

! Metropolitan
Borough of Wirral

WIRRAL METROPOLITAN BOROUGH COUNCIL

LOCAL DEVELOPMENT FRAMEWORK FOR WIRRAL

SUPPLEMENTARY PLANNING DOCUMENT

**DESIGNING FOR SELF CONTAINED FLAT DEVELOPMENT
AND CONVERSIONS**

REPORT OF CONSULTATION

AUGUST 2006

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1 INTRODUCTION

- 1.1 In accordance with Regulation 17 (1) and 18 (4) of the Town & Country Planning (Local Development) Regulations 2004, this document sets out details of the consultation undertaken by the Council between 19 May and 30 June 2006 on the Draft Supplementary Planning Document 'Designing For Self Contained Flat Development And Conversions'.
- 1.2 The Draft Supplementary Planning Document was prepared following initial consultation during November and December 2005 to provide a further opportunity for public involvement. Comments were invited on the content of the draft document and the accompanying sustainability appraisal report.
- 1.3 This consultation report is available for inspection alongside the adopted Supplementary Planning Document.

2 THE CONSULTATION PROCESS

- 2.1 In accordance with the Draft Statement of Community Involvement, www.wirral.gov.uk/ldf/ldfsci1.asp, initial consultation on options to include in the proposed Supplementary Planning Document took place between 18 November and 30 December 2005. The results helped to prepare the contents of the Draft Supplementary Planning Document and the associated Sustainability Appraisal Reports which were published for further public consultation during 19 May and 30 June 2006.
- 2.2 A series of letters inviting comments were sent to a list of contacts drawn from the Unitary Development Plan database and Area Forum representatives. The letters invited comments on the contents of the draft the Supplementary Planning Document. Stakeholders, general and statutory consultation bodies, Ward Councillors and MPs were consulted in writing and supplied with a copy of the consultation documents.
- 2.3 Copies of the Draft Supplementary Planning Document and the Sustainability Report were placed on the Council's website and can be viewed at <http://www.wirral.gov.uk/ldf/ldfsp.asp> Paper copies of the documents were also made available at the public counter of the Technical Services Department offices and local libraries throughout the Borough.
- 2.4 Press advertisements were placed in two local newspapers, the Liverpool Daily Post on 19 May 2006 and the Wirral Globe on 24 May 2006.

3 SUMMARY OF RESPONSES.

- 3.1 The consultation on the draft Supplementary Planning Document drew 25 responses.
- 3.2 A summary of the main issues raised in the representations received and the comments of the Local Planning Authority on how they have been addressed in the final SPD's are contained in the following table.

TABLE 1

SCHEDULE OF CONSULTATION RESPONSES (DRAFT SPD FOR SELF CONTAINED FLATS)

| | | | |
|-----|--|---|---|
| 001 | Health & Safety Executive | No Comment | Noted. No action needed |
| 002 | Director of Technical Service (Sustainable Transport) | <p>Notes that travel plans are likely to be requested for 50 units or more.</p> <p>Para 4.5 – distance to rail stations is 800m in Local Transport Plan and proposed Transport SPD. SPD should be consistent</p> <p>Para 6.40 – requests inclusion of ‘covered’ cycle parking facilities.</p> <p>Para 6.41 could be interpreted to mean cycle and bin stores can housed together</p> <p>Para 8.2 Can cycle parking be included.</p> <p>Para 8.3 can it clear that access statement relates to all modes of transport.</p> | <p>The proposed SPD covers this issue at paras 5.18 to 5.20. No action needed.</p> <p>The proposed Transport SPD for Merseyside is at conception stage and thresholds are subject to change. Intervening distances between development and transport facilities can be reconsidered during future reviews. No change recommended.</p> <p>‘Covered’ has been inserted into para 6.40</p> <p>Para 6.41 has been amended to ensure bin stores are separated.</p> <p>Paras 8.2 and 8.3 have been amended to take account of new legislation introduced on 10 August 2006, which sets out requirements for design and access statements. Para 8.1 bullet point 5 has been amended to clarify the information</p> |

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| | | | needed on site survey plans. |
| 003 | Friends of Hoylake & Meols Gardens and Open Spaces | Issue are beyond their remit | Noted. No action needed |
| 004 | NorthWest Regional Development Agency | Matters are of purely local concern and do not raise issues of concern. | Noted. No action needed. |
| 005 | Green Belt Council | No comment | Noted. No action needed. |
| 006 | Garden History Society | No Comment | Noted. No action needed. |
| 007 | NorthWest Regional Assembly | Consider the Draft SPD to be in general conformity with the Regional Spatial Strategy (RSS). References to RSS are welcome. | Noted. No action needed. |
| 008 | Network Rail | Nothing to add | Noted. No action needed. |
| 009 | Wirral Wildlife | Support for documents. Para 6.12 reads that only native trees should only be used in landscaping. This is too restrictive. Should read 'too maintain biodiversity by appropriate plantings, using native trees and shrubs where suitable'. | The words 'where suitable to promote biodiversity in the area' have been added to para 6.12 |
| 010 | Government Office (2 letters) | 1. Has no further comment 2. Para 1.3 should note PPG3 & RSS are subject to revision, substancial changes would be identified in | Noted. This section will not form part of the final SPD. No change needed at this stage. Any |

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| | | <p>annual monitoring report, SPD would be revised when Core Strategy produced.</p> <p>Para 2.3 useful to mention SCI</p> <p>Para 2.5 add how the Interim Planning Policy can be viewed.</p> <p>Helpful to refer to Circular 01/2006 (Changes to Development Control), National Policies PPG15, PPS22, PPG25 and UDP Policies HS7, HS8, HS9, HS11 and HS14 in section 3.</p> <p>Paras 4.2 & 4.3 Helpful to list all town and suburban centres.</p> <p>Better to include references to Mersey Code of Practice (Accessibility section), SPG for house extensions (para 6.23), Annual Monitoring Report (monitoring section) NW Design Guide (in Background Documents).</p> <p>Helpful to mention Merseyside Authorities are preparing SPD on transport under parking section.</p> | <p>changes would need to be included in a review of the SPD.</p> <p>The SCI will set out future steps for involving the community when adopted</p> <p>This has been added.</p> <p>Agreed apart from HS7, HS8, which are beyond the scope of the proposed SPD and subject to separate guidance in SPG's 9,. HS11 is already referred to in HS13. HS14 Houses in Multiple Occupation does not fall within the scope of the proposed SPD.</p> <p>Reference has been made to the relevant policies rather repeating the full list.</p> <p>All relevant documents and how they can obtained are identified in under the Background Documents Section. Web page links will be inserted throughout the document.</p> <p>The proposed Merseyside Transport SPD would not be adopted in Wirral because there is no relevant UDP policy linkage. No further action needed.</p> |
| 011 | United Utilities | Has no further comment | Noted. No action needed. |

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| 012 | Countryside Agency | Welcome design guidance but do not wish to comment on documents | Noted. No action needed. |
| 013 | English Partnerships | Support general thrust and key points. Agree sound attractive buildings should be protected through sequential approach, over-development should be avoided, welcome requirement for access to public transport and use of environment friendly technology. | Noted. No action needed. |
| 014 | The Bromborough Society | Particularly helpful points noted in Draft SPD and SA Report. Hope that it has a most positive impact. | Noted. No action needed. |
| 015 | Environment Agency | <p>Para 6.33 – would like ‘Sustainable Drainage Systems’ (SUDS) to be included.</p> <p>Section 8 – would like ‘Flood Risk Assessment’ to be submitted for development in Zone 2 and 3.</p> <p>SA Report – Flat development likely to have negative impact on objective for flooding and hazards due to water run off. SUDS may mitigate.</p> <p>Indicator for minimising reliance on non-renewable energy sources should be BREEAM Rating of very good</p> | <p>The need for flood risk assessment is currently identified when individual proposals come forward. Flood risk and SUDS need to be addressed when the higher level policies for flooding and land drainage are reviewed in the emerging Core Strategy. No change possible at this stage.</p> <p>Sustainability Indicators will be kept under review and developments achieving BREEAM Rating very good will be identified in future Annual Monitoring Reports.</p> |
| 016 | Mr Crook | <p>Heartening to see design issues on par with functional issues.</p> <p>Worth citing ‘Building for life’ campaign. Good design is about stripping extraneous elements as is about introducing new elements.</p> | <p>Noted. No action needed.</p> <p>Inclusion reference to national standards promoted by CABI as a benchmark for well designed residential schemes have been included at paras 6.3 and 10.</p> |

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| | | There is no minimum space standard in SPD. Suggests minimum of 55 m ² for one bed flat and 75m ² for two bed flat. | The type and size of residential properties will be considered in the forthcoming assessment of local housing need and during the preparation of the Core Strategy. If necessary, the results may be included in the proposed SPD when it is subjected to review. No action proposed at this stage. |
| 017 | Councillor Gilchrist | Coverage on landscaping and retention of garden features reflects notice of motion to Council. Interested in how rainfall can go to ground rather than as run off and how para 6.33 on photovoltaic and solar systems can be toughened up. Could microgeneration facilities be included. | Noted no action needed. Planning conditions can be used to control land drainage and the type of surface material. The need for this is best assessed when individual applications are made. Forthcoming national policy or legislation on micro-regeneration and flood risk will be taken into account during the preparation of the Core Strategy and then included in the proposed SPD when it is subjected to review. No action proposed at this stage. |
| 018 | Government Office | Additional letter. | See comments a 010 above. |
| 019 | Wirral Society | Very supportive and keen for adoption. Hope SPD will prevent development like those at Beacon Lane, Heswall & Kings Gap, Hoylake. Has Inspectorate been consulted. Does Government have power to overrule. Para 3.9 How will point 2 be achieved. | The proposed SPD will provide guidance on how UDP Policy is to be implemented. Following adoption it will be a significant consideration when determining applications and appeals. No action needed. Point 2 will be achieved through |

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| | | <p>Para 5.1 Are gardens previously developed land.</p> <p>Para 6.2 CAD views of development should be provided at early stage and be mandatory for sensitive areas.</p> <p>Paras 6.11, 6.12 & 8.6 could the Council be less flexible if features of value are removed, or seek signed declaration that such features would remain intact.</p> <p>Para 9.3 One indicator could be the number of times the Council is overruled by the Government.</p> <p>Questions proportion of proposals already being used, and will Council seek assurance that department has enough staff trained to make it work.</p> | <p>implementation of the proposed SPD in support of RSS Policy DP1. No Action needed.</p> <p>Yes, under annex C of PPG3 (March 2000)</p> <p>Para 7.2 sets out information needed for pre-application discussions. Design statements will now be required with applications for new buildings.</p> <p>Site specific factors would be have to be assessed on a case by case basis.</p> <p>Appeal decisions will be reported in the Council's Annual Monitoring Report.</p> <p>The SPD advises on how existing policy will be implemented. In house training will be provided. No action needed.</p> |
| 020 | The Ramblers Association | Designing for flats is outside their remit | Noted No action needed |
| 021 | Eleanor Road Association | Support submission by Wirral Society | See 019 above for comments |
| 022 | Mr Noble | Flat guidelines excellent | Noted No action needed |
| 023 | Mr Wilson Community Safety | Good to see something relating to designing out crime | Noted No action needed |
| 024 | NW & N.Wales Sea Fisheries | No Comment | Noted No action needed |

| | Committee | | |
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| 025 | Highways Agency | No Comment | Noted No action needed |

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APPENDIX A

Supplementary Planning Document SPD2 Designing For Self Contained Flat Development And Conversions Consultation Document

List of Consultees

| |
|--|
| North West Development Agency |
| Denbighshire County Council |
| English Partnerships |
| Countryside Agency (NW Region) |
| Ms S J Wall |
| Flintshire County Council |
| Health & Safety Executive |
| Merseyside Policy Unit |
| Asset Planning Department |
| Environment Agency (Wales) |
| Halton UA - Environmental Services Directorate |
| Environmental Advisory Service |
| Sefton MBC |
| St Helen's MBC |
| Liverpool City Council |
| English Nature (Cheshire/Lancs Team) |
| Ellesmere Port and Neston Borough Council |
| Cheshire County Council |
| Countryside Council for Wales |
| Knowsley MBC |
| British Aerospace |
| Network Rail (Planning) |
| Lands Office - Shell UK Pipelines |
| Bell Ingram Pipelines Ltd |
| National Museums Liverpool |
| English Heritage (North West) |
| North West Regional Assembly |
| Wirral Voluntary and Community Services Network |
| Cheshire & Merseyside Strategic Health Authority |
| The Mersey Partnership |

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| The Rt Rev D A Urquhart |
| Babtie Group for Dwr Cymru |
| Garden History Society |
| Government Office for the North West |
| Claughton Community Group |
| Mr C T Moore |
| Merseyside Cycling Campaign (Wirral Branch) |
| Barnston Conservation Society |
| Ramblers Association (Wirral Group) |
| Ms Foster |
| Oxton Society |
| Rev Father Ostaszewski |
| Wirral Green Belt Council |
| United Utilities (Asset Protection) |
| Wirral Wildlife |
| Wirral Barn Owl Trust |
| Network Rail (Mining) |
| Merseytravel |
| Mr M Meredith Jones |
| Technical Services Department |
| Bromborough Conservation Area Committee |
| Wirral Partnership Homes |
| Environment Agency (England) |
| Dwr Cymru Welsh Water |
| Eleanor Road Residents Association |
| Ms Elizabeth Davey |
| Wirral Society |
| Wirral Community Safety Team |
| Councillor Holbrook |
| Environmental Planning (Manweb Estates) |
| Poulton & District Residents Association |

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| Derek Taylor |
| Mr P Barton |
| Sport England North West Region |
| Highways Agency (Network Strategy) |
| Theatres Trust |
| Bromborough Society |
| Rural Development Service |
| National Farmers Union - NW Region |
| Mrs S Shaw |
| Mr J O'Neil |
| Insignia Richard Ellis |
| Wirral Transport Users Association |
| Mr R J Wood |
| Home Builders Federation |
| Bullivant Jones & Company |
| Brodies Solicitors |
| LRM Development Consultants |
| Wirral Footpaths and Open Spaces Society |
| Development Planning & Design Services |
| Barratt Chester |
| Arrowcroft Northwest Ltd |
| Mr C P Arrowsmith |
| Peel Holdings Limited |
| Mersey Docks and Harbour Company |
| Malcolm Judd and Partners |
| Wirral Green Party |
| D Morgan Plc |
| Woodland Trust |
| Wainhomes (North West) Limited |
| Cheshire Wildlife Trust |
| Premier Brands UK Limited |
| Higham & Co. |
| Bristol-Myers Squibb Pharmaceutical Research |

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| Malcolm E Lloyd |
| Denton Clark & Co. |
| Wirral Chamber of Commerce |
| Mrs E M Hale |
| Church Commissioners |
| Diocese of Chester |
| Mersey Waste Holdings Limited |
| Sustrans |
| Merseyside Police - North Wirral Area |
| David McLean Homes Ltd |
| Beechwood & Ballantyne EMB Ltd |
| National Trust (NW Region) |
| Fire Safety Command (Wirral District) |
| Heswall Society |
| Wardell Armstrong |
| Forestry Commission (NW Conservancy) |
| Business Environments Planning |
| Paul Butler Associates |
| West Kirby Village CA Advisory Committee |
| Merseyside Fire Service Headquarters |
| Fuller Peiser |
| Countryside Properties |
| Wirral & Cheshire Badger Group |
| Second Site Property |
| Hickling Gray Associates |
| Development Planning Partnership |
| Wellington Road CA Advisory Committee |
| Morris Developments |
| Cunnane Town Planning |
| Mr R L Shelbourne |
| Groundwork Wirral |
| Hallam Land Management Ltd |
| Wirral Investment Network Partnership |

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| Smith & Sons Property Consultants |
| Cheshire Jehovah's Witnesses |
| Westbury Homes |
| Planning Bureau Limited |
| Mr D Birkett |
| General Aviation Awareness Council |
| Landmark Information Group Ltd |
| Royal Estates |
| Clive Watkin Partnership |
| Kersh Commercial |
| Emerson Group |
| White Young Green Consulting |
| CgMs Consulting |
| Crosby Homes NW Ltd |
| Mr J A Wright BA (Hons) MRTPI |
| Jones Lang LaSalle |
| Patrick Farfan Associates Ltd |
| Redrow Homes |
| Adams Holmes Associates |
| Dickinson Dees |
| WIRED |
| Axis Planning Environment & Design |
| Crown Estates |
| Leverhulme Estates |
| Nathaniel Litchfield & Partners |
| Halcyon Properties |
| Ms S Sweeney |
| Forthview Limited |
| Gerald Eve |
| Villa Medical Centre |
| George Wimpey North West Limited |
| Planning & Environmental Services Ltd |
| Environmental Resources Management |

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| Bruce Nowell Business Services |
| GVA Grimley |
| Bellway Homes |
| Thomas Estates Limited |
| James Barr Consultants |
| Drivers Jonas |
| Fairclough Homes Limited (NW Division) |
| Black Macadam |
| National Wind Power Limited |
| Mr G D Evans |
| Smiths Gore |
| Haston Reynolds Partnership |
| Halliwell Landau |
| Mr D Cross |
| Chesterton Planning & Economics |
| Land Projects UK Associates |
| McDyre & Co. |
| Peacock & Smith |
| Arriva North West Limited |
| HOW Planning LLP |
| Savell Bird and Axon |
| Persimmon Homes (North West) |
| Wardell Armstrong |
| Mrs S Charlesworth |
| New Ferry Regeneration Action Group |
| Cycling Project |
| Building Design Partnership |
| Miller Homes (North West) Limited |
| Woodford Group |
| Hylgar Properties |
| H D Gee Consultants |
| Robinson Architects |
| Tetlow King Planning |

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| Alisdair Macdonald |
| Wirral Green Belt Council |
| Port Sunlight Village Society |
| C D Hughes |
| HM Coastguard |
| Wirral LA21 Forum, Centre for Sustainable Living |
| Caldy Conservation Area Advisory Committee |
| Corporate Property Solutions |
| Mr A P McArdle |
| Colin Buchanan & Partners |
| Mrs M Dockrell |
| Irby, Thurstaston & Pensby Amenity Society |
| Mr I Wyche |
| Roger Tym & Partners |
| Wirral Development Corporation Ltd |
| Kings Lane Supporters Association |
| Hoylake & District Civic Society |
| Meols Drive Residents Association |
| Cheshire RIGS Group |
| Cuff Roberts Solicitors |
| Stanton Land & Marine Development Limited |
| Bebington & West Wirral NHS Primary Care Trust |
| Mr A Kennaugh |
| Mr B Legan Dip TP DMS |
| Royal Liverpool Golf Club |
| Wirral Planning Advice & Appeals Service |
| Steven Abbott Associates |
| CB Richard Ellis |
| Mrs J Wood |
| Seacombe Local Area Partnership |
| North Birkenhead Neighbourhood Forum |

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| Emery Planning Partnership |
| De Pol Associates |
| Storey Sons & Parker |
| MCP Planning & Development |
| Cass Associates |
| Blue Sky Planning Limited |
| Hepher Dixon |
| Hepher Dixon |
| Charlesworth Group Ltd |
| David Wilson Homes |
| Inglewood Properties |
| Mr R Taylor |
| Denis Wilson Partnership |
| Denis Wilson Partnership |
| Mr F Burgana BA MCD MRTPI |
| Cliff Walsingham & Company |
| Strutt & Parker |
| Unichema Chemicals |
| Jones Lang LaSalle |
| Mr C W Dent BA Dip TP RIBA MRTPI |
| King Sturge |
| DTZ Piedad Consulting |
| Bett Limited |
| RPS Planning Transport & Environment |
| Mr C M Brand |
| Mr Mahoney |
| Brockway Dunn Limited |
| E M Enterprises |
| Muir Associates |
| Chelford Properties |
| Northern Trust |
| Taylor Young |
| Moneycorp Limited |

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| J10 Planning |
| Kemp & Kemp |
| RPS Planning Transport & Environment |
| RPS Planning Transport & Environment |
| Elite Homes (North) Limited |
| Knight Frank LLP |
| CLM Services |
| Salisbury Developments |
| Mr P Jackson |
| Leith Planning Limited |
| Carey Jones Architects |
| Bridgewater Meeting Room Trust |
| Heswall & District Business Association |
| CUH2A Architecture & Planning |
| Gough Planning Services |
| Mr & Mrs D Gleave |
| Mrs T Chadwick |
| Mr W O'Dowd |
| Mrs K M Ives |
| Steer Davies Gleave |
| New Brighton BRAVO |
| Friends of Birkenhead Park |
| Broadway Malyan Planning |
| Paul Dickinson Associates |
| Fort Perch Rock |
| Chris Thomas Limited |
| Mr C R Hutchinson |
| Mr L Parker-Davies |
| Mrs B Murthwaite |
| Entec UK Ltd |
| Environs Partnership |
| Hepher Dixon |
| Bloomfields Limited |

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| Thornton Hough Community Trust |
| Terrence O Rourke |
| Dixon Webb |
| Wallasey Civic Society |
| Braithwaite Associates |
| McCormick Architecture |
| Mr K Collins |
| Friends of Storeton Woods |
| Friends of Heswall Shore |
| Port Sunlight Village Trust |
| Safety Layne (Investments) Limited |
| Ainsley Gommon Architects |
| Henry Boot Developments Limited |
| Mr M G Laurenson |
| Mr H Turnbull |
| Mr D Clamp |
| Nathaniel Litchfield & Partners |
| RPS Planning, Transport & Environment |
| Bidston Preservation Trust |
| NJL Consulting |
| HOW Planning |
| Turley Associates |
| Taylor Woodrow Developments |
| Mr C Airey |
| Dr M Baker-Schommer |
| Mr G Hunter |
| Thornton Hough Community Trust |
| K Hussenbux |
| Mason Owen Property Consultants |
| New Brighton Community Partnership |
| Drivers Jonas |
| Edmund Kirby |
| Harlor Homes |

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| Mr & Mrs G Bowler |
| Barton Willmore Partnership |
| Athertons |
| Cheshire Office Park Limited |
| Bovis Homes Limited |
| MacIntosh Communications Limited |
| Mr A T Hurst |
| Bidston Village CA Advisory Committee |
| Mr M Curtis |
| Ms L Woodhead |
| Feilden & Mawson |
| Ms S Colquhoun |
| Barton Willmore Planning |
| EDAW Plc |
| Tranmere Alliance |
| Unilever Research Port Sunlight |
| Unilever UK Home and Personal Care |
| Asset Manager Surveyor, Unilever UK Property |
| North Country Homes Group Limited |
| Wirral Society |
| Wirral Methodist Housing Association |
| NW & North Wales Sea Fisheries Committee |
| Savills |
| Joint Committee of the National Amenity Societies |
| Ancient Monuments Society |
| Council for British Archaeology |
| Society for the Protection of Ancient Buildings |
| Georgian Group |
| Twentieth Century Society |
| General Synod of the Church of England |
| Methodist Church Property Division |

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| United Reform Church |
| Roman Catholic Church |
| North Western Baptist Association |
| George Wimpey Strategic Land |
| Carpenter Bidwells Planning |
| Survey & Design Associates |
| D2 Planning |
| Beechwood Community Association |
| Bidston Residents Association |
| Birkenhead & Wallasey Primary Care Trust |
| Birkenhead Market Tenants Association |
| Brackenwood Committee |
| Bromborough Pool Village Society |
| Cheshire Gardens Trust |
| Dee Estuary Conservation Group |
| Eastham Village Preservation Association |
| Eastham Village Residents Association |
| Energy Projects Plus |
| Forum Housing Association |
| Frankby Conservation Area Advisory Committee |
| Friends of Eastham Country Park |
| Kings Gap Conservation Area Committee |
| Maritime Housing Association |
| Mersey Estuary Conservation Group |
| Mersey Basin Campaign |
| Merseyside & West Cheshire Ramblers |
| Merseyside & West Lancs Bat Group |
| Merseyside & West Lancs Bat Group |
| New Ferry & Rock Ferry Conservation Society |
| New Ferry Business Association |
| Poulton Protection Group |
| Action Wirral Rivers |

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| Rock Ferry Community Group |
| Rock Park Estate Management Committee |
| Royal National Lifeboat Institute |
| Royal Society for the Protection of Birds |
| Saughall Massie Conservation Area Committee |
| Mersey Estuary Development Co-ordinator |
| Venture Housing Association |
| Wirral Federation of Tenants & Residents Associations |
| Wirral Hospitals Trust |
| Wirral Metropolitan College |
| Campaign for Real Ale |
| G S Puddy |
| Allerton Trust |
| Biffa Waste Services |
| New Brighton Football Club |
| R G Drake |
| Mrs J M Smith |
| Mr D McKaigue |
| Mr T Tarr |
| Mr C S Thompson |
| Job Centre Plus |
| Mr F Howell |
| Ms J M McIlhatton |
| Mr & Mrs A Pasterfield |
| Ms S Magee |
| Mrs R M Fraser |
| North West Association of Sea Angling Clubs |
| Showmens Guild of Great Britain |
| Mr I Coulthard |
| Dr M Day |
| Design Planning Development |
| Mr M F Lewis |

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|--|
| Dr K Singh |
| Tulip Limited |
| Mr & Mrs PM & UR Weston |
| Wirral Society |
| Mrs G Wollers |
| Hoylake & District CVS |
| Age Concern Wirral |
| New Brighton Community Association |
| Tranmere Together |
| Bebington CVS |
| Partnership for Racial Equality |
| Wirral CVS |
| Mr R Neale |
| Reddington Developments Limited |
| Mr C P Hales |
| Mr F Hyde |
| Lairdsie Communities Trust |
| Mr E Robinson OBE MRAS |
| Mr J L Marshall |
| Mr P Haywood |
| Mr & Mrs L & B Bell |
| Sure Start (Birkenhead Central) |
| Mr C Lord |
| Mrs G Nicholas |
| Mr D Nooman |
| Mrs Weston |
| Birkenhead Town Centre Forum |
| Tower Action Group |
| Wallasey Village Community Partnership |
| Friends of Hoylake & Meols Gardens & Open Spaces |
| Mrs Matthews |
| Merseyside Environmental Trust |
| British Rail Property |

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| O2 UK Limited |
| T-Mobile (UK) Ltd |
| Hutchinson 3G UK Limited |
| Orange Pcs Ltd |
| Vodafone Ltd |
| Airwave MMO2 |
| Mobile Operators Association |
| Mast Action UK |
| Mast Sanity Head Office |
| Powerwatch |
| Friends of the Earth |
| Planning Division (Group 22) |
| NTL House Bartley Wood Bus Park |
| The Oxton Society |
| Liberte |
| Mr Dave Hale |
| PTS Property |
| Cheshire Association of Local Councils |
| Willaston Parish Council |
| Little Stanney & District Parish Council |
| Helsby Parish Council |
| Puddington & District Council |
| Ince Parish Council |
| Friends of Ashton Park |
| Mr Noble |
| Lambert Smith Hampton |
| Mr Norton |
| Thorneycroft etc., Residents Association |
| Kathy Robinson |
| Merseyside Civic Society |
| Union Street Day Resource Centre |
| Townswomen Wirral 101-25 |
| Alinbrook Ltd |

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| Mouchel Parkman |
| Paddock Johnson Associates |
| Tweedale |
| Friends of Royden Park |
| Mr & Mrs Dunne |
| Ms Diane Toony |
| Mr Martin Harrison |
| Mr Burman |
| Ms Seager |
| Ms Doodson |
| Stanton Estate Residents Association |
| Heswall Society |
| Mr Martin |
| Mrs Lewis |
| Paul & Company |
| National Grid |
| Mr Nuttal |
| GL Hearn |
| Barnston Womens Institute |
| Mrs M Coles |
| Mr Grey |
| Mrs Clarke |
| Cromer Court |
| Mr Reade |
| Mr Noble |
| Mr Ellis |
| Mono Consultants Ltd |
| George-Christine Bryan |
| Manor Egremont Mast Action Group |
| Mr Rowland |
| Sommerville Primary School |
| St. Mary's Catholic College |
| Aldi Stores (c/o Turley Associates) |

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| Goodwin Planning Services |
| United Co-operatives Ltd |
| Westwood Road Residents Association |
| Knight Frank |
| Depol Associates Ltd |
| Colliers CRE |
| Bell Developments Ltd |
| N Power Renewables |
| Mr M Muller |
| Ms C Radford |
| Ward Councillors |
| Local MPs |
| Area Forum Members |

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