

Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-1970

Site Reference

All Proposed Employment Allocation Sites

Q1 Please indicate the nature of your comment

Objection

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

I object to any of the green belt sites being developed

Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-23777 (Highways England)

Site Reference

All Proposed Employment Allocation 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

It is noted that the employment sites identified for development are brownfield and are based on those recommended from the Wirral Employment Land and Premises Study for 2017. These sites include the Borough's flagship Wirral International Business Park at Bromborough, cleared urban sites at Bidston Dock and Beaufort Road, the 'Sky City' site at East Float and remaining sites at the Dock Estate at Eastham. Smaller sites around Moreton and in and around Birkenhead and the Wallasey docklands. Highways England believe there remains a need to understand the movements on these sites, most notably HGV movements and the associated highway traffic impact that these sites may generate at the SRN.

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

The potential need for large scale B8 (logistics and warehousing) use-class development has been assessed at a City Region level but no additional land requirements have yet to be identified for Wirral. No allowance has been made for the possible future allocation of large-scale warehousing within the Borough. However, it is also noted that the geographic and connectivity is not as attractive for such development than other Boroughs within the City Region.

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-23903

Site Reference

All Proposed Employment Allocation Sites

Q1 Please indicate the nature of your comment

General comment

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 considering Figure 4.5, it appears the sites are predominately within the existing urban areas, which we in principle support. We are, however, concerned that the Liverpool City Strategic Housing and Employment Land Market Assessment (SHELMA), 2018 has been relied upon to identify the amount of employment land. The SHELMA has not been independently tested and only recently updated. Independent experts who have critically reviewed the SHELMA in association with the preparation of St Helens and West Lancashire Local Plans have concluded that the SHELMA is flawed and that its growth assumptions were too high. In the case of St Helens, an expert

demographer, (commissioned by St Helens Green Belt Association) showed the need for new dwellings should be reduced from 9,234 to 7,245 dwellings. An expert economist also showed that the employment projections should be adjusted downwards to reflect up to date data and realistic assumptions, relating to current economic realities. Both evidence serious flaws in the data, analysis, assumptions, which lead to conclusions that inflated beyond reality.



Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-2411

Site Reference

All Proposed Employment Allocation Sites

Q1 Please indicate the nature of your comment

Objection

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

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-24437 (Environment Agency)

Site Reference

All Proposed Employment Allocation Sites

Q1 Please indicate the nature of your comment

General comment

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-24511 (Natural England)

Site Reference

All Proposed Employment Allocation Sites

Q1 Please indicate the nature of your comment

General comment

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

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

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

Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-25518

Site Reference

All Proposed Employment Allocation 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

In response to the Document's proposals for satisfying the identified requirements for future commercial, industrial and employment land, Merseytravel notes and supports the suggested approach for the provision of appropriate sites, and would wish to continue collaboration with Wirral Council, together with any likely future occupiers of these sites, to seek to ensure that all employment opportunities would be accessible by public transport and active travel modes, for all members of the local community.



Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-26502

Site Reference

All Proposed Employment Allocation Sites

Q1 Please indicate the nature of your comment

General comment

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

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

The draft Local Plan looks to allocate a minimum of 80 ha of employment land. The emphasis is placed on B1 and B2 development rather than B8. To meet this need, the WELPS identifies 38 sites across Wirral that can collectively provide 59.5 ha (net) of employment land. This implies a shortfall of between 18.26 ha and 20.90 ha, depending on whether the pro-rated SHELMA figures are used or the WELPS forecast. To address this shortfall, Wirral Borough Council (WBC) commissioned a further study of employment land, the Employment Land Options Study (ELOS) which, amongst other matters, re-examined the role of the Wirral Waters scheme in employment land supply.

Previously, the significant amount of employment land allocated at Wirral Waters was excluded from the forecast of general employment land supply for the borough. This was because the employment space planned for Wirral Waters was considered to be strategically significant in the context of the LCR, notably for FDI. Its role would be different to that of general employment land in Wirral, which would be directed toward meeting more local needs. The employment land requirements in the WELPS were forecast on this basis, and the Wirral Waters sites were categorised as contributing to the LCR's employment land supply rather than Wirral's. However, having identified a shortfall in provision, in 2019 WBC re-examined the classification of the Wirral Waters sites via the ELOS which concluded, contrary to the previous approach, several sites could contribute to general employment land supply. The ELOS concluded that Wirral Waters could be assumed to contribute 26.37 ha to Wirral's general supply. Against this, 9.88 ha of land identified for general employment land supply by the WELPS would be lost to residential development. The net result is an increase of 16.49 ha in Wirral's employment land supply which nearly eliminates the shortfall.

Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-5721

Site Reference

All Proposed Employment Allocation Sites

Q1 Please indicate the nature of your comment

General comment

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

Q3a Environmental Reasons

We do not agree with any allocations on green spaces within the urban area as these are needed for maintaining the health and well being of the community, for biodiversity and for wildlife corridors.

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons



Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-5995

Site Reference

All Proposed Employment Allocation 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

We do not agree with any allocations on green spaces within the urban area as these are needed for maintaining the health and well being of the community, for biodiversity and for wildlife corridors.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons



Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-8337

Site Reference

All Proposed Employment Allocation 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 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-866

Site Reference

All Proposed Employment Allocation Sites

Q1 Please indicate the nature of your comment

General comment

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

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

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

Any appropriate commercial premises that are currently located within an area of housing or an area that is more suitable for housing should be relocated to a more appropriate location for commercial activities and the vacated plots used for housing. e.g. Huws Grey in Heswall and the businesses on the old huge Champions site in Upton.

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

No green belt/field sites should be developed.

Q3n Other reasons



Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-8970

Site Reference

All Proposed Employment Allocation Sites

Q1 Please indicate the nature of your comment

Objection

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

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Looking at Figure 4.5, it seems that are largely within existing urban areas which is positive. Notwithstanding this, I reiterate the need to add more sites to the Brownfield Register and my objection to any of the green spaces identified in Table 4.5 being developed

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-9313

Site Reference

All Proposed Employment Allocation Sites

Q1 Please indicate the nature of your comment

Objection

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-14375

Site Reference

ELPS 006: SHLAA 0398 - QE2 Dock, Eastham

Q1 Please indicate the nature of your comment

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

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

Industrial development adjacent to the QEII Dock and North Road must not allow generated traffic to use Eastham Village. Bankfields Drive must be closed.

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-24474 (Natural England)

Site Reference

ELPS 006: SHLAA 0398 - QE2 Dock, Eastham

Q1 Please indicate the nature of your comment

General comment

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

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Allocations are in close proximity to designated sites (Mersey Estuary SSSI, SPA, Ramsar and New Ferry SSSI). Consideration to direct and indirect impacts on designated sites associated with developments is required alongside potential impacts to any functionally linked land.

Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-4701

Site Reference

ELPS 006: SHLAA 0398 - QE2 Dock, Eastham

Q1 Please indicate the nature of your comment

General comment

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

Q3a Environmental Reasons

Must be preserved for future generations.

Q3b Transport and Highway Reasons

The generally very good transport network of Wirral could be improved by extending to the more remote areas on a more regular basis.

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

Q3d Impact on the character of the area

Birkenhead is so in need of a major face lift.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

So overlooked in central Birkenhead e.g. the park and Woodside.

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Too many current ugly, unused and derelict space and buildings that could be put to better use.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-9019

Site Reference

ELPS 006: SHLAA 0398 - QE2 Dock, Eastham

Q1 Please indicate the nature of your comment

Objection

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

Q3a Environmental Reasons

This area is already over utilised and requires more green corridors.

Q3b Transport and Highway Reasons

The A41 is saturated. Spital Road is saturated from traffic leaving M53 junction 4 to get to Bromborough. These roads cannot cope with additional load. This is demonstrated by additional traffic seen going down Poulton Road in an attempt to bypass the huge tailbacks from Spital Dam. This is dangerous as Poulton road is a narrow track with pinch points where only one car can pass at a time

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-24501 (Natural England)

Site Reference

ELPS 008: SHLAA 2068 - East of Typhoo, Moreton

Q1 Please indicate the nature of your comment

General comment

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

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Allocation has the potential to cause disturbance to functionally linked land for bird species associated with the Mersey Narrows and North Wirral Foreshore SPA, Ramsar and North Wirral foreshore SSSI.



Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-2980

Site Reference

ELPS 008: SHLAA 2068 - East of Typhoo, Moreton

Q1 Please indicate the nature of your comment

Objection

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

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-24327

Site Reference

ELPS 013: SHLAA 0400 - North Road, Eastham

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

Land at North Road Business Park ELPS 013 Support the proposed allocation of this site, which is strategically located to support and complement surrounding industrial uses and/or contribute to meeting the need for employment land. It is controlled by an experienced development company with a firm commitment to deliver development as demonstrated through the investment made to date to progress a current application for employment development.

Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-24475 (Natural England)

Site Reference

ELPS 013: SHLAA 0400 - North Road, Eastham

Q1 Please indicate the nature of your comment

General comment

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

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Allocations are in close proximity to designated sites (Mersey Estuary SSSI, SPA, Ramsar and New Ferry SSSI). Consideration to direct and indirect impacts on designated sites associated with developments is required alongside potential impacts to any functionally linked land.

Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-4701

Site Reference

ELPS 013: SHLAA 0400 - North Road, Eastham

Q1 Please indicate the nature of your comment

General comment

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

Q3a Environmental Reasons

Must be preserved for future generations.

Q3b Transport and Highway Reasons

The generally very good transport network of Wirral could be improved by extending to the more remote areas on a more regular basis.

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

Q3d Impact on the character of the area

Birkenhead is so in need of a major face lift.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

So overlooked in central Birkenhead e.g. the park and Woodside.

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Too many current ugly, unused and derelict space and buildings that could be put to better use.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-9019

Site Reference

ELPS 013: SHLAA 0400 - North Road, Eastham

Q1 Please indicate the nature of your comment

Objection

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

Q3a Environmental Reasons

This area is already over utilised and requires more green corridors.

Q3b Transport and Highway Reasons

The A41 is saturated. Spital Road is saturated from traffic leaving M53 junction 4 to get to Bromborough. These roads cannot cope with additional load. This is demonstrated by additional traffic seen going down Poulton Road in an attempt to bypass the huge tailbacks from Spital Dam. This is dangerous as Poulton road is a narrow track with pinch points where only one car can pass at a time

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons



Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-24472 (Natural England)

Site Reference

ELPS 017: SHLAA 1716 - Wirral International - East of Tulip

Q1 Please indicate the nature of your comment

General comment

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

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Allocations are in close proximity to designated sites (Mersey Estuary SSSI, SPA, Ramsar and New Ferry SSSI). Consideration to direct and indirect impacts on designated sites associated with developments is required alongside potential impacts to any functionally linked land.



Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-24615

Site Reference

ELPS 017: SHLAA 1716 - Wirral International - East of Tulip

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

ELPS 087 – Tower Quay. Full planning permission was granted on for a BREEAM Excellent, 33,539 sqft commercial office development at No 1 Tower Road South, East Float, Birkenhead on 27 June 2019 (APP/18/00409). Work is expected to start on site in September 2020, with completion anticipated 15 months thereafter. A mixed-use leisure, cultural and managed workspace development on Tower Road, at Egerton Square was granted full planning permission on the remainder of the site in May 2019 (APP/18/00647).

Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-4623

Site Reference

ELPS 017: SHLAA 1716 - Wirral International - East of Tulip

Q1 Please indicate the nature of your comment

Objection

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

Q3a Environmental Reasons

The Wirral Waters sites need to be sensitive to the need for birds to have linked up corridors for foraging and flight . Your Habitat report has highlighted the area of Wirral Waters as supporting birds, for example in the Bidston area. Too much human noise and light pollution damages nature.

A large area of mature oak wood (Slack wood) was decimated 2 years ago corner of plantation and riverview roads Eastham. This wood like the coastal area of Eastham reflected how the East Wirral coastline used to appear, and as such is a massive loss to us. Any industrial development should not take place on existing areas of wildlife habitat.

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-4701

Site Reference

ELPS 017: SHLAA 1716 - Wirral International - East of Tulip

Q1 Please indicate the nature of your comment

General comment

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

Q3a Environmental Reasons

Must be preserved for future generations.

Q3b Transport and Highway Reasons

The generally very good transport network of Wirral could be improved by extending to the more remote areas on a more regular basis.

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

Q3d Impact on the character of the area

Birkenhead is so in need of a major face lift.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

So overlooked in central Birkenhead e.g. the park and Woodside.

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Too many current ugly, unused and derelict space and buildings that could be put to better use.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-9019

Site Reference

ELPS 017: SHLAA 1716 - Wirral International - East of Tulip

Q1 Please indicate the nature of your comment

Objection

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

Q3a Environmental Reasons

This area is already over utilised and requires more green corridors.

Q3b Transport and Highway Reasons

The A41 is saturated. Spital Road is saturated from traffic leaving M53 junction 4 to get to Bromborough. These roads cannot cope with additional load. This is demonstrated by additional traffic seen going down Poulton Road in an attempt to bypass the huge tailbacks from Spital Dam. This is dangerous as Poulton road is a narrow track with pinch points where only one car can pass at a time

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-24502 (Natural England)

Site Reference

ELPS 024: SHLAA 1978 - West of Reeds Lane, Moreton

Q1 Please indicate the nature of your comment

General comment

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

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Allocation has the potential to cause disturbance to functionally linked land for bird species associated with the Mersey Narrows and North Wirral Foreshore SPA, Ramsar and North Wirral foreshore SSSI.

Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-24054

Site Reference

ELPS 030: SHLAA 0421 - Tower Quays - Tower Wharf

Q1 Please indicate the nature of your comment

General comment

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

There is a small parcel of land (4 ac) immediately adjoining the Twelve Quays terminal which could be assimilated into existing ro-ro operations. This is identified in the Mersey Ports Master Plan and is intended to be progressed for incorporation into the adjoining ro-ro terminal

Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-24484 (Natural England)

Site Reference

ELPS 030: SHLAA 0421 - Tower Quays - Tower Wharf

Q1 Please indicate the nature of your comment

General comment

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

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Allocation is in proximity to designated sites (Mersey Narrows and North Wirral Foreshore SPA, Ramsar, Mersey Narrows SSSI, and Liverpool Bay SPA). Consideration of direct and indirect impacts on the designated sites associated with developments at these sites is required.

Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-4623

Site Reference

ELPS 030: SHLAA 0421 - Tower Quays - Tower Wharf

Q1 Please indicate the nature of your comment

Objection

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

Q3a Environmental Reasons

The Wirral Waters sites need to be sensitive to the need for birds to have linked up corridors for foraging and flight . Your Habitat report has highlighted the area of Wirral Waters as supporting birds, for example in the Bidston area. Too much human noise and light pollution damages nature.

A large area of mature oak wood (Slack wood) was decimated 2 years ago corner of plantation and riverview roads Eastham. This wood like the coastal area of Eastham reflected how the East Wirral coastline used to appear, and as such is a massive loss to us. Any industrial development should not take place on existing areas of wildlife habitat.

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-4701

Site Reference

ELPS 030: SHLAA 0421 - Tower Quays - Tower Wharf

Q1 Please indicate the nature of your comment

General comment

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

Q3a Environmental Reasons

Must be preserved for future generations.

Q3b Transport and Highway Reasons

The generally very good transport network of Wirral could be improved by extending to the more remote areas on a more regular basis.

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

Q3d Impact on the character of the area

Birkenhead is so in need of a major face lift.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

So overlooked in central Birkenhead e.g. the park and Woodside.

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Too many current ugly, unused and derelict space and buildings that could be put to better use.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-24483 (Natural England)

Site Reference

ELPS 031: SHLAA 0428 - Twelve Quays - Morpeth Waterfront

Q1 Please indicate the nature of your comment

General comment

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

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Allocation is in proximity to designated sites (Mersey Narrows and North Wirral Foreshore SPA, Ramsar, Mersey Narrows SSSI, and Liverpool Bay SPA). Note ELPS 031 is adjacent to Liverpool Bay SPA. Consideration of direct and indirect impacts on the designated sites associated with developments at these sites is required.

Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-4623

Site Reference

ELPS 031: SHLAA 0428 - Twelve Quays - Morpeth Waterfront

Q1 Please indicate the nature of your comment

Objection

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

Q3a Environmental Reasons

The Wirral Waters sites need to be sensitive to the need for birds to have linked up corridors for foraging and flight . Your Habitat report has highlighted the area of Wirral Waters as supporting birds, for example in the Bidston area. Too much human noise and light pollution damages nature.

A large area of mature oak wood (Slack wood) was decimated 2 years ago corner of plantation and riverview roads Eastham. This wood like the coastal area of Eastham reflected how the East Wirral coastline used to appear, and as such is a massive loss to us. Any industrial development should not take place on existing areas of wildlife habitat.

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons



Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-4839

Site Reference

ELPS 031: SHLAA 0428 - Twelve Quays - Morpeth Waterfront

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 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-4623

Site Reference

ELPS 035: SHLAA 0420 - Oakdale Road, Seacombe

Q1 Please indicate the nature of your comment

Objection

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

Q3a Environmental Reasons

The Wirral Waters sites need to be sensitive to the need for birds to have linked up corridors for foraging and flight . Your Habitat report has highlighted the area of Wirral Waters as supporting birds, for example in the Bidston area. Too much human noise and light pollution damages nature.

A large area of mature oak wood (Slack wood) was decimated 2 years ago corner of plantation and riverview roads Eastham. This wood like the coastal area of Eastham reflected how the East Wirral coastline used to appear, and as such is a massive loss to us. Any industrial development should not take place on existing areas of wildlife habitat.

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-4701

Site Reference

ELPS 035: SHLAA 0420 - Oakdale Road, Seacombe

Q1 Please indicate the nature of your comment

General comment

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

Q3a Environmental Reasons

Must be preserved for future generations.

Q3b Transport and Highway Reasons

The generally very good transport network of Wirral could be improved by extending to the more remote areas on a more regular basis.

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

Q3d Impact on the character of the area

Birkenhead is so in need of a major face lift.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

So overlooked in central Birkenhead e.g. the park and Woodside.

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Too many current ugly, unused and derelict space and buildings that could be put to better use.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons



Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-10581

Site Reference

ELPS 043: SHLAA 1717 - Wirral International - East of Georgia Avenue

Q1 Please indicate the nature of your comment

Objection

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

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Our Client objects to the proposed employment allocation on Land at Riverbank Park but supports the proposed employment allocation on Land at North Road Business Park. See paragraphs 5.17 – 3.21 of the attached representations.

Attachment 1

<https://wirral-consult.objective.co.uk/file/5681307>



Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-24335

Site Reference

ELPS 043: SHLAA 1717 - Wirral International - East of Georgia Avenue

Q1 Please indicate the nature of your comment

General comment

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

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

NPPF, paragraph 182 states that planning policies and decisions should ensure that new development can be integrated effectively with existing businesses and community facilities and that existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. Where an existing business or community facility could have a significant adverse effect on new development (including changes of use) in its vicinity, national planning policy dictates that any proposed development should first consider, and be able to demonstrate, that the proposals would not result in an adverse impact

on the existing operations. Although recommended for compatible B1(c) (Light Industry), B2 (General industrial) and B8 (Storage and Distribution) uses, the proposed employment allocation at ELPS 043 does not exclude B1(a) or B1(b) employment uses, which are considered to be more sensitive employment uses which could be affected by the existing operations within the area. This representation seeks to ensure that existing operations are safeguarded and will not be affected by any incompatible future development which may be sensitive to current operations.

Attachment 1

<https://wirral-consult.objective.co.uk/file/5657713>



Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-24482 (Natural England)

Site Reference

ELPS 043: SHLAA 1717 - Wirral International - East of Georgia Avenue

Q1 Please indicate the nature of your comment

General comment

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

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Allocations are in close proximity to designated sites (Mersey Estuary SSSI, SPA, Ramsar and New Ferry SSSI). Consideration to direct and indirect impacts on designated sites associated with developments is required alongside potential impacts to any functionally linked land.

Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-4623

Site Reference

ELPS 043: SHLAA 1717 - Wirral International - East of Georgia Avenue

Q1 Please indicate the nature of your comment

Objection

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

Q3a Environmental Reasons

The Wirral Waters sites need to be sensitive to the need for birds to have linked up corridors for foraging and flight . Your Habitat report has highlighted the area of Wirral Waters as supporting birds, for example in the Bidston area. Too much human noise and light pollution damages nature.

A large area of mature oak wood (Slack wood) was decimated 2 years ago corner of plantation and riverview roads Eastham. This wood like the coastal area of Eastham reflected how the East Wirral coastline used to appear, and as such is a massive loss to us. Any industrial development should not take place on existing areas of wildlife habitat.

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-9019

Site Reference

ELPS 043: SHLAA 1717 - Wirral International - East of Georgia Avenue

Q1 Please indicate the nature of your comment

Objection

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

Q3a Environmental Reasons

This area is already over utilised and requires more green corridors.

Q3b Transport and Highway Reasons

The A41 is saturated. Spital Road is saturated from traffic leaving M53 junction 4 to get to Bromborough. These roads cannot cope with additional load. This is demonstrated by additional traffic seen going down Poulton Road in an attempt to bypass the huge tailbacks from Spital Dam. This is dangerous as Poulton road is a narrow track with pinch points where only one car can pass at a time

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons



Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-24479 (Natural England)

Site Reference

ELPS 050: SHLAA 1714 - Wirral International - Commercial Road

Q1 Please indicate the nature of your comment

General comment

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

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Allocations are in close proximity to designated sites (Mersey Estuary SSSI, SPA, Ramsar and New Ferry SSSI). Consideration to direct and indirect impacts on designated sites associated with developments is required alongside potential impacts to any functionally linked land.

Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-4623

Site Reference

ELPS 050: SHLAA 1714 - Wirral International - Commercial 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

The Wirral Waters sites need to be sensitive to the need for birds to have linked up corridors for foraging and flight . Your Habitat report has highlighted the area of Wirral Waters as supporting birds, for example in the Bidston area. Too much human noise and light pollution damages nature.

A large area of mature oak wood (Slack wood) was decimated 2 years ago corner of plantation and riverview roads Eastham. This wood like the coastal area of Eastham reflected how the East Wirral coastline used to appear, and as such is a massive loss to us. Any industrial development should not take place on existing areas of wildlife habitat.

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-9019

Site Reference

ELPS 050: SHLAA 1714 - Wirral International - Commercial 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 area is already over utilised and requires more green corridors.

Q3b Transport and Highway Reasons

The A41 is saturated. Spital Road is saturated from traffic leaving M53 junction 4 to get to Bromborough. These roads cannot cope with additional load. This is demonstrated by additional traffic seen going down Poulton Road in an attempt to bypass the huge tailbacks from Spital Dam. This is dangerous as Poulton road is a narrow track with pinch points where only one car can pass at a time

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-4623

Site Reference

ELPS 060: SHLAA 0425 - Cleveland Street Warehouse, Birkenhead

Q1 Please indicate the nature of your comment

Objection

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

Q3a Environmental Reasons

The Wirral Waters sites need to be sensitive to the need for birds to have linked up corridors for foraging and flight . Your Habitat report has highlighted the area of Wirral Waters as supporting birds, for example in the Bidston area. Too much human noise and light pollution damages nature.

A large area of mature oak wood (Slack wood) was decimated 2 years ago corner of plantation and riverview roads Eastham. This wood like the coastal area of Eastham reflected how the East Wirral coastline used to appear, and as such is a massive loss to us. Any industrial development should not take place on existing areas of wildlife habitat.

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-4701

Site Reference

ELPS 060: SHLAA 0425 - Cleveland Street Warehouse, Birkenhead

Q1 Please indicate the nature of your comment

General comment

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

Q3a Environmental Reasons

Must be preserved for future generations.

Q3b Transport and Highway Reasons

The generally very good transport network of Wirral could be improved by extending to the more remote areas on a more regular basis.

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

Q3d Impact on the character of the area

Birkenhead is so in need of a major face lift.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

So overlooked in central Birkenhead e.g. the park and Woodside.

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Too many current ugly, unused and derelict space and buildings that could be put to better use.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons



Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-24413

Site Reference

ELPS 070: SHLAA 0407 - Peninsula Business Park, Moreton

Q1 Please indicate the nature of your comment

General comment

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

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

The sites identified will in combination provide up to 105ha of employment land over the plan period. This figure is higher than the minimum requirement of 80ha and reinforces the need for a higher housing requirement to ensure the Borough's housing and employment needs are aligned.

Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-24503 (Natural England)

Site Reference

ELPS 070: SHLAA 0407 - Peninsula Business Park, Moreton

Q1 Please indicate the nature of your comment

General comment

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

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Allocation has the potential to cause disturbance to functionally linked land for bird species associated with the Mersey Narrows and North Wirral Foreshore SPA, Ramsar and North Wirral foreshore SSSI.



Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-24390

Site Reference

ELPS 074: SHLAA 1715 - Wirral International - Old Hall Road

Q1 Please indicate the nature of your comment

General comment

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

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

ELPS 074 – Former MOD site - We believe that the site should be allocated with SHLAA 1715 for residential development if employment proposals cannot be progressed in the short term. A viability appraisal and the indicative site layout which the appraisal is based upon to demonstrates that the site is not viable for employment development. The only way that a proposed employment led development would be financially viable is through provision of £5.5M gap funding support (which is around 17% of total development costs).



Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-24473 (Natural England)

Site Reference

ELPS 074: SHLAA 1715 - Wirral International - Old Hall Road

Q1 Please indicate the nature of your comment

General comment

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

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Allocations are in close proximity to designated sites (Mersey Estuary SSSI, SPA, Ramsar and New Ferry SSSI). Consideration to direct and indirect impacts on designated sites associated with developments is required alongside potential impacts to any functionally linked land.

Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-2840 (Wirral Wildlife)

Site Reference

ELPS 074: SHLAA 1715 - Wirral International - Old Hall 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

EPLS 364 Power Road (Former Epichem). As the detailed description notes, half the site is Old Hall Road Copse LWS. Development will need to take account of the proximity of bats e.g. bat-friendly lighting to restrict artificial light at night.

EPLS 074 Old Hall Road (former MoD tank farm). This is adjacent to the end part of Long Plantation, which despite its name is an ancient bluebell wood, part of Eastham Country Park. Bats forage in it and along its edge. Development will need to take account of the proximity of bats e.g. bat-friendly lighting to restrict artificial light at night.

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-4623

Site Reference

ELPS 074: SHLAA 1715 - Wirral International - Old Hall 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

The Wirral Waters sites need to be sensitive to the need for birds to have linked up corridors for foraging and flight . Your Habitat report has highlighted the area of Wirral Waters as supporting birds, for example in the Bidston area. Too much human noise and light pollution damages nature.

A large area of mature oak wood (Slack wood) was decimated 2 years ago corner of plantation and riverview roads Eastham. This wood like the coastal area of Eastham reflected how the East Wirral coastline used to appear, and as such is a massive loss to us. Any industrial development should not take place on existing areas of wildlife habitat.

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-9019

Site Reference

ELPS 074: SHLAA 1715 - Wirral International - Old Hall 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 area is already over utilised and requires more green corridors.

Q3b Transport and Highway Reasons

The A41 is saturated. Spital Road is saturated from traffic leaving M53 junction 4 to get to Bromborough. These roads cannot cope with additional load. This is demonstrated by additional traffic seen going down Poulton Road in an attempt to bypass the huge tailbacks from Spital Dam. This is dangerous as Poulton road is a narrow track with pinch points where only one car can pass at a time

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-9421

Site Reference

ELPS 074: SHLAA 1715 - Wirral International - Old Hall Road

Q1 Please indicate the nature of your comment

General comment

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

Q3a Environmental Reasons

EPLS 364 Former Epichem. Old Hall Road Copse LWS lies within this site. Any development will need to take this into account and appropriate mitigation applied.

EPLS 074 former MoD tank farm. This is adjacent to part of Long Plantation which is part of Eastham Country Park. Any development will need to take this into account and appropriate mitigation applied.

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-10675

Site Reference

ELPS 079: SHLAA 0953 - Wirral Waters - Bidston Dock

Q1 Please indicate the nature of your comment

Objection

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Bidston Dock (ELPS 079) - Strongly objects to the proposed allocation for employment, which will potentially constraint the long-term vision of Wirral Waters from being realised. Bidston Dock has long been identified as leisure-led destination, an inherent part of the Wirral Waters vision, to underpin Wirral's tourism and visitor economy. The landowner is not willing to bring forward the site for an alternative use. Any revival in the fortunes of inner Wirral will only be realised through a comprehensive approach that extend to all development sectors. Bidston Dock presents a unique opportunity, in a prominent location forming a gateway to Wirral Waters, to attract a major leisure

and retail led development of regional significance and many thousands of jobs in a green setting, to raise the profile of Wirral, attract an increased level of tourism and leisure visitors. Industrial uses should be concentrated in those areas more suited such as MEA Park, West Float, Rover Streets and Northside – as advocated in the Wirral Waters Vision Statement. The economic and employment growth strategy contained within the Local Plan needs to complement the approach to housing. Simply meeting employment land needs, as defined by a standard employment land review, shouldn't be the extent of aspiration of the Local Plan. Quality of place and maximising the potential of sites to realise beneficial outcomes for the Borough should be driving the Local Plan. A traditional employment use (B-Class) would fundamentally undermine the overall vision for Wirral Waters and represent a sub-optimal outcome for a site of this scale and significance.



Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-24492 (Natural England)

Site Reference

ELPS 079: SHLAA 0953 - Wirral Waters - Bidston Dock

Q1 Please indicate the nature of your comment

General comment

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

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Allocation is in proximity to designated sites (Mersey Narrows and North Wirral Foreshore SPA, Ramsar, Mersey Narrows SSSI, and Liverpool Bay SPA). Allocation is in close proximity to designated sites (Mersey Estuary SSSI, SPA, Ramsar and New Ferry SSSI). Consideration to direct and indirect impacts on designated sites associated with developments is required alongside potential impacts to any functionally linked land. NE has advised (and continues to advise) Wirral Council on applications associated with Wirral Waters. It should be noted that the docks provide supporting functionally linked habitat for birds associated with the designated sites (in particular breeding common

tern, cormorant and great crested grebe). We expect full consideration of the docks as supporting habitat through the Local Plan. Proposed strategic mitigation at Wirral Waters should be referenced and policies associated with Wirral Waters should reflect the need to ensure adequate protection of the designated features/sites.



Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-24614

Site Reference

ELPS 079: SHLAA 0953 - Wirral Waters - Bidston Dock

Q1 Please indicate the nature of your comment

Objection

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

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Bidston Dock (ELPS 079) - Strongly objects to the proposed allocation for employment, which will potentially constraint the long-term vision of Wirral Waters from being realised. Bidston Dock has long been identified as leisure-led destination, an inherent part of the Wirral Waters vision, to underpin Wirral's tourism and visitor economy. The landowner is not willing to bring forward the site for an alternative use. Any revival in the fortunes of inner Wirral will only be realised through a comprehensive approach that extend to all development sectors. Bidston Dock presents a unique opportunity, in a prominent location forming a gateway to Wirral Waters, to attract a major leisure

and retail led development of regional significance and many thousands of jobs in a green setting, to raise the profile of Wirral, attract an increased level of tourism and leisure visitors. Industrial uses should be concentrated in those areas more suited such as MEA Park, West Float, Rover Streets and Northside – as advocated in the Wirral Waters Vision Statement. The economic and employment growth strategy contained within the Local Plan needs to complement the approach to housing. Simply meeting employment land needs, as defined by a standard employment land review, shouldn't be the extent of aspiration of the Local Plan. Quality of place and maximising the potential of sites to realise beneficial outcomes for the Borough should be driving the Local Plan. A traditional employment use (B-Class) would fundamentally undermine the overall vision for Wirral Waters and represent a sub-optimal outcome for a site of this scale and significance.

Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-4623

Site Reference

ELPS 079: SHLAA 0953 - Wirral Waters - Bidston Dock

Q1 Please indicate the nature of your comment

Objection

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

Q3a Environmental Reasons

The Wirral Waters sites need to be sensitive to the need for birds to have linked up corridors for foraging and flight . Your Habitat report has highlighted the area of Wirral Waters as supporting birds, for example in the Bidston area. Too much human noise and light pollution damages nature.

A large area of mature oak wood (Slack wood) was decimated 2 years ago corner of plantation and riverview roads Eastham. This wood like the coastal area of Eastham reflected how the East Wirral coastline used to appear, and as such is a massive loss to us. Any industrial development should not take place on existing areas of wildlife habitat.

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-4701

Site Reference

ELPS 079: SHLAA 0953 - Wirral Waters - Bidston Dock

Q1 Please indicate the nature of your comment

General comment

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

Q3a Environmental Reasons

Must be preserved for future generations.

Q3b Transport and Highway Reasons

The generally very good transport network of Wirral could be improved by extending to the more remote areas on a more regular basis.

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

Q3d Impact on the character of the area

Birkenhead is so in need of a major face lift.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

So overlooked in central Birkenhead e.g. the park and Woodside.

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Too many current ugly, unused and derelict space and buildings that could be put to better use.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons



Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-24053

Site Reference

ELPS 081: SHLAA 2066 - Wirral Waters - North of Beaufort Road

Q1 Please indicate the nature of your comment

General comment

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

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

For the purposes of the Port decant strategy for Wirral Waters land at Beaufort Road (27 ac) was identified within the Mersey Ports Master Plan (2011) as potentially suitable for port decant purposes.



Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-24055

Site Reference

ELPS 081: SHLAA 2066 - Wirral Waters - North of Beaufort Road

Q1 Please indicate the nature of your comment

General comment

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

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

There is a small parcel of land (4 ac) immediately adjoining the Twelve Quays terminal which could be assimilated into existing ro-ro operations. This is identified in the Mersey Ports Master Plan and is intended to be progressed for incorporation into the adjoining ro-ro terminal



Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-24493 (Natural England)

Site Reference

ELPS 081: SHLAA 2066 - Wirral Waters - North of Beaufort Road

Q1 Please indicate the nature of your comment

General comment

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

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Allocation is in proximity to designated sites (Mersey Narrows and North Wirral Foreshore SPA, Ramsar, Mersey Narrows SSSI, and Liverpool Bay SPA). Allocation is in close proximity to designated sites (Mersey Estuary SSSI, SPA, Ramsar and New Ferry SSSI). Consideration to direct and indirect impacts on designated sites associated with developments is required alongside potential impacts to any functionally linked land. NE has advised (and continues to advise) Wirral Council on applications associated with Wirral Waters. It should be noted that the docks provide supporting functionally linked habitat for birds associated with the designated sites (in particular breeding common

tern, cormorant and great crested grebe). We expect full consideration of the docks as supporting habitat through the Local Plan. Proposed strategic mitigation at Wirral Waters should be referenced and policies associated with Wirral Waters should reflect the need to ensure adequate protection of the designated features/sites.



Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-24617

Site Reference

ELPS 081: SHLAA 2066 - Wirral Waters - North of Beaufort Road

Q1 Please indicate the nature of your comment

Support

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

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

ELPS 081 (Canada Creek). Support the designation. The site is part of the proposed MEA Park at West Float, which will be developed to provide an employment location centred on the Marine, Energy and Automotive industries and will be the industrial heart of Wirral Waters. Known as MEA Park it will comprise a 24-hour waterside manufacturing, logistics, R&D and assembly campus comprising 1m sqft of B1, B2 and B8 industrial space. The port function of the dock estate will be retained in a rationalised and consolidated form through a combination of relocating displaced tenants and/or relocating those businesses which do not require a port location away

from the dock estate. An 11ha area, broadly occupying the eastern half of MEA Park is to be used. This is also reflected in Peel Ports' masterplan. Within MEA Park at Wirral Waters, Peel are proposing to bring forward employment facilities to enable existing occupiers in East Float to relocate thus enabling redevelopment of the areas they presently occupy, port-related uses and new R&D, training, prototyping alongside B1, B2 and B8 accommodation. It is proposed to accommodate manufacturers and supply chain organisations to undertake advanced manufacturing, logistics, assembly, R&D and administration specifically, but not exhaustively, in the energy, marine & maritime and housing sectors. An application for MEA Park phase 2 will be submitted mid-2020 for 70,000 sqft of B1, B2 and B8 space.

Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-4623

Site Reference

ELPS 081: SHLAA 2066 - Wirral Waters - North of Beaufort Road

Q1 Please indicate the nature of your comment

Objection

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

Q3a Environmental Reasons

The Wirral Waters sites need to be sensitive to the need for birds to have linked up corridors for foraging and flight . Your Habitat report has highlighted the area of Wirral Waters as supporting birds, for example in the Bidston area. Too much human noise and light pollution damages nature.

A large area of mature oak wood (Slack wood) was decimated 2 years ago corner of plantation and riverview roads Eastham. This wood like the coastal area of Eastham reflected how the East Wirral coastline used to appear, and as such is a massive loss to us. Any industrial development should not take place on existing areas of wildlife habitat.

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-4701

Site Reference

ELPS 081: SHLAA 2066 - Wirral Waters - North of Beaufort Road

Q1 Please indicate the nature of your comment

General comment

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

Q3a Environmental Reasons

Must be preserved for future generations.

Q3b Transport and Highway Reasons

The generally very good transport network of Wirral could be improved by extending to the more remote areas on a more regular basis.

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

Q3d Impact on the character of the area

Birkenhead is so in need of a major face lift.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

So overlooked in central Birkenhead e.g. the park and Woodside.

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Too many current ugly, unused and derelict space and buildings that could be put to better use.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons



Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-24494 (Natural England)

Site Reference

ELPS 087: SHLAA 2067 - Wirral Waters - Tower Quay

Q1 Please indicate the nature of your comment

General comment

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

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Allocation is in proximity to designated sites (Mersey Narrows and North Wirral Foreshore SPA, Ramsar, Mersey Narrows SSSI, and Liverpool Bay SPA). Allocation is in close proximity to designated sites (Mersey Estuary SSSI, SPA, Ramsar and New Ferry SSSI). Consideration to direct and indirect impacts on designated sites associated with developments is required alongside potential impacts to any functionally linked land. NE has advised (and continues to advise) Wirral Council on applications associated with Wirral Waters. It should be noted that the docks provide supporting functionally linked habitat for birds associated with the designated sites (in particular breeding common

tern, cormorant and great crested grebe). We expect full consideration of the docks as supporting habitat through the Local Plan. Proposed strategic mitigation at Wirral Waters should be referenced and policies associated with Wirral Waters should reflect the need to ensure adequate protection of the designated features/sites.

Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-4623

Site Reference

ELPS 087: SHLAA 2067 - Wirral Waters - Tower Quay

Q1 Please indicate the nature of your comment

Objection

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

Q3a Environmental Reasons

The Wirral Waters sites need to be sensitive to the need for birds to have linked up corridors for foraging and flight . Your Habitat report has highlighted the area of Wirral Waters as supporting birds, for example in the Bidston area. Too much human noise and light pollution damages nature.

A large area of mature oak wood (Slack wood) was decimated 2 years ago corner of plantation and riverview roads Eastham. This wood like the coastal area of Eastham reflected how the East Wirral coastline used to appear, and as such is a massive loss to us. Any industrial development should not take place on existing areas of wildlife habitat.

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-4701

Site Reference

ELPS 087: SHLAA 2067 - Wirral Waters - Tower Quay

Q1 Please indicate the nature of your comment

General comment

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

Must be preserved for future generations.

Q3b Transport and Highway Reasons

The generally very good transport network of Wirral could be improved by extending to the more remote areas on a more regular basis.

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

Birkenhead is so in need of a major face lift.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

So overlooked in central Birkenhead e.g. the park and Woodside.

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Too many current ugly, unused and derelict space and buildings that could be put to better use.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-4623

Site Reference

ELPS 110: SHLAA 0417 - West Float IE, Seacombe

Q1 Please indicate the nature of your comment

Objection

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

Q3a Environmental Reasons

The Wirral Waters sites need to be sensitive to the need for birds to have linked up corridors for foraging and flight . Your Habitat report has highlighted the area of Wirral Waters as supporting birds, for example in the Bidston area. Too much human noise and light pollution damages nature.

A large area of mature oak wood (Slack wood) was decimated 2 years ago corner of plantation and riverview roads Eastham. This wood like the coastal area of Eastham reflected how the East Wirral coastline used to appear, and as such is a massive loss to us. Any industrial development should not take place on existing areas of wildlife habitat.

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-4701

Site Reference

ELPS 110: SHLAA 0417 - West Float IE, Seacombe

Q1 Please indicate the nature of your comment

General comment

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

Q3a Environmental Reasons

Must be preserved for future generations.

Q3b Transport and Highway Reasons

The generally very good transport network of Wirral could be improved by extending to the more remote areas on a more regular basis.

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

Q3d Impact on the character of the area

Birkenhead is so in need of a major face lift.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

So overlooked in central Birkenhead e.g. the park and Woodside.

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Too many current ugly, unused and derelict space and buildings that could be put to better use.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons



Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-24334

Site Reference

ELPS 116: SHLAA 1718 - Wirral International - Riverbank Road

Q1 Please indicate the nature of your comment

General comment

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

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

NPPF, paragraph 182 states that planning policies and decisions should ensure that new development can be integrated effectively with existing businesses and community facilities and that existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. Where an existing business or community facility could have a significant adverse effect on new development (including changes of use) in its vicinity, national planning policy dictates that any proposed development should first consider, and be able to demonstrate, that the proposals would not result in an adverse impact

on the existing operations. Although recommended for compatible B1(c) (Light Industry), B2 (General industrial) and B8 (Storage and Distribution) uses, the proposed employment allocation at ELPS 116 does not exclude B1(a) or B1(b) employment uses, which are considered to be more sensitive employment uses which could be affected by the existing operations within the area. This representation seeks to ensure that existing operations are safeguarded and will not be affected by any incompatible future development which may be sensitive to current operations.

Attachment 1

<https://wirral-consult.objective.co.uk/file/5657713>



Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-24477 (Natural England)

Site Reference

ELPS 116: SHLAA 1718 - Wirral International - Riverbank Road

Q1 Please indicate the nature of your comment

General comment

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

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Allocations are in close proximity to designated sites (Mersey Estuary SSSI, SPA, Ramsar and New Ferry SSSI). Consideration to direct and indirect impacts on designated sites associated with developments is required alongside potential impacts to any functionally linked land.

Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-4623

Site Reference

ELPS 116: SHLAA 1718 - Wirral International - Riverbank 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

The Wirral Waters sites need to be sensitive to the need for birds to have linked up corridors for foraging and flight . Your Habitat report has highlighted the area of Wirral Waters as supporting birds, for example in the Bidston area. Too much human noise and light pollution damages nature.

A large area of mature oak wood (Slack wood) was decimated 2 years ago corner of plantation and riverview roads Eastham. This wood like the coastal area of Eastham reflected how the East Wirral coastline used to appear, and as such is a massive loss to us. Any industrial development should not take place on existing areas of wildlife habitat.

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-9019

Site Reference

ELPS 116: SHLAA 1718 - Wirral International - Riverbank 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 area is already over utilised and requires more green corridors.

Q3b Transport and Highway Reasons

The A41 is saturated. Spital Road is saturated from traffic leaving M53 junction 4 to get to Bromborough. These roads cannot cope with additional load. This is demonstrated by additional traffic seen going down Poulton Road in an attempt to bypass the huge tailbacks from Spital Dam. This is dangerous as Poulton road is a narrow track with pinch points where only one car can pass at a time

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-1098

Site Reference

ELPS 129: SHLAA 0434 - Wirral Waters - Hydraulic Tower

Q1 Please indicate the nature of your comment

General comment

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

There was a proposal to turn this building into a hotel which I feel would be a better use for it.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons



Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-24495 (Natural England)

Site Reference

ELPS 129: SHLAA 0434 - Wirral Waters - Hydraulic Tower

Q1 Please indicate the nature of your comment

General comment

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

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Allocation is in proximity to designated sites (Mersey Narrows and North Wirral Foreshore SPA, Ramsar, Mersey Narrows SSSI, and Liverpool Bay SPA). Allocation is in close proximity to designated sites (Mersey Estuary SSSI, SPA, Ramsar and New Ferry SSSI). Consideration to direct and indirect impacts on designated sites associated with developments is required alongside potential impacts to any functionally linked land. NE has advised (and continues to advise) Wirral Council on applications associated with Wirral Waters. It should be noted that the docks provide supporting functionally linked habitat for birds associated with the designated sites (in particular breeding common

tern, cormorant and great crested grebe). We expect full consideration of the docks as supporting habitat through the Local Plan. Proposed strategic mitigation at Wirral Waters should be referenced and policies associated with Wirral Waters should reflect the need to ensure adequate protection of the designated features/sites.

Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-4623

Site Reference

ELPS 129: SHLAA 0434 - Wirral Waters - Hydraulic Tower

Q1 Please indicate the nature of your comment

Objection

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

Q3a Environmental Reasons

The Wirral Waters sites need to be sensitive to the need for birds to have linked up corridors for foraging and flight . Your Habitat report has highlighted the area of Wirral Waters as supporting birds, for example in the Bidston area. Too much human noise and light pollution damages nature.

A large area of mature oak wood (Slack wood) was decimated 2 years ago corner of plantation and riverview roads Eastham. This wood like the coastal area of Eastham reflected how the East Wirral coastline used to appear, and as such is a massive loss to us. Any industrial development should not take place on existing areas of wildlife habitat.

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-4701

Site Reference

ELPS 129: SHLAA 0434 - Wirral Waters - Hydraulic Tower

Q1 Please indicate the nature of your comment

General comment

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

Q3a Environmental Reasons

Must be preserved for future generations.

Q3b Transport and Highway Reasons

The generally very good transport network of Wirral could be improved by extending to the more remote areas on a more regular basis.

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

Q3d Impact on the character of the area

Birkenhead is so in need of a major face lift.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

So overlooked in central Birkenhead e.g. the park and Woodside.

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Too many current ugly, unused and derelict space and buildings that could be put to better use.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-4623

Site Reference

ELPS 217: SHLAA 0587 - Berner Street, Birkenhead

Q1 Please indicate the nature of your comment

Objection

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

Q3a Environmental Reasons

The Wirral Waters sites need to be sensitive to the need for birds to have linked up corridors for foraging and flight . Your Habitat report has highlighted the area of Wirral Waters as supporting birds, for example in the Bidston area. Too much human noise and light pollution damages nature.

A large area of mature oak wood (Slack wood) was decimated 2 years ago corner of plantation and riverview roads Eastham. This wood like the coastal area of Eastham reflected how the East Wirral coastline used to appear, and as such is a massive loss to us. Any industrial development should not take place on existing areas of wildlife habitat.

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-4701

Site Reference

ELPS 217: SHLAA 0587 - Berner Street, Birkenhead

Q1 Please indicate the nature of your comment

General comment

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

Q3a Environmental Reasons

Must be preserved for future generations.

Q3b Transport and Highway Reasons

The generally very good transport network of Wirral could be improved by extending to the more remote areas on a more regular basis.

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

Q3d Impact on the character of the area

Birkenhead is so in need of a major face lift.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

So overlooked in central Birkenhead e.g. the park and Woodside.

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Too many current ugly, unused and derelict space and buildings that could be put to better use.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-4623

Site Reference

ELPS 229: SHLAA 0564 - SMM Business Park, Seacombe

Q1 Please indicate the nature of your comment

Objection

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

Q3a Environmental Reasons

The Wirral Waters sites need to be sensitive to the need for birds to have linked up corridors for foraging and flight . Your Habitat report has highlighted the area of Wirral Waters as supporting birds, for example in the Bidston area. Too much human noise and light pollution damages nature.

A large area of mature oak wood (Slack wood) was decimated 2 years ago corner of plantation and riverview roads Eastham. This wood like the coastal area of Eastham reflected how the East Wirral coastline used to appear, and as such is a massive loss to us. Any industrial development should not take place on existing areas of wildlife habitat.

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-4701

Site Reference

ELPS 229: SHLAA 0564 - SMM Business Park, Seacombe

Q1 Please indicate the nature of your comment

General comment

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

Q3a Environmental Reasons

Must be preserved for future generations.

Q3b Transport and Highway Reasons

The generally very good transport network of Wirral could be improved by extending to the more remote areas on a more regular basis.

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

Q3d Impact on the character of the area

Birkenhead is so in need of a major face lift.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

So overlooked in central Birkenhead e.g. the park and Woodside.

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Too many current ugly, unused and derelict space and buildings that could be put to better use.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-4623

Site Reference

ELPS 232: SHLAA 0595 - Lynas Street, Birkenhead

Q1 Please indicate the nature of your comment

Objection

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

Q3a Environmental Reasons

The Wirral Waters sites need to be sensitive to the need for birds to have linked up corridors for foraging and flight . Your Habitat report has highlighted the area of Wirral Waters as supporting birds, for example in the Bidston area. Too much human noise and light pollution damages nature.

A large area of mature oak wood (Slack wood) was decimated 2 years ago corner of plantation and riverview roads Eastham. This wood like the coastal area of Eastham reflected how the East Wirral coastline used to appear, and as such is a massive loss to us. Any industrial development should not take place on existing areas of wildlife habitat.

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-4701

Site Reference

ELPS 232: SHLAA 0595 - Lynas Street, Birkenhead

Q1 Please indicate the nature of your comment

General comment

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

Q3a Environmental Reasons

Must be preserved for future generations.

Q3b Transport and Highway Reasons

The generally very good transport network of Wirral could be improved by extending to the more remote areas on a more regular basis.

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

Q3d Impact on the character of the area

Birkenhead is so in need of a major face lift.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

So overlooked in central Birkenhead e.g. the park and Woodside.

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Too many current ugly, unused and derelict space and buildings that could be put to better use.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-4623

Site Reference

ELPS 234: SHLAA 1724 - Wirral International - Caldbeck 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

The Wirral Waters sites need to be sensitive to the need for birds to have linked up corridors for foraging and flight . Your Habitat report has highlighted the area of Wirral Waters as supporting birds, for example in the Bidston area. Too much human noise and light pollution damages nature.

A large area of mature oak wood (Slack wood) was decimated 2 years ago corner of plantation and riverview roads Eastham. This wood like the coastal area of Eastham reflected how the East Wirral coastline used to appear, and as such is a massive loss to us. Any industrial development should not take place on existing areas of wildlife habitat.

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-9019

Site Reference

ELPS 234: SHLAA 1724 - Wirral International - Caldbeck 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 area is already over utilised and requires more green corridors.

Q3b Transport and Highway Reasons

The A41 is saturated. Spital Road is saturated from traffic leaving M53 junction 4 to get to Bromborough. These roads cannot cope with additional load. This is demonstrated by additional traffic seen going down Poulton Road in an attempt to bypass the huge tailbacks from Spital Dam. This is dangerous as Poulton road is a narrow track with pinch points where only one car can pass at a time

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons



Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-24116

Site Reference

ELPS 242: SHLAA 1725 - Wirral International - Slack Road

Q1 Please indicate the nature of your comment

General comment

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

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

ELPS 242 Shodwell/Slack Wood - This is the site of a hamlet dating from at least 1660. It is an important heritage site, listed on the HER and a potential feature of the old public footpath No 56 now under consideration for reinstatement. The Council has wrongly included this historic site as part of an area suitable for office/industrial use. This site must be protected – it will form an important feature of the reinstated footpath and play a significant role in the Wirral Coastal Path – an important tourist attraction.



Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-24480 (Natural England)

Site Reference

ELPS 242: SHLAA 1725 - Wirral International - Slack Road

Q1 Please indicate the nature of your comment

General comment

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

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Allocations are in close proximity to designated sites (Mersey Estuary SSSI, SPA, Ramsar and New Ferry SSSI). Consideration to direct and indirect impacts on designated sites associated with developments is required alongside potential impacts to any functionally linked land.

Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-4623

Site Reference

ELPS 242: SHLAA 1725 - Wirral International - Slack 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

The Wirral Waters sites need to be sensitive to the need for birds to have linked up corridors for foraging and flight . Your Habitat report has highlighted the area of Wirral Waters as supporting birds, for example in the Bidston area. Too much human noise and light pollution damages nature.

A large area of mature oak wood (Slack wood) was decimated 2 years ago corner of plantation and riverview roads Eastham. This wood like the coastal area of Eastham reflected how the East Wirral coastline used to appear, and as such is a massive loss to us. Any industrial development should not take place on existing areas of wildlife habitat.

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-4701

Site Reference

ELPS 242: SHLAA 1725 - Wirral International - Slack Road

Q1 Please indicate the nature of your comment

General comment

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

Q3a Environmental Reasons

Must be preserved for future generations.

Q3b Transport and Highway Reasons

The generally very good transport network of Wirral could be improved by extending to the more remote areas on a more regular basis.

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

Q3d Impact on the character of the area

Birkenhead is so in need of a major face lift.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

So overlooked in central Birkenhead e.g. the park and Woodside.

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Too many current ugly, unused and derelict space and buildings that could be put to better use.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-9019

Site Reference

ELPS 242: SHLAA 1725 - Wirral International - Slack 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 area is already over utilised and requires more green corridors.

Q3b Transport and Highway Reasons

The A41 is saturated. Spital Road is saturated from traffic leaving M53 junction 4 to get to Bromborough. These roads cannot cope with additional load. This is demonstrated by additional traffic seen going down Poulton Road in an attempt to bypass the huge tailbacks from Spital Dam. This is dangerous as Poulton road is a narrow track with pinch points where only one car can pass at a time

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons



Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-24336

Site Reference

ELPS 263: SHLAA 1727 - Wirral International - Thermal Road

Q1 Please indicate the nature of your comment

General comment

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

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

NPPF, paragraph 182 states that planning policies and decisions should ensure that new development can be integrated effectively with existing businesses and community facilities and that existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. Where an existing business or community facility could have a significant adverse effect on new development (including changes of use) in its vicinity, national planning policy dictates that any proposed development should first consider, and be able to demonstrate, that the proposals would not result in an adverse impact

on the existing operations. Although recommended for compatible B1(c) (Light Industry), B2 (General industrial) and B8 (Storage and Distribution) uses, the proposed employment allocation at ELPS 263 does not exclude B1(a) or B1(b) employment uses, which are considered to be more sensitive employment uses which could be affected by the existing operations within the area. This representation seeks to ensure that existing operations are safeguarded and will not be affected by any incompatible future development which may be sensitive to current operations.

Attachment 1

<https://wirral-consult.objective.co.uk/file/5657713>



Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-24476 (Natural England)

Site Reference

ELPS 263: SHLAA 1727 - Wirral International - Thermal Road

Q1 Please indicate the nature of your comment

General comment

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

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Allocations are in close proximity to designated sites (Mersey Estuary SSSI, SPA, Ramsar and New Ferry SSSI). Consideration to direct and indirect impacts on designated sites associated with developments is required alongside potential impacts to any functionally linked land.

Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-4623

Site Reference

ELPS 263: SHLAA 1727 - Wirral International - Thermal 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

The Wirral Waters sites need to be sensitive to the need for birds to have linked up corridors for foraging and flight . Your Habitat report has highlighted the area of Wirral Waters as supporting birds, for example in the Bidston area. Too much human noise and light pollution damages nature.

A large area of mature oak wood (Slack wood) was decimated 2 years ago corner of plantation and riverview roads Eastham. This wood like the coastal area of Eastham reflected how the East Wirral coastline used to appear, and as such is a massive loss to us. Any industrial development should not take place on existing areas of wildlife habitat.

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-9019

Site Reference

ELPS 263: SHLAA 1727 - Wirral International - Thermal 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 area is already over utilised and requires more green corridors.

Q3b Transport and Highway Reasons

The A41 is saturated. Spital Road is saturated from traffic leaving M53 junction 4 to get to Bromborough. These roads cannot cope with additional load. This is demonstrated by additional traffic seen going down Poulton Road in an attempt to bypass the huge tailbacks from Spital Dam. This is dangerous as Poulton road is a narrow track with pinch points where only one car can pass at a time

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons



Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-24496 (Natural England)

Site Reference

ELPS 265: SHLAA 0754 - Wirral Waters - Sky City

Q1 Please indicate the nature of your comment

General comment

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

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Allocation is in proximity to designated sites (Mersey Narrows and North Wirral Foreshore SPA, Ramsar, Mersey Narrows SSSI, and Liverpool Bay SPA). Allocation is in close proximity to designated sites (Mersey Estuary SSSI, SPA, Ramsar and New Ferry SSSI). Consideration to direct and indirect impacts on designated sites associated with developments is required alongside potential impacts to any functionally linked land. NE has advised (and continues to advise) Wirral Council on applications associated with Wirral Waters. It should be noted that the docks provide supporting functionally linked habitat for birds associated with the designated sites (in particular breeding common

tern, cormorant and great crested grebe). We expect full consideration of the docks as supporting habitat through the Local Plan. Proposed strategic mitigation at Wirral Waters should be referenced and policies associated with Wirral Waters should reflect the need to ensure adequate protection of the designated features/sites.



Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-24616

Site Reference

ELPS 265: SHLAA 0754 - Wirral Waters - Sky City

Q1 Please indicate the nature of your comment

General comment

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

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

ELPS 265 – Sky City should not be an exclusively an employment allocation. Over 3,300 dwellings are expected to be delivered in years 6 to 15 at both Sky City and Vittoria Studios, with 30,000 sqm of retail, leisure and community uses (Use Classes A1 – 5, D1 and D2) in a form which will support the new residential and working population. C.30,000 sqm of commercial floorspace will also be delivered. Both sites are capable of accommodating the stated quantum of commercial floorspace and dwellings (c. 600 and c. 2,700 respectively) within the parameters of the East Float Outline Permission.

Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-4623

Site Reference

ELPS 265: SHLAA 0754 - Wirral Waters - Sky City

Q1 Please indicate the nature of your comment

Objection

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

Q3a Environmental Reasons

The Wirral Waters sites need to be sensitive to the need for birds to have linked up corridors for foraging and flight . Your Habitat report has highlighted the area of Wirral Waters as supporting birds, for example in the Bidston area. Too much human noise and light pollution damages nature.

A large area of mature oak wood (Slack wood) was decimated 2 years ago corner of plantation and riverview roads Eastham. This wood like the coastal area of Eastham reflected how the East Wirral coastline used to appear, and as such is a massive loss to us. Any industrial development should not take place on existing areas of wildlife habitat.

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-4701

Site Reference

ELPS 265: SHLAA 0754 - Wirral Waters - Sky City

Q1 Please indicate the nature of your comment

General comment

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

Q3a Environmental Reasons

Must be preserved for future generations.

Q3b Transport and Highway Reasons

The generally very good transport network of Wirral could be improved by extending to the more remote areas on a more regular basis.

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

Q3d Impact on the character of the area

Birkenhead is so in need of a major face lift.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

So overlooked in central Birkenhead e.g. the park and Woodside.

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Too many current ugly, unused and derelict space and buildings that could be put to better use.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons



Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-24604

Site Reference

ELPS 265: SHLAA 0754 - Wirral Waters - Sky City

Q1 Please indicate the nature of your comment

Support

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

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

SHLAA 0754 – Sky City. Fully support the principle of allocation of this site but reserve the right to comment on the detailed wording of allocations as and when this information is available. Some residential development in years 6 – 15 is expected in SkyCity, with retail, leisure and community uses (Use Classes A1 – 5, D1 and D2) in a form which will support the new residential and working population. The site is capable of accommodating c.600 dwellings and commercial floorspace within the parameters of the East Float Outline Permission. The existence of the extant outline permission establishes the principle of development and provides a route for obtaining detailed

approval through reserved matters applications. It is recognised that further work will be required to ensure that development at SkyCity will be viable from year 6 of the plan period.



Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-24478 (Natural England)

Site Reference

ELPS 330: SHLAA 1861 - Wirral International - Plantation Road

Q1 Please indicate the nature of your comment

General comment

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

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Allocations are in close proximity to designated sites (Mersey Estuary SSSI, SPA, Ramsar and New Ferry SSSI). Consideration to direct and indirect impacts on designated sites associated with developments is required alongside potential impacts to any functionally linked land.

Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-4623

Site Reference

ELPS 330: SHLAA 1861 - Wirral International - Plantation 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

The Wirral Waters sites need to be sensitive to the need for birds to have linked up corridors for foraging and flight . Your Habitat report has highlighted the area of Wirral Waters as supporting birds, for example in the Bidston area. Too much human noise and light pollution damages nature.

A large area of mature oak wood (Slack wood) was decimated 2 years ago corner of plantation and riverview roads Eastham. This wood like the coastal area of Eastham reflected how the East Wirral coastline used to appear, and as such is a massive loss to us. Any industrial development should not take place on existing areas of wildlife habitat.

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-9019

Site Reference

ELPS 330: SHLAA 1861 - Wirral International - Plantation 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 area is already over utilised and requires more green corridors.

Q3b Transport and Highway Reasons

The A41 is saturated. Spital Road is saturated from traffic leaving M53 junction 4 to get to Bromborough. These roads cannot cope with additional load. This is demonstrated by additional traffic seen going down Poulton Road in an attempt to bypass the huge tailbacks from Spital Dam. This is dangerous as Poulton road is a narrow track with pinch points where only one car can pass at a time

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons



Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-24052

Site Reference

ELPS 357: SHLAA 2058 - Wirral Waters - Wallasey Bridge Road

Q1 Please indicate the nature of your comment

General comment

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

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

For the purposes of the Port decant strategy for Wirral Waters the former Mobil Site (23 ac) was identified within the Mersey Ports Master Plan (2011) as potentially suitable for port decant purposes.



Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-24497 (Natural England)

Site Reference

ELPS 357: SHLAA 2058 - Wirral Waters - Wallasey Bridge Road

Q1 Please indicate the nature of your comment

General comment

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

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Allocation is in proximity to designated sites (Mersey Narrows and North Wirral Foreshore SPA, Ramsar, Mersey Narrows SSSI, and Liverpool Bay SPA). Allocation is in close proximity to designated sites (Mersey Estuary SSSI, SPA, Ramsar and New Ferry SSSI). Consideration to direct and indirect impacts on designated sites associated with developments is required alongside potential impacts to any functionally linked land. NE has advised (and continues to advise) Wirral Council on applications associated with Wirral Waters. It should be noted that the docks provide supporting functionally linked habitat for birds associated with the designated sites (in particular breeding common

tern, cormorant and great crested grebe). We expect full consideration of the docks as supporting habitat through the Local Plan. Proposed strategic mitigation at Wirral Waters should be referenced and policies associated with Wirral Waters should reflect the need to ensure adequate protection of the designated features/sites.



Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-24618

Site Reference

ELPS 357: SHLAA 2058 - Wirral Waters - Wallasey Bridge 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

ELPS 357 (former Mobil). The proposed employment allocation does not cover the entirety of the area subject to the West Float Outline Permission, as it excludes a small area to the south-western corner which is within the application site. The site is part of the proposed MEA Park at West Float, which will be developed to provide an employment location centred on the Marine, Energy and Automotive industries and will be the industrial heart of Wirral Waters. Known as MEA Park it will comprise a 24-hour waterside manufacturing, logistics, R&D and assembly campus comprising 1m sqft of B1, B2 and B8 industrial space. Within MEA Park at Wirral Waters, Peel are

proposing to bring forward employment facilities to enable existing occupiers in East Float to relocate thus enabling redevelopment of the areas they presently occupy, port-related uses and new R&D, training, prototyping alongside B1, B2 and B8 accommodation. It is proposed to accommodate manufacturers and supply chain organisations to undertake advanced manufacturing, logistics, assembly, R&D and administration specifically, but not exhaustively, in the energy, marine & maritime and housing sectors. MEA Park will include a Centre of Excellence in Modern Methods of Construction (the Skills Factory and Modular Development Centre (MDC)). This will be focused at the existing Mobil building close to Birkenhead North rail station. An application for MEA Park phase 2 will be submitted mid-2020 for 70,000 sqft of B1, B2 and B8 space.

Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-4623

Site Reference

ELPS 357: SHLAA 2058 - Wirral Waters - Wallasey Bridge 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

The Wirral Waters sites need to be sensitive to the need for birds to have linked up corridors for foraging and flight . Your Habitat report has highlighted the area of Wirral Waters as supporting birds, for example in the Bidston area. Too much human noise and light pollution damages nature.

A large area of mature oak wood (Slack wood) was decimated 2 years ago corner of plantation and riverview roads Eastham. This wood like the coastal area of Eastham reflected how the East Wirral coastline used to appear, and as such is a massive loss to us. Any industrial development should not take place on existing areas of wildlife habitat.

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-4701

Site Reference

ELPS 357: SHLAA 2058 - Wirral Waters - Wallasey Bridge Road

Q1 Please indicate the nature of your comment

General comment

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

Q3a Environmental Reasons

Must be preserved for future generations.

Q3b Transport and Highway Reasons

The generally very good transport network of Wirral could be improved by extending to the more remote areas on a more regular basis.

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

Q3d Impact on the character of the area

Birkenhead is so in need of a major face lift.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

So overlooked in central Birkenhead e.g. the park and Woodside.

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Too many current ugly, unused and derelict space and buildings that could be put to better use.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons



Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-24421

Site Reference

ELPS 364: SHLAA 2061 - Wirral International - Power Road

Q1 Please indicate the nature of your comment

General comment

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

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Land at former Epichem (ELPS 364) should be released from its employment allocation and reallocated for housing. Land to the south has been presented for potential release from employment (SHLAA 1715 and SHLAA 1719 refer). There is potential for development of all 3 sites under a general masterplan. The Council have not successfully identified a sufficient amount of deliverable housing development sites to be included within the Housing Trajectory. Site 2061 is currently developed and retains offices which have been redundant for several years, despite marketing for employment use throughout this period. The demand for offices in this location is

considered to be very low and alternative uses need to be considered. The indicative layout attached shows development is feasible for 100 homes. We do not believe that the loss of site from an employment to a residential use could lead to the loss of other employment uses, as the proposed release of this site is due to its individual situation. The site has not been let since SAFC Hitech vacated the facility in 2014/15 and has since started to become run down with very little prospect of being reoccupied. The surrounding employment units currently retain a high take up rate and therefore are viable for retention under the Local Plan period.

Attachment 1

<https://wirral-consult.objective.co.uk/file/5656394>

Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-2840 (Wirral Wildlife)

Site Reference

ELPS 364: SHLAA 2061 - Wirral International - Power 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

EPLS 364 Power Road (Former Epichem). As the detailed description notes, half the site is Old Hall Road Copse LWS. Development will need to take account of the proximity of bats e.g. bat-friendly lighting to restrict artificial light at night.

EPLS 074 Old Hall Road (former MoD tank farm). This is adjacent to the end part of Long Plantation, which despite its name is an ancient bluebell wood, part of Eastham Country Park. Bats forage in it and along its edge. Development will need to take account of the proximity of bats e.g. bat-friendly lighting to restrict artificial light at night.

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-4623

Site Reference

ELPS 364: SHLAA 2061 - Wirral International - Power 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

The Wirral Waters sites need to be sensitive to the need for birds to have linked up corridors for foraging and flight . Your Habitat report has highlighted the area of Wirral Waters as supporting birds, for example in the Bidston area. Too much human noise and light pollution damages nature.

A large area of mature oak wood (Slack wood) was decimated 2 years ago corner of plantation and riverview roads Eastham. This wood like the coastal area of Eastham reflected how the East Wirral coastline used to appear, and as such is a massive loss to us. Any industrial development should not take place on existing areas of wildlife habitat.

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-9019

Site Reference

ELPS 364: SHLAA 2061 - Wirral International - Power 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 area is already over utilised and requires more green corridors.

Q3b Transport and Highway Reasons

The A41 is saturated. Spital Road is saturated from traffic leaving M53 junction 4 to get to Bromborough. These roads cannot cope with additional load. This is demonstrated by additional traffic seen going down Poulton Road in an attempt to bypass the huge tailbacks from Spital Dam. This is dangerous as Poulton road is a narrow track with pinch points where only one car can pass at a time

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-9421

Site Reference

ELPS 364: SHLAA 2061 - Wirral International - Power Road

Q1 Please indicate the nature of your comment

General comment

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

Q3a Environmental Reasons

EPLS 364 Former Epichem. Old Hall Road Copse LWS lies within this site. Any development will need to take this into account and appropriate mitigation applied.

EPLS 074 former MoD tank farm. This is adjacent to part of Long Plantation which is part of Eastham Country Park. Any development will need to take this into account and appropriate mitigation applied.

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons



Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-24051

Site Reference

ELPS 415: SHLAA 2063 - Wirral International - East of Riverbank Road

Q1 Please indicate the nature of your comment

General comment

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

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

The designation of this site should be maintained in line with the NPPF which encourages safeguarding facilities for the handling and processing of minerals. As a site with a current permit, and there would be an expectation that the site should be safeguarded in the Local Plan for this use.

Attachment 1

<https://wirral-consult.objective.co.uk/file/5658624>



Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-24326

Site Reference

ELPS 415: SHLAA 2063 - Wirral International - East of Riverbank 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

We object to the proposed allocation of the land at the Riverbank Drive for employment use. There is no evidence to demonstrate that there is a "reasonable prospect" that this proposed employment allocation would come forward during the Plan period (as instructed by the Framework). The Borough's adopted development plan has allocated this site for employment development for almost 20 years but new employment redevelopment is yet to become viable. The Council's evidence base indicates that the site is "Average" in employment terms and is subject to extensive remediation constraints. This indicates that redevelopment for most employment

typologies will be unviable unless supported by significant multi-million pound gap funding (using grants or other mechanisms). The evidence base also shows that there is a substantial supply of 42.77 ha of employment land elsewhere in Bromborough. 13.68ha is ranked as either "Very Good" or "Good", while the remaining 29ha is ranked as "Average". This highlights that there is a strong supply of vacant employment land in the area; a large proportion (32%) of this is more attractive to market and is likely to be taken-up before the land at the Riverside Park comes forward. There is no evidence to suggest that the Site will suddenly become viable during the Plan period. There has been no interest for employment development, the site having only been used for material depositing. In accordance with paragraph 120 of the Framework, it is necessary for the Council to consider the reallocation of this site for a more deliverable use that can help identified needs in the short term. The site is suitable for up to 150 new homes.



Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-24481 (Natural England)

Site Reference

ELPS 415: SHLAA 2063 - Wirral International - East of Riverbank Road

Q1 Please indicate the nature of your comment

General comment

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

Q3a Environmental Reasons

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Allocations are in close proximity to designated sites (Mersey Estuary SSSI, SPA, Ramsar and New Ferry SSSI). Consideration to direct and indirect impacts on designated sites associated with developments is required alongside potential impacts to any functionally linked land.

Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-4623

Site Reference

ELPS 415: SHLAA 2063 - Wirral International - East of Riverbank 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

The Wirral Waters sites need to be sensitive to the need for birds to have linked up corridors for foraging and flight . Your Habitat report has highlighted the area of Wirral Waters as supporting birds, for example in the Bidston area. Too much human noise and light pollution damages nature.

A large area of mature oak wood (Slack wood) was decimated 2 years ago corner of plantation and riverview roads Eastham. This wood like the coastal area of Eastham reflected how the East Wirral coastline used to appear, and as such is a massive loss to us. Any industrial development should not take place on existing areas of wildlife habitat.

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-4701

Site Reference

ELPS 415: SHLAA 2063 - Wirral International - East of Riverbank Road

Q1 Please indicate the nature of your comment

General comment

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

Q3a Environmental Reasons

Must be preserved for future generations.

Q3b Transport and Highway Reasons

The generally very good transport network of Wirral could be improved by extending to the more remote areas on a more regular basis.

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

Q3d Impact on the character of the area

Birkenhead is so in need of a major face lift.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

So overlooked in central Birkenhead e.g. the park and Woodside.

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Too many current ugly, unused and derelict space and buildings that could be put to better use.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-9019

Site Reference

ELPS 415: SHLAA 2063 - Wirral International - East of Riverbank 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 area is already over utilised and requires more green corridors.

Q3b Transport and Highway Reasons

The A41 is saturated. Spital Road is saturated from traffic leaving M53 junction 4 to get to Bromborough. These roads cannot cope with additional load. This is demonstrated by additional traffic seen going down Poulton Road in an attempt to bypass the huge tailbacks from Spital Dam. This is dangerous as Poulton road is a narrow track with pinch points where only one car can pass at a time

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-4623

Site Reference

ELPS 417: SHLAA 2064 - Former Gas Holders, Wallasey

Q1 Please indicate the nature of your comment

Objection

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

Q3a Environmental Reasons

The Wirral Waters sites need to be sensitive to the need for birds to have linked up corridors for foraging and flight . Your Habitat report has highlighted the area of Wirral Waters as supporting birds, for example in the Bidston area. Too much human noise and light pollution damages nature.

A large area of mature oak wood (Slack wood) was decimated 2 years ago corner of plantation and riverview roads Eastham. This wood like the coastal area of Eastham reflected how the East Wirral coastline used to appear, and as such is a massive loss to us. Any industrial development should not take place on existing areas of wildlife habitat.

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.8 – Proposed Urban Employment Allocations

Comment ID

LPIO-4701

Site Reference

ELPS 417: SHLAA 2064 - Former Gas Holders, Wallasey

Q1 Please indicate the nature of your comment

General comment

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

Q3a Environmental Reasons

Must be preserved for future generations.

Q3b Transport and Highway Reasons

The generally very good transport network of Wirral could be improved by extending to the more remote areas on a more regular basis.

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

Q3d Impact on the character of the area

Birkenhead is so in need of a major face lift.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

So overlooked in central Birkenhead e.g. the park and Woodside.

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Too many current ugly, unused and derelict space and buildings that could be put to better use.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons