landowners at Wirral Waters have now committed to delivering a minimum of 4,650 dwellings over 15 years. This equates to an average of 310 dwellings per annum. At present, the annual average at Wirral Waters based on 'current' potential is 61 dwellings per year (Years 0-5), 226 dwellings a year (Years 6-10) and 200 dwellings a year (Years 11-15). Accordingly, the delivery rate in Years 0-5 would need to increase five-fold, there would need to be a 27% increase in delivery rates during Years 6-10 and a further 110 dwellings per annum in Years 11-15. In total, a further 2,216 dwellings will need to come forward beyond the 'current' position, including sites at Vittoria Studios and Marina View which paragraph

33 of Appendix 2.1 acknowledges face uncertainty given that they are occupied and face potential infrastructure and market constraints. The time it has taken since planning permission was first granted in 2012 illustrates the complexities associated with bringing forward the Wirral Waters proposals.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-1900

Site Reference

SHLAA 0755 - Wirral Waters, Vittoria Studios

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

Potentially can deliver far greater numbers than planned, effectively impacting on the whole of Wirral's residents and planning needs.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-6143

Site Reference

SHLAA 0755 - Wirral Waters, Vittoria Studios

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

These urban sites can be proved developable allowing them to be included in the plan using typology assessment. Greenbelt does not need to be released.

Guidance Viability 1 Sept 2019 Ministry of Housing, communities and local gov

Should every site be assessed for viability in plan making?

Assessing the viability of plans does not require individual testing of every site or assurance that individual sites are viable. Plan makers can use site typologies to determine viability at the plan making stage

Appendix 4.3 takes the total of urban sites to nearly 15500, approximately 2750 over requirement

WBC has under allocated homes to the strategic regeneration areas. A more positive allocation would see the surplus increase further.

It appears Greenbelt is not required for overall numbers but to fill gaps in years 0-5. This is not a proper basis for a sustainable plan.

Option 1b should be used

The Keppie Massie Viability report provides typology data on brownfields and Greenfield sites.

Greenbelt sites do not have to be selected in favour of brownfield sites to get evidence of developability or deliverability. Any sites can be put into the plan year using typology.

The statement 4.34 below is not correct. WBC has 15500 urban sites that can be entered as developable using typologies over the 15 year plan.

All the urban sites do not have to be brought forward as there is a 2750 surplus listed WBC does not have to release greenbelt. There is no guarantee the selected greenbelt sites can be delivered in the plan period.

4.34 further works is still ongoing, Table 4.1 and Table 4.2 demonstrate that an urban-only option will be only be realistic, if a significant acceleration and intensification of urban housing development can be achieved and if all the sites listed can be brought to development within the specified time periods. If this cannot be achieved, any shortfall within the Plan period could only currently be made up by releasing land for development from the Greenbelt.

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-318

Site Reference

SHLAA 0916 - Grange Hill Farm

Q1 Please indicate the nature of your comment

Objection

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

Q3a Environmental Reasons

SHLAA 3095: Potential loss of trees from this area would be against the need to increase trees (especially established trees) to help with our CO2 commitments.

Q3b Transport and Highway Reasons

SHLAA 3095 and **0916**: Adding more housing on this road will make what is already a busy road even more busy at commute times, and being on the main entry/exit to West Kirby from this side could cause major delays.

SHLAA 2035: Adding more housing here needs some serious consideration of the traffic impact - especially if it is adding significant traffic on Saughall Massey Road by the primary school, which is always very busy for commuters and has many children crossing roads around the area.

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

SHLAA 3095: This break in the residential areas as you approach West Kirby with the open fields and grazing make West Kirby feel much less suburban.

Q3d Impact on the character of the area

SHLAA 3095: This break in the residential areas as you approach West Kirby with the open fields and grazing make West Kirby feel much less suburban.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-11205

Site Reference

SHLAA 0916 - Grange Hill Farm

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

Thank you for your two emails dated 6th Feb. and for referring me to the Council's summary of the issues raised in comments the Council received in respect of its local Plan published in 2018 and the Council's response to them. The Council's summary does not properly record the comments made by the residents of Grange Old Road in a number of respects including in the following respects.

THE SITES - there are two 3009 and 0916 separate and distinct sites which the Council have misrepresented them as one and in doing so are misleading the public and other bodies to whom the issue of the restricted covenants is referable. Each of the sites is the subject of a separate restrictive covenant which read as follows:- 3009 - ""Reserving

unto the Vendor (the Council) and all persons authorised by it with or without vehicles AND to members of the public on foot only FULL right and liberty from time to time AND at all times hereafter AND for all purposes to pass and repass across, through, over and along the land coloured BROWN on the said plan attached hereto "" NOTE a copy of the said plan is attached hereto 0916 - "The Purchaser (the present owners of the property known as Grange Hill) covenants with the Vendor that he will AT ALL TIMES HEREAFTER observe and perform the restrictions following:

- (a) NOT TO USE the farmhouse and garden land adjoining hereby conveyed for ANY purpose OTHER than a single private residence and
- (b) NOT TO USE the land and farm buildings hereby conveyed (OR ANY part thereof) for ANY purpose other than for agricultural use.

The said SITES 3009 and 0916 were not as they were subject to these restrictive covenants ""available"" to the Council and should not have been included as you have admitted in its Unitary Plan of 2000 or in its 2018 Local Plan for development. We note you say in your response that approval has been given for the lifting of the restrictive covenants but fail to say this was given by way of delegated powers - see attached as per my email of 4 Feb. - without consultation with the public and was subject to the owner of the land paying £200,000 or greater amount to the Council. The ""approval"" was a breach of Council procedure and contrary to how the restrictive covenants are to be interpreted by any reasonable person i.e. they are to be kept in existence ""at all times"" Rainy Sky SA v Kookmin Bank [2011]UKSC 50 refers and the Council were in breach of its obligations when giving such approval.

PROTECTION OF THE ENVIRONMENT - The summary of the other issues raised fails to record our submissions that not only are the SITES in particular 0916 an important geological site and of biological importance BUT also that the site is of environmental importance which the Council say they, as the Government are, committed to and legally obliged to protect. The Council's Group Solicitor's statement (which is not included in its summary ""response"") that the site ""is not the subject of reasonable use"" ignores its environmental importance including to foxes and bats and other animals which habit on or pass through it. I confirm in response to your request that both my comments made in my email of 4th Feb copied to you, In this email are our formal response to the current Local Plan consultation. Please confirm you will deal with them accordingly. I also confirm that my email 4th Feb. is also to be considered a formal application for disclosure under the EIR 2004 for all relevant information in relation to the restrictive covenants. Such disclosure is to include whether the Council have now negotiated the release of the two number restrictive covenants, if so when, who on behalf of the Council negotiated the release and the sum agreed with the owner of the land in question or his representative and if the later who it is. Please respond to this particular request prior to the consultation meeting on the 19th February.

Attachment 1

<https://wirral-consult.objective.co.uk/file/5800493>

Attachment 2

<https://wirral-consult.objective.co.uk/file/5800494>

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-11206

Site Reference

SHLAA 0916 - Grange Hill Farm

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 requested in early 2018 disclosure in the Public Interest under the EIR 2004 all relevant communications, including those between the Council and the owners of the property known as Grange Hill and of the lands shown on the Council's plans SHLAA 3009 and 0916 both lands being the subject of restrictive covenants, in relation to the above. It appears from the Council's recently published Local Plan 2020 to 2035 that it has now dropped its proposal to release the restrictive covenant to permit building on the land shown on SHLAA 3009 - however will the Council please confirm if this is the Council's position - BUT is persisting with its proposal to enter into an agreement with the owner of the property known as Grange Hill whereby the Council will receive payment from the owner for lifting the covenant in return for granting the owner planning permission to build a number - please specify how many - houses on the land shown on the Council's plan SHLAA 0916. The first attachment hereto evidences the proposed agreement. Such an agreement would be a breach of the purpose of the covenant and result in action being taken against the Council and its officers for such

a breach of its obligations to protect the environment and the public's enjoyment of it. In the unlikely event that the Council and/or the owner of the property known as Grange Hill succeeded in its application to the Court or the Lands Tribunal to lift the covenant, the proposal to build a number of houses on land which is a site of biological and environmental importance and designated greenspace and overlooked by a War Memorial of great importance to the local community is highly inappropriate and the Public would expect unlikely to succeed. The Council's proposal also ignores all the objections - refer to second attachment - made against it including on the grounds of health and safety of schoolchildren, the sea cadets who occupy premises on land owned by the Council, rambles and other pedestrians including the many with dogs walking on Grange Old Road and vehicles entering and exiting from the Road from and to the accident ""black spot"" at the top of Black Horse Hill. Meetings have been held on the land in question between parties wanting to develop it for housing purposes whilst the Council have been formulating its 2020 to 2035 Local Plan. We have reported these meetings to whose opinion - refer to third attachment - that ""the land (in question) is not the subject of reasonable use"" ignores the Council's objective of protecting the environment and contrary to how a Court would find any reasonable person would interpret the purpose of the restrictive covenant. We request the Council to drop, for the reasons set out in this email and attachments and in the interests of time and the public's costs, its proposal to include the land on its plan SHLAA 0916 for development in its Local Plan 2020 to 2035. Should the Council again refuse to we request you disclose in the Public Interest under the EIR 2004, within 14 days of the date of this email, all communications between the Council and the owners of the property known as Grange Hill, and all and any prospective developers of the land in question and all internal communications between the Council's officers and Councillor's and all relevant minutes of meetings and diary entries regarding the lifting of the restrictive covenant/s and the proposed development of the land in question. Please ensure in view of the matters in question that the Council leader and its Chief Executive are sent a copy of this email and attachments. Should you again refuse to disclose the information requested we will refer our request to the Local Government Ombudsman and the Information Commissioner and take any other necessary steps to publicise the Council's misconduct in relation to this matter.

Attachment 1

<https://wirral-consult.objective.co.uk/file/5800504>

Attachment 2

<https://wirral-consult.objective.co.uk/file/5800505>

Attachment 3

<https://wirral-consult.objective.co.uk/file/5800506>



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-11204

Site Reference

SHLAA 0916 - Grange Hill Farm

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

We are aware of the position with regards to the site of the now defunct mushroom farm the owner of who has recently been seriously ill. The issues surrounding the restrictive covenant on this land and the granting by the Council of planning permission on what was a business premises are separate and distinct issues to those surrounding the restrictive covenants on SITES 3009 and 0916 and the Council's proposal to include development - we note by building 17 properties - of it are NOT to be confused. We intend being present at the consultation meeting on the 19th Feb. at West Kirby Concourse to discuss the Council's proposals. The lifting of the restrictive covenants on the SITES 3009 and 0916 and the Council's proposal to build 17 properties on the SITES will be of particular interest to residents of Grange Old Road and other properties in the vicinity, the Friends of Grange Hill and schools whose pupils and parents whose children walk daily during school term along the Road, the Police, Ambulance Service and the Fire Service who all frequently have to attend to accidents at the junction of Grange Old Road and Blackhorse Hill the Fire Service also because of its use of the land shown brown on the attached plan to attend to frequent fires during the summer period on Grange Hill. We request the Council's speaker at the consultation meeting includes in the public interest in its presentation the plan attached or, if the Council are not willing to do so, to give the opportunity for a member of the public to do so. Please advise accordingly.

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/5800485>

Attachment 2

<https://wirral-consult.objective.co.uk/file/5800486>

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-13582

Site Reference

SHLAA 0916 - Grange Hill Farm

Q1 Please indicate the nature of your comment

Objection

Q3 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 developments fail to protect our environmental and heritage assets. Sheep, geese and birds and wildlife all use the sheep fields. Has an Environment Impact Study been done? In my opinion both these sites should be designated as local green space and afforded the same protection as the Green Belt. 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

Moreover any development would be detrimental to the traffic flow. This main road is already heavily congested, particularly where it narrows at the sheep fields. Cars frequently have to queue to get into West Kirby. The only access to the sheep fields is via Grange Road and the prospect of another 100+ cars with associated parking and traffic management problems is frightening. The roads opposite the sheep fields are always heavily parked up (pavement parking on both sides of the road make Darmonds Green a nightmare to navigate)

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

Q3d Impact on the character of the area

They are totally out of character with the area. These sites frame the very distinctive entrance to West Kirby with its iconic view down Grange Road and the sheep fields, across the town and over the sea to Hilbre Island.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 cannot support the proposed development of 50 dwellings on the sheep fields (Greenfield Estate) and 17 properties at Grange Hill Farm. They do not meet your long term objectives for sustainable and healthy living.

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-14964

Site Reference

SHLAA 0916 - Grange Hill Farm

Q1 Please indicate the nature of your comment

Objection

Q3 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 developments fail to protect our environmental and heritage assets. Sheep, geese and birds and wildlife all use the sheep fields. Has an Environment Impact Study been done? In my opinion both these sites should be designated as local green space and afforded the same protection as the Green Belt. 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

Moreover any development would be detrimental to the traffic flow. This main road is already heavily congested, particularly where it narrows at the sheep fields. Cars frequently have to queue to get into West Kirby. The only access to the sheep fields is via Grange Road and the prospect of another 100+ cars with associated parking and traffic management problems is frightening. The roads opposite the sheep fields are always heavily parked up (pavement parking on both sides of the road make Darmonds Green a nightmare to navigate)

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

Q3d Impact on the character of the area

They are totally out of character with the area. These sites frame the very distinctive entrance to West Kirby with its iconic view down Grange Road and the sheep fields, across the town and over the sea to Hilbre Island.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 cannot support the proposed development of 50 dwellings on the sheep fields (Greenfield Estate) and 17 properties at Grange Hill Farm. They do not meet your long term objectives for sustainable and healthy living.

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24672

Site Reference

SHLAA 0916 - Grange Hill Farm

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

Traffic issues are a menace in these areas/adjacent roads.

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

Q3d Impact on the character of the area

The greenspace is part of the character of this area. This piece of greenfield site abuts onto the heathland (with the war memorial) which many residents use for walking. Development would be unsightly from there and from the approach to West Kirby by road. Appendix 4.2 cites 17 dwellings which is at a density far above the local area outside of this heathland. Development would be visible – and unsightly if not in keeping with low density quality housing. Development would cut across Strategic

Objective SO5 of retaining greenspaces, both for particular public use or visual appreciation and would only encourage development away from the much-needed urban regeneration in the east.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Greenfield spaces like SHLAA 0916 should not be in the allocation. The site is on a hill and within an area of greenfield use.

Q3n Other reasons

Greenfield spaces like SHLAA 0916 should not be in the allocation. Traffic issues are a menace in these areas/adjacent roads. The greenspace is part of the character of this area. This piece of greenfield site abuts onto the heathland (with the war memorial) which many residents use for walking. Development would be unsightly from there and from the approach to West Kirby by road. Appendix 4.2 cites 17 dwellings which is at a density far above the local area outside of this heathland. The site is on a hill and within an area of greenfield use. Development would be visible – and unsightly if not in keeping with low density quality housing. Development would cut across Strategic Objective SO5 of retaining greenspaces, both for particular public use or visual appreciation and would only encourage development away from the much-needed urban regeneration in the east.

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24509 (Natural England)

Site Reference

SHLAA 0916 - Grange Hill Farm

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

Potential for functionally linked land for bird species associated with the Dee Estuary SPA, Ramsar and SSSI)

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-26581

Site Reference

SHLAA 0916 - Grange Hill Farm

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

I acknowledge you have notified me as a previous respondent. However whilst the release of the restrictive covenants is mentioned in your response to SHLAA 0916/3009 your response merely states ""Approval has been given to the lifting of the restrictive covenants"". No details are given of the restrictive covenants which would inform the public of them nor have you disclosed whether the Council have negotiated the lifting of them nor that the owner of the property Grange Hill has made the Council a financial offer to do so. The fact that you have failed to disclose this information, your combining of the proposals for 0916 and 3009 and your misrepresentations and selective abstracts from our response to the 2018 Local Plan and your failure to arrange a Public debate all give rise to concerns that the Council are attempting to hide relevant information. We again request you disclose whether the Council have negotiated the lifting of the restrictive covenants



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-26518

Site Reference

SHLAA 0916 - Grange Hill Farm

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

Council's anticipated delivery 0-5 years: 17; Our estimate: 0. The site is currently available in the short term with one willing landowner, however, a developer is yet to be identified. At this stage there is no evidence to suggest the site is deliverable. No application can be submitted until a developer has come forward. Until this point there is no certainty the site will come forward. The council have not demonstrated that there is reasonable prospects of the site coming forward. 17 dwellings have been removed from the supply.

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-2973

Site Reference

SHLAA 0916 - Grange Hill Farm

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or 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 housing should not be allowed to intrude upon the skyline and be seen from the town below, the Promenade and Hilbre Island.

Q3d Impact on the character of the area

The volume of housing intrudes on the rural nature of Grange Hill and the adjacent allotments: the density should be reduced.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-4017

Site Reference

SHLAA 0916 - Grange Hill Farm

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 strongly believe that Wirral Council have not consulted with all landowners of brownfield sites who wish to sell their 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

Q3n Other reasons



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-27402

Site Reference

SHLAA 0916 - Grange Hill Farm

Q1 Please indicate the nature of your comment

Objection

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

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood 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 do note the Council in its description, on its on line portal, of its proposal for development of the land shown on SHLAA 0916 and SHLAA 3009 (which the Council have misrepresented as 0916 only) - both are subject to restrictive covenants which the Council have as a result of an EIR request now disclosed remain in place - make a number of other misrepresentations and negligent omissions of relevant information about the sites. The correct facts are the "surrounding land Use" is "Two (not one) 2-storey residentials to south, allotments to the east, mushroom farm to the north and east, a public (including for the disabled) right of way to the east of 3009 and the mushroom farm, the public open space to the north is green belt land and that the site is overlooked by the War Memorial". The Council also say the said land is "available" for development when the restrictive covenants expressly prevent any development of the land. The Council also fail to disclose that not only is 0916 a site of biological importance (bats ,foxes and other animals frequent it) but also of archaeological and ecological importance.

No mention is made of the Council having made an Environmental Impact Assessment and the effects the development which the Council propose would have on the natural environment and the carbon footprint. The Council also fail to make any reference to the effect (detrimental) that its proposed development would have on the character and appearance of the area which has been found by the Planning Inspectorate to be by itself sufficient grounds to over-turn the Council's granting of planning permission to build homes on a former garden nursery in Saughall Massie..

The Council also fail to refer to the dangers its proposed development would have on the many pedestrians including schoolchildren and ramblers accessing Grange Hill and

the dangers the increased traffic from its proposed development would have on the already very dangerous junctions between Grange Old Road and the top of Blackhorse Hill and between Grange Old Road and Grange Road/A540. The Council have also been negligent and in breach of its duty of disclosure under the EIR 2004 - a relevant abstract from the EIR 2004 is attached which you are requested to also register along with this email on the Council's on line portal. We have requested a review of the Council's failure to disclose all relevant information regarding its communications with the owner (and his representatives/prospective purchaser of the owner's land) of the said land and the owner's inducement, by offering the Council £200,000, to the Council to lift the restrictive covenants and grant planning permission for the proposed development.

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/5800369>



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24137

Site Reference

SHLAA 0956 - Europa North

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

SHLAA 0956 – capacity should be reduced to 14 units at 100dph (not 55) and delivery moved to years 11 to 15 (see proforma in attachment for further details)

Attachment 1

<https://wirral-consult.objective.co.uk/file/5684856>



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24360

Site Reference

SHLAA 0956 - Europa North

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 figures for delivery of homes within the urban housing allocations at Appendix 4.1 are all in line with those provided by us. However, the emerging masterplan for Birkenhead town centre has significantly progressed. Two iterations of public consultation have altered the number of homes that can be provided. The revised information on each of the sites has been provided in our attachment. We recommend that the sites at SHLAA 0424 – Europa Car Park; SHLAA 4082 – Vue Cinema; SHLAA 0956 – Europa North; SHLAA 0957 – Europa South are rolled into one allocation with a capacity of 584 homes.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24364

Site Reference

SHLAA 0956 - Europa North

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

SHLAA 0956 – Europa North. We can confirm that the site is both developable and deliverable over the plan period, subject to the availability of gap funding, alongside the other sites within the Birkenhead town centre masterplan area.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24138

Site Reference

SHLAA 0957 - Europa South

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

SHLAA 0957 – capacity should be reduced to 8 units at 100dph (not 50) and delivery moved to years 11 to 15 (see proforma in attachment for further details)

Attachment 1

<https://wirral-consult.objective.co.uk/file/5684856>



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24360

Site Reference

SHLAA 0957 - Europa South

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 figures for delivery of homes within the urban housing allocations at Appendix 4.1 are all in line with those provided by us. However, the emerging masterplan for Birkenhead town centre has significantly progressed. Two iterations of public consultation have altered the number of homes that can be provided. The revised information on each of the sites has been provided in our attachment. We recommend that the sites at SHLAA 0424 – Europa Car Park; SHLAA 4082 – Vue Cinema; SHLAA 0956 – Europa North; SHLAA 0957 – Europa South are rolled into one allocation with a capacity of 584 homes.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24365

Site Reference

SHLAA 0957 - Europa South

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

SHLAA 0957 – Europa South. We can confirm that the site is both developable and deliverable over the plan period, subject to the availability of gap funding, alongside the other sites within the Birkenhead town centre masterplan area.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24241

Site Reference

SHLAA 1171 - Egerton Street Play 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

SHLAA 1171 (Egerton Street Playground, New Brighton) This site has been the subject of an outline planning application for 12 dwellings since July 2018 (Ref. APP/18/00889). The application still remains undetermined some 18 months since submission. No new information has been submitted to the Council in relation to this application since July 2019. Accordingly, given the delays to this application and the lack of supporting information submitted by the Applicant, it is not considered that there is any certainty that this site is deliverable as part of the Council's five-year housing land supply.

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24157

Site Reference

SHLAA 1472 - Fernleigh

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

SHLAA 1472 – agree capacity and trajectory but delivery of 30 units may need to be moved to years 6 to 10 (see proforma in attachment for further details)

Attachment 1

<https://wirral-consult.objective.co.uk/file/5684856>

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24133

Site Reference

SHLAA 1610 - Civic Way

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

SHLAA 1610 – no planning application has yet been submitted so move delivery of 60 units to years 6 to 10 (see proforma in attachment for further details)

Attachment 1

<https://wirral-consult.objective.co.uk/file/5684856>

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24367

Site Reference

SHLAA 1610 - Civic Way

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

SHLAA 1610 Civic Way - We can assert that this developable and deliverable in line with the Council's schedule and the SHLAA. We are actively working with the Council to obtain gap funding that will unlock these sites for development.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24834

Site Reference

SHLAA 1610 - Civic Way

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

Planning Application approved. SHLAA indicates 60 units to be delivered in years 1-5
– Very unlikely to be delivered.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24955

Site Reference

SHLAA 1610 - Civic Way

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

Planning Application approved. SHLAA indicates 60 units to be delivered in years 1-5
– Very unlikely to be delivered.

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25058

Site Reference

SHLAA 1610 - Civic Way

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

Planning Application approved. SHLAA indicates 60 units to be delivered in years 1-5
– Very unlikely to be delivered.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25155

Site Reference

SHLAA 1610 - Civic Way

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

Planning Application approved. SHLAA indicates 60 units to be delivered in years 1-5
– Very unlikely to be delivered.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25272

Site Reference

SHLAA 1610 - Civic Way

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

Planning Application approved. SHLAA indicates 60 units to be delivered in years 1-5
– Very unlikely to be delivered.

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25468

Site Reference

SHLAA 1610 - Civic Way

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

Planning Application approved. SHLAA indicates 60 units to be delivered in years 1-5
– Very unlikely to be delivered.

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-26512

Site Reference

SHLAA 1610 - Civic Way

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

Council's anticipated delivery 0-5 years: 60; Our estimate: 0. The site currently is in an area currently designated as a Primarily Commercial Area, open green space and trees. In terms of constraints, the site is adjacent to Lower Bebington Conservation Area with a Grade II listed building located to the south of the site. It is unknown why the site has been included within years 0-5 given the Council they have acknowledged in the SHLAA assessment commentary that the site is currently designated as a Primary Commercial Area, so delivery is highly unlikely within the first five years. The delivery of the site requires a JV between the Council and a developer, it is most unlikely that the JV will be formed, satisfactory planning secured and 60 units delivered inside 5 years. Additionally, the site is PDL meaning there is a risk of remediation issues which will require further investigation. In light of the above, the site is not deliverable and should be removed from the supply of new homes by 2025.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24377

Site Reference

SHLAA 1620 - Lorn Street

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

SHLAA 1620 Lorn Street - We can assert that this developable and deliverable in line with the Council's schedule and the SHLAA. We are actively working with the Council to obtain gap funding that will unlock these sites for development.

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-26521

Site Reference

SHLAA 1620 - Lorn Street

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

Council's anticipated delivery 11-15 years: 50; Our estimate: 0. The site currently comprises brownfield land comprising a Council staff car park. In terms of constraints, the site is a small irregular sized private car park and is heavily constrained adjacent to existing industrial and employment sites and the Queensway Mersey Tunnel. It is currently designated as a Primarily Commercial Area. In addition, 38-40 Argyll Street is Grade II Listed and its setting must be considered. Given the neighbouring uses, it has not been established where the principle of residential development is acceptable. The location of neighbouring industrial uses will likely give rise to noise and amenity issues for future occupiers. It is considered there is limited evidence to demonstrate the site is appropriate for residential development. Furthermore, the site is PDL meaning there is a risk of remediation issues which will require further investigation. In light of the above, the site is not deliverable and should be removed from the supply of new homes by 2035.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24166

Site Reference

SHLAA 1665 - Rock Ferry High

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

SHLAA 1665 – agree capacity and trajectory (see proforma in attachment for further details)

Attachment 1

<https://wirral-consult.objective.co.uk/file/5684856>

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24835

Site Reference

SHLAA 1665 - Rock Ferry High

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

Planning Application approved. Pre commencement conditions to be discharged – Extra care apartments should not be included in housing trajectory (see SHLAA 2079).



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24956

Site Reference

SHLAA 1665 - Rock Ferry High

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

Planning Application approved. Pre commencement conditions to be discharged – Extra care apartments should not be included in housing trajectory (see SHLAA 2079).



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25059

Site Reference

SHLAA 1665 - Rock Ferry High

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

Planning Application approved. Pre commencement conditions to be discharged – Extra care apartments should not be included in housing trajectory (see SHLAA 2079).



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25156

Site Reference

SHLAA 1665 - Rock Ferry High

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

Planning Application approved. Pre commencement conditions to be discharged – Extra care apartments should not be included in housing trajectory (see SHLAA 2079).



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25273

Site Reference

SHLAA 1665 - Rock Ferry High

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

Planning Application approved. Pre commencement conditions to be discharged – Extra care apartments should not be included in housing trajectory (see SHLAA 2079)

Q3n Other reasons



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25469

Site Reference

SHLAA 1665 - Rock Ferry High

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

Planning Application approved. Pre commencement conditions to be discharged – Extra care apartments should not be included in housing trajectory (see SHLAA 2079).

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-11253

Site Reference

SHLAA 1827 - Foxfield

Q1 Please indicate the nature of your comment

Objection

Q3 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 to the local consultation for the Green Belt Development. May I ask, has a view been taken as to contractors' vehicle access to the site. When this construction starts will there be much vibration because the older properties do not have foundations, but footings for the walls. If any cracking appears in said properties, who will bear the cost of any repairs. As to the proposed number of dwellings, will there be sufficient parking off-road. The design of dwelling proposed are not in keeping with the area for Douglass Drive, Ely Avenue and Neva Avenue. When finished would the surrounding side roads be able to cope with the extra volume of traffic.

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

I have been to the local consultation for the Green Belt Development. May I ask, has a view been taken as to contractors' vehicle access to the site. When this construction

starts will there be much vibration because the older properties do not have foundations, but footings for the walls. If any cracking appears in said properties, who will bear the cost of any repairs. As to the proposed number of dwellings, will there be sufficient parking off-road. The design of dwelling proposed are not in keeping with the area for Douglass Drive, Ely Avenue and Neva Avenue. When finished would the surrounding side roads be able to cope with the extra volume of traffic.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24152

Site Reference

SHLAA 1827 - Foxfield

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

SHLAA 1827 - No planning application has yet been submitted so move delivery of 69 units to years 6 to 10 (see proforma in attachment for further details) - No planning application has yet been submitted so move delivery of 69 units to years 6 to 10 (see proforma in attachment for further details)

Attachment 1

<https://wirral-consult.objective.co.uk/file/5684856>

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24366

Site Reference

SHLAA 1827 - Foxfield

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

SHLAA 1827 Foxfield - We can assert that this developable and deliverable in line with the Council's schedule and the SHLAA. We are actively working with the Council to obtain gap funding that will unlock these sites for development.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24833

Site Reference

SHLAA 1827 - Foxfield

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 further application submitted. SHLAA indicates 69 units to be delivered in years 1-5 – Very unlikely to be delivered



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24954

Site Reference

SHLAA 1827 - Foxfield

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 further application submitted. SHLAA indicates 69 units to be delivered in years 1-5 – Very unlikely to be delivered

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25057

Site Reference

SHLAA 1827 - Foxfield

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 further application submitted. SHLAA indicates 69 units to be delivered in years 1-5 – Very unlikely to be delivered.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25154

Site Reference

SHLAA 1827 - Foxfield

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

No further application submitted. SHLAA indicates 69 units to be delivered in years 1-5 – Very unlikely to be delivered.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25271

Site Reference

SHLAA 1827 - Foxfield

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 further application submitted. SHLAA indicates 69 units to be delivered in years 1-5 – Very unlikely to be delivered.

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25467

Site Reference

SHLAA 1827 - Foxfield

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 further application submitted. SHLAA indicates 69 units to be delivered in years 1-5 – Very unlikely to be delivered.

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24168

Site Reference

SHLAA 1832 - Rock Ferry Public House

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

SHLAA 1832 – agree capacity and trajectory (see proforma in attachment for further details)

Attachment 1

<https://wirral-consult.objective.co.uk/file/5684856>



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24170

Site Reference

SHLAA 1850 - Lyndale

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

SHLAA 1850 – agree capacity and trajectory (see proforma in attachment for further details)

Attachment 1

<https://wirral-consult.objective.co.uk/file/5684856>



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-2681

Site Reference

SHLAA 1850 - Lyndale

Q1 Please indicate the nature of your comment

Objection

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

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-3271

Site Reference

SHLAA 1850 - Lyndale

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or 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 do not agree with Eastham SHLAA 1850 or any of the green spaces being developed.

Q3d Impact on the character of the area**Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-4238

Site Reference

SHLAA 1850 - Lyndale

Q1 Please indicate the nature of your comment

Objection

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood 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 SHLAA 1850 or any of the green spaces being developed.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-4371

Site Reference

SHLAA 1850 - Lyndale

Q1 Please indicate the nature of your comment

Objection

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the 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 to Eastham SHLAA 1850 or any of the green spaces being developed

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-4748

Site Reference

SHLAA 1850 - Lyndale

Q1 Please indicate the nature of your comment

Objection

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-4779

Site Reference

SHLAA 1850 - Lyndale

Q1 Please indicate the nature of your comment

Objection

Q3 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 consider any release of Green Belt Land

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

There is no need to consider any release of Green Belt Land

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood 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 consider any release of Green Belt Land

Q3k Development Viability

Q3l Loss of Agricultural Land

There is no need to consider any release of Green Belt Land

Q3m Will impact on the Green Belt

There is no need to consider any release of Green Belt Land

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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-4877

Site Reference

SHLAA 1850 - Lyndale

Q1 Please indicate the nature of your comment

Objection

Q3 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 consider any release of Green Belt Land

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

There is no need to consider any release of Green Belt Land

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

There is no need to consider any release of Green Belt Land. Most affected Sites have Heritage Assets.

Q3g Infrastructure and Utilities

Q3h Flood 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 consider any release of Green Belt Land

Q3k Development Viability

Q3l Loss of Agricultural Land

There is no need to consider any release of Green Belt Land

Q3m Will impact on the Green Belt

There is no need to consider any release of Green Belt Land

Q3n Other reasons

I do not agree with Eastham SHLAA 1850 or any of the green spaces being developed. ITPAS further comment is same as Wirral Green Space Alliance (WGSA) Response by the Planning Consultant: From considering Figure 4.5, it appears the sites are predominately within the existing urban areas, which WGSA in principle supports. We do want more sites to be added to the Brownfield Register to reflect the real situation of former industrial and port economic activity. We must not allow sites to be unjustly referred to as 'unsuitable', in light of the deal being achieved between Government and the Council to regenerate brownfield sites at Wirral Waters.

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-5054

Site Reference

SHLAA 1850 - Lyndale

Q1 Please indicate the nature of your comment

Objection

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 agree with any green spaces being developed

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-5931

Site Reference

SHLAA 1850 - Lyndale

Q1 Please indicate the nature of your comment

Objection

Q3 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-6420

Site Reference

SHLAA 1850 - Lyndale

Q1 Please indicate the nature of your comment

Objection

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

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-12663

Site Reference

SHLAA 1850 - Lyndale

Q1 Please indicate the nature of your comment

Objection

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

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood 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 on any of the green spaces being developed

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-17575

Site Reference

SHLAA 1850 - Lyndale

Q1 Please indicate the nature of your comment

Objection

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood 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 on any of the green spaces being developed

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-13971

Site Reference

SHLAA 1850 - Lyndale

Q1 Please indicate the nature of your comment

Objection

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

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood 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 on any of the green spaces being developed

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-17867

Site Reference

SHLAA 1850 - Lyndale

Q1 Please indicate the nature of your comment

Objection

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood 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 on any of the green spaces being developed

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-10776

Site Reference

SHLAA 1850 - Lyndale

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

NO GREENBELT SHOULD BE DEVELOPED

Q3k Development Viability

Eastham SHLAA 1850 is not necessary

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-13116

Site Reference

SHLAA 1850 - Lyndale

Q1 Please indicate the nature of your comment

Objection

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood 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 on any of the green spaces being developed

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-7126

Site Reference

SHLAA 1850 - Lyndale

Q1 Please indicate the nature of your comment

Objection

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood 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 on any of the green spaces being developed

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-8140

Site Reference

SHLAA 1850 - Lyndale

Q1 Please indicate the nature of your comment

Objection

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-14707

Site Reference

SHLAA 1850 - Lyndale

Q1 Please indicate the nature of your comment

Objection

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood 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 on any of the green spaces being developed

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-13499

Site Reference

SHLAA 1850 - Lyndale

Q1 Please indicate the nature of your comment

Objection

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood 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 on any of the green spaces being developed

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-13377

Site Reference

SHLAA 1850 - Lyndale

Q1 Please indicate the nature of your comment

Objection

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

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood 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 on any of the green spaces being developed

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-11573

Site Reference

SHLAA 1850 - Lyndale

Q1 Please indicate the nature of your comment

Objection

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood 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 on any of the green spaces being developed

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-12400

Site Reference

SHLAA 1850 - Lyndale

Q1 Please indicate the nature of your comment

Objection

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood 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 on any of the green spaces being developed

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-14066

Site Reference

SHLAA 1850 - Lyndale

Q1 Please indicate the nature of your comment

Objection

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

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood 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 on any of the green spaces being developed

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-14171

Site Reference

SHLAA 1850 - Lyndale

Q1 Please indicate the nature of your comment

Objection

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood 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 on any of the green spaces being developed

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-14271

Site Reference

SHLAA 1850 - Lyndale

Q1 Please indicate the nature of your comment

Objection

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood 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 on any of the green spaces being developed

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-14401

Site Reference

SHLAA 1850 - Lyndale

Q1 Please indicate the nature of your comment

Objection

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

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood 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 on any of the green spaces being developed

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-14488

Site Reference

SHLAA 1850 - Lyndale

Q1 Please indicate the nature of your comment

Objection

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood 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 on any of the green spaces being developed

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-14579

Site Reference

SHLAA 1850 - Lyndale

Q1 Please indicate the nature of your comment

Objection

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood 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 on any of the green spaces being developed

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-15364

Site Reference

SHLAA 1850 - Lyndale

Q1 Please indicate the nature of your comment

Objection

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood 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 on any of the green spaces being developed

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-15437

Site Reference

SHLAA 1850 - Lyndale

Q1 Please indicate the nature of your comment

Objection

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood 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 on any of the green spaces being developed

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-15544

Site Reference

SHLAA 1850 - Lyndale

Q1 Please indicate the nature of your comment

Objection

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood 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 on any of the green spaces being developed

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-15636

Site Reference

SHLAA 1850 - Lyndale

Q1 Please indicate the nature of your comment

Objection

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

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood 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 on any of the green spaces being developed

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-15732

Site Reference

SHLAA 1850 - Lyndale

Q1 Please indicate the nature of your comment

Objection

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

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood 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 on any of the green spaces being developed

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-15846

Site Reference

SHLAA 1850 - Lyndale

Q1 Please indicate the nature of your comment

Objection

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

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood 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 on any of the green spaces being developed

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-16202

Site Reference

SHLAA 1850 - Lyndale

Q1 Please indicate the nature of your comment

Objection

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood 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 on any of the green spaces being developed

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-16289

Site Reference

SHLAA 1850 - Lyndale

Q1 Please indicate the nature of your comment

Objection

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood 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 on any of the green spaces being developed

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-16377

Site Reference

SHLAA 1850 - Lyndale

Q1 Please indicate the nature of your comment

Objection

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood 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 on any of the green spaces being developed

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-16465

Site Reference

SHLAA 1850 - Lyndale

Q1 Please indicate the nature of your comment

Objection

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood 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 on any of the green spaces being developed

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-16553

Site Reference

SHLAA 1850 - Lyndale

Q1 Please indicate the nature of your comment

Objection

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood 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 on any of the green spaces being developed

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-16656

Site Reference

SHLAA 1850 - Lyndale

Q1 Please indicate the nature of your comment

Objection

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood 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 on any of the green spaces being developed

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-16784

Site Reference

SHLAA 1850 - Lyndale

Q1 Please indicate the nature of your comment

Objection

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood 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 on any of the green spaces being developed

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-16896

Site Reference

SHLAA 1850 - Lyndale

Q1 Please indicate the nature of your comment

Objection

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

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood 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 on any of the green spaces being developed

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-16897

Site Reference

SHLAA 1850 - Lyndale

Q1 Please indicate the nature of your comment

Objection

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood 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 on any of the green spaces being developed

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-17064

Site Reference

SHLAA 1850 - Lyndale

Q1 Please indicate the nature of your comment

Objection

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood 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 on any of the green spaces being developed

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-12499

Site Reference

SHLAA 1850 - Lyndale

Q1 Please indicate the nature of your comment

Objection

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

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood 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 on any of the green spaces being developed

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-12985

Site Reference

SHLAA 1850 - Lyndale

Q1 Please indicate the nature of your comment

Objection

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood 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 on any of the green spaces being developed

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-18075

Site Reference

SHLAA 1850 - Lyndale

Q1 Please indicate the nature of your comment

Objection

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

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood 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 on any of the green spaces being developed

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-17966

Site Reference

SHLAA 1850 - Lyndale

Q1 Please indicate the nature of your comment

Objection

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood 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 on any of the green spaces being developed

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-12861

Site Reference

SHLAA 1850 - Lyndale

Q1 Please indicate the nature of your comment

Objection

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood 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 on any of the green spaces being developed

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-13654

Site Reference

SHLAA 1850 - Lyndale

Q1 Please indicate the nature of your comment

Objection

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

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood 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 on any of the green spaces being developed

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-15987

Site Reference

SHLAA 1850 - Lyndale

Q1 Please indicate the nature of your comment

Objection

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

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood 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 on any of the green spaces being developed

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-17185

Site Reference

SHLAA 1850 - Lyndale

Q1 Please indicate the nature of your comment

Objection

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood 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 on any of the green spaces being developed

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-17272

Site Reference

SHLAA 1850 - Lyndale

Q1 Please indicate the nature of your comment

Objection

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

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood 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 on any of the green spaces being developed

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-17377

Site Reference

SHLAA 1850 - Lyndale

Q1 Please indicate the nature of your comment

Objection

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood 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 on any of the green spaces being developed

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-17479

Site Reference

SHLAA 1850 - Lyndale

Q1 Please indicate the nature of your comment

Objection

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood 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 on any of the green spaces being developed

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-17692

Site Reference

SHLAA 1850 - Lyndale

Q1 Please indicate the nature of your comment

Objection

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

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood 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 on any of the green spaces being developed

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-17693

Site Reference

SHLAA 1850 - Lyndale

Q1 Please indicate the nature of your comment

Objection

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

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood 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 on any of the green spaces being developed

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-18199

Site Reference

SHLAA 1850 - Lyndale

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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25721

Site Reference

SHLAA 1850 - Lyndale

Q1 Please indicate the nature of your comment

Objection

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

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood 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 on any of the green spaces being developed

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25722

Site Reference

SHLAA 1850 - Lyndale

Q1 Please indicate the nature of your comment

Objection

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

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood 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 on any of the green spaces being developed

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-21159

Site Reference

SHLAA 1850 - Lyndale

Q1 Please indicate the nature of your comment

Objection

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood 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 on any of the green spaces being developed

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-21291

Site Reference

SHLAA 1850 - Lyndale

Q1 Please indicate the nature of your comment

Objection

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

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood 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 on any of the green spaces being developed

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-21531

Site Reference

SHLAA 1850 - Lyndale

Q1 Please indicate the nature of your comment

Objection

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood 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 on any of the green spaces being developed

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-21292

Site Reference

SHLAA 1850 - Lyndale

Q1 Please indicate the nature of your comment

Objection

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

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood 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 on any of the green spaces being developed

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-21532

Site Reference

SHLAA 1850 - Lyndale

Q1 Please indicate the nature of your comment

Objection

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood 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 on any of the green spaces being developed

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-21293

Site Reference

SHLAA 1850 - Lyndale

Q1 Please indicate the nature of your comment

Objection

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood 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 on any of the green spaces being developed

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-18225

Site Reference

SHLAA 1850 - Lyndale

Q1 Please indicate the nature of your comment

Objection

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood 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 on any of the green spaces being developed

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-10404

Site Reference

SHLAA 1850 - Lyndale

Q1 Please indicate the nature of your comment

Objection

Q3 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-7718

Site Reference

SHLAA 1850 - Lyndale

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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24146

Site Reference

SHLAA 1974 - Eastham Youth Centre

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

SHLAA 1974 – move delivery of 20 units to years 6 to 10 to reflect reliance on relocation (see proforma in attachment for further details)

Attachment 1

<https://wirral-consult.objective.co.uk/file/5684856>

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24370

Site Reference

SHLAA 1974 - Eastham Youth Centre

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

SHLAA 1974 Eastham Youth Centre - We can assert that this developable and deliverable in line with the Council's schedule and the SHLAA. We are actively working with the Council to obtain gap funding that will unlock these sites for development.

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24165

Site Reference

SHLAA 2002 - Duncan Street Car Park

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

SHLAA 2002 – agree capacity and trajectory (see proforma in attachment for further details)

Attachment 1

<https://wirral-consult.objective.co.uk/file/5684856>



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24379

Site Reference

SHLAA 2002 - Duncan Street Car Park

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

SHLAA 2002 Duncan Street Car Park - We can assert that this developable and deliverable in line with the Council's schedule and the SHLAA. We are actively working with the Council to obtain gap funding that will unlock these sites for development.

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-26522

Site Reference

SHLAA 2002 - Duncan Street Car Park

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

Council's anticipated delivery 11-15 years: 20; Our estimate: 0. The site currently comprises brownfield land comprising a Council employee car park. In terms of constraints, the site is currently designated as Primarily Commercial Area where residential development is not supported. The site is in close proximity with several Listed Buildings and lies within Hamilton Square Conservation Area and such will require significant heritage input demonstrate the principle of development and quantum of development is acceptable. Multiple mature trees lie along the boundary of the site which would be protected due to their location within the Conservation Area having an impact of the net area of developable land. There is no evidence to suggest these constraints can be overcome within the timeframe specified and therefore it is unlikely that these issues will be overcome. As such the site cannot be relied upon within the Council's housing land supply. Furthermore, the site is PDL meaning there is a risk of remediation issues which will require further investigation. In light of the above, the site is not deliverable and should be removed from the supply of new homes by 2035.

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24505 (Natural England)

Site Reference

SHLAA 2005 - Gibson House

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

Allocation in close proximity to Mersey Narrows and North Wirral Foreshore SPA & Ramsar, Mersey Narrows SSSI and Liverpool Bay SPA.

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24140

Site Reference

SHLAA 2006 - Rear of Gibson House

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

SHLAA 2006 – It cannot be considered that housing will be delivered on the site within five years. Move delivery of 50 units to years 6 to 10 and 37 units to years 11 to 15 (see proforma in attachment for further details)

Attachment 1

<https://wirral-consult.objective.co.uk/file/5684856>

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24504 (Natural England)

Site Reference

SHLAA 2006 - Rear of Gibson House

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

Allocation in close proximity to Mersey Narrows and North Wirral Foreshore SPA & Ramsar, Mersey Narrows SSSI and Liverpool Bay SPA.

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24155

Site Reference

SHLAA 2007 - Pasture Road

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

SHLAA 2007 - the site is not policy compliant and no planning application has yet been submitted so move delivery of 38 units to years 6 to 10 (see proforma in attachment for further details)

Attachment 1

<https://wirral-consult.objective.co.uk/file/5684856>



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24369

Site Reference

SHLAA 2007 - Pasture Road

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

SHLAA 2007 Pasture Road - We can assert that this developable and deliverable in line with the Council's schedule and the SHLAA. We are actively working with the Council to obtain gap funding that will unlock these sites for development.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24838

Site Reference

SHLAA 2007 - Pasture Road

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

Planning Application approved. No application for remaining units – Only part of the allocation likely to be delivered.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24959

Site Reference

SHLAA 2007 - Pasture Road

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

Planning Application approved. No application for remaining units – Only part of the allocation likely to be delivered.

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25062

Site Reference

SHLAA 2007 - Pasture Road

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

Planning Application approved. No application for remaining units – Only part of the allocation likely to be delivered.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25159

Site Reference

SHLAA 2007 - Pasture Road

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

Planning Application approved. No application for remaining units – Only part of the allocation likely to be delivered.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25276

Site Reference

SHLAA 2007 - Pasture Road

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

Planning Application approved. No application for remaining units – Only part of the allocation likely to be delivered.

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25472

Site Reference

SHLAA 2007 - Pasture Road

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

Planning Application approved. No application for remaining units – Only part of the allocation likely to be delivered.

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-26513

Site Reference

SHLAA 2007 - Pasture Road

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

Council's anticipated delivery 0-5 years: 38; Our estimate: 0. The site currently comprises an existing sport court and a large open green space. In terms of constraints, the site is proposed to be directly adjacent to/behind SHLAA site 2008 for a proposed care home. The site is also allocated as Urban Greenspace and the Council's SHLAA commentary has set out that this could delay delivery. Moreover, there may be access issues to the site as there is a lack of supporting infrastructure roads. Highways must be consulted to ascertain prospects for residential. The Council acknowledges that the site is an active sports facility, as such compensatory provisions would be required in order to satisfy Sports England and secure a planning consent. In light of the above the principle of development has not been established and as such the site is not deliverable and should be removed from the supply of new homes by 2025.

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24154

Site Reference

SHLAA 2008 - Moreton Family Centre

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

SHLAA 2008 - Existing building would require demolition and no planning application has yet been submitted so move delivery of all 60 units to years 6 to 10 (see proforma in attachment for further details)

Attachment 1

<https://wirral-consult.objective.co.uk/file/5684856>

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24368

Site Reference

SHLAA 2008 - Moreton Family Centre

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

SHLAA 2008 Moreton Family Centre - We can assert that this developable and deliverable in line with the Council's schedule and the SHLAA. We are actively working with the Council to obtain gap funding that will unlock these sites for development.

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24371

Site Reference

SHLAA 2010 - Knutsford Road

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

SHLAA 2010 Knutsford Road - We can assert that this developable and deliverable in line with the Council's schedule and the SHLAA. We are actively working with the Council to obtain gap funding that will unlock these sites for development.

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-504

Site Reference

SHLAA 2014 - Conway Building

Q1 Please indicate the nature of your comment

Objection

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

Q3f Impact on Heritage

As a grade II listed building (1201607) and former education centre it would be a travesty to turn the building into 40 homes as suggested in the appendix 4.1. It should be considered as potentially cultural use to serve the wider community.

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24162

Site Reference

SHLAA 2014 - Conway Building

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

SHLAA 2014 – agree capacity and trajectory (see proforma in attachment for further details)

Attachment 1

<https://wirral-consult.objective.co.uk/file/5684856>



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24378

Site Reference

SHLAA 2014 - Conway Building

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

SHLAA 2014 Conway Building - We can assert that this developable and deliverable in line with the Council's schedule and the SHLAA. We are actively working with the Council to obtain gap funding that will unlock these sites for development.

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24372

Site Reference

SHLAA 2022 - Wallasey Town Hall North Annexe

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

SHLAA 2022 North Annexe - We can assert that this developable and deliverable in line with the Council's schedule and the SHLAA. We are actively working with the Council to obtain gap funding that will unlock these sites for development.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24507 (Natural England)

Site Reference

SHLAA 2022 - Wallasey Town Hall North Annexe

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

Allocation in close proximity to Mersey Narrows and North Wirral Foreshore SPA & Ramsar, Mersey Narrows SSSI and Liverpool Bay SPA.

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-26515

Site Reference

SHLAA 2022 - Wallasey Town Hall North Annexe

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

Council's anticipated delivery 0-5 years: 19; Our estimate: 0. The site currently is the established Municipal Offices for the Wirral Council and comprises brownfield land and a car park. There are two Grade II listed buildings in close proximity. The wider site includes residential development, however, the site itself sits within employment uses and is directly opposite surface level parking. Moreover, the Councils SHLAA commentary states that development is a joint venture and therefore depends on whether the Civic Hub/Council can relocate. In terms of constraints, the Mersey Narrow SSSI / RAMSAR site is located to the east, there are two Grade II Listed Buildings on Brighton Road (Wallasey Town Hall and Brighton Public House) which will require consideration. The building itself is a highly valued significant building and therefore demolition may not be appropriate. Given a number of constraints remain, delivery is highly unlikely within the first five years. In light of the above, the site is not deliverable and should be removed from the supply of new homes by 2025.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24139

Site Reference

SHLAA 2023 - Wallasey Town Hall South Annexe

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

SHLAA 2023 – There is no realistic prospect that development will come forward in years 1 to 5. Move delivery of 45 units to years 6 to 10 (see proforma in attachment for further details)

Attachment 1

<https://wirral-consult.objective.co.uk/file/5684856>



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24373

Site Reference

SHLAA 2023 - Wallasey Town Hall South Annexe

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

SHLAA 2023 South Annexe - We can assert that this developable and deliverable in line with the Council's schedule and the SHLAA. We are actively working with the Council to obtain gap funding that will unlock these sites for development.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24506 (Natural England)

Site Reference

SHLAA 2023 - Wallasey Town Hall South Annexe

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

Allocation in close proximity to Mersey Narrows and North Wirral Foreshore SPA & Ramsar, Mersey Narrows SSSI and Liverpool Bay SPA.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-26514

Site Reference

SHLAA 2023 - Wallasey Town Hall South Annexe

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

Council's anticipated delivery 0-5 years: 45; Our estimate: 0. The site currently is the established Municipal Offices for the Wirral Council and comprises brownfield land and a car park. The wider site includes residential development, however, the site itself sits within employment uses. Moreover, the active use on the site would need to relocate before development could take place, this will require a process of site searching, identifying a suitable site and entering into a contract. Without a relocation strategy in place, timeframes are uncertain and therefore delivery is highly unlikely within the first five years. Additionally, the site is PDL meaning there is a risk of remediation issues which will require further investigation. In light of the above, the site is not deliverable and should be removed from the supply of new homes by 2025.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24177

Site Reference

SHLAA 2026 - Treasury Building

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

SHLAA 2026 – site is not suitable for development because the density being proposed would not be appropriate in Hamilton Square Conservation Area and there is a current application for A3, A4 and B1 uses (APP/19/00440) (see proforma in attachment for further details)

Attachment 1

<https://wirral-consult.objective.co.uk/file/5684856>



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24375

Site Reference

SHLAA 2026 - Treasury Building

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

SHLAA 2026 Treasury Building - We can assert that this developable and deliverable in line with the Council's schedule and the SHLAA. We are actively working with the Council to obtain gap funding that will unlock these sites for development.

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-318

Site Reference

SHLAA 2035 - Paton Close

Q1 Please indicate the nature of your comment

Objection

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

Q3a Environmental Reasons

SHLAA 3095: Potential loss of trees from this area would be against the need to increase trees (especially established trees) to help with our CO2 commitments.

Q3b Transport and Highway Reasons

SHLAA 3095 and **0916**: Adding more housing on this road will make what is already a busy road even more busy at commute times, and being on the main entry/exit to West Kirby from this side could cause major delays.

SHLAA 2035: Adding more housing here needs some serious consideration of the traffic impact - especially if it is adding significant traffic on Saughall Massey Road by the primary school, which is always very busy for commuters and has many children crossing roads around the area.

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

SHLAA 3095: This break in the residential areas as you approach West Kirby with the open fields and grazing make West Kirby feel much less suburban.

Q3d Impact on the character of the area

SHLAA 3095: This break in the residential areas as you approach West Kirby with the open fields and grazing make West Kirby feel much less suburban.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24163

Site Reference

SHLAA 2036 - Elgin Way Car Park

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

SHLAA 2036 – agree capacity and trajectory (see proforma in attachment for further details)

Attachment 1

<https://wirral-consult.objective.co.uk/file/5684856>

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24376

Site Reference

SHLAA 2036 - Elgin Way Car Park

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

SHLAA 2036 Elgin Way Car Park - We can assert that this developable and deliverable in line with the Council's schedule and the SHLAA. We are actively working with the Council to obtain gap funding that will unlock these sites for development

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-12615

Site Reference

SHLAA 2042 - Ashton Court

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

"Could the empty Ashton flats in Banks road be upgraded for occupation "

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-13585

Site Reference

SHLAA 2042 - Ashton Court

Q1 Please indicate the nature of your comment

Objection

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

Q3a 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 understand that planning permission has been denied three times for the demolition of Ashton Court in Banks Road and development of new housing. Why does the Council not simply renovate the existing Ashton Court flats to create new dwellings that are consistent their surroundings? Thank you for listening. I look forward to hearing that you have taken my comments into account before making your decision

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-14963

Site Reference

SHLAA 2042 - Ashton Court

Q1 Please indicate the nature of your comment

Objection

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

Q3a 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 understand that planning permission has been denied three times for the demolition of Ashton Court in Banks Road and development of new housing. Why does the Council not simply renovate the existing Ashton Court flats to create new dwellings that are consistent their surroundings? Thank you for listening. I look forward to hearing that you have taken my comments into account before making your decision

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24239

Site Reference

SHLAA 2068 - Typhoo

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 site lies entirely within flood zone 3a, and it would be necessary for the site to pass the sequential and exceptions test for development. Appendix 4.4 of the I&O document acknowledges that flood-risk is a constraint to the site's delivery.

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 2068 (Typhoo) This site has previously been the subject of a dismissed appeal for residential development and remains designated for employment uses. The SHLAA states that there is no existing developer on board to promote the site. The site lies entirely within flood zone 3a, and it would be necessary for the site to pass the sequential and exceptions test for development. Appendix 4.4 of the I&O document acknowledges that flood-risk is a constraint to the site's delivery. The site comprises former playing fields which Sport England may need to be consulted on depending on when use of the playing fields ceased. In view of these constraints, there is considerable uncertainty over the site's suitability for residential development.

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24150

Site Reference

SHLAA 2068 - Typhoo

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

SHLAA 2068 - No clear evidence of current developer interest and no planning application has yet been submitted so move delivery of 100 units to years 11 to 15 (see proforma in attachment for further details)

Attachment 1

<https://wirral-consult.objective.co.uk/file/5684856>

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24500 (Natural England)

Site Reference

SHLAA 2068 - Typhoo

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

Allocation has the potential to cause disturbance to functionally linked land for bird species associated with the Mersey Narrows and North Wirral Foreshore SPA, Ramsar and North Wirral foreshore SSSI.

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24837

Site Reference

SHLAA 2068 - Typhoo

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

Application dismissed at an appeal. No developer on board – Very unlikely to be delivered.

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24958

Site Reference

SHLAA 2068 - Typhoo

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

Application dismissed at an appeal. No developer on board – Very unlikely to be delivered.

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25061

Site Reference

SHLAA 2068 - Typhoo

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

Application dismissed at an appeal. No developer on board – Very unlikely to be delivered.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25158

Site Reference

SHLAA 2068 - Typhoo

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

Application dismissed at an appeal. No developer on board – Very unlikely to be delivered.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25275

Site Reference

SHLAA 2068 - Typhoo

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

Application dismissed at an appeal. No developer on board – Very unlikely to be delivered.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25471

Site Reference

SHLAA 2068 - Typhoo

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

Application dismissed at an appeal. No developer on board – Very unlikely to be delivered.

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24164

Site Reference

SHLAA 2069 - Hinson Street Car Park

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

SHLAA 2069 – agree capacity and trajectory (see proforma in attachment for further details) – agree capacity and trajectory (see proforma in attachment for further details)

Attachment 1

<https://wirral-consult.objective.co.uk/file/5684856>

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24374

Site Reference

SHLAA 2069 - Hinson Street Car Park

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

SHLAA 2069 Hinson Street Car Park - We can assert that this developable and deliverable in line with the Council's schedule and the SHLAA. We are actively working with the Council to obtain gap funding that will unlock these sites for development.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-15904

Site Reference

SHLAA 2078 - Wirral Waters, Urban Splash 1

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

At long last the Council are working with Peel to develop the "Wirral Waters" site, surely the largest dock area in the UK available for redevelopment. Had the Council worked with Peel from the start we could have been many years down the redevelopment of this massive derelict area.

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

From Peel it is understood that with Council support a figure of some 6,500 new homes could be developed. This figure, together with other brownfield sites, could provide more than enough housing.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-133

Site Reference

SHLAA 2078 - Wirral Waters, Urban Splash 1

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

This area has been identified as one that could flood by numerous reports so has this been looked at by the council?

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-6140

Site Reference

SHLAA 2078 - Wirral Waters, Urban Splash 1

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

These urban sites can be proved deliverable and developable allowing them to be included in the plan using typology assessment. Greenbelt does not need to be released.

NPPF Guidance Viability 1 Sept 2019 Ministry of Housing, communities and local gov

Should every site be assessed for viability in plan making?

Assessing the viability of plans does not require individual testing of every site or assurance that individual sites are viable. Plan makers can use site typologies to determine viability at the plan making stage

WBC needs to include a higher allocation of Homes to the strategic regeneration sites. Wirral waters allocation is low compared to its potential planned figures. Peel have offered 4500 and WBC included only 2500

WBC need to show it is serious in providing a sound sustainable regeneration plan for Wirral.

Option 1b should be used

It appears greenbelt is not required for overall numbers but to fill gaps in the 0-5 year period. This is not the basis for a sustainable plan.

The Keppie Massie Viability report provides Typology data for brownfield and Greenfield sites. Greenbelt sites do not have to be selected in favour of brownfield sites to get evidence of o deliverability.

The statement 4.34 below is not correct. Tables 4.1 and 4.2 have 14800 urban sites (2000 surplus) that can be entered as developable using typologies over the 15 year plan.

WBC does not have to release greenbelt.

There is no evidence to guarantee the selected greenbelt sites can be delivered in the plan period.

4.34 While further work is still ongoing, Table 4.1 and Table 4.2 demonstrate that an urban-only option will be only be realistic, if a significant acceleration and intensification of urban housing development can be achieved and if all the sites listed can be brought to development within the specified time periods. If this cannot be achieved, any shortfall within the Plan period could only currently be made up by releasing land for development from the Green Belt.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

These urban sites can be proved deliverable and developable allowing them to be included in the plan using typology assessment. Greenbelt does not need to be released.

NPPF Guidance Viability 1 Sept 2019 Ministry of Housing, communities and local gov

Should every site be assessed for viability in plan making?

Assessing the viability of plans does not require individual testing of every site or assurance that individual sites are viable. Plan makers can use site typologies to determine viability at the plan making stage

WBC needs to include a higher allocation of Homes to the strategic regeneration sites. Wirral waters allocation is low compared to its potential planned figures. Peel have offered 4500 and WBC included only 2500

WBC need to show it is serious in providing a sound sustainable regeneration plan for Wirral.

Option 1b should be used

It appears greenbelt is not required for overall numbers but to fill gaps in the 0-5 year period. This is not the basis for a sustainable plan.

The Keppie Massie Viability report provides Typology data for brownfield and Greenfield sites. Greenbelt sites do not have to be selected in favour of brownfield sites to get evidence of developability or deliverability.

The statement 4.34 below is not correct. Tables 4.1 and 4.2 have 14800 urban sites (2000 surplus) that can be entered as developable using typologies over the 15 year plan.

There is no evidence to guarantee the selected greenbelt sites can be delivered in the plan period.

4.34 While further work is still ongoing, Table 4.1 and Table 4.2 demonstrate that an urban-only option will be only be realistic, if a significant acceleration and intensification of urban housing development can be achieved and if all the sites listed can be brought to development within the specified time periods. If this cannot be achieved, any shortfall within the Plan period could only currently be made up by releasing land for development from the Green Belt

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-12676

Site Reference

SHLAA 2078 - Wirral Waters, Urban Splash 1

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 suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-13985

Site Reference

SHLAA 2078 - Wirral Waters, Urban Splash 1

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 suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-13131

Site Reference

SHLAA 2078 - Wirral Waters, Urban Splash 1

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 suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-13511

Site Reference

SHLAA 2078 - Wirral Waters, Urban Splash 1

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 suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-13388

Site Reference

SHLAA 2078 - Wirral Waters, Urban Splash 1

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 suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-11585

Site Reference

SHLAA 2078 - Wirral Waters, Urban Splash 1

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 suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-12413

Site Reference

SHLAA 2078 - Wirral Waters, Urban Splash 1

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 suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-14079

Site Reference

SHLAA 2078 - Wirral Waters, Urban Splash 1

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 suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-12513

Site Reference

SHLAA 2078 - Wirral Waters, Urban Splash 1

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 suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-12997

Site Reference

SHLAA 2078 - Wirral Waters, Urban Splash 1

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 suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-12874

Site Reference

SHLAA 2078 - Wirral Waters, Urban Splash 1

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 suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-13666

Site Reference

SHLAA 2078 - Wirral Waters, Urban Splash 1

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 suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24118

Site Reference

SHLAA 2078 - Wirral Waters, Urban Splash 1

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

SHLAA 2078 Wirral Waters Urban Splash 1 - delivery should be re-scheduled to 30 units in years 1 to 5 and 90 units in years 6 to 10 (see proforma in attachment for further details)

Attachment 1

<https://wirral-consult.objective.co.uk/file/5684856>



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24490 (Natural England)

Site Reference

SHLAA 2078 - Wirral Waters, Urban Splash 1

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

Allocation is in proximity to designated sites (Mersey Narrows and North Wirral Foreshore SPA, Ramsar, Mersey Narrows SSSI, and Liverpool Bay SPA). Allocation is in close proximity to designated sites (Mersey Estuary SSSI, SPA, Ramsar and New Ferry SSSI). Consideration to direct and indirect impacts on designated sites associated with developments is required alongside potential impacts to any functionally linked land. NE has advised (and continues to advise) Wirral Council on applications associated with Wirral Waters. It should be noted that the docks provide supporting functionally linked habitat for birds associated with the designated sites (in particular breeding common tern, cormorant and great crested grebe). We expect full consideration of the docks as supporting habitat through the Local Plan. Proposed strategic mitigation at Wirral Waters should be referenced and policies associated with Wirral Waters should reflect the need to ensure adequate protection of the designated features/sites.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24830

Site Reference

SHLAA 2078 - Wirral Waters, Urban Splash 1

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

Planning Application approved. Discharge of Conditions required, remediation required, no application for remaining units – Unlikely to deliver all units allocated in 5 years.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24951

Site Reference

SHLAA 2078 - Wirral Waters, Urban Splash 1

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

Planning Application approved. Discharge of Conditions required, remediation required, no application for remaining units – Unlikely to deliver all units allocated in 5 years.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25054

Site Reference

SHLAA 2078 - Wirral Waters, Urban Splash 1

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

SHLAA2078 Planning Application approved. Discharge of Conditions and remediation required, no application for remaining units – Unlikely to deliver all units allocated in 5 years.

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24610

Site Reference

SHLAA 2078 - Wirral Waters, Urban Splash 1

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

SHLAA 2078 – Northbank East. Fully support the principle of allocation of this site but reserve the right to comment on the detailed wording of allocations as and when this information is available. The site will be delivered as part of a 50/50 joint venture (JV) between Peel Land and Property (Peel L&P) and Urban Splash, formed in January 2019, to deliver 350 dwellings at Northbank East (SHLAA 2078) and Northbank West (SHLAA 2082). The development has a value of £60m and represents a collaboration between two of the largest and innovative developers in the north-west. Both are highly experienced at bringing forward development in pioneering, urban locations, including those in areas with challenging market conditions. Full planning permission for Phase 1 (comprising 30 townhouses) was granted in January 2020 (APP/19/01061). Development is expected to start on site in Q1 2020, following remediation of the site (November 2019 – July 2020). Planning applications for the remaining phases are expected to be submitted across the next 2 years and development completed by 2025, within years 0 –5 of the plan period.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25151

Site Reference

SHLAA 2078 - Wirral Waters, Urban Splash 1

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

Planning Application approved. Discharge of Conditions and remediation required, no application for remaining units – Unlikely to deliver all units allocated in 5 years.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25268

Site Reference

SHLAA 2078 - Wirral Waters, Urban Splash 1

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

Planning Application approved. Discharge of Conditions and remediation required, no application for remaining units – Unlikely to deliver all units allocated in 5 years.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25464

Site Reference

SHLAA 2078 - Wirral Waters, Urban Splash 1

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

Planning Application approved. Discharge of Conditions and remediation required, no application for remaining units – Unlikely to deliver all units allocated in 5 years.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-26524

Site Reference

SHLAA 2078 - Wirral Waters, Urban Splash 1

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 terms of years 1-5 the Council state that Wirral Waters will deliver 500 dwellings primarily through Wirral Waters 1 (legacy), Tower Road Roundabout and Urban Splash phases 1 – 4. Whilst the ongoing infrastructure works secured in March 2019 under a housing infrastructure grant suggest that some delivery is likely within years 1-5, the Council's assumption of 1,000 dwellings over a five-year period is overly optimistic and appears to be based on very limited evidence. A planning application (DLS/18/00715) for Wirral Waters 1 (legacy) is currently awaiting determination for 500 dwellings. However, considerable time will be required to discharge planning conditions, await

the completion of remediation work and supporting infrastructure work before delivery can commence. The Council also state that a further 470 dwellings will be delivered in years 1-5 from other sites within the Wirral Waters masterplan, however, currently only 30 dwellings have planning permission with no planning applications submitted for the other land parcels. Given that the application for Wirral Waters 1 (legacy) has still not been granted planning permission nearly 2 years on, there is very limited evidence to demonstrate that the sites will be able to achieve planning permission, discharge conditions and be delivered within a 5 year period. The Council themselves acknowledge this is optimistic and requires further evidence commenting that delivery issues are yet to be resolved. Whilst Wirral Waters is a positive and well supported scheme, its optimistic delivery rates in years 1-5 are currently undermining the Council's ability to demonstrate a five year housing land supply. Delivery rates are based on developer submissions and do not factor in Wirral's past delivery rates the significant delays associated with the scheme. In light of the above, 500 dwellings have been removed from the Council's supply, this is considered a conservative approach given that currently Wirral Waters 1 has not been granted planning permission with the majority of dwellings yet to be included within a planning application.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-1900

Site Reference

SHLAA 2078 - Wirral Waters, Urban Splash 1

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

Potentially can deliver far greater numbers than planned, effectively impacting on the whole of Wirral's residents and planning needs.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-6143

Site Reference

SHLAA 2078 - Wirral Waters, Urban Splash 1

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

These urban sites can be proved developable allowing them to be included in the plan using typology assessment. Greenbelt does not need to be released.

Guidance Viability 1 Sept 2019 Ministry of Housing, communities and local gov

Should every site be assessed for viability in plan making?

Assessing the viability of plans does not require individual testing of every site or assurance that individual sites are viable. Plan makers can use site typologies to determine viability at the plan making stage

Appendix 4.3 takes the total of urban sites to nearly 15500, approximately 2750 over requirement

WBC has under allocated homes to the strategic regeneration areas. A more positive allocation would see the surplus increase further.

It appears Greenbelt is not required for overall numbers but to fill gaps in years 0-5. This is not a proper basis for a sustainable plan.

Option 1b should be used

The Keppie Massie Viability report provides typology data on brownfields and Greenfield sites.

Greenbelt sites do not have to be selected in favour of brownfield sites to get evidence of developability or deliverability. Any sites can be put into the plan year using typology.

The statement 4.34 below is not correct. WBC has 15500 urban sites that can be entered as developable using typologies over the 15 year plan.

All the urban sites do not have to be brought forward as there is a 2750 surplus listed

WBC does not have to release greenbelt. There is no guarantee the selected greenbelt sites can be delivered in the plan period.

4.34 further works is still ongoing, Table 4.1 and Table 4.2 demonstrate that an urban-only option will be only be realistic, if a significant acceleration and intensification of urban housing development can be achieved and if all the sites listed can be brought to development within the specified time periods. If this cannot be achieved, any shortfall within the Plan period could only currently be made up by releasing land for development from the Greenbelt



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-15904

Site Reference

SHLAA 2079 - Wirral Waters, Belong

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

At long last the Council are working with Peel to develop the "Wirral Waters" site, surely the largest dock area in the UK available for redevelopment. Had the Council worked with Peel from the start we could have been many years down the redevelopment of this massive derelict area.

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

From Peel it is understood that with Council support a figure of some 6,500 new homes could be developed. This figure, together with other brownfield sites, could provide more than enough housing.

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-133

Site Reference

SHLAA 2079 - Wirral Waters, Belong

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

This area has been identified as one that could flood by numerous reports so has this been looked at by the council?

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-6140

Site Reference

SHLAA 2079 - Wirral Waters, Belong

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

These urban sites can be proved deliverable and developable allowing them to be included in the plan using typology assessment. Greenbelt does not need to be released.

NPPF Guidance Viability 1 Sept 2019 Ministry of Housing, communities and local gov

Should every site be assessed for viability in plan making?

Assessing the viability of plans does not require individual testing of every site or assurance that individual sites are viable. Plan makers can use site typologies to determine viability at the plan making stage

WBC needs to include a higher allocation of Homes to the strategic regeneration sites. Wirral waters allocation is low compared to its potential planned figures. Peel have offered 4500 and WBC included only 2500

WBC need to show it is serious in providing a sound sustainable regeneration plan for Wirral.

Option 1b should be used

It appears greenbelt is not required for overall numbers but to fill gaps in the 0-5 year period. This is not the basis for a sustainable plan.

The Keppie Massie Viability report provides Typology data for brownfield and Greenfield sites. Greenbelt sites do not have to be selected in favour of brownfield sites to get evidence of o deliverability.

The statement 4.34 below is not correct. Tables 4.1 and 4.2 have 14800 urban sites (2000 surplus) that can be entered as developable using typologies over the 15 year plan.

WBC does not have to release greenbelt.

There is no evidence to guarantee the selected greenbelt sites can be delivered in the plan period.

4.34 While further work is still ongoing, Table 4.1 and Table 4.2 demonstrate that an urban-only option will be only be realistic, if a significant acceleration and intensification of urban housing development can be achieved and if all the sites listed can be brought to development within the specified time periods. If this cannot be achieved, any shortfall within the Plan period could only currently be made up by releasing land for development from the Green Belt.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

These urban sites can be proved deliverable and developable allowing them to be included in the plan using typology assessment. Greenbelt does not need to be released.

NPPF Guidance Viability 1 Sept 2019 Ministry of Housing, communities and local gov

Should every site be assessed for viability in plan making?

Assessing the viability of plans does not require individual testing of every site or assurance that individual sites are viable. Plan makers can use site typologies to determine viability at the plan making stage

WBC needs to include a higher allocation of Homes to the strategic regeneration sites. Wirral waters allocation is low compared to its potential planned figures. Peel have offered 4500 and WBC included only 2500

WBC need to show it is serious in providing a sound sustainable regeneration plan for Wirral.

Option 1b should be used

It appears greenbelt is not required for overall numbers but to fill gaps in the 0-5 year period. This is not the basis for a sustainable plan.

The Keppie Massie Viability report provides Typology data for brownfield and Greenfield sites. Greenbelt sites do not have to be selected in favour of brownfield sites to get evidence of developability or deliverability.

The statement 4.34 below is not correct. Tables 4.1 and 4.2 have 14800 urban sites (2000 surplus) that can be entered as developable using typologies over the 15 year plan.

There is no evidence to guarantee the selected greenbelt sites can be delivered in the plan period.

4.34 While further work is still ongoing, Table 4.1 and Table 4.2 demonstrate that an urban-only option will be only be realistic, if a significant acceleration and intensification of urban housing development can be achieved and if all the sites listed can be brought to development within the specified time periods. If this cannot be achieved, any shortfall within the Plan period could only currently be made up by releasing land for development from the Green Belt

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-12676

Site Reference

SHLAA 2079 - Wirral Waters, Belong

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 suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-13985

Site Reference

SHLAA 2079 - Wirral Waters, Belong

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 suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-13131

Site Reference

SHLAA 2079 - Wirral Waters, Belong

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 suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-13511

Site Reference

SHLAA 2079 - Wirral Waters, Belong

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 suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-13388

Site Reference

SHLAA 2079 - Wirral Waters, Belong

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 suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-11585

Site Reference

SHLAA 2079 - Wirral Waters, Belong

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 suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-12413

Site Reference

SHLAA 2079 - Wirral Waters, Belong

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 suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-14079

Site Reference

SHLAA 2079 - Wirral Waters, Belong

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 suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-12513

Site Reference

SHLAA 2079 - Wirral Waters, Belong

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 suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-12997

Site Reference

SHLAA 2079 - Wirral Waters, Belong

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 suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-12874

Site Reference

SHLAA 2079 - Wirral Waters, Belong

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 suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-13666

Site Reference

SHLAA 2079 - Wirral Waters, Belong

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 suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24117

Site Reference

SHLAA 2079 - Wirral Waters, Belong

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

SHLAA 2079 Wirral Waters Belong – agree capacity and trajectory (see proforma in attachment for further details)

Attachment 1

<https://wirral-consult.objective.co.uk/file/5684856>



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24491 (Natural England)

Site Reference

SHLAA 2079 - Wirral Waters, Belong

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

Allocation is in proximity to designated sites (Mersey Narrows and North Wirral Foreshore SPA, Ramsar, Mersey Narrows SSSI, and Liverpool Bay SPA). Allocation is in close proximity to designated sites (Mersey Estuary SSSI, SPA, Ramsar and New Ferry SSSI). Consideration to direct and indirect impacts on designated sites associated with developments is required alongside potential impacts to any functionally linked land. NE has advised (and continues to advise) Wirral Council on applications associated with Wirral Waters. It should be noted that the docks provide supporting functionally linked habitat for birds associated with the designated sites (in particular breeding common tern, cormorant and great crested grebe). We expect full consideration of the docks as supporting habitat through the Local Plan. Proposed strategic mitigation at Wirral Waters should be referenced and policies associated with Wirral Waters should reflect the need to ensure adequate protection of the designated features/sites.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24829

Site Reference

SHLAA 2079 - Wirral Waters, Belong

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

Planning Application approved. Discharge of conditions required, remediation required
– Potential for delivery within 5 years.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24950

Site Reference

SHLAA 2079 - Wirral Waters, Belong

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

Planning Application approved. Discharge of conditions required, remediation required
– Potential for delivery within 5 years.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25053

Site Reference

SHLAA 2079 - Wirral Waters, Belong

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

Planning Application approved. Discharge of conditions and remediation required – Potential for delivery within 5 years.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24609

Site Reference

SHLAA 2079 - Wirral Waters, Belong

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

SHLAA 2079 - Belong Care Village. Fully support the principle of allocation of this site but reserve the right to comment on the detailed wording of allocations as and when this information is available. Full planning permission was granted April 2018 for 72 bed spaces and 34 apartments as part of an extra-care village, catering for residents with dementia (APP/18/00470). Development is expected to start on site in Q3 2020, following remediation of the site (Nov 2019 - August 2020) and will be completed within years 0-5 of the plan period. The Care Village will be operated by progressive care operator Belong Villages.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25150

Site Reference

SHLAA 2079 - Wirral Waters, Belong

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

Planning Application approved. Discharge of conditions and remediation required – Potential for delivery within 5 years.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25267

Site Reference

SHLAA 2079 - Wirral Waters, Belong

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

Planning Application approved. Discharge of conditions and remediation required – Potential for delivery within 5 years.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25463

Site Reference

SHLAA 2079 - Wirral Waters, Belong

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

Planning Application approved. Discharge of conditions and remediation required – Potential for delivery within 5 years.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-26524

Site Reference

SHLAA 2079 - Wirral Waters, Belong

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

In terms of years 1-5 the Council state that Wirral Waters will deliver 500 dwellings primarily through Wirral Waters 1 (legacy), Tower Road Roundabout and Urban Splash phases 1 – 4. Whilst the ongoing infrastructure works secured in March 2019 under a housing infrastructure grant suggest that some delivery is likely within years 1-5, the Council's assumption of 1,000 dwellings over a five-year period is overly optimistic and appears to be based on very limited evidence. A planning application (DLS/18/00715) for Wirral Waters 1 (legacy) is currently awaiting determination for 500 dwellings. However, considerable time will be required to discharge planning conditions, await the completion of remediation work and supporting infrastructure work before delivery can commence. The Council also state that a further 470 dwellings will be delivered in years 1-5 from other sites within the Wirral Waters masterplan, however, currently only 30 dwellings have planning permission with no planning applications submitted

for the other land parcels. Given that the application for Wirral Waters 1 (legacy) has still not been granted planning permission nearly 2 years on, there is very limited evidence to demonstrate that the sites will be able to achieve planning permission, discharge conditions and be delivered within a 5 year period. The Council themselves acknowledge this is optimistic and requires further evidence commenting that delivery issues are yet to be resolved. Whilst Wirral Waters is a positive and well supported scheme, its optimistic delivery rates in years 1-5 are currently undermining the Council's ability to demonstrate a five year housing land supply. Delivery rates are based on developer submissions and do not factor in Wirral's past delivery rates the significant delays associated with the scheme. In light of the above, 500 dwellings have been removed from the Council's supply, this is considered a conservative approach given that currently Wirral Waters 1 has not been granted planning permission with the majority of dwellings yet to be included within a planning application.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-1900

Site Reference

SHLAA 2079 - Wirral Waters, Belong

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

Potentially can deliver far greater numbers than planned, effectively impacting on the whole of Wirral's residents and planning needs.

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-6143

Site Reference

SHLAA 2079 - Wirral Waters, Belong

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

These urban sites can be proved developable allowing them to be included in the plan using typology assessment. Greenbelt does not need to be released.

Guidance Viability 1 Sept 2019 Ministry of Housing, communities and local gov

Should every site be assessed for viability in plan making?

Assessing the viability of plans does not require individual testing of every site or assurance that individual sites are viable. Plan makers can use site typologies to determine viability at the plan making stage

Appendix 4.3 takes the total of urban sites to nearly 15500, approximately 2750 over requirement

WBC has under allocated homes to the strategic regeneration areas. A more positive allocation would see the surplus increase further.

It appears Greenbelt is not required for overall numbers but to fill gaps in years 0-5. This is not a proper basis for a sustainable plan.

Option 1b should be used

The Keppie Massie Viability report provides typology data on brownfields and Greenfield sites.

Greenbelt sites do not have to be selected in favour of brownfield sites to get evidence of developability or deliverability. Any sites can be put into the plan year using typology.

The statement 4.34 below is not correct. WBC has 15500 urban sites that can be entered as developable using typologies over the 15 year plan.

All the urban sites do not have to be brought forward as there is a 2750 surplus listed

WBC does not have to release greenbelt. There is no guarantee the selected greenbelt sites can be delivered in the plan period.

4.34 further works is still ongoing, Table 4.1 and Table 4.2 demonstrate that an urban-only option will be only be realistic, if a significant acceleration and intensification of urban housing development can be achieved and if all the sites listed can be brought to development within the specified time periods. If this cannot be achieved, any shortfall within the Plan period could only currently be made up by releasing land for development from the Greenbelt



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-15904

Site Reference

SHLAA 2080 - Wirral Waters, Tower Road

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

At long last the Council are working with Peel to develop the "Wirral Waters" site, surely the largest dock area in the UK available for redevelopment. Had the Council worked with Peel from the start we could have been many years down the redevelopment of this massive derelict area.

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

From Peel it is understood that with Council support a figure of some 6,500 new homes could be developed. This figure, together with other brownfield sites, could provide more than enough housing.

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-133

Site Reference

SHLAA 2080 - Wirral Waters, Tower Road

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

This area has been identified as one that could flood by numerous reports so has this been looked at by the council?

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-6140

Site Reference

SHLAA 2080 - Wirral Waters, Tower Road

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

These urban sites can be proved deliverable and developable allowing them to be included in the plan using typology assessment. Greenbelt does not need to be released.

NPPF Guidance Viability 1 Sept 2019 Ministry of Housing, communities and local gov

Should every site be assessed for viability in plan making?

Assessing the viability of plans does not require individual testing of every site or assurance that individual sites are viable. Plan makers can use site typologies to determine viability at the plan making stage

WBC needs to include a higher allocation of Homes to the strategic regeneration sites. Wirral waters allocation is low compared to its potential planned figures. Peel have offered 4500 and WBC included only 2500

WBC need to show it is serious in providing a sound sustainable regeneration plan for Wirral.

Option 1b should be used

It appears greenbelt is not required for overall numbers but to fill gaps in the 0-5 year period. This is not the basis for a sustainable plan.

The Keppie Massie Viability report provides Typology data for brownfield and Greenfield sites. Greenbelt sites do not have to be selected in favour of brownfield sites to get evidence of o deliverability.

The statement 4.34 below is not correct. Tables 4.1 and 4.2 have 14800 urban sites (2000 surplus) that can be entered as developable using typologies over the 15 year plan.

WBC does not have to release greenbelt.

There is no evidence to guarantee the selected greenbelt sites can be delivered in the plan period.

4.34 While further work is still ongoing, Table 4.1 and Table 4.2 demonstrate that an urban-only option will be only be realistic, if a significant acceleration and intensification of urban housing development can be achieved and if all the sites listed can be brought to development within the specified time periods. If this cannot be achieved, any shortfall within the Plan period could only currently be made up by releasing land for development from the Green Belt.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

These urban sites can be proved deliverable and developable allowing them to be included in the plan using typology assessment. Greenbelt does not need to be released.

NPPF Guidance Viability 1 Sept 2019 Ministry of Housing, communities and local gov

Should every site be assessed for viability in plan making?

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WBC needs to include a higher allocation of Homes to the strategic regeneration sites. Wirral waters allocation is low compared to its potential planned figures. Peel have offered 4500 and WBC included only 2500

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The statement 4.34 below is not correct. Tables 4.1 and 4.2 have 14800 urban sites (2000 surplus) that can be entered as developable using typologies over the 15 year plan.

There is no evidence to guarantee the selected greenbelt sites can be delivered in the plan period.

4.34 While further work is still ongoing, Table 4.1 and Table 4.2 demonstrate that an urban-only option will be only be realistic, if a significant acceleration and intensification of urban housing development can be achieved and if all the sites listed can be brought to development within the specified time periods. If this cannot be achieved, any shortfall within the Plan period could only currently be made up by releasing land for development from the Green Belt

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-12676

Site Reference

SHLAA 2080 - Wirral Waters, Tower Road

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 suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-13985

Site Reference

SHLAA 2080 - Wirral Waters, Tower Road

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 suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-13131

Site Reference

SHLAA 2080 - Wirral Waters, Tower Road

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 suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-13511

Site Reference

SHLAA 2080 - Wirral Waters, Tower Road

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 suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-13388

Site Reference

SHLAA 2080 - Wirral Waters, Tower Road

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 suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-11585

Site Reference

SHLAA 2080 - Wirral Waters, Tower Road

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 suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-12413

Site Reference

SHLAA 2080 - Wirral Waters, Tower Road

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 suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-14079

Site Reference

SHLAA 2080 - Wirral Waters, Tower Road

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 suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-12513

Site Reference

SHLAA 2080 - Wirral Waters, Tower Road

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 suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-12997

Site Reference

SHLAA 2080 - Wirral Waters, Tower Road

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 suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-12874

Site Reference

SHLAA 2080 - Wirral Waters, Tower Road

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 suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-13666

Site Reference

SHLAA 2080 - Wirral Waters, Tower Road

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 suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24120

Site Reference

SHLAA 2080 - Wirral Waters, Tower Road

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

SHLAA 2080 Wirral Waters Tower Road - delivery should be re-scheduled to 150 units in years 6 to 10 (see proforma in attachment for further details)

Attachment 1

<https://wirral-consult.objective.co.uk/file/5684856>



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24489 (Natural England)

Site Reference

SHLAA 2080 - Wirral Waters, Tower Road

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

Allocation is in proximity to designated sites (Mersey Narrows and North Wirral Foreshore SPA, Ramsar, Mersey Narrows SSSI, and Liverpool Bay SPA). Allocation is in close proximity to designated sites (Mersey Estuary SSSI, SPA, Ramsar and New Ferry SSSI). Consideration to direct and indirect impacts on designated sites associated with developments is required alongside potential impacts to any functionally linked land. NE has advised (and continues to advise) Wirral Council on applications associated with Wirral Waters. It should be noted that the docks provide supporting functionally linked habitat for birds associated with the designated sites (in particular breeding common tern, cormorant and great crested grebe). We expect full consideration of the docks as supporting habitat through the Local Plan. Proposed strategic mitigation at Wirral Waters should be referenced and policies associated with Wirral Waters should reflect the need to ensure adequate protection of the designated features/sites.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24828

Site Reference

SHLAA 2080 - Wirral Waters, Tower Road

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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24949

Site Reference

SHLAA 2080 - Wirral Waters, Tower Road

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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25052

Site Reference

SHLAA 2080 - Wirral Waters, Tower Road

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

SHLAA 2080 Planning Application approved. No application for housing – Unlikely to deliver all, if any, units allocated in 5 years.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24612

Site Reference

SHLAA 2080 - Wirral Waters, Tower Road

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

SHLAA 2080 - Northbank East Phase 3 / A Bridge Site. Fully support the principle of allocation of this site but reserve the right to comment on the detailed wording of allocations as and when this information is available. Residential development of up to 286 apartments is proposed. Initial work to test the capacity has been done by architects with extensive experience of designing similar developments. A pre-application meeting on the proposed development will take place later in 2020. At present, it is envisaged that an application for full planning permission will be submitted in anticipation of development commencing 2023/2024, completed within years 0-5 of the plan period.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25148

Site Reference

SHLAA 2080 - Wirral Waters, Tower Road

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

Planning Application approved. No application for housing – Unlikely to deliver all, if any, units allocated in 5 years.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25266

Site Reference

SHLAA 2080 - Wirral Waters, Tower Road

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

Planning Application approved. No application for housing – Unlikely to deliver all, if any, units allocated in 5 years.

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25462

Site Reference

SHLAA 2080 - Wirral Waters, Tower Road

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

Planning Application approved. No application for housing – Unlikely to deliver all, if any, units allocated in 5 years.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-26524

Site Reference

SHLAA 2080 - Wirral Waters, Tower Road

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

In terms of years 1-5 the Council state that Wirral Waters will deliver 500 dwellings primarily through Wirral Waters 1 (legacy), Tower Road Roundabout and Urban Splash phases 1 – 4. Whilst the ongoing infrastructure works secured in March 2019 under a housing infrastructure grant suggest that some delivery is likely within years 1-5, the Council's assumption of 1,000 dwellings over a five-year period is overly optimistic and appears to be based on very limited evidence. A planning application (DLS/18/00715) for Wirral Waters 1 (legacy) is currently awaiting determination for 500 dwellings. However, considerable time will be required to discharge planning conditions, await the completion of remediation work and supporting infrastructure work before delivery can commence. The Council also state that a further 470 dwellings will be delivered in years 1-5 from other sites within the Wirral Waters masterplan, however, currently only 30 dwellings have planning permission with no planning applications submitted

for the other land parcels. Given that the application for Wirral Waters 1 (legacy) has still not been granted planning permission nearly 2 years on, there is very limited evidence to demonstrate that the sites will be able to achieve planning permission, discharge conditions and be delivered within a 5 year period. The Council themselves acknowledge this is optimistic and requires further evidence commenting that delivery issues are yet to be resolved. Whilst Wirral Waters is a positive and well supported scheme, its optimistic delivery rates in years 1-5 are currently undermining the Council's ability to demonstrate a five year housing land supply. Delivery rates are based on developer submissions and do not factor in Wirral's past delivery rates the significant delays associated with the scheme. In light of the above, 500 dwellings have been removed from the Council's supply, this is considered a conservative approach given that currently Wirral Waters 1 has not been granted planning permission with the majority of dwellings yet to be included within a planning application.

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-1900

Site Reference

SHLAA 2080 - Wirral Waters, Tower Road

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

Potentially can deliver far greater numbers than planned, effectively impacting on the whole of Wirral's residents and planning needs.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-6143

Site Reference

SHLAA 2080 - Wirral Waters, Tower Road

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

These urban sites can be proved developable allowing them to be included in the plan using typology assessment. Greenbelt does not need to be released.

Guidance Viability 1 Sept 2019 Ministry of Housing, communities and local gov

Should every site be assessed for viability in plan making?

Assessing the viability of plans does not require individual testing of every site or assurance that individual sites are viable. Plan makers can use site typologies to determine viability at the plan making stage

Appendix 4.3 takes the total of urban sites to nearly 15500, approximately 2750 over requirement

WBC has under allocated homes to the strategic regeneration areas. A more positive allocation would see the surplus increase further.

It appears Greenbelt is not required for overall numbers but to fill gaps in years 0-5. This is not a proper basis for a sustainable plan.

Option 1b should be used

The Keppie Massie Viability report provides typology data on brownfields and Greenfield sites.

Greenbelt sites do not have to be selected in favour of brownfield sites to get evidence of developability or deliverability. Any sites can be put into the plan year using typology.

The statement 4.34 below is not correct. WBC has 15500 urban sites that can be entered as developable using typologies over the 15 year plan.

All the urban sites do not have to be brought forward as there is a 2750 surplus listed

WBC does not have to release greenbelt. There is no guarantee the selected greenbelt sites can be delivered in the plan period.

4.34 further works is still ongoing, Table 4.1 and Table 4.2 demonstrate that an urban-only option will be only be realistic, if a significant acceleration and intensification of urban housing development can be achieved and if all the sites listed can be brought to development within the specified time periods. If this cannot be achieved, any shortfall within the Plan period could only currently be made up by releasing land for development from the Greenbelt



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-15904

Site Reference

SHLAA 2081 - Wirral Waters, Legacy

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

At long last the Council are working with Peel to develop the "Wirral Waters" site, surely the largest dock area in the UK available for redevelopment. Had the Council worked with Peel from the start we could have been many years down the redevelopment of this massive derelict area.

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

From Peel it is understood that with Council support a figure of some 6,500 new homes could be developed. This figure, together with other brownfield sites, could provide more than enough housing.

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-133

Site Reference

SHLAA 2081 - Wirral Waters, Legacy

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

This area has been identified as one that could flood by numerous reports so has this been looked at by the council?

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-6140

Site Reference

SHLAA 2081 - Wirral Waters, Legacy

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

These urban sites can be proved deliverable and developable allowing them to be included in the plan using typology assessment. Greenbelt does not need to be released.

NPPF Guidance Viability 1 Sept 2019 Ministry of Housing, communities and local gov

Should every site be assessed for viability in plan making?

Assessing the viability of plans does not require individual testing of every site or assurance that individual sites are viable. Plan makers can use site typologies to determine viability at the plan making stage

WBC needs to include a higher allocation of Homes to the strategic regeneration sites. Wirral waters allocation is low compared to its potential planned figures. Peel have offered 4500 and WBC included only 2500

WBC need to show it is serious in providing a sound sustainable regeneration plan for Wirral.

Option 1b should be used

It appears greenbelt is not required for overall numbers but to fill gaps in the 0-5 year period. This is not the basis for a sustainable plan.

The Keppie Massie Viability report provides Typology data for brownfield and Greenfield sites. Greenbelt sites do not have to be selected in favour of brownfield sites to get evidence of o deliverability.

The statement 4.34 below is not correct. Tables 4.1 and 4.2 have 14800 urban sites (2000 surplus) that can be entered as developable using typologies over the 15 year plan.

WBC does not have to release greenbelt.

There is no evidence to guarantee the selected greenbelt sites can be delivered in the plan period.

4.34 While further work is still ongoing, Table 4.1 and Table 4.2 demonstrate that an urban-only option will be only be realistic, if a significant acceleration and intensification of urban housing development can be achieved and if all the sites listed can be brought to development within the specified time periods. If this cannot be achieved, any shortfall within the Plan period could only currently be made up by releasing land for development from the Green Belt.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

These urban sites can be proved deliverable and developable allowing them to be included in the plan using typology assessment. Greenbelt does not need to be released. NPPF Guidance Viability 1 Sept 2019 Ministry of Housing, communities and local gov Should every site be assessed for viability in plan making? Assessing the viability of plans does not require individual testing of every site or assurance that individual sites are viable. Plan makers can use site typologies to determine viability at the plan making stage WBC needs to include a higher allocation of Homes to the strategic regeneration sites. Wirral waters allocation is low compared to its potential planned figures. Peel have offered 4500 and WBC included only 2500 WBC need to show it is serious in providing a sound sustainable regeneration plan for Wirral. Option 1b should be used It appears greenbelt is not required for overall numbers but to fill gaps in the 0-5 year period. This is not the basis for a sustainable plan. The Keppie Massie Viability report provides Typology data for brownfield and Greenfield sites. Greenbelt sites do not have to be selected in favour of brownfield sites to get evidence

of developability or deliverability. The statement 4.34 below is not correct. Tables 4.1 and 4.2 have 14800 urban sites (2000 surplus) that can be entered as developable using typologies over the 15 year plan. There is no evidence to guarantee the selected greenbelt sites can be delivered in the plan period. 4.34 While further work is still ongoing, Table 4.1 and Table 4.2 demonstrate that an urban-only option will be only be realistic, if a significant acceleration and intensification of urban housing development can be achieved and if all the sites listed can be brought to development within the specified time periods. If this cannot be achieved, any shortfall within the Plan period could only currently be made up by releasing land for development from the Green Belt.

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-12676

Site Reference

SHLAA 2081 - Wirral Waters, Legacy

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 suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-13985

Site Reference

SHLAA 2081 - Wirral Waters, Legacy

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 suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-13131

Site Reference

SHLAA 2081 - Wirral Waters, Legacy

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 suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-13511

Site Reference

SHLAA 2081 - Wirral Waters, Legacy

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 suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-13388

Site Reference

SHLAA 2081 - Wirral Waters, Legacy

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 suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-11585

Site Reference

SHLAA 2081 - Wirral Waters, Legacy

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 suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-12413

Site Reference

SHLAA 2081 - Wirral Waters, Legacy

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 suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-14079

Site Reference

SHLAA 2081 - Wirral Waters, Legacy

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 suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-12513

Site Reference

SHLAA 2081 - Wirral Waters, Legacy

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 suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-12997

Site Reference

SHLAA 2081 - Wirral Waters, Legacy

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 suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-12874

Site Reference

SHLAA 2081 - Wirral Waters, Legacy

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 suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-13666

Site Reference

SHLAA 2081 - Wirral Waters, Legacy

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 suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24111

Site Reference

SHLAA 2081 - Wirral Waters, Legacy

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

SHLAA 2081 Wirral Waters Legacy – delivery should be re-scheduled to 200 units in years 1 to 5 and 300 units in years 6 to 10 (see proforma in attachment for further details)

Attachment 1

<https://wirral-consult.objective.co.uk/file/5684856>



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24487 (Natural England)

Site Reference

SHLAA 2081 - Wirral Waters, Legacy

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

Allocation is in proximity to designated sites (Mersey Narrows and North Wirral Foreshore SPA, Ramsar, Mersey Narrows SSSI, and Liverpool Bay SPA). Allocation is in close proximity to designated sites (Mersey Estuary SSSI, SPA, Ramsar and New Ferry SSSI). Consideration to direct and indirect impacts on designated sites associated with developments is required alongside potential impacts to any functionally linked land. NE has advised (and continues to advise) Wirral Council on applications associated with Wirral Waters. It should be noted that the docks provide supporting functionally linked habitat for birds associated with the designated sites (in particular breeding common tern, cormorant and great crested grebe). We expect full consideration of the docks as supporting habitat through the Local Plan. Proposed strategic mitigation at Wirral Waters should be referenced and policies associated with Wirral Waters should reflect the need to ensure adequate protection of the designated features/sites.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24827

Site Reference

SHLAA 2081 - Wirral Waters, Legacy

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

Planning Application approved. Site remediation and demolition works required – Additional evidence of deliverability and build rates required - Unlikely to deliver all 500 units.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24948

Site Reference

SHLAA 2081 - Wirral Waters, Legacy

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

Planning Application approved. Site remediation and demolition works required – Additional evidence of deliverability and build rates required - Unlikely to deliver all 500 units.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25051

Site Reference

SHLAA 2081 - Wirral Waters, Legacy

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

Planning Application approved. Site remediation and demolition works required – Additional evidence of deliverability and build rates required - Unlikely to deliver all 500 units.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24608

Site Reference

SHLAA 2081 - Wirral Waters, Legacy

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

SHLAA 2081 – Legacy. Fully support the principle of allocation of this site but reserve the right to comment on the detailed wording of allocations as and when this information is available. Reserved matters approval for 500 apartments on land at Northbank West is due to be granted in April 2020, following completion of a Deed of Variation. The development represents a £100m project which is being delivered through an innovative partnership between Peel and Wirral Council. The apartments comprise a mix of 1 and 2 bedroom units to be offered on a rental basis. 20% of the dwellings will be offered on an 'affordable rent' tenure basis. Pre-commencement development conditions are subject to current applications for discharge. Development is expected to take place following their approval over a 2.5 year period from late 2020 onwards and be completed within years 0-5 of the pan period.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25149

Site Reference

SHLAA 2081 - Wirral Waters, Legacy

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

Planning Application approved. Site remediation and demolition works required – Additional evidence of deliverability and build rates required - Unlikely to deliver all 500 units.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25265

Site Reference

SHLAA 2081 - Wirral Waters, Legacy

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

Planning Application approved. Site remediation and demolition works required – Additional evidence of deliverability and build rates required - Unlikely to deliver all 500 units.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25461

Site Reference

SHLAA 2081 - Wirral Waters, Legacy

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

Planning Application approved. Site remediation and demolition works required – Additional evidence of deliverability and build rates required - Unlikely to deliver all 500 units.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-26524

Site Reference

SHLAA 2081 - Wirral Waters, Legacy

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

In terms of years 1-5 the Council state that Wirral Waters will deliver 500 dwellings primarily through Wirral Waters 1 (legacy), Tower Road Roundabout and Urban Splash phases 1 – 4. Whilst the ongoing infrastructure works secured in March 2019 under a housing infrastructure grant suggest that some delivery is likely within years 1-5, the Council's assumption of 1,000 dwellings over a five-year period is overly optimistic and appears to be based on very limited evidence. A planning application (DLS/18/00715) for Wirral Waters 1 (legacy) is currently awaiting determination for 500 dwellings. However, considerable time will be required to discharge planning conditions, await the completion of remediation work and supporting infrastructure work before delivery can commence. The Council also state that a further 470 dwellings will be delivered in years 1-5 from other sites within the Wirral Waters masterplan, however, currently only 30 dwellings have planning permission with no planning applications submitted

for the other land parcels. Given that the application for Wirral Waters 1 (legacy) has still not been granted planning permission nearly 2 years on, there is very limited evidence to demonstrate that the sites will be able to achieve planning permission, discharge conditions and be delivered within a 5 year period. The Council themselves acknowledge this is optimistic and requires further evidence commenting that delivery issues are yet to be resolved. Whilst Wirral Waters is a positive and well supported scheme, its optimistic delivery rates in years 1-5 are currently undermining the Council's ability to demonstrate a five year housing land supply. Delivery rates are based on developer submissions and do not factor in Wirral's past delivery rates the significant delays associated with the scheme. In light of the above, 500 dwellings have been removed from the Council's supply, this is considered a conservative approach given that currently Wirral Waters 1 has not been granted planning permission with the majority of dwellings yet to be included within a planning application.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-1900

Site Reference

SHLAA 2081 - Wirral Waters, Legacy

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

Potentially can deliver far greater numbers than planned, effectively impacting on the whole of Wirral's residents and planning needs.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-6143

Site Reference

SHLAA 2081 - Wirral Waters, Legacy

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

These urban sites can be proved developable allowing them to be included in the plan using typology assessment. Greenbelt does not need to be released.

Guidance Viability 1 Sept 2019 Ministry of Housing, communities and local gov

Should every site be assessed for viability in plan making?

Assessing the viability of plans does not require individual testing of every site or assurance that individual sites are viable. Plan makers can use site typologies to determine viability at the plan making stage

Appendix 4.3 takes the total of urban sites to nearly 15500, approximately 2750 over requirement

WBC has under allocated homes to the strategic regeneration areas. A more positive allocation would see the surplus increase further.

It appears Greenbelt is not required for overall numbers but to fill gaps in years 0-5. This is not a proper basis for a sustainable plan.

Option 1b should be used

The Keppie Massie Viability report provides typology data on brownfields and Greenfield sites.

Greenbelt sites do not have to be selected in favour of brownfield sites to get evidence of developability or deliverability. Any sites can be put into the plan year using typology.

The statement 4.34 below is not correct. WBC has 15500 urban sites that can be entered as developable using typologies over the 15 year plan.

All the urban sites do not have to be brought forward as there is a 2750 surplus listed

WBC does not have to release greenbelt. There is no guarantee the selected greenbelt sites can be delivered in the plan period.

4.34 further works is still ongoing, Table 4.1 and Table 4.2 demonstrate that an urban-only option will be only be realistic, if a significant acceleration and intensification of urban housing development can be achieved and if all the sites listed can be brought to development within the specified time periods. If this cannot be achieved, any shortfall within the Plan period could only currently be made up by releasing land for development from the Greenbelt



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-15904

Site Reference

SHLAA 2082 - Wirral Waters, Urban Splash 2

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

At long last the Council are working with Peel to develop the "Wirral Waters" site, surely the largest dock area in the UK available for redevelopment. Had the Council worked with Peel from the start we could have been many years down the redevelopment of this massive derelict area.

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

From Peel it is understood that with Council support a figure of some 6,500 new homes could be developed. This figure, together with other brownfield sites, could provide more than enough housing.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-133

Site Reference

SHLAA 2082 - Wirral Waters, Urban Splash 2

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

This area has been identified as one that could flood by numerous reports so has this been looked at by the council?

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-6140

Site Reference

SHLAA 2082 - Wirral Waters, Urban Splash 2

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

These urban sites can be proved deliverable and developable allowing them to be included in the plan using typology assessment. Greenbelt does not need to be released.

NPPF Guidance Viability 1 Sept 2019 Ministry of Housing, communities and local gov

Should every site be assessed for viability in plan making?

Assessing the viability of plans does not require individual testing of every site or assurance that individual sites are viable. Plan makers can use site typologies to determine viability at the plan making stage

WBC needs to include a higher allocation of Homes to the strategic regeneration sites. Wirral waters allocation is low compared to its potential planned figures. Peel have offered 4500 and WBC included only 2500

WBC need to show it is serious in providing a sound sustainable regeneration plan for Wirral.

Option 1b should be used

It appears greenbelt is not required for overall numbers but to fill gaps in the 0-5 year period. This is not the basis for a sustainable plan.

The Keppie Massie Viability report provides Typology data for brownfield and Greenfield sites. Greenbelt sites do not have to be selected in favour of brownfield sites to get evidence of o deliverability.

The statement 4.34 below is not correct. Tables 4.1 and 4.2 have 14800 urban sites (2000 surplus) that can be entered as developable using typologies over the 15 year plan.

WBC does not have to release greenbelt.

There is no evidence to guarantee the selected greenbelt sites can be delivered in the plan period.

4.34 While further work is still ongoing, Table 4.1 and Table 4.2 demonstrate that an urban-only option will be only be realistic, if a significant acceleration and intensification of urban housing development can be achieved and if all the sites listed can be brought to development within the specified time periods. If this cannot be achieved, any shortfall within the Plan period could only currently be made up by releasing land for development from the Green Belt.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

These urban sites can be proved deliverable and developable allowing them to be included in the plan using typology assessment. Greenbelt does not need to be released.

NPPF Guidance Viability 1 Sept 2019 Ministry of Housing, communities and local gov

Should every site be assessed for viability in plan making?

Assessing the viability of plans does not require individual testing of every site or assurance that individual sites are viable. Plan makers can use site typologies to determine viability at the plan making stage

WBC needs to include a higher allocation of Homes to the strategic regeneration sites. Wirral waters allocation is low compared to its potential planned figures. Peel have offered 4500 and WBC included only 2500

WBC need to show it is serious in providing a sound sustainable regeneration plan for Wirral.

Option 1b should be used

It appears greenbelt is not required for overall numbers but to fill gaps in the 0-5 year period. This is not the basis for a sustainable plan.

The Keppie Massie Viability report provides Typology data for brownfield and Greenfield sites. Greenbelt sites do not have to be selected in favour of brownfield sites to get evidence of developability or deliverability.

The statement 4.34 below is not correct. Tables 4.1 and 4.2 have 14800 urban sites (2000 surplus) that can be entered as developable using typologies over the 15 year plan.

There is no evidence to guarantee the selected greenbelt sites can be delivered in the plan period.

4.34 While further work is still ongoing, Table 4.1 and Table 4.2 demonstrate that an urban-only option will be only be realistic, if a significant acceleration and intensification of urban housing development can be achieved and if all the sites listed can be brought to development within the specified time periods. If this cannot be achieved, any shortfall within the Plan period could only currently be made up by releasing land for development from the Green Belt

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-12676

Site Reference

SHLAA 2082 - Wirral Waters, Urban Splash 2

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 suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-13985

Site Reference

SHLAA 2082 - Wirral Waters, Urban Splash 2

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 suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-13131

Site Reference

SHLAA 2082 - Wirral Waters, Urban Splash 2

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 suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-13511

Site Reference

SHLAA 2082 - Wirral Waters, Urban Splash 2

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 suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-13388

Site Reference

SHLAA 2082 - Wirral Waters, Urban Splash 2

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 suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-11585

Site Reference

SHLAA 2082 - Wirral Waters, Urban Splash 2

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 suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-12413

Site Reference

SHLAA 2082 - Wirral Waters, Urban Splash 2

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 suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-14079

Site Reference

SHLAA 2082 - Wirral Waters, Urban Splash 2

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 suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-12513

Site Reference

SHLAA 2082 - Wirral Waters, Urban Splash 2

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 suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-12997

Site Reference

SHLAA 2082 - Wirral Waters, Urban Splash 2

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 suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-12874

Site Reference

SHLAA 2082 - Wirral Waters, Urban Splash 2

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 suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-13666

Site Reference

SHLAA 2082 - Wirral Waters, Urban Splash 2

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 suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24119

Site Reference

SHLAA 2082 - Wirral Waters, Urban Splash 2

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

SHLAA 2082 Wirral Waters Urban Splash 2 - delivery should be re-scheduled to 230 units in years 6 to 10 (see proforma in attachment for further details)

Attachment 1

<https://wirral-consult.objective.co.uk/file/5684856>



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24488 (Natural England)

Site Reference

SHLAA 2082 - Wirral Waters, Urban Splash 2

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

Allocation is in proximity to designated sites (Mersey Narrows and North Wirral Foreshore SPA, Ramsar, Mersey Narrows SSSI, and Liverpool Bay SPA). Allocation is in close proximity to designated sites (Mersey Estuary SSSI, SPA, Ramsar and New Ferry SSSI). Consideration to direct and indirect impacts on designated sites associated with developments is required alongside potential impacts to any functionally linked land. NE has advised (and continues to advise) Wirral Council on applications associated with Wirral Waters. It should be noted that the docks provide supporting functionally linked habitat for birds associated with the designated sites (in particular breeding common tern, cormorant and great crested grebe). We expect full consideration of the docks as supporting habitat through the Local Plan. Proposed strategic mitigation at Wirral Waters should be referenced and policies associated with Wirral Waters should reflect the need to ensure adequate protection of the designated features/sites.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24831

Site Reference

SHLAA 2082 - Wirral Waters, Urban Splash 2

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 application submitted. SHLAA indicates no developer on board – Very unlikely to be delivered.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24952

Site Reference

SHLAA 2082 - Wirral Waters, Urban Splash 2

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 application submitted. SHLAA indicates no developer on board – Very unlikely to be delivered.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25055

Site Reference

SHLAA 2082 - Wirral Waters, Urban Splash 2

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 application submitted. SHLAA indicates no developer on board – Very unlikely to be delivered.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24611

Site Reference

SHLAA 2082 - Wirral Waters, Urban Splash 2

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

SHLAA 2082 – Northbank West. Fully support the principle of allocation of this site but reserve the right to comment on the detailed wording of allocations as and when this information is available. The site will be delivered as part of a 50/50 joint venture (JV) between Peel Land and Property (Peel L&P) and Urban Splash, formed in January 2019, to deliver 350 dwellings at Northbank East (SHLAA 2078) and Northbank West (SHLAA 2082). The development has a value of £60m and represents a collaboration between two of the largest and innovative developers in the north-west. Both are highly experienced at bringing forward development in pioneering, urban locations, including those in areas with challenging market conditions. Full planning permission for Phase 1 (on SHLAA 2078) was granted in January 2020 (APP/19/01061). Planning applications for the remaining phases are expected to be submitted across the next 2 years and development completed by 2025, within years 0 –5 of the plan period, following remediation of the site (November 2019 – July 2020).



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25152

Site Reference

SHLAA 2082 - Wirral Waters, Urban Splash 2

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

No application submitted. SHLAA indicates no developer on board – Very unlikely to be delivered.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25269

Site Reference

SHLAA 2082 - Wirral Waters, Urban Splash 2

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 application submitted. SHLAA indicates no developer on board – Very unlikely to be delivered.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25465

Site Reference

SHLAA 2082 - Wirral Waters, Urban Splash 2

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 application submitted. SHLAA indicates no developer on board – Very unlikely to be delivered.

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-26524

Site Reference

SHLAA 2082 - Wirral Waters, Urban Splash 2

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

In terms of years 1-5 the Council state that Wirral Waters will deliver 500 dwellings primarily through Wirral Waters 1 (legacy), Tower Road Roundabout and Urban Splash phases 1 – 4. Whilst the ongoing infrastructure works secured in March 2019 under a housing infrastructure grant suggest that some delivery is likely within years 1-5, the Council's assumption of 1,000 dwellings over a five-year period is overly optimistic and appears to be based on very limited evidence. A planning application (DLS/18/00715) for Wirral Waters 1 (legacy) is currently awaiting determination for 500 dwellings. However, considerable time will be required to discharge planning conditions, await the completion of remediation work and supporting infrastructure work before delivery can commence. The Council also state that a further 470 dwellings will be delivered in years 1-5 from other sites within the Wirral Waters masterplan, however, currently only 30 dwellings have planning permission with no planning applications submitted

for the other land parcels. Given that the application for Wirral Waters 1 (legacy) has still not been granted planning permission nearly 2 years on, there is very limited evidence to demonstrate that the sites will be able to achieve planning permission, discharge conditions and be delivered within a 5 year period. The Council themselves acknowledge this is optimistic and requires further evidence commenting that delivery issues are yet to be resolved. Whilst Wirral Waters is a positive and well supported scheme, its optimistic delivery rates in years 1-5 are currently undermining the Council's ability to demonstrate a five year housing land supply. Delivery rates are based on developer submissions and do not factor in Wirral's past delivery rates the significant delays associated with the scheme. In light of the above, 500 dwellings have been removed from the Council's supply, this is considered a conservative approach given that currently Wirral Waters 1 has not been granted planning permission with the majority of dwellings yet to be included within a planning application.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-1900

Site Reference

SHLAA 2082 - Wirral Waters, Urban Splash 2

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

Potentially can deliver far greater numbers than planned, effectively impacting on the whole of Wirral's residents and planning needs.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-6143

Site Reference

SHLAA 2082 - Wirral Waters, Urban Splash 2

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

These urban sites can be proved developable allowing them to be included in the plan using typology assessment. Greenbelt does not need to be released.

Guidance Viability 1 Sept 2019 Ministry of Housing, communities and local gov

Should every site be assessed for viability in plan making?

Assessing the viability of plans does not require individual testing of every site or assurance that individual sites are viable. Plan makers can use site typologies to determine viability at the plan making stage

Appendix 4.3 takes the total of urban sites to nearly 15500, approximately 2750 over requirement

WBC has under allocated homes to the strategic regeneration areas. A more positive allocation would see the surplus increase further.

It appears Greenbelt is not required for overall numbers but to fill gaps in years 0-5. This is not a proper basis for a sustainable plan.

Option 1b should be used

The Keppie Massie Viability report provides typology data on brownfields and Greenfield sites.

Greenbelt sites do not have to be selected in favour of brownfield sites to get evidence of developability or deliverability. Any sites can be put into the plan year using typology.

The statement 4.34 below is not correct. WBC has 15500 urban sites that can be entered as developable using typologies over the 15 year plan.

All the urban sites do not have to be brought forward as there is a 2750 surplus listed

WBC does not have to release greenbelt. There is no guarantee the selected greenbelt sites can be delivered in the plan period.

4.34 further works is still ongoing, Table 4.1 and Table 4.2 demonstrate that an urban-only option will be only be realistic, if a significant acceleration and intensification of urban housing development can be achieved and if all the sites listed can be brought to development within the specified time periods. If this cannot be achieved, any shortfall within the Plan period could only currently be made up by releasing land for development from the Greenbelt



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-7453

Site Reference

SHLAA 3029 - Silverdale Medical

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. Appendix 4.1 "Proposed Urban Housing Allocation Sites" lists 12 sites that are located within our operational area for a total of 24 units. These sites already have the benefit of planning permission as such we have no comment to make on the proposed allocations.

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-9977

Site Reference

SHLAA 3029 - Silverdale Medical

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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-318

Site Reference

SHLAA 3095 - Greenfield Estate

Q1 Please indicate the nature of your comment

Objection

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

Q3a Environmental Reasons

SHLAA 3095: Potential loss of trees from this area would be against the need to increase trees (especially established trees) to help with our CO2 commitments.

Q3b Transport and Highway Reasons

SHLAA 3095 and **0916**: Adding more housing on this road will make what is already a busy road even more busy at commute times, and being on the main entry/exit to West Kirby from this side could cause major delays.

SHLAA 2035: Adding more housing here needs some serious consideration of the traffic impact - especially if it is adding significant traffic on Saughall Massey Road by the primary school, which is always very busy for commuters and has many children crossing roads around the area.

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

SHLAA 3095: This break in the residential areas as you approach West Kirby with the open fields and grazing make West Kirby feel much less suburban.

Q3d Impact on the character of the area

SHLAA 3095: This break in the residential areas as you approach West Kirby with the open fields and grazing make West Kirby feel much less suburban.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-2600 (Wirral Wildlife)

Site Reference

SHLAA 3095 - Greenfield Estate

Q1 Please indicate the nature of your comment

Objection

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

Q3a Environmental Reasons

SHLAA 3095 Greenfield Estate, West Kirby. Wirral & Cheshire Badger Group tell Wirral Wildlife that this is a badger foraging area, and part of a wildlife corridor for badgers between the Grange Hill sett and the Holm Hill/Caldy Hill badgers. Substantial areas would need to be set aside as naturalistic open space for foraging and as green corridors to achieve net biodiversity gain.

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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/5676769>

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-2971

Site Reference

SHLAA 3095 - Greenfield Estate

Q1 Please indicate the nature of your comment

Objection

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

Q3a Environmental Reasons

Important area of Green Space to local residents with various mammals and birds present. Should be put to local community use with more trees, orchards and community access. Should be designated as Local Green Space

Q3b Transport and Highway Reasons

Access to the site off the local highway network is problematical. Access through to Townfield Lane should not be allowed because of the impact on the residents there and along Carpenters Lane. Also the additional flows along Carpenters Lane will worsen t

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-3552

Site Reference

SHLAA 3095 - Greenfield Estate

Q1 Please indicate the nature of your comment

Objection

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

Q3a Environmental Reasons

Important area of Green Space to local residents with various mammals and birds present. Should be put to local community use with more trees, orchards and community access. Should be designated as Local Green Space

Q3b Transport and Highway Reasons

Access to the site off the local highway network is problematical. Access through to Townfield Lane should not be allowed because of the impact on the residents there and along Carpenters Lane. Also the additional flows along Carpenters Lane will worsen t

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-4015

Site Reference

SHLAA 3095 - Greenfield Estate

Q1 Please indicate the nature of your comment

Objection

Q3 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 above sites in West Kirby should not be classed as sites to be re-developed, as they are green field site and have never been developed, they should be viewed as green oasis within an urban sprawl. And should not be 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-7384

Site Reference

SHLAA 3095 - Greenfield Estate

Q1 Please indicate the nature of your comment

Objection

Q3 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 are occupied by bats, badgers, foxes and a variety of birds.

Q3b Transport and Highway Reasons

Grange road is already heavily congested at times. The proposed development will make this worse.

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

The development will destroy one of the most beautiful views on the Wirral

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Schools and doctors in the area won't be able to cope with the additional demand

Q3f Impact on Heritage

The development will have a detrimental effect on the 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-6742

Site Reference

SHLAA 3095 - Greenfield Estate

Q1 Please indicate the nature of your comment

Objection

Q3 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 estate fields provide habitats which have been undisturbed for generations and therefore support local flora and fauna. The view from Grange Road across the fields contributes to the feeling of openness and tranquillity on entering the village, which is important for mental health and well-being. The trees are also important for the reduction of carbon, which is important as it is beside one of the main arterial roads into the village.

Q3b Transport and Highway Reasons

Building 50 houses on this site will incur an increase in traffic to the area. Grange Road is already busy, being the main road into the village. Not only further congestion would result, but also a detrimental increase in carbon emissions.

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

Currently, the fields provide an oasis of tranquility in this busy area and give an open aspect on entry to the village which would be disrupted by housing built here.

Q3d Impact on the character of the area

The fields were part of the Abbey Manor estate, owned by John Robin and enclosed by him with sandstone walls typical of the locality. Building here would adversely affect the character of the area, which has remained undisturbed for generations.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

As stated above, the Greenfield estate was part of Abbey Manor, owned by John Robin and enclosed by him with sandstone walls typical of the locality. Building here would have an adverse impact on this heritage.

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

While brownfield sites are less attractive to developers as much more costly preparation is required before building, brownfield sites should be developed before any suggestion of building on green field 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-4527

Site Reference

SHLAA 3095 - Greenfield Estate

Q1 Please indicate the nature of your comment

Objection

Q3 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 notional figure of 50 units has been proposed for a site which can only create havoc in terms of loss of the green space, wildlife and unique sight-lines.

Q3b Transport and Highway Reasons

Potential access onto Grange Road will cause serious flow issues. Any potential access through Townfield Road will be a nightmare for local residents and users of Ashton Park.

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-6135

Site Reference

SHLAA 3095 - Greenfield Estate

Q1 Please indicate the nature of your comment

Objection

Q3 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 forms a valuable wildlife link/ corridor between Grange Hill and the Wirral Way.

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

West Kirby is characterised by its open nature and punctuation of the townscape with greenspaces. The Greenfield Estate 3095, locally called the sheep field is an important space. It lies on the main arrival route into West Kirby and the open view afforded across the site to the Dee Estuary is of great importance to local identity. It is highly valued by the local community.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

The site has historic importance as old farming land associated with the farms around Monks Way

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-7977

Site Reference

SHLAA 3095 - Greenfield Estate

Q1 Please indicate the nature of your comment

Objection

Q3 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 an intrinsic part of the corridor of green spaces which collectively serve to absorb carbon emissions and counter climate change. The fields are therefore an oasis of undisturbed soil and pasture for biodiversity. Badgers, foxes, birdlife, including woodpeckers and birds of prey.

Q3b Transport and Highway Reasons

The proposed allocation of upto 50 houses would place a very significant burden on highway capacity and congestion in West Kirby village and the approach to it. 50 houses could easily equate to an additional 100 cars, plus visitors, deliveries and tradesmen. There is already an excess of queuing traffic at busy times. Access to the site would be from Grange Hill which is the busiest road in the area and on a hill around 2 bends so visibility is restricted.

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

The existence of this land without development is intrinsic to the visual amenity of West Kirby which visitors see approaching from the south and east and contributes

significantly to the aesthetic value of the area. It is part of the visual and cultural character of West Kirby and known locally as "the sheep fields".

Q3d Impact on the character of the area

The existence of this land without development is intrinsic to the visual amenity of West Kirby which visitors see approaching from the south and east and contributes significantly to the aesthetic value of the area. It is part of the visual and cultural character of West Kirby and known locally as "the sheep fields".

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

TPOs ref: HK0013A002 and site of archaeological importance. Owned by a local family for generations it is now the sole remaining site of ancient and untouched agricultural land in West Kirby as evidenced by the presence of many anthills which only exist on such land.

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 Kirby and the many visitors who come to enjoy the beauty of the area and specifically the views of and from West Kirby, which was voted one of the most desirable places to live in the UK by The Sunday Times 14/4/2019.

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-10732

Site Reference

SHLAA 3095 - Greenfield Estate

Q1 Please indicate the nature of your comment

Objection

Q3 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 the only "original" greenspace in west Kirby and needs to be protected. It is a unique ecosystem and is essential to the character of west Kirby and its heritage

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-9411

Site Reference

SHLAA 3095 - Greenfield Estate

Q1 Please indicate the nature of your comment

Objection

Q3 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 an important green space on the approach to West Kirby. It is part of the character and appeal of West Kirby. It is a quiet & tranquil area, currently used for livestock grazing, and should be retained as such. It is also a badger foraging area and forms part of an important wildlife corridor for badgers between Caldby Hill, Holm Hill, Grange Hill and the Royal Liverpool Golf Course.

Q3b Transport and Highway Reasons

Access would also be difficult onto Grange 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

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-8885

Site Reference

SHLAA 3095 - Greenfield Estate

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

If development of this site proceeds, wider footways should be installed on Grange Road – the current footways are too narrow and dangerous. If necessary, land should be taken from the site in order to increase the width of the footway.

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-10259

Site Reference

SHLAA 3095 - Greenfield Estate

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

Various reasons - see uploaded representations.

Attachment 1

<https://wirral-consult.objective.co.uk/file/5679185>

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-9662

Site Reference

SHLAA 3095 - Greenfield Estate

Q1 Please indicate the nature of your comment

Objection

Q3 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 green space within the urbanisation of west Kirby. Grange Road is an important crossing point for children walking to & from local schools who should not be subjected to even more pollution

Q3b Transport and Highway Reasons

It fronts onto a busy main road which already often tails back & is unable to take further traffic. Grange Road is an important crossing point for children walking to & from local schools

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

Vvisually this area is important and especially travelling downhill perfectly frames the view of the estuary

Q3d Impact on the character of the area

The site is an important part of the rural character of old west Kirby & should be preserved for future generations

Q3e Impact on / availability of Local Services

Extra housing on this site would add an intolerable burden on local schools & GP services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Even in West Kirby brownfield sites include the old fire station and land next to Morrisons petrol station

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-9301

Site Reference

SHLAA 3095 - Greenfield Estate

Q1 Please indicate the nature of your comment

Objection

Q3 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 allowing development on this large area of green space you will be removing an incredible natural resource. Green spaces are vital to our environment and health by improving air quality and limiting the impact of heat pollution by reducing urban temperature.

Q3b Transport and Highway Reasons

Already one of the busier roads in West Kirby development in this area would congest the area.

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

This road has some of the best views overlooking West Kirby. With views all the way down to Marine Lake, the charm of the sheep field is an added beauty which would be missed. Rather than an over developed noisy area it is quiet charming space. As a first time buyer, I was looking a property on Heatherdene Road opposite the sheep field but could not commit without any certainty of what would be happening in the area. We are looking for green area's to start a family not overdeveloped concrete jungles which have sadly taken up many areas in Merseyside.

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-9923

Site Reference

SHLAA 3095 - Greenfield Estate

Q1 Please indicate the nature of your comment

Objection

Q3 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 a home to many wild insects, birds & small animals

Q3b Transport and Highway Reasons

The main road running past the field can often be busy & congested, particularly at school opening and closing times, before you even think about the extra traffic the houses would produce.

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

Building houses on this field would destroy the lovely view as you come down the hill.

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Extra houses would put a huge strain on the local Dr's surgeries, dentists and schools which are already very full.

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood 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 sites more suitable for this housing.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-10165

Site Reference

SHLAA 3095 - Greenfield Estate

Q1 Please indicate the nature of your comment

Objection

Q3 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 objecting to the development of this site. This is a valued open space providing much needed environmental respite from urban sprawl. Its maintenance is essential for the open environment and character of West Kirby. Development will dramatically change the open environment of West Kirby for residents and visitors alike, will damage the natural environment of the area concerned as a green space and have an adverse impact upon local wildlife

Q3b Transport and Highway Reasons

Development of this area will have a dramatic and very obvious impact on local traffic levels and on local pollution. Sefton MBC, for example, is addressing pollution levels to comply with regulatory requirements. See <https://www.sefton.gov.uk/public-health/public-health-annual-report.aspx>. Wirral MBC need to do the same. Increased pollution levels are going to cause harm to health, increased cost for Wirral MBC and, potentially, litigation. The adjacent road is already excessively busy. Vehicle exits onto the main road are likely to result in road accidents.

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

Please see the reasons set out above. There would be a highly detrimental visual impact on the approach into West Kirby, which would be both damaging in itself to the appearance of the town and detrimental to the area as a destination, whether for tourism or for business. Development would cause the loss of a visual amenity much loved by residents. It would cause a dramatic increase in traffic noise.

Q3d Impact on the character of the area

See all of the above. Development would have a dramatic impact upon the open character of the area.

Q3e Impact on / availability of Local Services

Schools and GP surgeries are not able to cater for an increased population.

Q3f Impact on Heritage

The heritage of the area needs to be preserved for this and future generations. It is close to the West Kirby Conservation Area, if not within it and is one of the few surviving green spaces in West Kirby which needs to be valued as such.

Q3g Infrastructure and Utilities

Q3h Flood Risk

This would require very careful examination given the fact that parts of West Kirby are prone to some flooding with water coming off the hillside.

Q3i The site boundary is wrong

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

Brownfield sites should be used. There is no common sense reason for using green open spaces when developers are able to use brownfield sites and existing development sites. The only purpose to be served in using this site is for pure

commercial gain. Development of this site is not required by reason of population statistics.

Q3k Development Viability

Q3l Loss of Agricultural Land

The site is currently / has been used used for grazing / sheep and it has a viable agricultural purpose.

Q3m Will impact on the Green Belt

If not strictly Green Belt this is a green open space and similar principles should apply.

Q3n Other reasons

There is no housing need which requires the development of this space.

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-10723

Site Reference

SHLAA 3095 - Greenfield Estate

Q1 Please indicate the nature of your comment

Objection

Q3 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 proposed allocation is not suitable for the following reasons:

- 1) It is a landmark site at the entrance to the town and would significantly harm the character of the town
- 2) 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
- 3) Burden on already stretched local resources/amenities and infrastructure
- 4) The loss of important agricultural land
- 5) This would be the loss of heritage for old parts of West Kirby impacting greatly on the character of the area

Q3b Transport and Highway Reasons

This proposed allocation is not suitable for the following reasons:

- 1) It is a landmark site at the entrance to the town and would significantly harm the character of the town
- 2) 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
- 3) Burden on already stretched local resources/amenities and infrastructure

- 4) The loss of important agricultural land
- 5) This would be the loss of heritage for old parts of West Kirby impacting greatly on the character of the area

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

This proposed allocation is not suitable for the following reasons:

- 1) It is a landmark site at the entrance to the town and would significantly harm the character of the town
- 2) 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
- 3) Burden on already stretched local resources/amenities and infrastructure
- 4) The loss of important agricultural land
- 5) This would be the loss of heritage for old parts of West Kirby impacting greatly on the character of the area

Q3d Impact on the character of the area

This proposed allocation is not suitable for the following reasons:

- 1) It is a landmark site at the entrance to the town and would significantly harm the character of the town
- 2) 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
- 3) Burden on already stretched local resources/amenities and infrastructure
- 4) The loss of important agricultural land
- 5) This would be the loss of heritage for old parts of West Kirby impacting greatly on the character of the area

Q3e Impact on / availability of Local Services

This proposed allocation is not suitable for the following reasons:

- 1) It is a landmark site at the entrance to the town and would significantly harm the character of the town
- 2) 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
- 3) Burden on already stretched local resources/amenities and infrastructure
- 4) The loss of important agricultural land
- 5) This would be the loss of heritage for old parts of West Kirby impacting greatly on the character of the area

Q3f Impact on Heritage

This proposed allocation is not suitable for the following reasons:

- 1) It is a landmark site at the entrance to the town and would significantly harm the character of the town
- 2) 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
- 3) Burden on already stretched local resources/amenities and infrastructure
- 4) The loss of important agricultural land
- 5) This would be the loss of heritage for old parts of West Kirby impacting greatly on the character of the area

Q3g Infrastructure and Utilities

This proposed allocation is not suitable for the following reasons:

- 1) It is a landmark site at the entrance to the town and would significantly harm the character of the town
- 2) 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
- 3) Burden on already stretched local resources/amenities and infrastructure
- 4) The loss of important agricultural land
- 5) This would be the loss of heritage for old parts of West Kirby impacting greatly on the character of the 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

This proposed allocation is not suitable for the following reasons:

- 1) It is a landmark site at the entrance to the town and would significantly harm the character of the town

- 2) 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
- 3) Burden on already stretched local resources/amenities and infrastructure
- 4) The loss of important agricultural land
- 5) This would be the loss of heritage for old parts of West Kirby impacting greatly on
the character of the area

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-13161

Site Reference

SHLAA 3095 - Greenfield Estate

Q1 Please indicate the nature of your comment

Objection

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

Q3a 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 strongly object to the proposed use of the Greenfield Estate (Sheep Field), Grange Road West Kirby. If you care anything about West Kirby and it's green fields, you will not approve such damage of such a tranquil site in the heart of a bustling village. I am a resident of West Kirby and am horrified at the prospect of any new building on this site. There are other sites that could be used to build housing

(planners have dithered over prospective sites in Banks Road West Kirby). Please reconsider this dreadful proposal and do the decent thing

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-13582

Site Reference

SHLAA 3095 - Greenfield Estate

Q1 Please indicate the nature of your comment

Objection

Q3 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 developments fail to protect our environmental and heritage assets. Sheep, geese and birds and wildlife all use the sheep fields. Has an Environment Impact Study been done? In my opinion both these sites should be designated as local green space and afforded the same protection as the Green Belt. 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

Moreover any development would be detrimental to the traffic flow. This main road is already heavily congested, particularly where it narrows at the sheep fields. Cars frequently have to queue to get into West Kirby. The only access to the sheep fields is via Grange Road and the prospect of another 100+ cars with associated parking and traffic management problems is frightening. The roads opposite the sheep fields are always heavily parked up (pavement parking on both sides of the road make Darmonds Green a nightmare to navigate)

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

Q3d Impact on the character of the area

They are totally out of character with the area. These sites frame the very distinctive entrance to West Kirby with its iconic view down Grange Road and the sheep fields, across the town and over the sea to Hilbre Island.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 cannot support the proposed development of 50 dwellings on the sheep fields (Greenfield Estate) and 17 properties at Grange Hill Farm. They do not meet your long term objectives for sustainable and healthy living.

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-14964

Site Reference

SHLAA 3095 - Greenfield Estate

Q1 Please indicate the nature of your comment

Objection

Q3 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 developments fail to protect our environmental and heritage assets. Sheep, geese and birds and wildlife all use the sheep fields. Has an Environment Impact Study been done? In my opinion both these sites should be designated as local green space and afforded the same protection as the Green Belt. 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

Moreover any development would be detrimental to the traffic flow. This main road is already heavily congested, particularly where it narrows at the sheep fields. Cars frequently have to queue to get into West Kirby. The only access to the sheep fields is via Grange Road and the prospect of another 100+ cars with associated parking and traffic management problems is frightening. The roads opposite the sheep fields are always heavily parked up (pavement parking on both sides of the road make Darmonds Green a nightmare to navigate)

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

Q3d Impact on the character of the area

They are totally out of character with the area. These sites frame the very distinctive entrance to West Kirby with its iconic view down Grange Road and the sheep fields, across the town and over the sea to Hilbre Island.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 cannot support the proposed development of 50 dwellings on the sheep fields (Greenfield Estate) and 17 properties at Grange Hill Farm. They do not meet your long term objectives for sustainable and healthy living.

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-13593

Site Reference

SHLAA 3095 - Greenfield Estate

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)

Two sites have been identified in West Kirby as proposed urban housing allocation which I think should be reconsidered but specifically The Sheepfield on Grange Hill. Although this could be considered as an infill parcel of land it never the less provides a break from the linear development as you enter West Kirby. It allows views over the Dee estuary as you descend Grange Hill and gives the town that feeling / quality that this is a special town on the Dee. Many visitors to and residents of West Kirby feel immediately uplifted by the view of The Sheepfield and the view of the Dee and Hilbre as they come down Grange Hill and this is the main gateway to the town. It would be a great loss to the area if this was ruined. With the contraction of the retail sector then additional opportunities must now exist for housing redevelopment within the Birkenhead central area

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-13702

Site Reference

SHLAA 3095 - Greenfield Estate

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

There is a need for housing densities to be allocated to some housing sites in the interests of good town planning. I particularly draw attention to the large Grange Road, West Kirby site which is close to retail, community and transport facilities – ideal for high densities and possibly identified for older people.

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-14146

Site Reference

SHLAA 3095 - Greenfield Estate

Q1 Please indicate the nature of your comment

Objection

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

Q3a Environmental Reasons

cars waiting to turn right into a development and the hill starts undertaken by a queue of traffic will reduce air quality and cause noise pollution.

Q3b Transport and Highway Reasons

Access to the land from Grange Road would be particularly dangerous as Grange Road is a particularly steep hill, relatively narrow and not particularly straight. In the winter the road can become even more dangerous due to ice and snow. Traffic lights might be required to control traffic flow into any development increasing congestion. Access via Carpenters Lane would change the character of the whole of the quiet neighbourhood of the lane and Townfield Road

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

Q3d Impact on the character of the area

Any development would impact on the character of the area, particularly the view across to the Dee, the delight at seeing a field of sheep within a town and the view of

the interesting existing house. I consider the view from the top of Grange Road towards Hilbre Island as one of the best views in the whole of the North West of England, the mixture of sandstone outcrop, mature fir trees, the river Dee, the Welsh hills in the distance, the Great Orme and Little Eye, Middle Eye and Hilbre Island.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Development should take place elsewhere in the Borough, particularly on brownfield sites, in particular the Wirral Waters 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-20111

Site Reference

SHLAA 3095 - Greenfield Estate

Q1 Please indicate the nature of your comment

Objection

Q3 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 space is a little oasis for wild life and you can often here woodpeckers there if you are walking through the ginnel to Carpenters Lane.

Q3b Transport and Highway Reasons

Will also massively increase the road congestion already experienced along Grange Hill at busy times. The pedestrian traffic lights in West Kirby already produce queues that stretch all the way up Grange hill during the summer months, and the road is always very busy both with cars and pedestrians when school is starting and finishing in term time.

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

I should like to add my protest to the idea of building on the fields beside Grange Road West Kirby. The addition of houses there would not only change the character of the town irrevocably,

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-20144

Site Reference

SHLAA 3095 - Greenfield Estate

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)

Unlike the parks and other land in west Kirby, it is not frequented by the general public, however, the fields are a well know public landmark, as they are a focal point as you drive along Grange Road when you either enter or leave West Kirby. They give an open and welcoming impression of West Kirby which could be lost forever. Any alteration to this will completely change the intrinsic character of West Kirby as we know it and the only greenspace visible as you enter or leave West Kirby will disappear forever. They should not be used for building.

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

The fields have been owned for generations by the family who previously lived on the land in Greenfield House and are also part of West Kirby history. These are the very fields from which the farmer would take his sheep and drive them across to Hilbre Island to graze. The family has preserved this land vehemently in order to retain it for the people of West Kirby and visitors to the town.

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-20376

Site Reference

SHLAA 3095 - Greenfield Estate

Q1 Please indicate the nature of your comment

Objection

Q3 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, known as Greenfields currently, are the only fields in West Kirby that are original land, untouched by any farming methods. They look the same now as they did centuries ago. This has allowed a unique flora and fauna to grow up which has been able to flourish. You will notice, possibly unique to the Wirral, mounds rising up in the fields. These have been constructed by ants (some may be up to 100 years old) and have a very delicate ecosystem only appearing on unfarmed land. In addition to this there are Badgers who use the land (video evidence available in the garden of a resident in Abbey Road). There are also bats, foxes, many varieties of birds including owls, woodpeckers and birds of prey. There are established trees, again some dating back to early 20th century.

Q3b Transport and Highway Reasons

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

These are the very fields from which the local farmer would take his sheep and drive them across to Hilbre Island to graze. He has preserved this land vehemently in order

to retain it for the people of West Kirby and visitors to the town. Unlike the parks and other land in west Kirby, it is not frequented by the general public, however, the fields are a well know public landmark, as they are a focal point as you drive along Grange Road when you either enter or leave West Kirby. They give an open and welcoming impression of West Kirby which could be lost forever. Any alteration to this will completely change the intrinsic character of West Kirby as we know it and the only greenspace visible as you enter or leave West Kirby will disappear forever.

The Local plan specifically asks for areas of land like Greenfields to be nominated in order that they can be preserved. Below is an extract from that plan. " 8.62 To assess landscape sensitivity some of the smaller areas were amalgamated. The amalgamations were undertaken within the spatial framework of the Landscape Character Assessment 2019 to ensure that only areas of consistent landscape character were amalgamated. Each area was then assessed against landscape sensitivity criteria to provide an indication of the relative sensitivity of the landscape to new development. The Landscape Sensitivity Assessment 2019 will need to be extended to include any additional areas identified through public consultation or in the Wirral Green Belt Review 2019 before the final draft Local Plan is prepared.

Our Preferred Approach Landscape is a fundamental part of the visual and cultural character of Wirral and its biodiversity. It is important that the Local Plan contains policies which protect and enhance Wirral's most valuable landscapes. Additional Landscape Assessments To inform the Local Plan and complete the site selection process, additional landscape sensitivity assessments will be required for any additional areas identified through public consultation or in the Wirral Green Belt Review 2019 before the final draft Local Plan is prepared. A review of the Areas of Special Landscape Value (ASLV) within Wirral is also required following the introduction of the phrase 'valued landscapes' in paragraph 170 of the National Planning Policy Framework. This review will set out the justification for any continued or revised ASLV designations in terms of special character and qualities and where necessary, provide amendments to boundaries and / or allocate new areas, in order to provide evidence to underpin a robust set of up-to-date ASLVs. New Development The Landscape sensitivity Assessment 2019 provides general guidance for any potential development within each of the landscape areas assessed. Any new development would therefore need to take this guidance into consideration. Examples of this guidance include: Conserving and managing hedgerows as important wildlife habitats and landscape features; Conserving, enhancing and managing any other valued habitats that have formed within the area; Conserving and reinforcing the network of native hedgerows and seeking to create a stronger landscape structure to integrate development by increasing the presence of hedgerow trees and providing additional native woodland planting; Avoiding visually intrusive development on more elevated areas; and Protecting and enhancing public rights of way and promoting further opportunities to increase access and enjoyment of the landscape in association

with any new development. Page 141 Local Plan 2020 - 2035 Issues and Options January 2020 It is intended that appropriate policies will be included in the Local Plan, to ensure that the findings of the Landscape Character Assessment 2019 and the Landscape Sensitivity Assessment 2019 are taken into account in land allocations and development management decisions

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

We were not aware until very recently that this land was potentially earmarked for development and with the current lockdown due to coronavirus it has not been possible to alert all of our neighbours and other West Kirby residents of the potential, yet devastating impact development of this site will have on our community.

Greenfield Application for Local Green space

The fields alongside Grange Road and behind Abbey Road West Kirby have remained untouched for centuries. There is a lot of history behind them and the surrounding area, including links to Abbey Manor/Grove Hill House which remains today, the link to which is below.<http://westkirby1841.co.uk/abbey-manor-grove-hill.php>

The fields are bound by one of the original walls and is a wall of historical interest. Although not built by Philip De Grouchy, it is built in the same manner by using irregular uncut stone. The walls are maintained by these houses and need to be accessed via the fields. In addition, at the intersection of one of the fields with Grange Road, there is still the original gated entrance to Abbey Manor/Grove Hill House which took visitors through the then magnificent gardens to the front of the manor house.

The fields have been owned for generations by the family who previously lived on the land in Greenfield House and are also part of West Kirby history. These are the very fields from which the Family would take their sheep and drive them across to Hilbre Island to graze. The Family has preserved this land vehemently in order to retain it for the people of West Kirby and visitors to the town.

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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/5646939>

Attachment 2

<https://wirral-consult.objective.co.uk/file/5647012>

Attachment 3

<https://wirral-consult.objective.co.uk/file/5647016>

Attachment 4

<https://wirral-consult.objective.co.uk/file/5646937>

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-17549

Site Reference

SHLAA 3095 - Greenfield Estate

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

And again the potential development of the sheep field on Grange Road (question 4.2, relates to West Kirby Greenfield Estate and Reference:- SHLAA 3095) is another disturbing proposition. It is already a busy road, and the thought of clogging it with the extra demands of additional housing, is an unpleasant. I strongly urge you to take account of my concerns, which you will be aware are shared by almost all residents who are familiar with the area and the related issues.

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-18964

Site Reference

SHLAA 3095 - Greenfield Estate

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

These fields have been relatively undisturbed for many years, used only for sheep grazing, untouched by more intensive agricultural farming methods. In consequence they have developed a unique and fragile ecosystem that supports a wide range of natural species including badgers, bats, foxes, and many varieties of birds (woodpeckers, birds of prey). The unusual ant mounds (that may date back over many decades) are only found in undisturbed sites such as this.

Q3b Transport and Highway Reasons

From a practical point of view, Grange Road is the main thoroughfare out of West Kirby. Both access points to the Greenfields Estate are located on dangerous bends in this steep and very busy road and have been sites of many road accidents. Designating it as an Urban Green Space would appear to have multiple advantages, natural, cultural, and also from a road safety point of view.

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

Quite apart from their value as a site of special natural interest, these fields also make an essential contribution to the character of West Kirby. For many generations they

have been popular landmark that together with the view over the Dee Estuary from the top of Grange Hill give an iconic impression of the town.

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 you concerning the proposal to develop the Greenfields Estate (site SHLAA, off Grange Road in West Kirby) for housing as part of the Wirral Local Plan. In particular I would like to support its designation as an Urban Green Space.

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-19534

Site Reference

SHLAA 3095 - Greenfield Estate

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

Please accept this in support of the application to make the fields known as Greenfields a local green space

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-19555

Site Reference

SHLAA 3095 - Greenfield Estate

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

I write also specifically about the Greenfields Estate (known as the Sheepfield) just below Abbey Road in West Kirby which has been mooted as a site for 50 houses. This is the only part of the town which has pastureland undisturbed since the 1300s. This has allowed a unique flora and fauna to grow up which has been able to flourish. There are, possibly unique to the Wirral, mounds rising up in the fields. These have been constructed by ants (some may be up to 100 years old) and have a very delicate ecosystem only appearing on unfarmed land. In addition to this there are badgers who use the land (video evidence available in the garden of no. 2 Abbey Road). There are also bats, foxes, many varieties of birds including woodpeckers and birds of prey. There are established trees, again some dating back to early 20th century.

Q3b Transport and Highway Reasons

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

This greenspace defines the "entrance" to West Kirby and a large housing development would substantially change the nature of the town.

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Increased traffic, pressure on already oversubscribed schools and GP surgeries would be an obvious consequence of such a 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

Sites for a housing development on the north side of the town should be considered instead.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

It should be designated as a Local Green Space.

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-20316

Site Reference

SHLAA 3095 - Greenfield Estate

Q1 Please indicate the nature of your comment

Objection

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

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

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

Hi there, i would like to express my concern for the above mentioned land being used to develop on. I have lived in west kirby all of my life and that view driving/walking down into west kirby is the most beautiful, and one of the contributing factors is the fields and sheep and sandstone wall on the left, the whole makes you feel as though you are entering somewhere very special, which of course you are!! To take this greenery away would be a crying shame- so myself and my husband object, and i shall pass this on as well.

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-20161

Site Reference

SHLAA 3095 - Greenfield Estate

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

This has allowed a unique flora and fauna to grow up which has been able to flourish. You will notice, possibly unique to the Wirral, mounds rising up in the fields. These actually belong to ants which have a very delicate ecosystem and only appear on unfarmed land. Badgers also use the land, as well as foxes, and many varieties of birds including woodpeckers and birds of prey. There are established trees, dating back to early 20th century.

Q3b Transport and Highway Reasons

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

The fields are a well know public landmark, however, and are a focal point as you drive along Grange Road when you either enter or leave West Kirby. They give an open and welcoming impression of West Kirby, which could be lost forever. Any alteration to this will completely change West Kirby.

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

The fields alongside Grange Road and behind Abbey Road West Kirby have remained untouched for centuries. There is a lot of history behind them and the surrounding area, including links to Abbey Manor/Grove Hill House which still remains today. They are the only fields in West Kirby that are original land, untouched by any farming methods. They look the same now as they did centuries ago.

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 area should be protected and designated an 'Urban Green Space'. Please review and advise - Thanks

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-20173

Site Reference

SHLAA 3095 - Greenfield Estate

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

This has allowed a unique flora and fauna to grow up which has been able to flourish. You will notice, possibly unique to the Wirral, mounds rising up in the fields. These actually belong to ants which have a very delicate ecosystem and only appear on unfarmed land. Badgers also use the land, as well as foxes, and many varieties of birds including woodpeckers and birds of prey. There are established trees, dating back to early 20th century.

Q3b Transport and Highway Reasons

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

The fields are a well know public landmark, however, and are a focal point as you drive along Grange Road when you either enter or leave West Kirby. They give an open and welcoming impression of West Kirby, which could be lost forever. Any alteration to this will completely change West Kirby.

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

The fields alongside Grange Road and behind Abbey Road West Kirby have remained untouched for centuries. There is a lot of history behind them and the surrounding area, including links to Abbey Manor/Grove Hill House which still remains today. They are the only fields in West Kirby that are original land, untouched by any farming methods. They look the same now as they did centuries ago.

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 area should be protected and designated an 'Urban Green Space'. Please review and advise - Thanks

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-20238

Site Reference

SHLAA 3095 - Greenfield Estate

Q1 Please indicate the nature of your comment

Objection

Q3 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 a time when climate change and air pollution are spiralling out of control, every town must take care of its green lungs. Recently we have learnt with interest that this land has not been tilled for centuries, and in consequence has great ecological significance, supporting rare flora and fauna. At a time of mass extinction of species, preserving biodiversity must be a key priority.

Q3b Transport and Highway Reasons

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

We have lived in Abbey Road, West Kirby, for 35 years. It is with great concern that we read of the latest proposals to consider the nearby Greenfields Estate for potential housing development. These fields form a well-known local landmark which greatly enhances the character of West Kirby. Few British towns nowadays can claim to have sheep grazing within their boundaries! Passing them as we walk up or down the main road always brings a smile to our faces and lifts our spirits.

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood 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 recognise the genuine need to provide additional housing, and the pressure on WMBC to do so. We would urge you to seek out brownfield rather than greenfield sites, and to give these historic and charming fields the legal designation and protection they deserve. With thanks for your attention.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-20252

Site Reference

SHLAA 3095 - Greenfield Estate

Q1 Please indicate the nature of your comment

Objection

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

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Access, egress would be highly dangerous with the bend at one end which cars approach at some speed. Living where I do in Gerard Road I can tell you of many near misses, clips to cars, our own included, as we slow and stop to enter our own road. Our cars can be seen and it happens. Even worse should there be a road around the bend which would not be seen in time for traffic to slow. And to leave the road would need a degree of dare and chance.

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

Regarding the possible development of this land on the left as you go down Grange Road into West Kirby - it has wonderful historical value to the area and is the only piece of land not developed as you drive into West Kirby. This therefore is precious and to be preserved to make sure the area is not 100% developed. The field is renowned to residents. Please leave this land alone. Let West Kirby retain its special features.

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 houses would not be cheap and how much better to concentrate on housing for those especially in need.

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-20333

Site Reference

SHLAA 3095 - Greenfield Estate

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are 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 land is adjacent to Grange Hill road, which is narrow and twisty. During rush hours the road alongside the field is regularly backed up. Building 50 houses in this plot would require significant road modifications to permit residents to have egress and ingress. The capital cost of doing this would have to be added to the house prices, making them more expensive.

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

I wish to object to the use of the site referred to as SHLAA 3095, Land off Grange road, West Kirby in the Wirral Borough Council planning document entitled "Wirral Local Plan 2020 to 2035" The site is on the main A540 approach road to West Kirby and is seen, along with the view over the Irish Sea, as people come into West Kirby. The view gives pleasure to many people and enhances the attractiveness of the town, thereby attracting people to come there and improving the vitality of the town. People walking up or down the hill also gain pleasure from looking at the land and watching the

animal life that lives there. This land has never been built on and is unique in this area of town.

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood 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 WBC should concentrate on building those houses they can afford on brownfield land close to where people work.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

The site should be designated Urban Green Space so that it may remain in its current and attractive state and not become a built up area. On broader matters the population of Wirral has been stable for many years. According to the Office for National Statistics the population of Wirral is projected to increase by 5,300 from 323,200 now to 328,500 by 2039. Given this figure why is the WBC planning for an increase of 12,000 homes? Saying that the number is based on Government requirements seems to be a cynical approach and reality should remove any desire to build on this land. The UK government is currently being forced to spend large sums of money on Corona Virus expenses. This will affect the future availability of capital for building houses and will most likely cause a return to the Austerity of recent years. In addition, it is probable that many jobs will be lost in the aftermath of the Corona Virus. The affects from this are likely to be particularly heavy in the Wirral

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-20367

Site Reference

SHLAA 3095 - Greenfield Estate

Q1 Please indicate the nature of your comment

Objection

Q3 Please indicate why you are supporting, objecting or commenting on the proposed allocation or 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 am writing with regards to fields off Grange Road West Kirby designated as local green space. They are the fields on your left, behind the sandstone walls as you pass Black Horse Hill and drive down Grange Hill into West Kirby. I oppose any proposal to change the use of these fields on the local plan out of green space and into residential accommodation. These fields have remained unchanged for centuries and are a local landmark and valuable for their local history and wildlife. This is the last greenspace visible from the main road in West Kirby and must be preserved otherwise the whole look of West Kirby will change forever. These green fields also provide a green corridor from Caldys Hill and other woodlands at the top of Grange Road to Ashton Park. In conclusion I wish you to register my opposition to this change of land use on the Local Plan.

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-23667

Site Reference

SHLAA 3095 - Greenfield Estate

Q1 Please indicate the nature of your comment

Objection

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

Q3a Environmental Reasons

Appendix 8 category 3 sites number 717 and no 718 Barclays Meadow. The idea of locating a residential dementia facility in that tiny field with a winding road bordering it which floods and has heavy traffic during school term time is not well thought out. There are lots of care places already with empty beds in the vicinity. The local people around there the local schoolchildren and the users of St Bridgets Church have a strong heritage right to purchase that land if the distant diocese want to sell it . Covenants were placed on land to protect it and that land did have a covenant . Don't blast ahead with a strategy that is going to be detrimental to future generations. Green-fields should not be sold.

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Finance and planning of brownfield is more of a challenge than new build on green fields but this is the challenge that has to be addressed.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-23715

Site Reference

SHLAA 3095 - Greenfield Estate

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 this land would be damaging to the local environment as much wildlife is supported by this field..

Q3b Transport and Highway Reasons

The road adjacent to the field is on a hill, is narrow, has a blind bend and is frequently congested I would therefore have serious concerns re traffic safety.

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

Q3d Impact on the character of the area

West Kirby is a lovely seaside town that many people of the Wirral enjoy visiting. This is a field that gives great character to the approach to West Kirby and to build here would detract from the attractive character of the 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

I propose that this area should be a Local Green Space.

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-23723

Site Reference

SHLAA 3095 - Greenfield Estate

Q1 Please indicate the nature of your comment

Objection

Q3 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 object to the proposed development on Grange Road, West Kirby, Our house is situated on Grange Road, on the corner of Heatherdene Road, directly opposite the fields. The planned development on this site will be detrimental to wildlife and cause increased traffic on an already busy road. I believe that 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.

Q3b Transport and Highway Reasons

The planned development on this site will be detrimental to wildlife and cause increased traffic on an already busy 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

I believe that 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.

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24222

Site Reference

SHLAA 3095 - Greenfield Estate

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 the identification of our client's site (SHLAA3095) as a draft proposed housing allocation through the emerging local plan. The recently submitted preapplication enquiry demonstrates that the site is available, suitable and achievable for a high quality residential development comprising circa. 50 dwellings and that there are no constraints that could prevent this site coming forward for residential development within the short-term.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24158

Site Reference

SHLAA 3095 - Greenfield Estate

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

SHLAA 3095 – delivery of 25 units in years 1 to 5 is unrealistic as no planning application has yet been submitted and there is no evidence of a developer. Move delivery of all 50 units to years 6 to 10 (see proforma in attachment for further details)

Attachment 1

<https://wirral-consult.objective.co.uk/file/5684856>

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24161

Site Reference

SHLAA 3095 - Greenfield Estate

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

SHLAA 1620 – agree capacity and trajectory (see proforma in attachment for further details)

Attachment 1

<https://wirral-consult.objective.co.uk/file/5684856>

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24671

Site Reference

SHLAA 3095 - Greenfield Estate

Q1 Please indicate the nature of your comment

Objection

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

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Traffic issues are a menace in these areas/adjacent roads. The very busy arterial road, Grange Rd, borders the field. Many residents walk along this road. This is the A540 and is the only road border with the site. Massed development on this site would provide a substantial addition to the existing road traffic, require an exit onto this road, and be not in keeping with the area's lower density and high quality housing.

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

Q3d Impact on the character of the area

The NPPF para 122 (d) would apply. Perhaps, two/three houses set back from the road might be suitable as they would fit in with the area's character, add little to the traffic, and allow the green space to be visible from the road and West Kirby.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Greenfield spaces like SHLAA 3095 should not be in the allocation. The greenspace is part of the character in this area. This site has a substantial value in openness and creation of a green lung for all residents. It acts like a piece of Green Belt between lower parts of West Kirby from the higher parts in Grange. Development would also cut

across the Strategic Objective SO5 of retaining greenspaces, both for particular public use or visual appreciation and would only encourage development away from the much-needed urban regeneration in the east.

Q3n Other reasons

Greenfield spaces like SHLAA 3095 should not be in the allocation. Traffic issues are a menace in these areas/adjacent roads. The greenspace is part of the character in this area. This site has a substantial value in openness and creation of a green lung for all residents. It acts like a piece of Green Belt between lower parts of West Kirby from the higher parts in Grange. The very busy arterial road, Grange Rd, borders the field. Many residents walk along this road. This is the A540 and is the only road border with the site. Massed development on this site would provide a substantial addition to the existing road traffic, require an exit onto this road, and be not in keeping with the area's lower density and high quality housing. The NPPF para 122 (d) would apply. Perhaps, two/three houses set back from the road might be suitable as they would fit in with the area's character, add little to the traffic, and allow the green space to be visible from the road and West Kirby. Development would also cut across the Strategic Objective SO5 of retaining greenspaces, both for particular public use or visual appreciation and would only encourage development away from the much-needed urban regeneration in the east.

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24729

Site Reference

SHLAA 3095 - Greenfield Estate

Q1 Please indicate the nature of your comment

Objection

Q3 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 must also be seen as an important part of the local green infrastructure providing with habitats for a range of flora and fauna which should be protected in this built up area.

Q3b Transport and Highway Reasons

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

The site is an important visual oasis of pastoral greenspace in a built up area. The site contributes to the character of West Kirby when entering the town along the A450. The A450 is steeply sloping in this location towards the town centre and beach beyond. The pastoral nature of the site softens the hard urban townscape and when combined with the view of the beach in the distance forms an important element of West Kirby's character. The site is an important visual oasis of pastoral greenspace in a built up area. Pedestrians along the busy A450 gain views of pastoral greenspace, often with grazing sheep.

Q3d Impact on the character of the area

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. Although the site is not publicly accessible the site provides a unique pastoral greenspace adjoining the key eastern gateway into the town, close to the town centre. It adjoins a key pedestrian and vehicular access corridor and forms part of the panoramic gateway to and character of West Kirby. Views into the site are available both to pedestrians and vehicle users. (see Photographs at Appendix B)

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

The site is one of the few remaining pieces of pasture land within the central West Kirby settlement, it is highly visible from A540 Grange Road and being so close to the centre of the Town is an important component of the 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/5656390>



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24839

Site Reference

SHLAA 3095 - Greenfield Estate

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 application submitted - Very unlikely to be delivered.

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24960

Site Reference

SHLAA 3095 - Greenfield Estate

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 application submitted - Very unlikely to be delivered.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25063

Site Reference

SHLAA 3095 - Greenfield Estate

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 application submitted - Very unlikely to be delivered.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25160

Site Reference

SHLAA 3095 - Greenfield Estate

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

No application submitted - Very unlikely to be delivered.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25277

Site Reference

SHLAA 3095 - Greenfield Estate

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 application submitted - Very unlikely to be delivered.

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-25473

Site Reference

SHLAA 3095 - Greenfield Estate

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 application submitted - Very unlikely to be delivered.

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-26516

Site Reference

SHLAA 3095 - Greenfield Estate

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

Council's anticipated delivery 0-5 years: 50; Our estimate: 0. The site is not currently available with a number of short-term tenancies occupying the site. Should a planning application come forward, consideration will be required for the existing land levels with the site sloping significantly from east to west. Protected trees will likely reduce the developable area. In terms of constraints, the site is accessed from Grange Hill itself and will require highways input to determine whether residential development is acceptable. It is unknown why the site has been included within years 0-5 given the Council themselves acknowledge in the SHLAA assessment commentary that the current access will need further negotiation, and potential ransom, so delivery is highly unlikely within the first five years. Furthermore, the SHLAA admits that the potential capacity is based on the agent's submission, rather than a proper assessment of the likely yield based on the site's opportunities and constraints. In light of the above, the site is not deliverable and should be removed from the supply of new homes by 2025.

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-212

Site Reference

SHLAA 3095 - Greenfield Estate

Q1 Please indicate the nature of your comment

Objection

Q3 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 close to Grange Road in West Kirby (known locally as "the sheep field") is an important urban habitat for a range of animals and birds as well as meadow flowers and grasses. The meadow and trees are important for carbon capture and reduction of CO2. The view across the field over the Dee to North Wales is beautiful and contributes to the well being of the community.

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

The meadow is essential to the landscape and green feel of West Kirby. It is on the main route into the town and will impact of the quality of life and attractiveness of the town. This will potentially have a detrimental impact on tourism.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

The meadow is associated with the ancient history of West Kirby, the land was once part of the "abbey". The stones walls around the land are an essential feature and key to the character of the town.

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-10484

Site Reference

SHLAA 3095 - Greenfield Estate

Q1 Please indicate the nature of your comment

Objection

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

beautiful site, clear environment impact if key green site removed

Q3b Transport and Highway Reasons

increase traffic would be detrimental and close to local school routes

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

well established site, key to locality and enhances 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

Brownfield should be only option used

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-26188

Site Reference

SHLAA 3095 - Greenfield Estate

Q1 Please indicate the nature of your comment

Objection

Q3 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 submitting this letter as an objection to the proposal in the new local plan under construction that the above lands (at Barclays Meadow, Grange Road & Townfield Road) are to be designated as a site for development of 50 dwellings. The lands in question comprise an important pastoral open space in an urban area (quite unique I should think throughout England) making a major contribution to the character of West Kirby. Besides being a unique meadow green space, it is a wildlife haven, it is a natural drainage area which area is surrounded by a substantial band of protected trees, a substantial historic sand stone wall along Grange Road. The site is on a hillside in the midst of substantial residential developments (of varying periods) it is highly visible from the A540 Grange Road and the link between Carpenters Lane and Daimonds Green. As such the land should become a community asset and retained as green space given that it is currently enjoyed as such by towns people and visitors alike.

Q3b Transport and Highway Reasons

The use of Townfield Road as a back door into the 50 dwelling complex is intolerable due to the number of traffic movements a day using it, 200 cars, 40 vans per day given the nature of Townfield Road, Carpenters Lane, Rectory Road and Village 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

Besides being a unique meadow green space, it is a wildlife haven, it is a natural drainage area which area is surrounded by a substantial band of protected trees, a substantial historic sand stone wall along Grange Road.

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the 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 site is on a hillside in the midst of substantial residential developments (of varying periods) it is highly visible from the A540 Grange Road and the link between Carpenters Lane and Daimonds Green. As such the land should become a community asset and retained as green space given that it is currently enjoyed as such by towns people and visitors alike.

Q3n Other reasons



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-10071

Site Reference

SHLAA 3095 - Greenfield Estate

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

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-11370

Site Reference

SHLAA 3095 - Greenfield Estate

Q1 Please indicate the nature of your comment

Objection

Q3 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 like to repeat the objection which we voiced in our previous correspondence. The area which we feel is totally unsuitable for development is the land to the south of Grange Hill, West Kirby called Barclays Meadow. These few fields are the last remnant of the old agricultural heritage of the town which, until the advent of the railway, was largely an area of small farms. These fields contain a wealth of natural life including both sorts of woodpecker and most interestingly, hundreds of anthills. These anthills were described to us by a representative of the Council taking an inventory of the flora and fauna of the land, as very rare and only to be found where farm land has never been ploughed. The hawthorn bushes around the fields are the remnants of ancient hedgerows.

Q3b Transport and Highway Reasons

Grange Hill has become a very busy thoroughfare with constant traffic in both directions. The natural beauty of the land as one approaches the town from the east contributes greatly to the character of the area and acts as a buffer to counteract the constant flow of traffic on the road, the main access road into the town.

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

Q3d Impact on the character of the area

In our opinion development of this area would have a detrimental effect on the character of the town and the increased traffic onto Grange road would lead to air and noise pollution and unacceptable road safety hazards.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-23860

Site Reference

SHLAA 3095 - Greenfield Estate

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

Should the site SHLAA 3095 be brought forward for development then it is critical that key local features are retained specifically the boundary sandstones walls. If appropriate these should be considered for local listing in tandem with an allocation of the site. There are also a number of characterful trees on the site that should be considered for Tree Preservation Orders on the basis they will become under threat due to potential development.

Q3b Transport and Highway Reasons

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

The dispersed Green Belt release option is supported albeit the Council should undertake a review of those sites included against the updates 2019 evidence base. The Council are also encouraged to take an even further dispersed approach taking a more detailed review of greenbelt to identify smaller sites for release of least harm with minimal infrastructure demands (deliverable and environmentally favourable). By example and specific reference to the land SHLAA 3095 Land off Grange Road, West Kirby this site should not be released. The development of this site will significantly alter the local distinctiveness and character of this area at a key gateway to West Kirby.

The much needed openness of this site should be retained as a key part of the urban form in this location. 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

This housing need could be better met with less harm on a site elsewhere (a potential appropriate greenbelt release site for example).

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-10780

Site Reference

SHLAA 3095 - Greenfield Estate

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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-26519

Site Reference

SHLAA 4014 - The Stirrup Public House

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

Council's anticipated delivery 0-5 years: 46; Our estimate: 15. The site is currently available in the short term with an application submitted for 15 dwellings, however, the Council state there is an opportunity to deliver a scheme for 46 older people's apartments. Currently there is no measurable evidence to demonstrate that 46 older people apartments can be delivered. In light of the above, the site cannot currently deliver 46 units. The capacity of the site should be based on 15 units which have consent. Therefore 31 dwellings have been removed from the supply for years 1-5.

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-11017

Site Reference

SHLAA 4072 - Trafalgar Garage

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

Pedestrian access to Port Sunlight Station from west of the line. The approach to Port Sunlight station from the Quarry Road East area involves using a pedestrian underpass. The latter is badly lit, frequently dirty, and most annoyingly, prone to flooding. There is an alternative access to the station which would avoid the underpass, and - at the same time - reduce the walking distance to the station. This access was long ago abandoned and has fallen into neglect. It passes along the back gardens of some houses, but these are clearly fenced and separate. It may have been abandoned when ticketing and security were a major concern, but to anyone using the station, this is obviously no longer a factor. An alternative access route is some distance to the north (Ellens's Lane), but it is not easy to negotiate. In particular, it can involve crossing the road twice, in close proximity to the bridge - where visibility of oncoming traffic is restricted. Attempt this, especially at night, and you will understand the problem immediately. AN ALTERNATIVE Entrance to and exit from the station could be made available via the pedestrian tunnel within the station itself - connection directly with Gardens Road. I understand that this area (currently a petrol station) is targeted for

development. Whether this is a matter for consideration by Wirral Council, Mersey Rail, or both, I know not - but could someone please take note of the suggestion.

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24240

Site Reference

SHLAA 4072 - Trafalgar Garage

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

SHLAA 4072 (Trafalgar Garage Service Station) This site has been the subject of an outline planning application for 26 dwellings since October 2018 (Ref. OUT/18/01329). The application still remains undetermined some 18 months since submission. Aside from an updated Drainage Strategy in January 2019, no new information has been submitted in relation to this application since it was submitted. Accordingly, given the delays to this application and the lack of supporting information submitted by the Applicant, it is not considered that there is any certainty that this site is deliverable as part of the Council's five-year housing land supply.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24141

Site Reference

SHLAA 4072 - Trafalgar Garage

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

SHLAA 4072 – Move delivery of 26 units to years 6 to 10 to reflect current progress (see proforma in attachment for further details)

Attachment 1

<https://wirral-consult.objective.co.uk/file/5684856>

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-26517

Site Reference

SHLAA 4072 - Trafalgar Garage

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

Council's anticipated delivery 0-5 years: 26; Our estimate: 0. The site is the subject of an outline planning application; however, the application is still yet to be determined and therefore the principle of development has not been established. The application was made by an architect and therefore it is not known whether a developer is onboard. If the application is approved, the site may need to be sold to a developer before a Reserved Matters application is submitted. A new outline/full application may be required should the approved scheme not match the parameters of the developer. Any Reserved Matters application would need to be approved with all conditions discharged before development can commence. Given the above and timeframes involved until all conditions are discharged, it is very unlikely that the site will deliver 26 dwellings within 5 years.

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-9955

Site Reference

SHLAA 4078 - Hind Street

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

Further to our response to questions 2.7, 2.8, 2.9, 2.12, and 2.13 above, our Client would comment that the Hind Street proposed housing allocation (SHLAA reference 4078) should be extended to include land to the north of Hind Street, Blackpool Street, and Waterloo Place so that it is consistent with the boundary for the Hind Street strategic mixed site as defined by figure A2.3 within Appendix 4.1 of the Council's Local Plan. This extension includes land within the ownership of our Client. Based on the Council's evidence and the work undertaken by one of our Client in their Hind Street Vision document, our Client consider the whole of the Hind Street strategic mixed site to be developable and elements of it to be deliverable, which will be confirmed through further masterplanning work and the BRF and associated Hind Street Delivery Action Plan.

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-9641

Site Reference

SHLAA 4078 - Hind Street

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

Further to the response to questions 2.7, 2.8, 2.12, and 2.13, our Client would comment that the Hind Street proposed housing allocation (SHLAA reference 4078) should be extended to include land to the north of Hind Street, Blackpool Street, and Waterloo Place so that it is consistent with the boundary for the Hind Street strategic mixed site. This suggestion is also consistent with figure A2.3 within Appendix 2.1 of the Council's Local Plan, albeit covering a slightly larger area. This extension includes land within the ownership or control of our Client. Based on the Council's evidence and our Client's Hind Street Vision document, the whole of the Hind Street strategic mixed site is considered to be developable and elements of it to be deliverable, which will be confirmed through further masterplanning work and the BRF and associated Hind Street Delivery Action Plan. DUE TO THE WORD LIMIT, A DETAILED RESPONSE TO THIS QUESTION HAS BEEN PROVIDED WITHIN THE REPRESENTATIONS DOCUMENT SUBMITTED AS PART OF QUESTION 10.1.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24123

Site Reference

SHLAA 4078 - Hind Street

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

SHLAA 4078 Hind Street – does not consider that units are currently developable on this site (see proforma in attachment for further details)

Attachment 1

<https://wirral-consult.objective.co.uk/file/5684856>

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24315

Site Reference

SHLAA 4078 - Hind Street

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 proposed housing allocation at Hind Street (SHLAA 4078) should be extended to include land to the north of Hind Street, Blackpool Street, and Waterloo Place so that it is consistent with the boundary for the Hind Street strategic mixed site, consistent with figure A2.3 within Appendix 2.1 of the Council's Local Plan, albeit covering a slightly larger area. Based on the Council's evidence and our Hind Street Vision document (attached), the whole of the Hind Street strategic mixed site is considered to be developable and elements of it to be deliverable, which will be confirmed through further masterplanning work and the BRF and associated Hind Street Delivery Action Plan. Table 2.8 of the Council's Local Plan Issues and Options document currently identifies that the Hind Street Strategic Site has the capacity to deliver 580 new homes over the Local Plan period based on the Council's existing evidence base. The explanatory text then goes onto say that there is potential for significant increases in

dwelling capacity at Hind Street, which will be confirmed by the BRF. Further detail is included in Appendix 2.1 of the Council's Local Plan Issues and Options document, which sets out the current and potential housing delivery trajectories for these sites and that the further potential for increased capacity which will be confirmed through ongoing studies. The Hind Street Vision document demonstrates that the wider site has the potential to deliver up to 1,600 residential units (apartments, townhouses, terraces and mews) and circa 100,000 sqm of supporting mixed use (commercial, hotel, cultural, education, MSCP). Hind Street is envisaged to become a truly mixed use quarter of Birkenhead. A significant part of the site, the majority of which lies south of Hind Street provides a fantastic opportunity to provide a mix of new high and mid density residential development in the heart of the town. An opportunity to repopulate the town, to bring life to the town centre at all times of day and night. This residential community will not only benefit from close proximity to the town centre, but the proximity to two existing Merseyrail stations, Birkenhead Central and Green Lane and the potential to repurpose the disused railway line, as a part of a new town transit route providing connections to the shopping area, Wirral Waters and central Liverpool. The removal of the flyovers and the reconfiguration of the tunnel entrance presents new opportunities for commercial, education and cultural uses to come forward in a highly visible and well-connected location.

Attachment 1

<https://wirral-consult.objective.co.uk/file/5684265>

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-23839

Site Reference

SHLAA 4078 - Hind Street

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 proposed housing allocation at Hind Street (SHLAA 4078) should be extended to include land to the north of Hind Street, Blackpool Street, and Waterloo Place so that it is consistent with the boundary for the Hind Street strategic mixed site as defined by Figure A2.3 within Appendix 4.1 of the Council's Local Plan. Based on the Council's evidence and the work undertaken in the Hind Street Vision document (attached), we consider the whole of the Hind Street strategic mixed site to be developable, which will be confirmed through further masterplanning work and the BRF and associated Hind Street Delivery Action Plan. We would encourage the Council to work with us to confirm the site as a priority development site/ area within the Local Plan. The Hind Street Vision document will directly assist, providing important information to support the BRH and any final Delivery Action Plan for this priority development site, particularly on how development capacity can be significantly increased to make the most effective use of

vacant and underused brownfield land in line with the priorities of national policy. Table 2.8 of the Council's Local Plan Issues and Options document currently identifies that the Hind Street Strategic Site has the capacity to deliver 580 new homes over the Local Plan period based on the Council's existing evidence base. The Hind Street Vision document demonstrates that the strategic mixed use site shown on figure A2 .3 of the Council's Issues and Options document, has the potential to deliver up to 1,600 residential units (apartments, townhouses, terraces and mews) and circa 100,000 sqm of supporting mixed use (commercial, hotel, cultural, education, MSCP).

Attachment 1

<https://wirral-consult.objective.co.uk/file/5658626>



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24250

Site Reference

SHLAA 4078 - Hind Street

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

Hind Street (SHLAA 4078) We have no objection to the development of Hind Street. In view of the land assembly issues and infrastructure improvements which will be required to bring this site forward, including the need for essential funding as referenced in Appendix 2.1, it is considered that the delivery figures set out in Table 1 are more realistic at this time, subject to the Council being able to provide evidence of funding and a credible delivery programme. It is noted that reference is made to the site being able to accommodate 1,000 dwellings at a higher density; however, the site is not considered developable at this rate during the emerging Local Plan period.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-23770

Site Reference

SHLAA 4078 - Hind Street

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 development of Hind Street. In view of the land assembly issues and infrastructure improvements which will be required to bring this site forward, including the need for essential funding as referenced in Appendix 2.1, it is considered that the delivery figures set out in Table 1 are more realistic at this time, subject to the Council being able to provide evidence of funding and a credible delivery programme. It is noted that reference is made to the site being able to accommodate 1,000 dwellings at a higher density; however, the site is not considered developable at this rate during the emerging Local Plan period.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-2703

Site Reference

SHLAA 4078 - Hind Street

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 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24238

Site Reference

SHLAA 4079 - Woodhead Street CP

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

SHLAA4079 (Woodhead Street Car Park) This site is currently in use as a surface car parking, and has long-served this function. It provides essential parking for the local area, to support local businesses and custom. The loss of some of this car parking provision will result in the need for replacement car parking elsewhere within the immediate locality to support the local economy/businesses. The fact that part of the site will be redeveloped and retained, with the remainder built-out, should assist. It is unclear why, for a scheme of this nature and size, that it is only identified in the 2025-2030 supply. This suggests uncertainty over delivery. There is a discrepancy between the SHLAA, which identifies the site for 27 dwellings, and Appendix 4.4 which instead identifies it for 45 dwellings. The location of the site within the Conservation Area will impact on the scale and design of the development which is considered to be acceptable on this site, which is not a high-density location at present.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24169

Site Reference

SHLAA 4079 - Woodhead Street CP

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

SHLAA 4079 – agree capacity and trajectory (see proforma in attachment for further details)

Attachment 1

<https://wirral-consult.objective.co.uk/file/5684856>

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24171

Site Reference

SHLAA 4080 - Olinda Street

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

SHLAA 4080 – agree capacity and trajectory (see proforma in attachment for further details)

Attachment 1

<https://wirral-consult.objective.co.uk/file/5684856>



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24143

Site Reference

SHLAA 4081 - Europa Pools

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

SHLAA 4081 – Site has been identified as developable in the longer term - move delivery of 130 units to years 11 to 15 (see proforma in attachment for further details)

Attachment 1

<https://wirral-consult.objective.co.uk/file/5684856>



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24361

Site Reference

SHLAA 4081 - Europa Pools

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

SHLAA 4081 - Europa Pools has been included with an identified capacity of 130 homes but is no longer being redeveloped as part of the emerging masterplan.

Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24142

Site Reference

SHLAA 4082 - Vue Cinema

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

SHLAA 4082 – Site is not currently available so move delivery of 55 units to years 6 to 10 and 55 units to years 11 to 15 (see proforma in attachment for further details)

Attachment 1

<https://wirral-consult.objective.co.uk/file/5684856>



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24360

Site Reference

SHLAA 4082 - Vue Cinema

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 figures for delivery of homes within the urban housing allocations at Appendix 4.1 are all in line with those provided by us. However, the emerging masterplan for Birkenhead town centre has significantly progressed. Two iterations of public consultation have altered the number of homes that can be provided. The revised information on each of the sites has been provided in our attachment. We recommend that the sites at SHLAA 0424 – Europa Car Park; SHLAA 4082 – Vue Cinema; SHLAA 0956 – Europa North; SHLAA 0957 – Europa South are rolled into one allocation with a capacity of 584 homes.



Regulation 18 Local Plan Site Specific Comments

Question 4.2 – Proposed Urban Housing Allocations

Comment ID

LPIO-24363

Site Reference

SHLAA 4082 - Vue Cinema

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

SHLAA 4082 – Vue Cinema. We can confirm that the site is both developable and deliverable over the plan period, subject to the availability of gap funding, alongside the other sites within the Birkenhead town centre masterplan area.