

Person ID	ID	Question 4.5 - Do you agree with the Preferred Approach to identify Broad Locations for growth based on regeneration opportunities and priorities in the Local Plan?	Question 4.5a - Please give your reasons:	Attachment 1	Attachment 2	Attachment 3	Attachment 4	Attachment 5	Attachment 6
1246747	LPIO-10080	yes	I agree with the prioritisation of developing urban areas if it means that the greenbelt is protected.						
1246760	LPIO-10109	yes	The council should focus on the locations in Table 4.3 that will provide 6,000 homes which is around the figure that most experts expect will realistically be needed over the lifetime of the plan. This would alleviate any need for green belt release.						
1244412	LPIO-1026	yes	I agree with Wirral Waters Hind St and Birkenhead regeneration						
1246724	LPIO-10392	yes	I agree with identifying Wirral Waters, Hind Street and Birkenhead regeneration.						
1246772	LPIO-10444	yes							
1246731	LPIO-10453	no	No, because it is based upon an understated baseline of housing need and a flawed Green Belt Study that understates the amount of Green Belt land that only performs a weak function. The sites that are relied on for development lack developability and deliverability within the required plan period and therefore the plan is unsound.						
1246778	LPIO-10486	yes	Aim to build on brownfield sites, not greenbelt						
1246803	LPIO-10645	yes							
1248825	LPIO-10672 1 of 2	yes	Wirral Waters is simply listed as one of a number of Broad Locations for Growth. This suggests an equal status and potential contribution. In fact, Wirral Waters should be pre-eminent amongst these locations reflecting that is the most readily capable of delivery, having an extent planning permission for comprehensive redevelopment (i.e. the East Float Outline Permission), development sites are available (or can be at the point envisaged through managed relocation of existing uses) and the absence of multiple / fragmented land ownership. A hierarchy of broad locations should be considered, with Wirral Waters at the highest level, conveying its role and opportunity, and efforts to maximise housing delivery should be prioritised accordingly. Wirral Waters is capable of delivering at least the 1,800 additional dwellings envisaged, subject to working in partnership to create the right conditions to achieve this level of growth. With a greater degree of intervention, Wirral Waters would be capable of delivering 6,450 dwellings across the plan period. The amount of housing that can be delivered across the plan period will depend on several factors including: Investment in transport and travel infrastructure - the more investment in appropriate public transport, cycle lanes, footpaths and public realm, the less space needs to be given over to car parking and the more attractive the area becomes to potential investors and residents alike - Peel are already running into issues around car parking / demand / market attractiveness due to lack of an implemented transport plan;	https://wirral-consult.objective.co.uk/file/5684254					
1248825	LPIO-10672 2 of 2	yes	Environmental improvements and place making - coordinated investment in the surrounding environment, including green spaces, making road layouts more family friendly and better landscaping, to create a more compelling place to live and invest - this is particularly the case if it is focused on the areas with the greatest potential synergy with Wirral Waters, such as Hamilton Park; Targeted and impactful interventions in the surrounding Partnership Neighbourhoods - to enhance the perceptions and visitor experience and to improve attractiveness to investors, future residents and occupiers; Energy and technology infrastructure - creating future places to live, work, create and build increasingly depend on the availability of sufficient sustainable energy and high-speed connectivity. Strong working relationships with a range of Council officers, politicians and public sector bodies is fundamental for increasing housing growth and delivery at Wirral Waters. The potential of Woodside to make a significant impact on housing delivery (likely in years 6 – 15 of the plan period) is supported. Woodside is a long-standing development opportunity, well-placed for residential development, with an attractive waterside setting, facing the iconic skyline of Liverpool city centre, close to the shops, services and facilities of Birkenhead town centre and Hamilton Square Merseyrail station, with easy access to Liverpool city centre. It is owned and controlled by a small number of landowners and capable of being available at the expected time of delivery.						
1238582	LPIO-10754	yes	The school playing fields at St Bridget's school west Kirby should be designated as local green space. The current CV19 situation supports all local concerns that green space adequate provision is essential to our well being.						
1246242	LPIO-10773		We agree that regeneration of Wirral Waters and Hind Street needs to go ahead. Rather than spending fees on Legal QCs and Surveying fees for assessments, (over a quarter of a million pounds) the Council could better spend the Council Tax payers money on simply developing the above mentioned sites and infrastructure.						
1243890	LPIO-1095	yes							
1247196	LPIO-11570		I agree with identifying Wirral Waters, Hind Street and Birkenhead regeneration.						
1247214	LPIO-12397		I agree with identifying Wirral Waters, Hind Street and Birkenhead regeneration.						
1244681	LPIO-1240	yes							
1247492	LPIO-12495		I agree with identifying Wirral Waters, Hind Street and Birkenhead regeneration.						
1240843	LPIO-12660		I agree with identifying Wirral Waters, Hind Street and Birkenhead regeneration.						

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1247578	LPIO-12858		I agree with identifying Wirral Waters, Hind Street and Birkenhead regeneration.						
1247510	LPIO-12982		I agree with identifying Wirral Waters, Hind Street and Birkenhead regeneration.						
1246335	LPIO-13107		I agree with identifying Wirral Waters, Hind Street and Birkenhead regeneration.						
1244811	LPIO-13111	yes	I support the PREFERRED OPTION but with URBAN INTENSIFICATION. Also I support a sequential approach to development to ensure sustainable sites are developed before those with a heritage value.						
1246466	LPIO-13252		I support the Preferred Option in the Local Plan, to develop with Urban intensification (Ref Q4.5) This means building on brownfield sites first.						
1246853	LPIO-13374		I agree with identifying Wirral Waters, Hind Street and Birkenhead regeneration.						
1241412	LPIO-134	no	There are not many sites in New Brighton area for building on so I don't see where any new housing will be built. No building should happen in front of already existing buildings. Any green areas should be kept green.						
1246852	LPIO-13496		I agree with identifying Wirral Waters, Hind Street and Birkenhead regeneration.						
1243700	LPIO-1358	yes							
1247746	LPIO-13651		I agree with identifying Wirral Waters, Hind Street and Birkenhead regeneration.						
1242183	LPIO-13968		I agree with identifying Wirral Waters, Hind Street and Birkenhead regeneration.						
1247218	LPIO-14063		I agree with identifying Wirral Waters, Hind Street and Birkenhead regeneration.						
1244900	LPIO-1413	yes							
1247219	LPIO-14168		I agree with identifying Wirral Waters, Hind Street and Birkenhead regeneration.						
1247220	LPIO-14267		I agree with identifying Wirral Waters, Hind Street and Birkenhead regeneration.						
1247222	LPIO-14397		I agree with identifying Wirral Waters, Hind Street and Birkenhead regeneration.						
1247226	LPIO-14485		I agree with identifying Wirral Waters, Hind Street and Birkenhead regeneration.						
1247245	LPIO-14575		I agree with identifying Wirral Waters, Hind Street and Birkenhead regeneration.						
1246827	LPIO-14704		I agree with identifying Wirral Waters, Hind Street and Birkenhead regeneration.						
1244905	LPIO-1475	yes							
1247246	LPIO-15324		I agree with identifying Wirral Waters, Hind Street and Birkenhead regeneration.						
1244901	LPIO-1536	yes							
1247248	LPIO-15432		I agree with identifying Wirral Waters, Hind Street and Birkenhead regeneration.						
1247251	LPIO-15541		I agree with identifying Wirral Waters, Hind Street and Birkenhead regeneration.						
1247252	LPIO-15633		I agree with identifying Wirral Waters, Hind Street and Birkenhead regeneration.						
1247274	LPIO-15727		I agree with identifying Wirral Waters, Hind Street and Birkenhead regeneration.						
1247275	LPIO-15838		I agree with identifying Wirral Waters, Hind Street and Birkenhead regeneration.						
1247936	LPIO-15980		I agree with identifying Wirral Waters, Hind Street and Birkenhead regeneration.						
1244969	LPIO-1619	no	Through negotiation, WBC should bring forward the deliverance of these growth locations to years 1/5 releasing the threat of changes to the Green Belt boundary						
1247287	LPIO-16199		I agree with identifying Wirral Waters, Hind Street and Birkenhead regeneration.						
1247344	LPIO-16286		I agree with identifying Wirral Waters, Hind Street and Birkenhead regeneration.						
1247349	LPIO-16374		I agree with identifying Wirral Waters, Hind Street and Birkenhead regeneration.						
1247353	LPIO-16462		I agree with identifying Wirral Waters, Hind Street and Birkenhead regeneration.						
1247354	LPIO-16550		I agree with identifying Wirral Waters, Hind Street and Birkenhead regeneration.						
1247935	LPIO-16636	yes	I agree with identifying Wirral Waters, Hind Street and Birkenhead regeneration.						

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1247434	LPIO-16649		I agree with identifying Wirral Waters, Hind Street and Birkenhead regeneration.						
1247436	LPIO-16764		I agree with identifying Wirral Waters, Hind Street and Birkenhead regeneration.						
1244782	LPIO-1686	yes							
1247437	LPIO-16890		I agree with identifying Wirral Waters, Hind Street and Birkenhead regeneration.						
1247439	LPIO-16891		I agree with identifying Wirral Waters, Hind Street and Birkenhead regeneration.						
1247441	LPIO-17061		I agree with identifying Wirral Waters, Hind Street and Birkenhead regeneration.						
1247960	LPIO-17182		I agree with identifying Wirral Waters, Hind Street and Birkenhead regeneration.						
1247966	LPIO-17374		I agree with identifying Wirral Waters, Hind Street and Birkenhead regeneration.						
1247971	LPIO-17476		I agree with identifying Wirral Waters, Hind Street and Birkenhead regeneration.						
1242519	LPIO-1749	yes							
1241726	LPIO-17572		I agree with identifying Wirral Waters, Hind Street and Birkenhead regeneration.						
1247979	LPIO-17686		I agree with identifying Wirral Waters, Hind Street and Birkenhead regeneration.						
1247980	LPIO-17687		I agree with identifying Wirral Waters, Hind Street and Birkenhead regeneration.						
1238043	LPIO-1772	yes							
1245502	LPIO-17862		I agree with identifying Wirral Waters, Hind Street and Birkenhead regeneration.						
1247541	LPIO-17963		I agree with identifying Wirral Waters, Hind Street and Birkenhead regeneration.						
1247539	LPIO-18072		I agree with identifying Wirral Waters, Hind Street and Birkenhead regeneration.						
1237857	LPIO-18196		I agree with identifying Wirral Waters, Hind Street and Birkenhead regeneration.						
1247996	LPIO-18222		I agree with identifying Wirral Waters, Hind Street and Birkenhead regeneration.						
1245060	LPIO-1830		I agree with identifying Wirral Waters, Hind Street and Birkenhead regeneration.						
1245069	LPIO-1935	yes							
1246851	LPIO-21156		I agree with identifying Wirral Waters, Hind Street and Birkenhead regeneration.						
1246918	LPIO-21279		I agree with identifying Wirral Waters, Hind Street and Birkenhead regeneration.						
1246924	LPIO-21280		I agree with identifying Wirral Waters, Hind Street and Birkenhead regeneration.						
1246928	LPIO-21281		I agree with identifying Wirral Waters, Hind Street and Birkenhead regeneration.						
1241016	LPIO-213	yes	This will lead to a major regeneration in East Wirral, bringing derelict, brownfield sites into productive use.						
1245112	LPIO-2145	yes							
1246920	LPIO-21525		I agree with identifying Wirral Waters, Hind Street and Birkenhead regeneration.						
1246926	LPIO-21526		I agree with identifying Wirral Waters, Hind Street and Birkenhead regeneration.						
1238835	LPIO-2211	yes	I broadly agree with the outline BRF scheme involving Wirral Waters and Hind Street.						
1245125	LPIO-2216	yes	I agree with the Preferred Option, to develop brownfield sites using grant funding, to turn employment sites into residential sites, to build high density development at times and to use council-owned land as a priority.						
1245100	LPIO-2236	yes							

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1248438	LPIO-23773		Figure 4.4 of the I&O document has identified several potential Broad Locations for Growth which may have the potential to deliver 6,000 dwellings during the emerging Local Plan period. There is a large degree of uncertainty surrounding the delivery timescales for these Broad Locations for Growth, as Table 4.3 of the I&O document itself confirms. The Broad Locations for Growth are all located in north-east Wirral; furthermore, they will all involve high-density development, thus delivering a particular type of housing predominantly in the form of apartment living. This approach has implications both in respect of the spatial distribution of housing across the Borough and the housing mix and tenure which will ultimately be delivered. While not opposed to the regeneration of the Borough and the re-use of brownfield sites, it is imperative that a realistic approach to delivery is applied, as well as market demand and conditions. For example, the projected delivery rates of 6,000 new homes, largely apartments, in north-east Wirral will only be realised if there is a strong market demand for such accommodation in that location. Given the proximity to Liverpool and the delays encountered in the delivery of Wirral Waters to date, the Council needs to provide compelling market evidence to demonstrate a strong market demand for this scale of housing in north-east Wirral – based on the conclusions set out in Table 8.3 of the SHMA, the greatest demographic scenario need is for houses (market and affordable) comprising 3 or 4 bedrooms, with less need for flats.	https://wirral-consult.objective.co.uk/file/5684850	https://wirral-consult.objective.co.uk/file/5657890				
1248438	LPIO-23775		Figure 4.4 of the I&O document has identified several potential Broad Locations for Growth which may have the potential to deliver 6,000 dwellings during the emerging Local Plan period. There is a large degree of uncertainty surrounding the delivery timescales for these Broad Locations for Growth, as Table 4.3 of the I&O document itself confirms. The Broad Locations for Growth are all located in north-east Wirral; furthermore, they will all involve high-density development, thus delivering a particular type of housing predominantly in the form of apartment living. This approach has implications both in respect of the spatial distribution of housing across the Borough and the housing mix and tenure which will ultimately be delivered. While not opposed to the regeneration of the Borough and the re-use of brownfield sites, it is imperative that a realistic approach to delivery is applied, as well as market demand and conditions. For example, the projected delivery rates of 6,000 new homes, largely apartments, in north-east Wirral will only be realised if there is a strong market demand for such accommodation in that location. Given the proximity to Liverpool and the delays encountered in the delivery of Wirral Waters to date, the Council needs to provide compelling market evidence to demonstrate a strong market demand for this scale of housing in north-east Wirral – based on the conclusions set out in Table 8.3 of the SHMA, the greatest demographic scenario need is for houses (market and affordable) comprising 3 or 4 bedrooms, with less need for flats.	https://wirral-consult.objective.co.uk/file/5684850	https://wirral-consult.objective.co.uk/file/5657890				
1248794	LPIO-23840		We support the Council identifying Hind Street as a broad location for growth to capture the opportunity to create a new sustainable neighbourhood at the heart of Birkenhead that will make a significant contribution to the aspiration to achieve the delivery of an Urban Garden City or Left Bank-Regeneration Zone. Working with landowners and partners within the Hind Street area to conclude and complete the BRF, we are confident that the Council will be able to demonstrate in the final draft Local Plan to be submitted to the Secretary of State that the Hind Street strategic mixed site should be an urban housing allocation in excess of 1,000 new homes alongside an appropriate mix of alternative uses. We therefore welcome the opportunity to work with the Council and other partners and landowners in the further detailed masterplanning as part of the BRF and future stages of the Local Plan. It is only when the whole of the Hind Street strategic mixed site is considered (Local Plan figure A2.3) that a scale of development can be realised that will meet the aspirations of the Council to create an Urban Garden City or Left Bank-Regeneration Zone.	https://wirral-consult.objective.co.uk/file/5684986					
1242185	LPIO-23900	yes	Yes, this seems like a sustainable approach to ensure wasted land is reused, and that land assembly enables an adequate economy of scale to benefit from developer contributions being used to pay for needed sustainable transport and other community infrastructure and for master-planning to ensure high quality design to make the best use of space in the future but other factors should be assessed when assessing the suitability of broad locations, including landscape impacts and heritage conservation and local landscape, heritage and environmental assets must be valued properly. We need to be sure the Council's assessments are robust. We recommend urban areas with a notable greenspace gap have new greenspace provided to promote the health and well-being of communities, and for biodiversity, and enhancement of ecosystems.	https://wirral-consult.objective.co.uk/file/5659121	https://wirral-consult.objective.co.uk/file/5684263	https://wirral-consult.objective.co.uk/file/5657006			
1248472	LPIO-24021		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.	https://wirral-consult.objective.co.uk/file/5684824	https://wirral-consult.objective.co.uk/file/5684823				
1244826	LPIO-2407	yes	I agree with identifying Wirral Waters, Hind Street and Birkenhead regeneration.						

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1247798	LPIO-24253		Figure 4.4 of the I&O document has identified several potential Broad Locations for Growth which may have the potential to delivery 6,000 dwellings during the emerging Local Plan period. There is a large degree of uncertainty surrounding the delivery timescales for these Broad Locations for Growth, as Table 4.3 of the I&O document itself confirms. The Broad Locations for Growth are all located in north-east Wirral; furthermore, they will all involve high-density development, thus delivering a particular type of housing predominantly in the form of apartment living. For the reasons set out earlier in this Representation, this approach has implications both in respect of the spatial distribution of housing across the Borough and the housing mix and tenure which will ultimately be delivered. While not opposed to the regeneration of the Borough and the re-use of brownfield sites, it is imperative that a realistic approach to delivery is applied, as well as market demand and conditions. For example, the projected delivery rates of 6,000 new homes, largely apartments, in north-east Wirral will only be realised if there is a strong market demand for such accommodation in that location. Given the proximity to Liverpool and the delays encountered in the delivery of Wirral Waters to date, the Council needs to provide compelling market evidence to demonstrate a strong market demand for this scale of housing in north-east Wirral – based on the conclusions set out in Table 8.3 of the SHMA, the greatest demographic scenario need is for houses (market and affordable) comprising 3 or 4 bedrooms, with less need for flats.	https://wirral-consult.objective.co.uk/file/5684846					
1248520	LPIO-24316	yes	We support the Council identifying Hind Street as a broad location for growth to capture the opportunity to create a new sustainable neighbourhood at the heart of Birkenhead that will make a significant contribution to the aspiration to achieve the delivery of an Urban Garden City or Left Bank-Regeneration Zone. Working with landowners and partners within the Hind Street area to conclude and complete the BRF, we are confident that the Council will be able to demonstrate in the final draft Local Plan to be submitted to the Secretary of State that the Hind Street strategic mixed site should be an urban housing allocation in excess of 1,000 new homes alongside an appropriate mix of alternative uses. We therefore welcome the opportunity to work with the Council, their partners, and other landowners in the further detailed masterplanning exercise as part of the BRF and future stages of the Local Plan.	https://wirral-consult.objective.co.uk/file/5684895					
1248542	LPIO-24388		We are fully supportive of Birkenhead's inclusion as a 'Broad Location for Growth' within Table 4.3 of the Issues and Options document.	https://wirral-consult.objective.co.uk/file/5684894					
1248557 Environment Agency	LPIO-24436		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.						
1248825	LPIO-24613		The potential of Woodside to make a significant impact on housing delivery (likely in years 6 – 15 of the plan period) is supported. Woodside is a long-standing development opportunity, well-placed for residential development, with an attractive waterside setting, facing the iconic skyline of Liverpool city centre, close to the shops, services and facilities of Birkenhead town centre and Hamilton Square Merseyrail station, with easy access to Liverpool city centre. It is owned and controlled by a small number of landowners and capable of being available at the expected time of delivery.	https://wirral-consult.objective.co.uk/file/5684254					
1242697	LPIO-24674		The list at Table 4.3 seems to extend regeneration to a wider part of north east Wirral. No sites are given. The Seacombe and New Brighton "broad locations" may need some regeneration but there should be no loss of public parks or other greenspace for the residents in this dense urban environment.	https://wirral-consult.objective.co.uk/file/5659118	https://wirral-consult.objective.co.uk/file/5659119	https://wirral-consult.objective.co.uk/file/5659120	https://wirral-consult.objective.co.uk/file/5659121		
1248749	LPIO-24864	yes	The development of these sites would further deliver the strategic priorities of Wirral and their development should therefore be supported. The problem with these sites may lie in their marketability. The majority of these sites are located in viability Zone 1. They will require grant funding and their ability to provide the appropriate infrastructure and affordable contributions may be limited. Market saturation should also be considered. Most will not be deliverable within the first 5 years of the Plan and will have significant lead-in times given their complicated nature.	https://wirral-consult.objective.co.uk/file/5684847	https://wirral-consult.objective.co.uk/file/5684848	https://wirral-consult.objective.co.uk/file/5684845			
1248769	LPIO-24984	yes	The development of these sites would further deliver the strategic priorities of Wirral and their development should therefore be supported. The problem with these sites may lie in their marketability. The majority of these sites are located in viability Zone 1. They will require grant funding and their ability to provide the appropriate infrastructure and affordable contributions may be limited. Market saturation should also be considered. Most will not be deliverable within the first 5 years of the Plan and will have significant lead-in times given their complicated nature.	https://wirral-consult.objective.co.uk/file/5659045	https://wirral-consult.objective.co.uk/file/5684957	https://wirral-consult.objective.co.uk/file/5659039	https://wirral-consult.objective.co.uk/file/5659038	https://wirral-consult.objective.co.uk/file/5684956	
1242541	LPIO-2506	yes	Provided design is of high standard with access to green space						

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1248823	LPIO-25088		The development of these sites would further deliver the strategic priorities of Wirral and their development should therefore be supported. The problem with these sites may lie in their marketability. The majority of these sites are located in viability Zone 1. They will require grant funding and their ability to provide the appropriate infrastructure and affordable contributions may be limited. Market saturation should also be considered. Most will not be deliverable within the first 5 years of the Plan and will have significant lead-in times given their complicated nature.	https://wirral-consult.objective.co.uk/file/5674317	https://wirral-consult.objective.co.uk/file/5684865	https://wirral-consult.objective.co.uk/file/5684849			
1245083	LPIO-2511	yes	I agree with identifying Wirral Waters, Hind Street and Birkenhead regeneration						
1248832	LPIO-25185		The development of these sites would further deliver the strategic priorities of Wirral and their development should therefore be supported. The problem with these sites may lie in their marketability. The majority of these sites are located in viability Zone 1. They will require grant funding and their ability to provide the appropriate infrastructure and affordable contributions may be limited. Market saturation should also be considered. Most will not be deliverable within the first 5 years of the Plan and will have significant lead-in times given their complicated nature.	https://wirral-consult.objective.co.uk/file/5684857	https://wirral-consult.objective.co.uk/file/5659562				
1248833	LPIO-25303		The development of these sites would further deliver the strategic priorities of Wirral and their development should therefore be supported. The problem with these sites may lie in their marketability. The majority of these sites are located in viability Zone 1. They will require grant funding and their ability to provide the appropriate infrastructure and affordable contributions may be limited. Market saturation should also be considered. Most will not be deliverable within the first 5 years of the Plan and will have significant lead-in times given their complicated nature.	https://wirral-consult.objective.co.uk/file/5661125	https://wirral-consult.objective.co.uk/file/5661100	https://wirral-consult.objective.co.uk/file/5661124	https://wirral-consult.objective.co.uk/file/5661129		
1248956	LPIO-25367		We take no issue with the principle of identifying broad locations for growth within the Urban Conurbation at Hind Street, Woodside, Central Birkenhead, Wirral Waters, the partnerships neighbourhoods, the Seacombe-New Brighton corridor and New Brighton, given that these areas have the most obvious opportunities for regeneration and redevelopment. However: a number of sites in these areas are not be deliverable / developable; are not viable and are unable to contribute significantly towards affordable housing and the infrastructure required in these locations; and with almost all growth directed to the Commercial Core within the Urban Conurbation, local needs within the other Urban Settlements will not be met.	https://wirral-consult.objective.co.uk/file/5684859	https://wirral-consult.objective.co.uk/file/5677474				
1248986	LPIO-25503		The development of these sites would further deliver the strategic priorities of Wirral and their development should therefore be supported. The problem with these sites may lie in their marketability. The majority of these sites are located in viability Zone 1. They will require grant funding and their ability to provide the appropriate infrastructure and affordable contributions may be limited. Market saturation should also be considered. Most will not be deliverable within the first 5 years of the Plan and will have significant lead-in times given their complicated nature.	https://wirral-consult.objective.co.uk/file/5662723	https://wirral-consult.objective.co.uk/file/5662725	https://wirral-consult.objective.co.uk/file/5662770			
1249015	LPIO-25575		We take no issue with the principle of identifying broad locations for growth within the Urban Conurbation at Hind Street, Woodside, Central Birkenhead, Wirral Waters, the partnerships neighbourhoods, the Seacombe-New Brighton corridor and New Brighton, given that these areas have the most obvious opportunities for regeneration and redevelopment. However: a number of sites in these areas are not be deliverable / developable; are not viable and are unable to contribute significantly towards affordable housing and the infrastructure required in these locations; and with almost all growth directed to the Commercial Core within the Urban Conurbation, local needs within the other Urban Settlements will not be met.	https://wirral-consult.objective.co.uk/file/5684897					
1249070	LPIO-25662		We take no issue with the principle of identifying broad locations for growth within the Urban Conurbation at Hind Street, Woodside, Central Birkenhead, Wirral Waters, the partnerships neighbourhoods, the Seacombe-New Brighton corridor and New Brighton, given that these areas have the most obvious opportunities for regeneration and redevelopment. However: a number of sites in these areas are not be deliverable / developable; are not viable and are unable to contribute significantly towards affordable housing and the infrastructure required in these locations; and with almost all growth directed to the Commercial Core within the Urban Conurbation, local needs within the other Urban Settlements will not be met.	https://wirral-consult.objective.co.uk/file/5684896	https://wirral-consult.objective.co.uk/file/5679650				
1246458	LPIO-25715		I agree with identifying Wirral Waters, Hind Street and Birkenhead regeneration.						
1246459	LPIO-25716		I agree with identifying Wirral Waters, Hind Street and Birkenhead regeneration.						
1249100	LPIO-25881		We take no issue with the principle of identifying broad locations for growth within the Urban Conurbation at Hind Street, Woodside, Central Birkenhead, Wirral Waters, the partnerships neighbourhoods, the Seacombe-New Brighton corridor and New Brighton, given that these areas have the most obvious opportunities for regeneration and redevelopment. However: a number of sites in these areas are not be deliverable / developable; are not viable and are unable to contribute significantly towards affordable housing and the infrastructure required in these locations; and with almost all growth directed to the Commercial Core within the Urban Conurbation, local needs within the other Urban Settlements will not be met.	https://wirral-consult.objective.co.uk/file/5677514	https://wirral-consult.objective.co.uk/file/5677512	https://wirral-consult.objective.co.uk/file/5684898	https://wirral-consult.objective.co.uk/file/5684949	https://wirral-consult.objective.co.uk/file/5677509	https://wirral-consult.objective.co.uk/file/5684951

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1249100	LPIO-25881		We take no issue with the principle of identifying broad locations for growth within the Urban Conurbation at Hind Street, Woodside, Central Birkenhead, Wirral Waters, the partnerships neighbourhoods, the Seacombe-New Brighton corridor and New Brighton, given that these areas have the most obvious opportunities for regeneration and redevelopment. However: a number of sites in these areas are not be deliverable / developable; are not viable and are unable to contribute significantly towards affordable housing and the infrastructure required in these locations; and with almost all growth directed to the Commercial Core within the Urban Conurbation, local needs within the other Urban Settlements will not be met.	https://wirral-consult.objective.co.uk/file/5677510	https://wirral-consult.objective.co.uk/file/5684895	https://wirral-consult.objective.co.uk/file/5677508	https://wirral-consult.objective.co.uk/file/5677511	https://wirral-consult.objective.co.uk/file/5677513	https://wirral-consult.objective.co.uk/file/5677516
1249100	LPIO-25881		We take no issue with the principle of identifying broad locations for growth within the Urban Conurbation at Hind Street, Woodside, Central Birkenhead, Wirral Waters, the partnerships neighbourhoods, the Seacombe-New Brighton corridor and New Brighton, given that these areas have the most obvious opportunities for regeneration and redevelopment. However: a number of sites in these areas are not be deliverable / developable; are not viable and are unable to contribute significantly towards affordable housing and the infrastructure required in these locations; and with almost all growth directed to the Commercial Core within the Urban Conurbation, local needs within the other Urban Settlements will not be met.	https://wirral-consult.objective.co.uk/file/5677507					
1249206	LPIO-26094		I support the 'Preferred Option' in The Local Plan to develop with "Urban Intensification" (Ref. Q4.5) including high density developments, turning employment sites into residential sites, using council owned land as a priority and working with partners to 'pump prime' development on brownfield sites using grant funding. As mentioned, there are sites at Birkenhead, a large urban town, that are disused and in need of regeneration and redevelopment. An already urban area, this is the ideal area to redevelop in preference to using up new land when natural land is at a premium desperate situation locally, nationally and globally. Furthermore, in redeveloping these existing areas, town and country planning experts can incorporate aesthetically pleasing and healthful small green spaces anew within these areas such as parks and verges.						
1249269	LPIO-26150		Support the Council's ambitions for regeneration across the Borough and the need to make the most effective and efficient use of available brownfield land but the Council's approach is based on delivering a certain quantum of development rather than delivering the right types of homes in the right places, particularly in relation to meeting the identified need for larger family housing. Delivering higher density within these Broad Locations will only meet the need for smaller properties and there is a lack of evidence to demonstrate that growth in these locations is viable, deliverable and developable and attractive to the market. There is no evidence to justify that increasing densities at these Broad Locations is achievable or would not have an adverse impact on townscape or heritage assets. There is therefore no evidence to demonstrate that the Broad Locations identified in Table 4.3 have considered all the factors set out in the NPPG, to justify their inclusion within the Local Plan.	https://wirral-consult.objective.co.uk/file/5675699					
1249321	LPIO-26229		Agree with identifying regeneration of Birkenhead, Hind Street & Wirral Waters.						
1249782	LPIO-26446		Whilst we fully understand and support the planning rationale to target growth towards the broad areas suggested (many of which are subject to higher levels of deprivation), rather than identify alternative broad locations for growth, the Council should also be planning for proportionate and dispersed growth throughout the Urban Settlements if the plan is to meet local needs.	https://wirral-consult.objective.co.uk/file/5683892					
1240932	LPIO-26603	no	No, we disagree with the Council's Preferred Approach in identifying 'broad locations' for growth in the Local Plan. We are concerned that the approach taken to identify these 'broad locations' has been to merely identify increased capacities on long-standing sites that have so far failed to deliver development over a long period of time rather than truly identifying 'broad locations' where new sites will then be identified in a subsequent Development Plan Document. Much of the delivery from these sites involves increasing densities which is unlikely to deliver the tenure and mix of housing that the Borough requires and may increase viability pressures on these sites even further. Development at other broad locations rely upon conversions. We recommend that if the Council wishes to identify broad locations for growth, these should be areas released from the Green Belt which can provide suitable, deliverable and developable sites which can come forward earlier in the plan period than years 11-15.	https://wirral-consult.objective.co.uk/file/5683689	https://wirral-consult.objective.co.uk/file/5682697	https://wirral-consult.objective.co.uk/file/5682701			
1245180	LPIO-2677	yes	Yes there are urban sites available in the north of the town						
1237944	LPIO-2699	yes	The broad locations appear to be logical, and have existing transport infrastructure. Development briefs for each of these areas should be produced to ensure that speculative developers provide suitable architectural designs to enhance these distinctive areas.						
1241065	LPIO-271	yes	Where is Hamilton Park?						
1245058	LPIO-2717	yes							
1237546	LPIO-2838	yes	Wirral Wildlife generally supports the broad locations for growth, but in all areas the normal wildlife and environmental rules must apply, so if there is wildlife importance to sites e.g. the long-derelect gas works at Hind Street or the derelect dock-side areas where some ground-nesting birds are known to have bred, then the mitigation hierarchy must be applied to achieve net biodiversity gain.						

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1245256	LPIO-2907	yes							
1239029	LPIO-2944	yes							
1245159	LPIO-2975	yes							
1245287	LPIO-3099	yes							
1238645	LPIO-3102	yes							
1241315	LPIO-3268	yes	I agree with identifying Wirral Waters, Hind Street and Birkenhead regeneration.						
1245416	LPIO-3368	yes							
1245346	LPIO-3409	yes							
1245437	LPIO-3512	yes	Priority must be Wirral waters and Birkenhead						
1245451	LPIO-3553	yes							
1245462	LPIO-3622	yes							
1245469	LPIO-3683	yes							
1241891	LPIO-371		I agree with identifying Wirral Waters, Hind Street and Birkenhead regeneration.						
1245288	LPIO-3724	no							
1237827	LPIO-3782	yes							
1245498	LPIO-3936	yes							
1238156	LPIO-40	no	I am concerned that the plans and analysis, while carefully prepared, need to rely on assumptions about public transport infrastructure, where Services are in reality operated by private sector companies who are not obliged to share the long-term vision for Wirral in the plan. To me, this is a weakness in the process which can place a huge question mark over the feasibility of proposals. In a similar way, the role of private sector land owners and developers, while important, can also at times reflect different priorities. I'm not sure how the Authority is planning to manage / mitigate the effect of these factors in realising plans. I realise I have made this point elsewhere in this Consultation, but just in case answers are collated per question (rather than by respondent), I hope it's OK to repeat it.						
1244896	LPIO-4078	yes	A qualified YES - to the generality but we differ over detail. More work by the Council is required to validate the 1,100 additional capacity of Hind Street/Woodside over the SHLAA. The importance of 'Partnership Neighbourhoods' to the successful and timely progress of 'Wirral Waters' should not be underplayed against the Council's landmark schemes. Peel and not the Council have a track record of delivery as opposed to aspirational paper plans. However, it might not be a case of either/or if the Council involve the right parties to realise the massive potential of the Waterfront particularly, and learn from and start to match the Liverpool experience. Let's have both and within an ambitious timeframe. It has now been accepted by Cabinet Members and Senior Officers that the almost 9,000 households on the 'Housing List' has little correlation with the OAN/Housing Need. Certainly, it is no justification for the 12,000 figure, which is roundly agreed to be 3 to 4 times actual Need and driven by an ill-fitting formula and dogma, from which the 'exceptional circumstances' of Wirral provide a case for departure. The need for Regeneration has no real link to that for additional housing stock, certainly not over 1,500. The Local Plan should therefore address the need for Regeneration and Wirral's high level of 'substandard housing' separately from additional homes catering for any new Need (from Growth and migration), realising a figure of 12,000 additional housing stock would delay if not thwart Regeneration Plans as developers would be busy with the inevitably released Green Belt sites. A realistic 'Housing Requirement' (additional stock) of 3,000 would promote Regeneration as Delivery and Passing the Housing Delivery Test would be assured, confidence would grow and be backed by Homes England Funding – all fitting in with the Government's agenda.						
1240939	LPIO-4121	yes							
1245638	LPIO-4233	yes	I agree with identifying Wirral Waters, Hind Street and Birkenhead regeneration.						
1238379	LPIO-435	yes	I agree with identifying Wirral Waters, Hind St and Birkenhead regeneration						
1245153	LPIO-4360	yes							
1245501	LPIO-4367	yes	I believe that Wirral Waters, Hind Street, New Brighton and Birkenhead need regeneration. I do not agree on the extensive timescale, these areas should be prioritised above all others.						

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1244215	LPIO-4528	yes							
1237667	LPIO-4548	yes							
1244629	LPIO-4550		I agree with identifying Wirral Waters, Hind Street and Birkenhead regeneration.						
1244720	LPIO-4619	yes	Provided that the regeneration includes designated green lungs and corridors, which is meaningful in the sense that the greenery consists of grassed and wooded areas, and not just tiny none native " lollipop " trees which do not contribute to climate mitigation.						
1237696	LPIO-4695	yes							
1237873	LPIO-4833	yes	I agree with identifying Wirral Waters, Hind Street and Birkenhead regeneration						
1243171	LPIO-4954	yes							
1245713	LPIO-5049	yes	Agree with identifying Wirral Waters, Hind Street and Birkenhead regeneration						
1237923	LPIO-5059	yes	I agree with identifying wirral waters, hind street & birkenhead regeneration						
1245496	LPIO-5208	yes	I agree with identifying Wirral Waters, Hind Street and Birkenhead regeneration .						
1242372	LPIO-5317	yes							
1240383	LPIO-5429	yes							
1245954	LPIO-5499	yes							
1246159	LPIO-5593	yes							
1243903	LPIO-5616	yes	I support the 'Preferred Option' in The Local Plan to develop with "Urban Intensification" including high density developments, turning employment sites into residential sites, using council owned land as a priority and working with partners to 'pump prime' development on brownfield sites using grant funding. I prefer option 1B. I want brown field sites used first, and a movement to protect sites I see as of historical and local interest.						
1245073	LPIO-5623	yes	The council should focus on the locations in Table 4.3 that will provide 6,000 homes which is around the figure that most experts expect will realistically be needed over the lifetime of the plan. This would alleviate any need for green belt release.						
1241661	LPIO-5650	yes							
1245984	LPIO-5719	yes	We agree with the designation of Wirral Waters, Hind Street and Birkenhead regeneration provided it is done with sustainability as a main priority.						
1246310	LPIO-5928	no	I agree with identifying Wirral Waters, Hind Street and Birkenhead regeneration but not others.						
1242751	LPIO-600		I agree with identifying Wirral Waters, Hind Street and Birkenhead regeneration.						
1246339	LPIO-6138	yes							
1238310	LPIO-6144	yes	I agree. Higher housing allocation to these locations must be included in the plan to show commitment to regeneration. Peel has offered 4500 homes for inclusion on Wirral Waters. WBC has currently only included 2500. More must be included to drive regeneration.						
1246161	LPIO-6229	yes	The work described in 4.8 seems like a comprehensive approach to identifying a sufficient land supply capable of meeting the Borough's development needs. The focused nature of the proposed allocations will need to be considered alongside the need for additional healthcare facilities, availability of green outdoor space and appropriate leisure facilities. Any additional sites must clearly meet the test for being deliverable or developable, WUTH would welcome more information to understand this for these sites. It is helpful to understand the intended timescales to deliver the priorities described in Table 4.3. WUTH would request a comprehensive Population Health Needs assessment to sit alongside this, to understand how this phased approach will impact the demand upon secondary healthcare services, as well as the impact upon primary care.						
1246402	LPIO-6417	yes							
1241723	LPIO-6560	yes							
1245086	LPIO-6603	yes	It is very important to explore locations in the areas identified in the Preferred Approach both for the need to regenerate these areas & to ensure that the green belt is left alone.						
1237647	LPIO-672	yes							

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1241096	LPIO-6737	yes	The preferred approach to use brownfield sites for development will enable regeneration of the areas most in need of capital injection.	https://wirral-consult.objective.co.uk/file/5684262	https://wirral-consult.objective.co.uk/file/5661944				
1246348	LPIO-6863	yes	I agree with developing Wirral Waters, Hind Street and Birkenhead centre. No building on the green belt whatsoever. No need.						
1246482	LPIO-7023	yes	Yes to the Wirral Waters proposal						
1246488	LPIO-7122		I agree with identifying Wirral Waters, Hind Street and Birkenhead regeneration.						
1245970	LPIO-7123	yes							
1246551	LPIO-7482	no	In response to Q4.5 the particular site of Paulsfield Drive Woodland should be considered as a site location that is suitable to provide residential development when considered against the relevant constraints of the site and the potential to mitigate any constraints that may arise. The emerging plan in their assessment of the site should accept the location suitability by re-allocating the site for residential development so that the site can come forward.	https://wirral-consult.objective.co.uk/file/5679677					
1240653	LPIO-7526	yes							
1241770	LPIO-7527	yes							
1240932	LPIO-7610	no	No, Our Client disagrees with the Council's Preferred Approach in identifying 'broad locations' for growth in the Local Plan. We are concerned that the approach taken to identify these 'broad locations' has been to merely identify increased capacities on long-standing sites that have so far failed to deliver development over a long period of time rather than truly identifying 'broad locations' where new sites will then be identified in a subsequent Development Plan Document. Any further reliance upon delivery from these sites risks compounding the issues already identified elsewhere in these representations and supporting documents. Much of the delivery from these sites involves increasing densities which as demonstrated elsewhere in these representations is unlikely to deliver the tenure and mix of housing that the Borough requires and may increase viability pressures on these sites even further. Development at other broad locations rely upon conversions; our response to the Council's overreliance on conversions can be found in Q10.1 of these representations. The majority of the dwellings which could be delivered at these broad locations are to be delivered at Hind Street, Woodside and Wirral Waters. The Consultant's evidence at Section 3 of their Stage 3 Technical Assessment outlines our concerns over the viability and deliverability of these sites. Our Client recommends that if the Council wishes to identify broad locations for growth, these should be areas released from the Green Belt which can provide suitable, deliverable and developable sites which can come forward earlier in the plan period than years 11-15. Further information on Our Client's land that can come forward early in the plan period for development to appropriately meet the Borough's development needs and bring significant associated benefits and enhancements can be found in the Vision Document accompanying these representations.	https://wirral-consult.objective.co.uk/file/5683689	https://wirral-consult.objective.co.uk/file/5682697	https://wirral-consult.objective.co.uk/file/5682701			
1246592	LPIO-7711	yes	I agree with identifying Wirral Waters, Hind Street and Birkenhead regeneration						
1243342	LPIO-772	yes							
1246594	LPIO-7788	yes	I agree with identifying Wirral Waters, Hind Street and Birkenhead regeneration.						
1240903	LPIO-7884	no	I agree with identifying Wirral Waters, Hind Street and Birkenhead regeneration.						
1245690	LPIO-7890	yes							
1246605	LPIO-8137	yes	I agree with identifying Wirral Waters, Hind Street and Birkenhead regeneration.						
1245607	LPIO-8191	yes	I think it is a good thing for the plan to consider where the best places for residential development would be should there be growth in housing demand over coming years whether this is forecast or not. My priorities in relation to housing allocation in the Local Plan are to— Protect and retain existing greenspace and ecological assets Encourage development of existing derelict brownfield sites in Birkenhead and throughout the Mersey hinterland, improving the built environment and reducing the apparent feeling of desolation in some of these areas. Develop any residential sites outside of town centres close to sustainable infrastructure corridors and places of work, thus reducing carbon footprint and assisting with Wirral's Climate Emergency agenda. Correlate location of development with existing electric rail lines which offer the most sustainable motorised transport option for mid to long distances.						
1246612	LPIO-8303	yes	I agree with plants develop wirral waters, hind street and Birkenhead. I would again suggest that you should overtly state that you will not look at greenbelt until all other options have been exhausted						
1237882	LPIO-8332	yes	I agree with identifying Wirral Waters, Hind Street and Birkenhead regeneration.						
1244670	LPIO-8450		I agree with identifying Wirral Waters, Hind Street and Birkenhead regeneration						

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1243448	LPIO-863	yes	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.						
1246598 Hoylake Vision	LPIO-8683	yes							
1239377	LPIO-8694	yes	This looks to be a sustainable approach ensuring wasted land is reused, especial Wirral Waters, Hind St and the regeneration of Birkenhead.						
1246631	LPIO-8707	yes							
1246202	LPIO-8727	yes	I support Option 1B: Urban Intensification with stepped delivery. 'High density developments'..'turning employment areas in to residential area'..'prioritising development of council owned land'..'partnering to pump prime development of brownfield sites using grant funding'.. are ways to achieve this. All effort should be made to prevent the erosion of green areas by maximising the measures stated.						
1246544	LPIO-8765	yes							
1245034	LPIO-8805	yes	Comment: The Seacombe-New Brighton Riverside Corridor area is identified as having the potential for between 500 and 700 homes, subject to a Detailed Regeneration Framework. Care must be taken to ensure that any new homes built are in keeping with the look and character of the homes already there, which are mainly traditional terraced and semi-detached houses.						
1244819	LPIO-8851	yes	Broad locations would be acceptable as long as they are existing brown field sites and not green field or agricultural sites. Preference would also be to ensure that they do not could smaller villages to merge with neighbouring villages and towns.						
1246286	LPIO-8888	yes							
1237807	LPIO-8943	yes							
1246651	LPIO-8985	yes							
1240872	LPIO-9002	yes	Priority must be given to those areas most in need. Prioritise our most at need areas first. Birkenhead, New Ferry, New Brighton.						
1237724	LPIO-9070	yes	Wirral waters, Hind Street and Birkenhead regeneration should still be pursued once Corona is over.						
1246678	LPIO-9309	yes							
1246624	LPIO-9325	yes							
1245289	LPIO-9417	yes							
1246712	LPIO-9581	no	Please see our attached statement for our full case.						
1238193	LPIO-9643	yes	ION supports the Council identifying Hind Street as a broad location for growth to capture the opportunity to create a new sustainable neighbourhood at the heart of Birkenhead that will make a significant contribution to the Council's aspiration to achieve the delivery of an Urban Garden City or Left Bank-Regeneration Zone. Working with other landowners and partners within the Hind Street area to conclude and complete the BRF, ION are confident that the Council will be able to demonstrate in the final draft Local Plan to be submitted to the Secretary of State that the Hind Street strategic mixed site should be an urban housing allocation in excess of 1,000 new homes alongside an appropriate mix of alternative uses. ION therefore welcome the opportunity to work with the Council, their partners, and other landowners in the further detailed masterplanning exercise as part of the BRF and future stages of the Local Plan.						
1246693	LPIO-9681		I am not prepared to answer yes or no to this as I believe the response will be misused by the Council. I agree with identifying Wirral Waters, Hind Street and Birkenhead regeneration. I refer back to my answer 2.5 regarding the different areas that are 'lumped' together in settlements. GREENBELT LAND SHOULD NOT BE RELEASED						
1246720	LPIO-9715	no	No, the housing land supply has been grossly inflated and there is insufficient evidence to demonstrate that such an approach is suitable, viable and capable of meeting identified housing needs. The market could have brought these sites forward without a local plan so we see no logical reason why the adoption of this plan will have any material impact on boosting housing delivery. Our clear position is that there is a significant shortfall in the supply of housing over the plan period to even meet the Council's grossly underestimated requirement and therefore, Green Belt land is required and must be released. The scale of that release for development should revert to the position proposed by the council in 2018.						

