

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-10325

Site Reference

All Sites

Q1 Please indicate the nature of your comment

General comment

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

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 acknowledged within the Issues and Options Local Plan, the Sites included within Appendix 4.3 are not currently considered to be deliverable or developable in line with the policy definitions within Annex 2 of the National Planning Policy Framework, and as such cannot be allocated for residential development to contribute to meeting housing needs in the Borough. Including a suitable policy for encouraging redevelopment of previously developed land / redevelopment of land within the settlement boundary would help ensure the Sites listed within Appendix 4.3 could be supported from a policy perspective. However given the uncertainty which surrounds the Sites and their deliverability they should not be relied upon for meeting the future housing needs of Wirral. As set out in our response to Question 4.3 we consider dispersed Green Belt release as identified within Option 2A would support and 'de-risk' the Urban Intensification strategy. Green Belt release of sites which perform poorly against the purposes of including land within the Green Belt, such as Land to the South of Clatterbridge Hospital, would assist in contributing to the housing land supply by meeting any residual requirements.

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-10772

Site Reference

All Sites

Q1 Please indicate the nature of your comment

NULL

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

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

The Council know they have a developer Peel Holdings prepared to meet the requirements of the Council. Yes there are many other sites in the North of the Town which the Council can only answer regarding wether they are deliverable or developable.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-10793

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

Opposed to the proposal for a care home on Glebe land on Rectory Road, West Kirby for these reasons :

- 1) Vital part of the old village conservation area.
- 2) Central to wild life in the village.
- 3) Central to the historical/Cultural life of the old village.
- 4) Totally unsuitable roads, School, Church etc. - would put children's lives at risk.

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-10809

Site Reference

All Sites

Q1 Please indicate the nature of your comment

General comment

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

You should investigate all these potential areas within the areas shown on Map 3.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-10868

Site Reference

All Sites

Q1 Please indicate the nature of your comment

General comment

Q3 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 are urban sites available in the north of town.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

There are urban sites available in the north of town.

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-10922

Site Reference

All Sites

Q1 Please indicate the nature of your comment

General comment

Q3 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 are urban sites available in the north of the town

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-10940

Site Reference

All Sites

Q1 Please indicate the nature of your comment

General comment

Q3 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 are urban sites available in the north of the town

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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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 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-11056

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, there are urban sites available in the north of the town.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-11569

Site Reference

All Sites

Q1 Please indicate the nature of your comment

General comment

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

Q3g Infrastructure and Utilities

Q3h Flood 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, there are urban sites available in the north of the town.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-12396

Site Reference

All Sites

Q1 Please indicate the nature of your comment

General comment

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

Q3g Infrastructure and Utilities

Q3h Flood 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, there are urban sites available in the north of the town.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-12494

Site Reference

All Sites

Q1 Please indicate the nature of your comment

General comment

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

Q3g Infrastructure and Utilities

Q3h Flood 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, there are urban sites available in the north of the town.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-12659

Site Reference

All Sites

Q1 Please indicate the nature of your comment

General comment

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

Q3g Infrastructure and Utilities

Q3h Flood 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, there are urban sites available in the north of the town.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-12857

Site Reference

All Sites

Q1 Please indicate the nature of your comment

General comment

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

Q3g Infrastructure and Utilities

Q3h Flood 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, there are urban sites available in the north of the town.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-12981

Site Reference

All Sites

Q1 Please indicate the nature of your comment

General comment

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

Q3g Infrastructure and Utilities

Q3h Flood 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, there are urban sites available in the north of the town.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-13105

Site Reference

All Sites

Q1 Please indicate the nature of your comment

General comment

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

Q3g Infrastructure and Utilities

Q3h Flood 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, there are urban sites available in the north of the town.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-13373

Site Reference

All Sites

Q1 Please indicate the nature of your comment

General comment

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

Q3g Infrastructure and Utilities

Q3h Flood 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, there are urban sites available in the north of the town.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-13495

Site Reference

All Sites

Q1 Please indicate the nature of your comment

General comment

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

Q3g Infrastructure and Utilities

Q3h Flood 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, there are urban sites available in the north of the town.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-13650

Site Reference

All Sites

Q1 Please indicate the nature of your comment

General comment

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

Q3g Infrastructure and Utilities

Q3h Flood 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, there are urban sites available in the north of the town.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-13967

Site Reference

All Sites

Q1 Please indicate the nature of your comment

General comment

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

Q3g Infrastructure and Utilities

Q3h Flood 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, there are urban sites available in the north of the town.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-14062

Site Reference

All Sites

Q1 Please indicate the nature of your comment

General comment

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

Q3g Infrastructure and Utilities

Q3h Flood 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, there are urban sites available in the north of the town.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-14167

Site Reference

All Sites

Q1 Please indicate the nature of your comment

General comment

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

Q3g Infrastructure and Utilities

Q3h Flood 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, there are urban sites available in the north of the town.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-14265

Site Reference

All Sites

Q1 Please indicate the nature of your comment

General comment

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

Q3g Infrastructure and Utilities

Q3h Flood 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, there are urban sites available in the north of the town.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-14396

Site Reference

All Sites

Q1 Please indicate the nature of your comment

General comment

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

Q3g Infrastructure and Utilities

Q3h Flood 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, there are urban sites available in the north of the town.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-14484

Site Reference

All Sites

Q1 Please indicate the nature of your comment

General comment

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

Q3g Infrastructure and Utilities

Q3h Flood 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, there are urban sites available in the north of the town.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-14574

Site Reference

All Sites

Q1 Please indicate the nature of your comment

General comment

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

Q3g Infrastructure and Utilities

Q3h Flood 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, there are urban sites available in the north of the town.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-14703

Site Reference

All Sites

Q1 Please indicate the nature of your comment

General comment

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

Q3g Infrastructure and Utilities

Q3h Flood 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, there are urban sites available in the north of the town.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-15323

Site Reference

All Sites

Q1 Please indicate the nature of your comment

General comment

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

Q3g Infrastructure and Utilities

Q3h Flood 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, there are urban sites available in the north of the town.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-15430

Site Reference

All Sites

Q1 Please indicate the nature of your comment

General comment

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

Q3g Infrastructure and Utilities

Q3h Flood 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, there are urban sites available in the north of the town.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-15540

Site Reference

All Sites

Q1 Please indicate the nature of your comment

General comment

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

Q3g Infrastructure and Utilities

Q3h Flood 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, there are urban sites available in the north of the town.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-15632

Site Reference

All Sites

Q1 Please indicate the nature of your comment

General comment

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

Q3g Infrastructure and Utilities

Q3h Flood 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, there are urban sites available in the north of the town.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-15725

Site Reference

All Sites

Q1 Please indicate the nature of your comment

General comment

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

Q3g Infrastructure and Utilities

Q3h Flood 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, there are urban sites available in the north of the town.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-15837

Site Reference

All Sites

Q1 Please indicate the nature of your comment

General comment

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

Q3g Infrastructure and Utilities

Q3h Flood 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, there are urban sites available in the north of the town.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-15979

Site Reference

All Sites

Q1 Please indicate the nature of your comment

General comment

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

Q3g Infrastructure and Utilities

Q3h Flood 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, there are urban sites available in the north of the town.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-16198

Site Reference

All Sites

Q1 Please indicate the nature of your comment

General comment

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

Q3g Infrastructure and Utilities

Q3h Flood 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, there are urban sites available in the north of the town.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-16285

Site Reference

All Sites

Q1 Please indicate the nature of your comment

General comment

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

Q3g Infrastructure and Utilities

Q3h Flood 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, there are urban sites available in the north of the town.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-16373

Site Reference

All Sites

Q1 Please indicate the nature of your comment

General comment

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

Q3g Infrastructure and Utilities

Q3h Flood 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, there are urban sites available in the north of the town.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-16461

Site Reference

All Sites

Q1 Please indicate the nature of your comment

General comment

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

Q3g Infrastructure and Utilities

Q3h Flood 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, there are urban sites available in the north of the town.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-16549

Site Reference

All Sites

Q1 Please indicate the nature of your comment

General comment

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

Q3g Infrastructure and Utilities

Q3h Flood 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, there are urban sites available in the north of the town.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-16648

Site Reference

All Sites

Q1 Please indicate the nature of your comment

General comment

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

Q3g Infrastructure and Utilities

Q3h Flood 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, there are urban sites available in the north of the town.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-16763

Site Reference

All Sites

Q1 Please indicate the nature of your comment

General comment

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

Q3g Infrastructure and Utilities

Q3h Flood 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, there are urban sites available in the north of the town.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-16888

Site Reference

All Sites

Q1 Please indicate the nature of your comment

General comment

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

Q3g Infrastructure and Utilities

Q3h Flood 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, there are urban sites available in the north of the town.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-16889

Site Reference

All Sites

Q1 Please indicate the nature of your comment

General comment

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

Q3g Infrastructure and Utilities

Q3h Flood 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, there are urban sites available in the north of the town.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-17060

Site Reference

All Sites

Q1 Please indicate the nature of your comment

General comment

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

Q3g Infrastructure and Utilities

Q3h Flood 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, there are urban sites available in the north of the town.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-17181

Site Reference

All Sites

Q1 Please indicate the nature of your comment

General comment

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

Q3g Infrastructure and Utilities

Q3h Flood 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, there are urban sites available in the north of the town.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-17268

Site Reference

All Sites

Q1 Please indicate the nature of your comment

General comment

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

Q3g Infrastructure and Utilities

Q3h Flood 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, there are urban sites available in the north of the town.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-17373

Site Reference

All Sites

Q1 Please indicate the nature of your comment

General comment

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

Q3g Infrastructure and Utilities

Q3h Flood 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, there are urban sites available in the north of the town.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-17475

Site Reference

All Sites

Q1 Please indicate the nature of your comment

General comment

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

Q3g Infrastructure and Utilities

Q3h Flood 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, there are urban sites available in the north of the town.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-17571

Site Reference

All Sites

Q1 Please indicate the nature of your comment

General comment

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

Q3g Infrastructure and Utilities

Q3h Flood 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, there are urban sites available in the north of the town.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-17684

Site Reference

All Sites

Q1 Please indicate the nature of your comment

General comment

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

Q3g Infrastructure and Utilities

Q3h Flood 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, there are urban sites available in the north of the town.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-17685

Site Reference

All Sites

Q1 Please indicate the nature of your comment

General comment

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

Q3g Infrastructure and Utilities

Q3h Flood 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, there are urban sites available in the north of the town.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-17861

Site Reference

All Sites

Q1 Please indicate the nature of your comment

General comment

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

Q3g Infrastructure and Utilities

Q3h Flood 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, there are urban sites available in the north of the town.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-17962

Site Reference

All Sites

Q1 Please indicate the nature of your comment

General comment

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

Q3g Infrastructure and Utilities

Q3h Flood 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, there are urban sites available in the north of the town.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-18071

Site Reference

All Sites

Q1 Please indicate the nature of your comment

General comment

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

Q3g Infrastructure and Utilities

Q3h Flood 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, there are urban sites available in the north of the town.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-18193

Site Reference

All Sites

Q1 Please indicate the nature of your comment

General comment

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

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-18221

Site Reference

All Sites

Q1 Please indicate the nature of your comment

General comment

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

Q3g Infrastructure and Utilities

Q3h Flood 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, there are urban sites available in the north of the town.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-21155

Site Reference

All Sites

Q1 Please indicate the nature of your comment

General comment

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

Q3g Infrastructure and Utilities

Q3h Flood 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, there are urban sites available in the north of the town.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-21276

Site Reference

All Sites

Q1 Please indicate the nature of your comment

General comment

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

Q3g Infrastructure and Utilities

Q3h Flood 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, there are urban sites available in the north of the town.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-21277

Site Reference

All Sites

Q1 Please indicate the nature of your comment

General comment

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

Q3g Infrastructure and Utilities

Q3h Flood 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, there are urban sites available in the north of the town.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-21278

Site Reference

All Sites

Q1 Please indicate the nature of your comment

General comment

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

Q3g Infrastructure and Utilities

Q3h Flood 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, there are urban sites available in the north of the town.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-21523

Site Reference

All Sites

Q1 Please indicate the nature of your comment

General comment

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

Q3g Infrastructure and Utilities

Q3h Flood 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, there are urban sites available in the north of the town.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-21524

Site Reference

All Sites

Q1 Please indicate the nature of your comment

General comment

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

Q3g Infrastructure and Utilities

Q3h Flood 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, there are urban sites available in the north of the town.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-2210

Site Reference

All Sites

Q1 Please indicate the nature of your comment

General comment

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

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Council need to consider all options and engage in dialogue with all owners of urban land, ahead of producing this report as fait-a-compli. We are aware that additional brownfield land is available in the northern part of the town, which currently lie derelict. These should be attended to and included in this plan first

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-23899

Site Reference

All Sites

Q1 Please indicate the nature of your comment

General comment

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

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

From Figure 4.3, it appears the sites are predominately within the existing urban areas, which we in principle support. If an application was submitted in the last ten years, we think that this positively shows that the applicant considered the site as a viable market option. We are concerned that landowning and developer interests are 'gaming' the system by declaring sites with permission as 'unviable' specifically to trigger the allocation of other sites in their portfolio, which otherwise would not receive consent as the Council did not previously intend for such land to be developed. The higher land value from farmland being granted permission to build houses appears to be what many developers seek, rather than the completion of houses. We believe that the Council and the Planning Inspectorate should not allow the Local Plan system be 'gamed' in this way.

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-2406

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 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-25713

Site Reference

All Sites

Q1 Please indicate the nature of your comment

General comment

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

Q3g Infrastructure and Utilities

Q3h Flood 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 there are urban sites available in the north of the town.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-25714

Site Reference

All Sites

Q1 Please indicate the nature of your comment

General comment

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

Q3g Infrastructure and Utilities

Q3h Flood 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 there are urban sites available in the north of the town.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-26149

Site Reference

All Sites

Q1 Please indicate the nature of your comment

NULL

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

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

The Council has not published any evidence to allow us to robustly comment on whether the sites set out in Appendix 4.3 meet the definition of deliverable or developable set out in Annex 2 of the NPPF. Until this evidence is available, the Council cannot include the additional 720 new dwellings from this source of supply within its total supply figure.

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-26602

Site Reference

All Sites

Q1 Please indicate the nature of your comment

General comment

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

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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, we have comments and these relate to significant concerns in respect of the deliverability or developability of the sites. These 52 sites generally comprise sites where permissions have lapsed, where landowners have not indicated their willingness to bring sites forward and where sites are identified as unviable in the current market. Although none of these sites have been included in the Council's housing supply trajectory, the Council claims that these sites could deliver an additional 720 dwellings (6% of the Council's stated requirement) between 2020 and 2035. A review of these sites is in the attached Technical Assessment which considers that each of them do not meet the test of developability as set out in the Framework. As such, unless significant evidence is presented by the Council to demonstrate their deliverability in the future, these sites cannot be reintroduced into the Council's trajectory at any stage.

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-4074

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

SHLAA 1267 – Mill Road, Thingwall Having had Planning Approval in the past, development here is both achievable and available but requires the Council to contact the Landowner, a general exercise that is reportedly underway but not concluded. The Council needs to do more and catch up as it is not necessary for the Landowner to show intent to develop for the Site to be included in the Supply for the first 5-Year Period, merely that Consent has been renewed. Full Consents have to be included in the Supply and the Landowner/Developer should NOT be asked whether they intend to develop within that Period. As the Appeal Court decided, it is the Market which will decide whether development will occur. It only needs to be possible to be included on the List if Consent has been granted. The Council needs to proceed in this manner and at speed to ensure the maximum 'sound' potential in terms of Supply is demonstrated. Application doesn't have to be by the Landowner; any party may apply for Permission (including the Council?) There are also other urban sites to be validated. Further comments are included within the File attached to Q4.2.

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-4231

Site Reference

All Sites

Q1 Please indicate the nature of your comment

General comment

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

Q3g Infrastructure and Utilities

Q3h Flood 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 there are urban sites available in the north of the town.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-434

Site Reference

All Sites

Q1 Please indicate the nature of your comment

General comment

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

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 there are urban sites available in the north of the town

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-6285

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**

See answer to Q7 - develop Birkenhead & Tranmere brownfield sites.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-6369

Site Reference

All Sites

Q1 Please indicate the nature of your comment

General comment

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

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

My further comments are already referred to in this paper & I have nothing to add.

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-6383

Site Reference

All Sites

Q1 Please indicate the nature of your comment

General comment

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

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Redevelopment of all Brownfield sites.

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-6432

Site Reference

All Sites

Q1 Please indicate the nature of your comment

General comment

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

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Seems a very low number for such a large area.

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-6628

Site Reference

All Sites

Q1 Please indicate the nature of your comment

General comment

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

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Yes, there are urban sites available in the north of the town.

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Yes, there are urban sites available in the north of the town.

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-6645

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

Yes, there are urban sites available in the north of the town.

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Yes, there are urban sites available in the north of the town.

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-6663

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

Yes, there are urban sites available in the north of the town.

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Yes, there are urban sites available in the north of the town.

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-6680

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

Yes, there are urban sites available in the north of the town.

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-6720

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, there are urban sites available in the north of the town.

Q3b Transport and Highway Reasons**Q3c Amenity Reasons (for example: overlooking, noise, visual impact)****Q3d Impact on the character of the area****Q3f Impact on Heritage****Q3g Infrastructure and Utilities**

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Yes, there are urban sites available in the north of the town.

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-6740

Site Reference

All Sites

Q1 Please indicate the nature of your comment

General comment

Q3 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 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-6746

Site Reference

All Sites

Q1 Please indicate the nature of your comment

General comment

Q3 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 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-6768

Site Reference

All Sites

Q1 Please indicate the nature of your comment

General comment

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

Apparently urban site are available to the north of town.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Apparently urban site are available to the north of town.

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-6786

Site Reference

All Sites

Q1 Please indicate the nature of your comment

General comment

Q3 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 are various urban sites available to the north of the town.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

There are various urban sites available to the north of the town.

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-6861

Site Reference

All Sites

Q1 Please indicate the nature of your comment

General comment

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

Council's interest in green belt to keep developers interested is stopping it from making greater efforts to secure brownfield sites.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-7022

Site Reference

All Sites

Q1 Please indicate the nature of your comment

General comment

Q3 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 are various urban sites available to the north of the town.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

There are various urban sites available to the north of the town.

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-7095

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

Yes, there are urban sites available in the north of the town.

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Yes there are urban sites available in the north of the town.

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-7121

Site Reference

All Sites

Q1 Please indicate the nature of your comment

General comment

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

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Yes, there are urban sites available in the north of the town.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-7146

Site Reference

All Sites

Q1 Please indicate the nature of your comment

General comment

Q3 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 compulsory purchase for suitable sites without loss of Greenbelt & Farmland.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Use compulsory purchase for suitable sites without loss of Greenbelt & Farmland.

Q3m Will impact on the Green Belt

Use compulsory purchase for suitable sites without loss of Greenbelt & Farmland.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-7164

Site Reference

All Sites

Q1 Please indicate the nature of your comment

General comment

Q3 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, Urban sites are available in the north of the town.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Yes, Urban sites are available in the north of the town.

Q3n Other reasons

Yes, Urban sites are available in the north of the town.

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-7187

Site Reference

All Sites

Q1 Please indicate the nature of your comment

General comment

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

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

There are still urban sites available to the north of Birkenhead.

Q3n Other reasons

There are still urban sites available to the north of Birkenhead.

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-7402

Site Reference

All Sites

Q1 Please indicate the nature of your comment

General comment

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

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 owners with planning permission but work not started should be encouraged to proceed, smaller pockets of developments is much more preferable to huge developments.

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-7420

Site Reference

All Sites

Q1 Please indicate the nature of your comment

General comment

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

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 should certainly have priority over ANY development on or release of Green belt.

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-7439

Site Reference

All Sites

Q1 Please indicate the nature of your comment

General comment

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

Without proper maps showing roads, how can I?

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Without proper maps showing roads, how can I?

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-7499

Site Reference

All Sites

Q1 Please indicate the nature of your comment

General comment

Q3 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, there are urban sites available in the northern Mersey side of the Borough.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Yes, there are urban sites available in the northern Mersey side of the Borough.

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-7710

Site Reference

All Sites

Q1 Please indicate the nature of your comment

General comment

Q3 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 there are urban sites available in the north of the town.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-7786

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

Yes there are urban sites available in the north of the town.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-8270

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

Yes, we have comments and these relate to significant concerns in respect of the deliverability or developability of the sites. These 52 sites generally comprise sites where permissions have lapsed, where landowners have not indicated their willingness to bring sites forward and where sites are identified as unviable in the current market. Although none of these sites have been included in the Council's housing supply trajectory, the Council claims that these sites could deliver an additional 720 dwellings (6% of the Council's stated requirement) between 2020 and 2035. As outlined at paragraph 5.12 of their Stage 3 Technical Assessment report, the Consultant has reviewed these sites and considers that each of them do not meet the test of developability as set out in the Framework. As such, unless significant evidence is presented by the Council to demonstrate their deliverability in the future, these sites cannot be reintroduced into the Council's trajectory at any stage. Further detail on these sites can be found in the Stage 3 report of the Consultant's Technical Assessment and Viability Assessment which accompany these representations. Notwithstanding the above comments, delivery from these sites form a small part of the Council's trajectory and fewer than half (19 of 52) would deliver any affordable housing in line with the requirements of the Framework as their indicative capacity falls below the 11 dwelling threshold where affordable housing is required. Only one site would deliver over 100 dwellings, a level above which any form of meaningful infrastructure upgrades could be provided. Relying on these small, currently undevelopable sites is not going to help the Council meet the infrastructure – or social, economic and environmental - needs of the Borough.

Q3k Development Viability

Yes, we have comments and these relate to significant concerns in respect of the deliverability or developability of the sites. These 52 sites generally comprise sites where permissions have lapsed, where landowners have not indicated their willingness to bring sites forward and where sites are identified as unviable in the current market.

Although none of these sites have been included in the Council's housing supply trajectory, the Council claims that these sites could deliver an additional 720 dwellings (6% of the Council's stated requirement) between 2020 and 2035. As outlined at paragraph 5.12 of their Stage 3 Technical Assessment report, the Consultant has reviewed these sites and considers that each of them do not meet the test of developability as set out in the Framework. As such, unless significant evidence is presented by the Council to demonstrate their deliverability in the future, these sites cannot be reintroduced into the Council's trajectory at any stage. Further detail on these sites can be found in the Stage 3 report of the Consultant's Technical Assessment and Viability Assessment which accompany these representations. Notwithstanding the above comments, delivery from these sites form a small part of the Council's trajectory and fewer than half (19 of 52) would deliver any affordable housing in line with the requirements of the Framework as their indicative capacity falls below the 11 dwelling threshold where affordable housing is required. Only one site would deliver over 100 dwellings, a level above which any form of meaningful infrastructure upgrades could be provided. Relying on these small, currently undevelopable sites is not going to help the Council meet the infrastructure – or social, economic and environmental - needs of the Borough.

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Yes, we have comments and these relate to significant concerns in respect of the deliverability or developability of the sites. These 52 sites generally comprise sites where permissions have lapsed, where landowners have not indicated their willingness to bring sites forward and where sites are identified as unviable in the current market. Although none of these sites have been included in the Council's housing supply trajectory, the Council claims that these sites could deliver an additional 720 dwellings (6% of the Council's stated requirement) between 2020 and 2035. As outlined at paragraph 5.12 of their Stage 3 Technical Assessment report, the Consultant has reviewed these sites and considers that each of them do not meet the test of developability as set out in the Framework. As such, unless significant evidence is presented by the Council to demonstrate their deliverability in the future, these sites cannot be reintroduced into the Council's trajectory at any stage. Further detail on these sites can be found in the Stage 3 report of the Consultant's Technical Assessment and Viability Assessment which accompany these representations. Notwithstanding

the above comments, delivery from these sites form a small part of the Council's trajectory and fewer than half (19 of 52) would deliver any affordable housing in line with the requirements of the Framework as their indicative capacity falls below the 11 dwelling threshold where affordable housing is required. Only one site would deliver over 100 dwellings, a level above which any form of meaningful infrastructure upgrades could be provided. Relying on these small, currently undevelopable sites is not going to help the Council meet the infrastructure – or social, economic and environmental - needs of the Borough.

Q3n Other reasons

Attachment 1

<https://wirral-consult.objective.co.uk/file/5676443>



Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-8331

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 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-862

Site Reference

All Sites

Q1 Please indicate the nature of your comment

General comment

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

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

All effort should be made to develop only brown field sites. There should be no development on green belt/field sites because this would result in an increase in the carbon footprint of the borough. Green belt/fields produce oxygen and offset tonnes of carbon. It would also impact on much of the rural character of Wirral which in turn would negatively impact on the potential of Wirral to become a significant tourist destination.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-9000

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

As previous comment, flawed delivery rate due to incorrect growth figures driving unrealistic target of 12000 houses.

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-9001

Site Reference

All Sites

Q1 Please indicate the nature of your comment

General comment

Q3 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, there are urban sites available in the north of the town.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Yes, there are urban sites available in the north of the town.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-9654

Site Reference

All Sites

Q1 Please indicate the nature of your comment

General comment

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

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Annex 2 of the National Planning Policy Framework ('Framework') defines "deliverable" housing sites as those which are available now, offer a suitable location for development now, and are achievable with a realistic prospect that development will be delivered on the site within five years. To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged. As acknowledged by the Council, the sites included within Appendix 4.3 are not currently considered to be deliverable or developable in line with the policy definition within the National Planning Policy Framework, and as such they should not currently be taken forward in the Local Plan / allocated for residential development, as this unduly risks meeting housing needs within the Borough. If indeed the Council identify at the time of Local Plan submission the Sites within Appendix 4.2 are "deliverable or developable" in accordance with the definition of the Framework, sufficient evidence should be provided for each of these 'higher risk sites' to demonstrate this.

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-9709

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 potential from this source is 2,174 over the plan period. We have significant reservations that the majority of these sites listed are deliverable in the first 5 years as required by the Framework. Each of the sites are listed in Appendix 4.5 (Trajectory) which has their SHLAA reference number. It can be seen that all the sites in the Trajectory in Appendix 4.5 that were assessed in the SHLAA were concluded not to be deliverable. There were other sites not included in the January 2020 SHLAA despite having a SHLAA reference number and there is no Addendum in the evidence base. Therefore there is a direct contradiction between the evidence base and the Local Plan. All of these sites which total 2,174 should be excluded as they are not deliverable or developable.

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-24181

Site Reference

All Sites

Q1 Please indicate the nature of your comment

NULL

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

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

None of the suitable but currently uncertain sites meet the test of developability set out in the Framework. Unless significant evidence is presented by the Council to demonstrate their deliverability in the future, these sites cannot be reintroduced into the Council's trajectory

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-24435 (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 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-25366

Site Reference

All Sites

Q1 Please indicate the nature of your comment

General comment

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

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 currently uncertain sites will not deliver any homes over the plan period.

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-25502

Site Reference

All Sites

Q1 Please indicate the nature of your comment

General comment

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

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 evidence will have to be put forward to suggest that additional brownfield sites could be incorporated into their housing figures. Including more uncertain sites will not lead to a suitable evidence base to put forward for examination. Any additional suitable but currently uncertain sites should be included in the windfall allowance over the 15 years.

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-7481

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

In response to Q4.4 the Other Suitable but Currently Uncertain 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/5679676>

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-24274

Site Reference

All Sites

Q1 Please indicate the nature of your comment

General comment

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

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 potential from this source is 2,174 over the plan period. We have significant reservations that the majority of these sites listed are deliverable in the first 5 years as required by the Framework. All the sites in the Trajectory in Appendix 4.5 that were assessed in the SHLAA were concluded not to be deliverable. Therefore, there is a direct contradiction between the evidence base and the Local Plan. All these sites which total 2,174 should be excluded as they are not deliverable or developable.

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-24020

Site Reference

All Sites

Q1 Please indicate the nature of your comment

General comment

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

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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.

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-25661

Site Reference

All Sites

Q1 Please indicate the nature of your comment

General comment

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

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 currently uncertain sites will not deliver any homes over the plan period.

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-24582

Site Reference

All Sites

Q1 Please indicate the nature of your comment

General comment

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

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 potential from this source is 2,174 over the plan period. We have significant reservations that the majority of these sites listed are deliverable in the first 5 years as required by the Framework. All the sites in the Trajectory in Appendix 4.5 that were assessed in the SHLAA were concluded not to be deliverable. Therefore, there is a direct contradiction between the evidence base and the Local Plan. All these sites which total 2,174 should be excluded as they are not deliverable or developable.

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-23851

Site Reference

All Sites

Q1 Please indicate the nature of your comment

General comment

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

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 potential from this source is 2,174 over the plan period. We have significant reservations that the majority of these sites listed are deliverable in the first 5 years as required by the Framework. All the sites in the Trajectory in Appendix 4.5 that were assessed in the SHLAA were concluded not to be deliverable. Therefore, there is a direct contradiction between the evidence base and the Local Plan. All these sites which total 2,174 should be excluded as they are not deliverable or developable.

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-24072

Site Reference

All Sites

Q1 Please indicate the nature of your comment

NULL

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

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 suitability but uncertain sites at this time.

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-24863

Site Reference

All Sites

Q1 Please indicate the nature of your comment

General comment

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

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 evidence will have to be put forward to suggest that additional brownfield sites could be incorporated into their housing figures. Including more uncertain sites will not lead to a suitable evidence base to put forward for examination. Any additional suitable but currently uncertain sites should be included in the windfall allowance over the 15 years.

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-24983

Site Reference

All Sites

Q1 Please indicate the nature of your comment

General comment

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

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 evidence will have to be put forward to suggest that additional brownfield sites could be incorporated into their housing figures. Including more uncertain sites will not lead to a suitable evidence base to put forward for examination. Any additional suitable but currently uncertain sites should be included in the windfall allowance over the 15 years.

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-25087

Site Reference

All Sites

Q1 Please indicate the nature of your comment

General comment

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

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 evidence will have to be put forward to suggest that additional brownfield sites could be incorporated into their housing figures. Including more uncertain sites will not lead to a suitable evidence base to put forward for examination. Any additional suitable but currently uncertain sites should be included in the windfall allowance over the 15 years.

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-25184

Site Reference

All Sites

Q1 Please indicate the nature of your comment

General comment

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

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 evidence will have to be put forward to suggest that additional brownfield sites could be incorporated into their housing figures. Including more uncertain sites will not lead to a suitable evidence base to put forward for examination. Any additional suitable but currently uncertain sites should be included in the windfall allowance over the 15 years.

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-25302

Site Reference

All Sites

Q1 Please indicate the nature of your comment

General comment

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

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 evidence will have to be put forward to suggest that additional brownfield sites could be incorporated into their housing figures. Including more uncertain sites will not lead to a suitable evidence base to put forward for examination. Any additional suitable but currently uncertain sites should be included in the windfall allowance over the 15 years.

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-2697

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 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-2974

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 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-1357

Site Reference

All Sites

Q1 Please indicate the nature of your comment

General comment

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

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

There are still urban sites available in the east of the Wirral which are not registered and available for regeneration. (Landowner being willing)

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-2676

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

Yes there are urban sites available in the north of the town.

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-3267

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

Yes there are urban sites available in the north of the town.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-8136

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 there are urban sites available in the north of the town

Q3b Transport and Highway Reasons

Yes there are urban sites available in the north of the town

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

Yes there are urban sites available in the north of the town

Q3d Impact on the character of the area

Yes there are urban sites available in the north of the town

Q3e Impact on / availability of Local Services

Yes there are urban sites available in the north of the town

Q3f Impact on Heritage

Yes there are urban sites available in the north of the town

Q3g Infrastructure and Utilities

Yes there are urban sites available in the north of the town

Q3h Flood Risk

Yes there are urban sites available in the north of the town

Q3i The site boundary is wrong

Yes there are urban sites available in the north of the town

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

Yes there are urban sites available in the north of the town

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-599

Site Reference

All Sites

Q1 Please indicate the nature of your comment

General comment

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

Q3g Infrastructure and Utilities

Q3h Flood 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 urban sites available in the north of the Birkenhead, not listed.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-5718

Site Reference

All Sites

Q1 Please indicate the nature of your comment

General comment

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

Q3g Infrastructure and Utilities

Q3h Flood 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 should be a question for the Council themselves. They will know whether they have consulted with all landowners about potential sites they wish to sell or not. No potential brownfield sites should be left unexplored. Every effort should be made to secure potential brownfield sites.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-4547

Site Reference

All Sites

Q1 Please indicate the nature of your comment

General comment

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

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-1174

Site Reference

SHLAA 1267 - Mill 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**

This road has already been built up to a large extent and it would further spoil the character of this environment. Also the path through here is prone to flooding.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons



Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-4832

Site Reference

SHLAA 1267 - Mill 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

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-5550

Site Reference

SHLAA 1267 - Mill 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

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-4831

Site Reference

SHLAA 1267 - Mill 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

Council have not consulted with all landowners of brownfield sites who wish to sell their land.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-5551

Site Reference

SHLAA 1267 - Mill 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)**

Overlooks other houses

Q3d Impact on the character of the area**Q3e Impact on / availability of Local Services**

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.4 – Other Suitable but Currently Uncertain Sites

Comment ID

LPIO-24387

Site Reference

SHLAA 1571 - Duncan 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 1571 Duncan Street 20 homes (not 9, as stated), as an apartment development and the existing mature trees on site would have to be removed. The site is in use as a car park and is within a Primarily Commercial Area. Design is also very sensitive issue because the site is located within the Hamilton Square Conservation Area and close to Heritage Assets. The sensitivities of the site mean that we would envisage it coming forward for development after others within our pipeline and not until 2032. On this basis, the site cannot be assumed to feed into the five-year housing land supply figures.