

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-10185

Site Reference

All Potential Additional Urban Housing 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**

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

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-10311

Site Reference

All Potential Additional Urban Housing 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

Annex 2 of the National Planning Policy Framework ('Framework') defines "deliverable" housing sites as those which are available now, offer a suitable location for development now, and are achievable with a realistic prospect that development will be delivered on the site within five years. To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged. As acknowledged by the Council, the sites included within Appendix 4.2 are not currently considered to be deliverable or developable in line with the policy definition within the

National Planning Policy Framework, and as such they should not currently be taken forward in the Local Plan / allocated for residential development, as this unduly risks meeting housing needs within the Borough. If indeed the Council identify at the time of Local Plan submission the Sites within Appendix 4.2 are “deliverable or developable” in accordance with the definition of the Framework, sufficient evidence should be provided for each of these ‘higher risk sites’ to demonstrate this. We consider dispersed Green Belt release as identified within Option 2A would support and ‘de-risk’ the Urban Intensification strategy. Green Belt release of sites which perform poorly against the purposes of including land within the Green Belt, such as Land to the South of Clatterbridge Hospital, would assist in contributing to the housing land supply by meeting any residual requirements.

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-10806

Site Reference

All Potential Additional Urban Housing Allocation Sites

Q1 Please indicate the nature of your comment

Support

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

I agree with the additional housing allocations

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-10842

Site Reference

All Potential Additional Urban Housing 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**

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

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

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

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-10858

Site Reference

All Potential Additional Urban Housing 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**

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

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-10874

Site Reference

All Potential Additional Urban Housing 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**

The council need to consult all brownfield site owners who wish to sell their land.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

The council need to consult all brownfield site owners who wish to sell their land.

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-10891

Site Reference

All Potential Additional Urban Housing 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**

Do I understand that 'potentially suitable' doesn't mean the landowner has consented to releasing the land? In which case, how robust are the proposals?

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-10905

Site Reference

All Potential Additional Urban Housing 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**

Make sure there is decent transport links.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-10921

Site Reference

All Potential Additional Urban Housing 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**

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

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-10939

Site Reference

All Potential Additional Urban Housing 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**

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

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-11025

Site Reference

All Potential Additional Urban Housing 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**

They are not required on the West side of the M53. As there are many land opportunities on the East side of the M53.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-11055

Site Reference

All Potential Additional Urban Housing 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**

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

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-11088

Site Reference

All Potential Additional Urban Housing 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**

The council need to consult all brownfield site owners who wish to sell their land.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

The council need to consult all brownfield site owners who wish to sell their land.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-11138

Site Reference

All Potential Additional Urban Housing 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**

Not all owners of brownfield sites that want to sell their land have been consulted by WBC.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Not all owners of brownfield sites that want to sell their land have been consulted by WBC.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-11568

Site Reference

All Potential Additional Urban Housing 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

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-11775

Site Reference

All Potential Additional Urban Housing 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-12395

Site Reference

All Potential Additional Urban Housing 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

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-12493

Site Reference

All Potential Additional Urban Housing 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

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-12658

Site Reference

All Potential Additional Urban Housing 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

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-12856

Site Reference

All Potential Additional Urban Housing 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

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-12980

Site Reference

All Potential Additional Urban Housing 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

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-13104

Site Reference

All Potential Additional Urban Housing 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

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-13372

Site Reference

All Potential Additional Urban Housing 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

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-13494

Site Reference

All Potential Additional Urban Housing 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

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-1356

Site Reference

All Potential Additional Urban Housing 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 Council have not addressed the issue of long term empty properties in the Wirral or all landowners of derelict/brownfield land. These properties and land must form part of the delivery/developable property argument. Doubling council tax on long term empty property does not solve the problem. Why should an entrepreneur/developer maintain empty stock of brownfield nature forcing WBC to "free up" virgin land in the Green Belt?

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-13649

Site Reference

All Potential Additional Urban Housing 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

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-13792

Site Reference

All Potential Additional Urban Housing 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-13847

Site Reference

All Potential Additional Urban Housing 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-13901

Site Reference

All Potential Additional Urban Housing 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-13966

Site Reference

All Potential Additional Urban Housing 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

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-14061

Site Reference

All Potential Additional Urban Housing 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

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-14166

Site Reference

All Potential Additional Urban Housing 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

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-14264

Site Reference

All Potential Additional Urban Housing 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

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-14395

Site Reference

All Potential Additional Urban Housing 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

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-14483

Site Reference

All Potential Additional Urban Housing 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

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-14573

Site Reference

All Potential Additional Urban Housing 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

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-14702

Site Reference

All Potential Additional Urban Housing 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

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-14837

Site Reference

All Potential Additional Urban Housing 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-14901

Site Reference

All Potential Additional Urban Housing 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-15322

Site Reference

All Potential Additional Urban Housing 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

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-15428

Site Reference

All Potential Additional Urban Housing 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

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-15539

Site Reference

All Potential Additional Urban Housing 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

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-15631

Site Reference

All Potential Additional Urban Housing 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

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-15724

Site Reference

All Potential Additional Urban Housing 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

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-15836

Site Reference

All Potential Additional Urban Housing 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

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-15978

Site Reference

All Potential Additional Urban Housing 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

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-16197

Site Reference

All Potential Additional Urban Housing 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

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-16284

Site Reference

All Potential Additional Urban Housing 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

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-16372

Site Reference

All Potential Additional Urban Housing 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

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-16460

Site Reference

All Potential Additional Urban Housing 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

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-16548

Site Reference

All Potential Additional Urban Housing 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

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-16646

Site Reference

All Potential Additional Urban Housing 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

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-16762

Site Reference

All Potential Additional Urban Housing 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

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-16886

Site Reference

All Potential Additional Urban Housing 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

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-16887

Site Reference

All Potential Additional Urban Housing 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

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-17059

Site Reference

All Potential Additional Urban Housing 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

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-17180

Site Reference

All Potential Additional Urban Housing 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

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-17267

Site Reference

All Potential Additional Urban Housing 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

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-17372

Site Reference

All Potential Additional Urban Housing 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

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-17474

Site Reference

All Potential Additional Urban Housing 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

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-17570

Site Reference

All Potential Additional Urban Housing 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

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-17682

Site Reference

All Potential Additional Urban Housing 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

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-17683

Site Reference

All Potential Additional Urban Housing 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

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-17859

Site Reference

All Potential Additional Urban Housing 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

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-17961

Site Reference

All Potential Additional Urban Housing 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

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-18070

Site Reference

All Potential Additional Urban Housing 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

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-18191

Site Reference

All Potential Additional Urban Housing 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

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-18220

Site Reference

All Potential Additional Urban Housing 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

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-18388

Site Reference

All Potential Additional Urban Housing 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-18442

Site Reference

All Potential Additional Urban Housing 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-18497

Site Reference

All Potential Additional Urban Housing 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-18552

Site Reference

All Potential Additional Urban Housing 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-18618

Site Reference

All Potential Additional Urban Housing 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-18619

Site Reference

All Potential Additional Urban Housing 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-18740

Site Reference

All Potential Additional Urban Housing 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-18742

Site Reference

All Potential Additional Urban Housing 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-18840

Site Reference

All Potential Additional Urban Housing 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-18906

Site Reference

All Potential Additional Urban Housing 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-1891

Site Reference

All Potential Additional Urban Housing 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

As prior, would question overall housing needs in relation to population trajectory.

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-18984

Site Reference

All Potential Additional Urban Housing 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-18985

Site Reference

All Potential Additional Urban Housing 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-19083

Site Reference

All Potential Additional Urban Housing 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-19136

Site Reference

All Potential Additional Urban Housing 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-19191

Site Reference

All Potential Additional Urban Housing 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-19248

Site Reference

All Potential Additional Urban Housing 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-19303

Site Reference

All Potential Additional Urban Housing 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-19360

Site Reference

All Potential Additional Urban Housing 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-19426

Site Reference

All Potential Additional Urban Housing 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-19427

Site Reference

All Potential Additional Urban Housing 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-19628

Site Reference

All Potential Additional Urban Housing 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-19683

Site Reference

All Potential Additional Urban Housing 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-19738

Site Reference

All Potential Additional Urban Housing 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-19801

Site Reference

All Potential Additional Urban Housing 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-19867

Site Reference

All Potential Additional Urban Housing 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-19923

Site Reference

All Potential Additional Urban Housing 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-19984

Site Reference

All Potential Additional Urban Housing 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-20038

Site Reference

All Potential Additional Urban Housing 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-20094

Site Reference

All Potential Additional Urban Housing 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-20155

Site Reference

All Potential Additional Urban Housing 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-20216

Site Reference

All Potential Additional Urban Housing 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-20272

Site Reference

All Potential Additional Urban Housing 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-20327

Site Reference

All Potential Additional Urban Housing 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-20384

Site Reference

All Potential Additional Urban Housing 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-20438

Site Reference

All Potential Additional Urban Housing 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-20569

Site Reference

All Potential Additional Urban Housing 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-20570

Site Reference

All Potential Additional Urban Housing 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-20609

Site Reference

All Potential Additional Urban Housing 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-20610

Site Reference

All Potential Additional Urban Housing 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-20708

Site Reference

All Potential Additional Urban Housing 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-20771

Site Reference

All Potential Additional Urban Housing 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-20772

Site Reference

All Potential Additional Urban Housing 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-20928

Site Reference

All Potential Additional Urban Housing 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-20982

Site Reference

All Potential Additional Urban Housing 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-21038

Site Reference

All Potential Additional Urban Housing 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-21092

Site Reference

All Potential Additional Urban Housing 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-21154

Site Reference

All Potential Additional Urban Housing 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

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-21273

Site Reference

All Potential Additional Urban Housing 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

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-21274

Site Reference

All Potential Additional Urban Housing 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

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-21275

Site Reference

All Potential Additional Urban Housing 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

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-21521

Site Reference

All Potential Additional Urban Housing 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

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-21522

Site Reference

All Potential Additional Urban Housing 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

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-21681

Site Reference

All Potential Additional Urban Housing 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-21682

Site Reference

All Potential Additional Urban Housing 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-21789

Site Reference

All Potential Additional Urban Housing 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-21790

Site Reference

All Potential Additional Urban Housing 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-21897

Site Reference

All Potential Additional Urban Housing 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-21898

Site Reference

All Potential Additional Urban Housing 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-22004

Site Reference

All Potential Additional Urban Housing 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-22070

Site Reference

All Potential Additional Urban Housing 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-22071

Site Reference

All Potential Additional Urban Housing 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-2208

Site Reference

All Potential Additional Urban Housing 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

Council have not consulted with all owners of brownfield land. Only recently has Council attempted to contact Brownfield land owners, with a view to enquiring about their intentions.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-22178

Site Reference

All Potential Additional Urban Housing 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-22179

Site Reference

All Potential Additional Urban Housing 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-22292

Site Reference

All Potential Additional Urban Housing 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-22293

Site Reference

All Potential Additional Urban Housing 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-22400

Site Reference

All Potential Additional Urban Housing 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-22401

Site Reference

All Potential Additional Urban Housing 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-22466

Site Reference

All Potential Additional Urban Housing 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

New homes should be built on brownfield sites (Option 1). However, the new housing developments should have green spaces integrated into them. They should also have adequate infrastructure (GP capacity, school places, leisure facilities). They should be carbon zero. The building standards to be upgraded to support this.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-22593

Site Reference

All Potential Additional Urban Housing 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-22594

Site Reference

All Potential Additional Urban Housing 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-22635

Site Reference

All Potential Additional Urban Housing 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-22636

Site Reference

All Potential Additional Urban Housing 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-22768

Site Reference

All Potential Additional Urban Housing 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-22769

Site Reference

All Potential Additional Urban Housing 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-22963

Site Reference

All Potential Additional Urban Housing 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-22964

Site Reference

All Potential Additional Urban Housing 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-23045

Site Reference

All Potential Additional Urban Housing 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-23046

Site Reference

All Potential Additional Urban Housing 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-23153

Site Reference

All Potential Additional Urban Housing 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-23154

Site Reference

All Potential Additional Urban Housing 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-23286

Site Reference

All Potential Additional Urban Housing 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-23287

Site Reference

All Potential Additional Urban Housing 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-23288

Site Reference

All Potential Additional Urban Housing 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-23898

Site Reference

All Potential Additional Urban Housing 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

On the whole, the sites appear to be located on the east of the M53 Motorway in already built areas, which we welcome. The Birkenhead Regeneration Framework, which is supported by the Government, the Council, strategic landowner Peel ought to be allowed the chance to succeed.

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-24018

Site Reference

All Potential Additional Urban Housing 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

We have no objection to the regeneration of previously developed land, but we are concerned that the amount of development proposed will not be delivered in the Plan period due to viability issues. Additionally, lead-in time and delivery rates are a concern. Given the number of units involved it is essential that this matter is clarified.

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-2405

Site Reference

All Potential Additional Urban Housing 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 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-24434 (Environment Agency)

Site Reference

All Potential Additional Urban Housing 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 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-25176

Site Reference

All Potential Additional Urban Housing 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

We do not consider that the potential intensification numbers, set out in Table 4.2 of Issues and Options report, are achievable. The Council's spatial options include several sites that are not included in the SHLAA and therefore not been proven to be deliverable / development including 2,361 homes in Option 1A/1B, that are intended to come from intensification and rescheduling of some of the proposed housing allocations, which requires further intensive work by the Council to show that this is achievable; and 2,174 homes in Option 1A/1B, that are intended to come forward on potential additional urban housing allocations, which have not all been proven to be deliverable or developable. It is critical that any further pieces of work being undertaken by the Council in relation to their preferred spatial option is consulted upon at the earliest opportunity and not left until Regulation 19 stage of the Draft Local Plan.

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-25183

Site Reference

All Potential Additional Urban Housing 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

We do not consider that the potential intensification numbers, set out in Table 4.2 of Issues and Options report, are achievable. The Council's spatial options include several sites that are not included in the SHLAA and therefore not been proven to be deliverable / development including 2,361 homes in Option 1A/1B, that are intended to come from intensification and rescheduling of some of the proposed housing allocations, which requires further intensive work by the Council to show that this is achievable; and 2,174 homes in Option 1A/1B, that are intended to come forward on potential additional urban housing allocations, which have not all been proven to be deliverable or developable. It is critical that any further pieces of work being undertaken by the Council in relation to their preferred spatial option is consulted upon at the earliest opportunity and not left until Regulation 19 stage of the Draft Local Plan.

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-25573

Site Reference

All Potential Additional Urban Housing 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

The intensification identified is not yet shown to be achievable and the potential additional urban housing allocations have not been shown to be deliverable / developable. We have considered the capacity and supply of the potential additional urban housing allocations for over 20 homes in detail in our attachments. Most housing growth is again directed to the Commercial Core, albeit Bromborough and Eastham and the Rural Areas will also see some levels of growth. The other Urban Settlements, west of the M53, will see very little growth from the potential additional urban housing allocations.

Attachment 1

<https://wirral-consult.objective.co.uk/file/5680009>

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-25711

Site Reference

All Potential Additional Urban Housing 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

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-25712

Site Reference

All Potential Additional Urban Housing 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

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-26122

Site Reference

All Potential Additional Urban Housing 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

Option 1A is at odds with the provisions of paragraph 67 of the NPPF and is reliant on sites which the Council does not know to be deliverable or developable and on the intensification of sites that the Council cannot be confident is achievable.

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-26147

Site Reference

All Potential Additional Urban Housing 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

Our attachment shows that some of the Council's assumptions on the proposed urban housing allocations are flawed because they do not meet the tests of deliverable and developable as set out in Annex 2 of the NPPF, particularly at Northern Case; Kelvin Road; and the Former Lubrizol Plant, Dock Road South, for which it would be realistic to include more than 250 dwellings as part of a longer-term regeneration strategy. An additional 1,028 dwellings should therefore also be removed from the housing land supply in Table 4.2. The Council must, therefore, look to allocate additional sites to ensure the housing needs of the Borough are met.

Attachment 1

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

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-26155

Site Reference

All Potential Additional Urban Housing 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

Whilst the sites identified in Appendix 4.2 within Bebington, Eastham and Bromborough, are potentially suitable to accommodate both larger market and affordable family housing, there is limited evidence to demonstrate that they are developable and deliverable over the Plan period. These sites would, at best, only come forward later in the Plan period leaving a shortfall in the first 5 years. There is a need to identify additional land to meet the need for family housing in this location in the short term.

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-26173

Site Reference

All Potential Additional Urban Housing 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

Appendix 4.2 does not identify any potential additional housing sites within Eastham. The Local Plan must establish a level of development to support the future sustainability of its urban areas, outside areas subject to urban intensification. Option 1A is at odds with the provisions of paragraph 67 of the NPPF and is reliant on sites which the Council does not know to be deliverable or developable and on the intensification of sites that the Council cannot be confident is achievable.

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-26425

Site Reference

All Potential Additional Urban Housing 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

We do not have any particular site-specific comments on these potential additional urban housing allocations, other than to say there is not sufficient evidence at this stage which demonstrates that these sites are suitable and deliverable for development. We also repeat our earlier concerns that these are largely focused towards the Commercial Core, where there are known viability issues which raises deliverability concerns as well as the potential to meet the Borough's affordable housing requirements.

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-26464

Site Reference

All Potential Additional Urban Housing 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

Yes, ensure the Council's register of urban sites with development potential is comprehensive and up to date.

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-26601

Site Reference

All Potential Additional Urban Housing 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 proposed urban housing allocations are not deliverable or developable. We are concerned that the 'Potential Additional Urban Housing Allocations' have been unjustifiably included to bolster the Council's supply, observing that the Council's 2019 SHLAA describes a number of these sites as 'unviable'. Many of these sites have been included in the supply without obtaining evidence to suggest that they are now 'developable'. Where the Council's own up-to-date evidence suggests a site is not developable, its inclusion in the housing supply is unjustified and needs to be removed to avoid a distortion of the Council's potential supply.



Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-26660

Site Reference

All Potential Additional Urban Housing 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

It is only when the Council includes 'potential intensification and additional urban housing allocations' that it is able to meet its minimum housing requirement of 12,000 units across the plan period. The Council acknowledges that such sites cannot currently be considered to meet the NPPF tests. It is unclear why the deliverability profiles of such a large quality of sites will change in a relatively short period. We therefore question whether such sites can justifiably be included as part of the Council's delivery trajectory.

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-2674

Site Reference

All Potential Additional Urban Housing 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

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

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-301

Site Reference

All Potential Additional Urban Housing Allocation Sites

Q1 Please indicate the nature of your comment

Support

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-3185

Site Reference

All Potential Additional Urban Housing 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

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-3266

Site Reference

All Potential Additional Urban Housing 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

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-4054

Site Reference

All Potential Additional Urban Housing 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

SHLAA 0754 Wirral Waters – Sky City The Dwelling Capacity is shown as ZERO when the potential Capacity is huge and 'deliverable' provided the Council encourage Peel Holdings and help redevelop the 'hinterland' in parallel to address 'Market Resistance'. Positive action not just more words and glossy brochures are required. This includes giving real direction to developers of Brownfield sites, starting with the Registered Providers who are calling for clarity and detailed Housing Policies, and where Council Leaders admit engagement has been insufficient but is now being addressed. Further comments are included within the File attached to Q4.2.

Attachment 1

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

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-4118

Site Reference

All Potential Additional Urban Housing 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

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-4230

Site Reference

All Potential Additional Urban Housing 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

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-433

Site Reference

All Potential Additional Urban Housing 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

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-4546

Site Reference

All Potential Additional Urban Housing 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

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

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-5039

Site Reference

All Potential Additional Urban Housing 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

Should always use brownfield sites

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-5621

Site Reference

All Potential Additional Urban Housing 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

Brownfield land should be used before urban green space.

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-5717

Site Reference

All Potential Additional Urban Housing 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

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-598

Site Reference

All Potential Additional Urban Housing 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

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

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-6142

Site Reference

All Potential Additional Urban Housing Allocation Sites

Q1 Please indicate the nature of your comment

Support

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

These urban sites can be proved developable allowing and included in the plan using typology assessment. Greenbelt does not need to be released NPPF Guidance Viability 1 Sept 2019 Ministry of Housing, communities and local gov Should every site be assessed for viability in plan making? Assessing the viability of plans does not require individual testing of every site or assurance that individual sites are viable. Plan makers can use site typologies to determine viability at the plan making stage WBC have identified 14800 sites a surplus of 2000 over the requirement. Wirral have under allocated homes to the strategic regeneration areas. A more positive allocation would

see the surplus increase further. It appears Greenbelt is not required for overall numbers but to fill gaps in years 0-5. This is not a proper basis for a sustainable plan. Option 1b should be used. The Keppie Massie Viability report provides typology data on brownfields and Greenfield sites. Greenbelt sites do not have to be selected in favour of brownfield sites to get evidence of developability or deliverability. Any sites can be put into the plan year using typology. The statement 4.34 below is not correct. WBC has 14800 urban sites that can be entered as developable using typologies over the 15 year plan. All the urban sites do not have to be brought forward as there is a 2000 site surplus listed. WBC does not have to release greenbelt. There is no guarantee the selected greenbelt sites can be delivered in the plan period. 4.34 While further work is still ongoing, Table 4.1 and Table 4.2 demonstrate that an urban-only option will be only be realistic, if a significant acceleration and intensification of urban housing development can be achieved and if all the sites listed can be brought to development within the specified time periods. If this cannot be achieved, any shortfall within the Plan period could only currently be made up by releasing land for development from the Green Belt.

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-6284

Site Reference

All Potential Additional Urban Housing 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

Again Map 2 is only useful as an outline of the Wirral. Locations on the map look like ink blots all over it. Red locations seem to be Wirral Waters - agree with those developments.

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-6382

Site Reference

All Potential Additional Urban Housing 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

Housing allocation should be in the Birkenhead areas on Brownfield sites as part of the regeneration process.

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-6430

Site Reference

All Potential Additional Urban Housing 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 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-6492

Site Reference

All Potential Additional Urban Housing 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

The objectives to be achieved without taking large areas of Greenbelt. Part of Wirral's character is the assortment of villages and towns, by increasing development around these the character will change for the worse

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

The objectives to be achieved without taking large areas of Greenbelt. Part of Wirral's character is the assortment of villages and towns, by increasing development around these the character will change for the worse

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-6512

Site Reference

All Potential Additional Urban Housing 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

Please take into account your declaration of a climate emergency - more houses - more infrastructure - more vehicles - carbon dioxide. Pollution risk would be reduced by 327 homes, not 803 per annum..

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Please take into account your declaration of a climate emergency - more houses - more infrastructure - more vehicles - carbon dioxide. Pollution risk would be reduced by 327 homes, not 803 per annum.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-6594

Site Reference

All Potential Additional Urban Housing 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

Our green belt is a great asset - farmland, wild life, detoxifies the area, space for local people (more necessary than ever) climate control, but this council looks upon it as a nuisance to be overcome so that they can build unnecessary dwellings. Council have not made enough efforts to secure brownfield sites.

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-6627

Site Reference

All Potential Additional Urban Housing 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

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

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

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

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-6644

Site Reference

All Potential Additional Urban Housing 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

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

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

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

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-6662

Site Reference

All Potential Additional Urban Housing 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

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

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

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

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-6679

Site Reference

All Potential Additional Urban Housing 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

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

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-6745

Site Reference

All Potential Additional Urban Housing 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

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

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

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

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-6767

Site Reference

All Potential Additional Urban Housing 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**

I understand that WBC has NOT consulted ALL Brownfield site owners who might be willing to sell land.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

I understand that WBC has NOT consulted ALL Brownfield site owners who might be willing to sell land.

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-6785

Site Reference

All Potential Additional Urban Housing 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**

The Council has not consulted with all Brownfield site owners who wish to sell their land.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

The Council has not consulted with all Brownfield site owners who wish to sell their land.

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-7021

Site Reference

All Potential Additional Urban Housing 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**

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

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

My understanding is that the Council has not consulted with all Brownfield site owners who wish to sell their land.

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-7093

Site Reference

All Potential Additional Urban Housing 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

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

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

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

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-7145

Site Reference

All Potential Additional Urban Housing 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

We do not need all the housing. Not enough doctor/schools for all the houses.

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

We do not need all the housing. Not enough doctor/schools for all the houses.

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-7163

Site Reference

All Potential Additional Urban Housing 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**

Yes, the council have not contacted all Brownfield Landowners who wish to sell.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Yes, the council have not contacted all Brownfield Landowners who wish to sell.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-7186

Site Reference

All Potential Additional Urban Housing 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**

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

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

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

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-7217

Site Reference

All Potential Additional Urban Housing Allocation Sites

Q1 Please indicate the nature of your comment

Support

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

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

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-7325

Site Reference

All Potential Additional Urban Housing 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

I think the consult (Arup) has identified just about every available site, however that is fluid as business contract change in central Birkenhead. Huge potential for all streets off Cleveland Street, Bentwick Street, Corporation Road with clearance of old warehouses & yards.

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-7401

Site Reference

All Potential Additional Urban Housing 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

I think the site identified as Urban permissions not started, should be only used as a fallback proposal, the Potential additional Urban allocation should not be used.

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-7419

Site Reference

All Potential Additional Urban Housing 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 additional housing should have adequate open green spaces for each small area.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-7438

Site Reference

All Potential Additional Urban Housing 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**

Moreton is prone to flooding, when sea levels rise, will the shore embankment be high enough?

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Moreton is prone to flooding, when sea levels rise, will the shore embankment be high enough?

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-7498

Site Reference

All Potential Additional Urban Housing 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

I believe that the council has not consulted with all landowners of Brownfield sites who wish to sell their land. Therefore it is questionable how committed the council is to protecting the Greenbelt.

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

I believe that the council has not consulted with all landowners of Brownfield sites who wish to sell their land. Therefore it is questionable how committed the council is to protecting the Greenbelt.

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-7674

Site Reference

All Potential Additional Urban Housing 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

As the previous question 4.2. This is spurious and deceptive. Council should have contacted owners of Brownfield sites prior to the Local Plan to ensure a sufficient land bank of Brownfield sites.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-7781

Site Reference

All Potential Additional Urban Housing 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

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-7879

Site Reference

All Potential Additional Urban Housing 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

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

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-8135

Site Reference

All Potential Additional Urban Housing 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

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

Q3b Transport and Highway Reasons

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

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

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

Q3d Impact on the character of the area

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

Q3e Impact on / availability of Local Services

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

Q3f Impact on Heritage

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

Q3g Infrastructure and Utilities

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

Q3h Flood Risk

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

Q3i The site boundary is wrong

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

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

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-8267

Site Reference

All Potential Additional Urban Housing 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

Yes, we have comments and no, the proposed urban housing allocations are not deliverable or developable. Our Client is concerned that the 'Potential Additional Urban Housing Allocations' have been unjustifiably included to bolster the Council's supply, observing that the Council's 2019 SHLAA describes a number of these sites as 'unviable'. Many of these sites have been included in the supply without obtaining evidence to suggest that they are now 'developable'. Where the Council's own up-to-date evidence suggests a site is not developable, its inclusion in the housing supply is unjustified and needs to be removed to avoid a distortion of the Council's potential supply. For example, SHLAA sites 4012 and 1715 are considered at paragraphs 4.26 to 4.36 of the Consultant's Stage 3 report which accompanies these representations, where it is concluded that there are significant concerns regarding their suitability, market appeal and viability for residential development and that they should be discounted from the Council's claimed supply. Another example is SHLAA site 4021 where as a best-case scenario, the Consultant considers that the site could deliver 250 units within the last 5 years of the plan period, significantly fewer than the 950 assumed by the Council. The Consultant's assessment of the sites with an indicative dwelling capacity of 20+ homes included at Appendix 4.2 of the Issues and Options document concludes that a total of 935 homes could be delivered from these sites over the plan period, just 44% of the Council's assumed delivery. Further detail on

these sites can be found in the Stage 3 report of the Consultant's Technical Assessment and Viability Assessment which accompany these representations.

Q3b Transport and Highway Reasons

Yes, we have comments and no, the proposed urban housing allocations are not deliverable or developable. Our Client is concerned that the 'Potential Additional Urban Housing Allocations' have been unjustifiably included to bolster the Council's supply, observing that the Council's 2019 SHLAA describes a number of these sites as 'unviable'. Many of these sites have been included in the supply without obtaining evidence to suggest that they are now 'developable'. Where the Council's own up-to-date evidence suggests a site is not developable, its inclusion in the housing supply is unjustified and needs to be removed to avoid a distortion of the Council's potential supply. For example, SHLAA sites 4012 and 1715 are considered at paragraphs 4.26 to 4.36 of the Consultant's Stage 3 report which accompanies these representations, where it is concluded that there are significant concerns regarding their suitability, market appeal and viability for residential development and that they should be discounted from the Council's claimed supply. Another example is SHLAA site 4021 where as a best-case scenario, the Consultant considers that the site could deliver 250 units within the last 5 years of the plan period, significantly fewer than the 950 assumed by the Council. The Consultant's assessment of the sites with an indicative dwelling capacity of 20+ homes included at Appendix 4.2 of the Issues and Options document concludes that a total of 935 homes could be delivered from these sites over the plan period, just 44% of the Council's assumed delivery. Further detail on these sites can be found in the Stage 3 report of the Consultant's Technical Assessment and Viability Assessment which accompany these representations.

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

Yes, we have comments and no, the proposed urban housing allocations are not deliverable or developable. Our Client is concerned that the 'Potential Additional Urban Housing Allocations' have been unjustifiably included to bolster the Council's supply, observing that the Council's 2019 SHLAA describes a number of these sites as 'unviable'. Many of these sites have been included in the supply without obtaining evidence to suggest that they are now 'developable'. Where the Council's own up-to-date evidence suggests a site is not developable, its inclusion in the housing supply is unjustified and needs to be removed to avoid a distortion of the Council's potential supply. For example, SHLAA sites 4012 and 1715 are considered at paragraphs 4.26 to 4.36 of the Consultant's Stage 3 report which accompanies these representations, where it is concluded that there are significant concerns regarding their suitability, market appeal and viability for residential development and that they should be discounted from the Council's claimed supply. Another example is SHLAA site 4021 where as a best-case scenario, the Consultant considers that the site could deliver 250

units within the last 5 years of the plan period, significantly fewer than the 950 assumed by the Council. The Consultant's assessment of the sites with an indicative dwelling capacity of 20+ homes included at Appendix 4.2 of the Issues and Options document concludes that a total of 935 homes could be delivered from these sites over the plan period, just 44% of the Council's assumed delivery. Further detail on these sites can be found in the Stage 3 report of the Consultant's Technical Assessment and Viability Assessment which accompany these representations.

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Yes, we have comments and no, the proposed urban housing allocations are not deliverable or developable. Our Client is concerned that the 'Potential Additional Urban Housing Allocations' have been unjustifiably included to bolster the Council's supply, observing that the Council's 2019 SHLAA describes a number of these sites as 'unviable'. Many of these sites have been included in the supply without obtaining evidence to suggest that they are now 'developable'. Where the Council's own up-to-date evidence suggests a site is not developable, its inclusion in the housing supply is unjustified and needs to be removed to avoid a distortion of the Council's potential supply. For example, SHLAA sites 4012 and 1715 are considered at paragraphs 4.26 to 4.36 of the Consultant's Stage 3 report which accompanies these representations, where it is concluded that there are significant concerns regarding their suitability, market appeal and viability for residential development and that they should be discounted from the Council's claimed supply. Another example is SHLAA site 4021 where as a best-case scenario, the Consultant considers that the site could deliver 250 units within the last 5 years of the plan period, significantly fewer than the 950 assumed by the Council. The Consultant's assessment of the sites with an indicative dwelling capacity of 20+ homes included at Appendix 4.2 of the Issues and Options document concludes that a total of 935 homes could be delivered from these sites over the plan period, just 44% of the Council's assumed delivery. Further detail on these sites can be found in the Stage 3 report of the Consultant's Technical Assessment and Viability Assessment which accompany these representations.

Q3g Infrastructure and Utilities

Yes, we have comments and no, the proposed urban housing allocations are not deliverable or developable. Our Client is concerned that the 'Potential Additional

Urban Housing Allocations' have been unjustifiably included to bolster the Council's supply, observing that the Council's 2019 SHLAA describes a number of these sites as 'unviable'. Many of these sites have been included in the supply without obtaining evidence to suggest that they are now 'developable'. Where the Council's own up-to-date evidence suggests a site is not developable, its inclusion in the housing supply is unjustified and needs to be removed to avoid a distortion of the Council's potential supply. For example, SHLAA sites 4012 and 1715 are considered at paragraphs 4.26 to 4.36 of the Consultant's Stage 3 report which accompanies these representations, where it is concluded that there are significant concerns regarding their suitability, market appeal and viability for residential development and that they should be discounted from the Council's claimed supply. Another example is SHLAA site 4021 where as a best-case scenario, the Consultant considers that the site could deliver 250 units within the last 5 years of the plan period, significantly fewer than the 950 assumed by the Council. The Consultant's assessment of the sites with an indicative dwelling capacity of 20+ homes included at Appendix 4.2 of the Issues and Options document concludes that a total of 935 homes could be delivered from these sites over the plan period, just 44% of the Council's assumed delivery. Further detail on these sites can be found in the Stage 3 report of the Consultant's Technical Assessment and Viability Assessment which accompany these representations.

Q3h Flood Risk

Yes, we have comments and no, the proposed urban housing allocations are not deliverable or developable. Our Client is concerned that the 'Potential Additional Urban Housing Allocations' have been unjustifiably included to bolster the Council's supply, observing that the Council's 2019 SHLAA describes a number of these sites as 'unviable'. Many of these sites have been included in the supply without obtaining evidence to suggest that they are now 'developable'. Where the Council's own up-to-date evidence suggests a site is not developable, its inclusion in the housing supply is unjustified and needs to be removed to avoid a distortion of the Council's potential supply. For example, SHLAA sites 4012 and 1715 are considered at paragraphs 4.26 to 4.36 of the Consultant's Stage 3 report which accompanies these representations, where it is concluded that there are significant concerns regarding their suitability, market appeal and viability for residential development and that they should be discounted from the Council's claimed supply. Another example is SHLAA site 4021 where as a best-case scenario, the Consultant considers that the site could deliver 250 units within the last 5 years of the plan period, significantly fewer than the 950 assumed by the Council. The Consultant's assessment of the sites with an indicative dwelling capacity of 20+ homes included at Appendix 4.2 of the Issues and Options document concludes that a total of 935 homes could be delivered from these sites over the plan period, just 44% of the Council's assumed delivery. Further detail on these sites can be found in the Stage 3 report of the Consultant's Technical Assessment and Viability Assessment which accompany these representations.

Q3i The site boundary is wrong

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

Yes, we have comments and no, the proposed urban housing allocations are not deliverable or developable. Our Client is concerned that the 'Potential Additional Urban Housing Allocations' have been unjustifiably included to bolster the Council's supply, observing that the Council's 2019 SHLAA describes a number of these sites as 'unviable'. Many of these sites have been included in the supply without obtaining evidence to suggest that they are now 'developable'. Where the Council's own up-to-date evidence suggests a site is not developable, its inclusion in the housing supply is unjustified and needs to be removed to avoid a distortion of the Council's potential supply. For example, SHLAA sites 4012 and 1715 are considered at paragraphs 4.26 to 4.36 of the Consultant's Stage 3 report which accompanies these representations, where it is concluded that there are significant concerns regarding their suitability, market appeal and viability for residential development and that they should be discounted from the Council's claimed supply. Another example is SHLAA site 4021 where as a best-case scenario, the Consultant considers that the site could deliver 250 units within the last 5 years of the plan period, significantly fewer than the 950 assumed by the Council. The Consultant's assessment of the sites with an indicative dwelling capacity of 20+ homes included at Appendix 4.2 of the Issues and Options document concludes that a total of 935 homes could be delivered from these sites over the plan period, just 44% of the Council's assumed delivery. Further detail on these sites can be found in the Stage 3 report of the Consultant's Technical Assessment and Viability Assessment which accompany these representations.

Q3k Development Viability

Yes, we have comments and no, the proposed urban housing allocations are not deliverable or developable. Our Client is concerned that the 'Potential Additional Urban Housing Allocations' have been unjustifiably included to bolster the Council's supply, observing that the Council's 2019 SHLAA describes a number of these sites as 'unviable'. Many of these sites have been included in the supply without obtaining evidence to suggest that they are now 'developable'. Where the Council's own up-to-date evidence suggests a site is not developable, its inclusion in the housing supply is unjustified and needs to be removed to avoid a distortion of the Council's potential supply. For example, SHLAA sites 4012 and 1715 are considered at paragraphs 4.26 to 4.36 of the Consultant's Stage 3 report which accompanies these representations, where it is concluded that there are significant concerns regarding their suitability, market appeal and viability for residential development and that they should be discounted from the Council's claimed supply. Another example is SHLAA site 4021

where as a best-case scenario, the Consultant considers that the site could deliver 250 units within the last 5 years of the plan period, significantly fewer than the 950 assumed by the Council. The Consultant's assessment of the sites with an indicative dwelling capacity of 20+ homes included at Appendix 4.2 of the Issues and Options document concludes that a total of 935 homes could be delivered from these sites over the plan period, just 44% of the Council's assumed delivery. Further detail on these sites can be found in the Stage 3 report of the Consultant's Technical Assessment and Viability Assessment which accompany these representations.

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Yes, we have comments and no, the proposed urban housing allocations are not deliverable or developable. Our Client is concerned that the 'Potential Additional Urban Housing Allocations' have been unjustifiably included to bolster the Council's supply, observing that the Council's 2019 SHLAA describes a number of these sites as 'unviable'. Many of these sites have been included in the supply without obtaining evidence to suggest that they are now 'developable'. Where the Council's own up-to-date evidence suggests a site is not developable, its inclusion in the housing supply is unjustified and needs to be removed to avoid a distortion of the Council's potential supply. For example, SHLAA sites 4012 and 1715 are considered at paragraphs 4.26 to 4.36 of the Consultant's Stage 3 report which accompanies these representations, where it is concluded that there are significant concerns regarding their suitability, market appeal and viability for residential development and that they should be discounted from the Council's claimed supply. Another example is SHLAA site 4021 where as a best-case scenario, the Consultant considers that the site could deliver 250 units within the last 5 years of the plan period, significantly fewer than the 950 assumed by the Council. The Consultant's assessment of the sites with an indicative dwelling capacity of 20+ homes included at Appendix 4.2 of the Issues and Options document concludes that a total of 935 homes could be delivered from these sites over the plan period, just 44% of the Council's assumed delivery. Further detail on these sites can be found in the Stage 3 report of the Consultant's Technical Assessment and Viability Assessment which accompany these representations.

Attachment 1

<https://wirral-consult.objective.co.uk/file/5676442>

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-8329

Site Reference

All Potential Additional Urban Housing 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 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-8996

Site Reference

All Potential Additional Urban Housing 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 delivery rate is too high and wont be delivered. This is because the calculation is wrong and give a number which is too high for the Wirral. This fundamental flaw needs resolving before this local plan can be adopted.

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-8998

Site Reference

All Potential Additional Urban Housing 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**

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

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

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

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-9561

Site Reference

All Potential Additional Urban Housing 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 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-9668

Site Reference

All Potential Additional Urban Housing 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

I understand that the Council have not consulted with all landowners of brownfield sites who wish to sell their land. Why would the Council who says it wants a brownfield first approach not do this?

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-9707

Site Reference

All Potential Additional Urban Housing 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

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

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-24136

Site Reference

SHLAA 0756 - Northern Case

Q1 Please indicate the nature of your comment

General comment

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 0756 - do not consider that units are currently developable on this site (see proforma in attachment for further details) - do not consider that units are currently developable on this site (see proforma in attachment for further details)

Attachment 1

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

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-26534

Site Reference

SHLAA 0756 - Northern Case

Q1 Please indicate the nature of your comment

General comment

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Council's anticipated delivery 11-15 years: 172; Our estimate: 0. The site currently comprises brownfield land, formerly a pallet depot. In terms of constraints, the site is currently designated as Primarily Industrial Area and the wider site context comprises industrial uses. The site has been recommended for allocation for employment development in the 2017 Employment Land Supply. It is unknown why this site has been included within years 11-15 given the Council themselves acknowledge in the SHLAA assessment commentary that no developer or landowner has come forward to support residential development on this site and that achievability and availability are

uncertain. Therefore, delivery is unlikely in the next 11-15 years. Furthermore, the site is PDL meaning there is a risk of remediation issues which will require further investigation, the PDL nature will also result in significant abnormal build costs such as remediation, pile foundations, gas protection measures etc all of which will result in an unviable site. There is limited evidence to suggest this area is suitable for residential development. Potential residents are unlikely to want to live within an area of industrial nature if other uses within the area remain, and this may present issues in terms of market desirability. It is considered the Council has not demonstrated that the site has reasonable prospects of being delivered for residential development during years 11-15, and additional evidence should be provided to justify residential development, the loss of employment uses, and conflict with local policy.

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-24130

Site Reference

SHLAA 0769 - Kelvin Road

Q1 Please indicate the nature of your comment

General comment

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

SHLAA 0769 – do not consider that units are currently developable on this site because no developer or landowner has come forward to support development on this site and access works would have to be undertaken to make the site suitable for residential development (see proforma in attachment for further details)

Attachment 1

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

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-26535

Site Reference

SHLAA 0769 - Kelvin Road

Q1 Please indicate the nature of your comment

General comment

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Council's anticipated delivery 11-15 years: 156; Our estimate: 0. The site currently comprises former car sales area for sale or let with operational hand car wash. In terms of constraints, the site is currently designated as Primarily Industrial Area and the wider site context comprises industrial uses. The site is also in a Flood Risk Zone 3. It is unknown why this site has been included within years 11-15 given the Council themselves acknowledge in the SHLAA assessment commentary that no developer or landowner has come forward to support residential development on this site and that achievability and availability are uncertain. Therefore, delivery is unlikely in the next 11-

15 years. Furthermore, the site is PDL meaning there is a risk of remediation issues which will require further investigation. The PDL element will result in significant abnormal build costs that will impact the viability of the site. There is no evidence of the site becoming available for residential development over the next plan period. It is considered the Council has not demonstrated that the site has reasonable prospects of being delivered for residential development during years 11-15, and additional evidence should be provided to justify residential development, the loss of employment uses, and conflict with local policy.

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-24127

Site Reference

SHLAA 1715 - 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

SHLAA 1715 – Discount from claimed supply. There are significant concerns regarding the suitability, market appeal and viability of the site for residential development, particularly given the site's location within Wirral International Business Park and existing surrounding industrial land uses and the Council has not demonstrated that the site is deliverable (see proforma in attachment for further details)

Attachment 1

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

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-24246

Site Reference

SHLAA 1715 - 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

SHLAA 1715 (Old Hall Road) This site is currently in employment use and has been identified in the Council's 2016 Employment Land and Premises Study, which advises that the Wirral International Business Park should be retained as an Employment Development Site. This site has been identified by the acting agents as suitable for residential uses. No planning applications have been submitted to date.

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-24389

Site Reference

SHLAA 1715 - 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

SHLAA 1715 - Former MOD site - We are currently working to progress proposals for employment generating development (ELPS 074). The site has been vacant for approximately 15 years and recent market testing of the site for employment / commercial development has demonstrated that delivering a speculative scheme will be challenging from a viability perspective without Government subsidy / gap-funding. To aid the process of allocating the site through the Local Plan, we have prepared two options which show the potential for employment generating (B2/B8) development on southern area of the site with a mix of residential and commercial on the northern land

parcels. If the site is not be brought forward for employment generating use in the short term then ELPS 074 should be progressed as a housing allocation. Option plan 3 in our attachment demonstrates that the site has capacity for 276 new family homes, with a density of approximately 35 dwellings per hectare, which is capable of being developed over the next 5-10 years. The site has been substantially remediated, although some additional work would be required

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-24855

Site Reference

SHLAA 1715 - 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

SHLAA 1715 with SHLAA 4012 lend themselves to residential development given their connections to Eastham Country Park and further recreation facilities at Leverhulme Sports Ground to the south. There are appropriate amenities and facilities in the location and they will not be significantly impacted by existing industry in the area but no application submitted - Very unlikely to be delivered. .

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-24977

Site Reference

SHLAA 1715 - 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

SHLAA 1715 with SHLAA 4012 lend themselves to residential development given their connections to Eastham Country Park and further recreation facilities at Leverhulme Sports Ground to the south. There are appropriate amenities and facilities in the location and they will not be significantly impacted by existing industry in the area but no application submitted - Very unlikely to be delivered. .

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-25177

Site Reference

SHLAA 1715 - 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

SHLAA 1715 with SHLAA 4012 lend themselves to residential development given their connections to Eastham Country Park and further recreation facilities at Leverhulme Sports Ground to the south. There are appropriate amenities and facilities in the location and they will not be significantly impacted by existing industry in the area but no application submitted - Very unlikely to be delivered.

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-25295

Site Reference

SHLAA 1715 - 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

SHLAA 1715 with SHLAA 4012 lend themselves to residential development given their connections to Eastham Country Park and further recreation facilities at Leverhulme Sports Ground to the south. There are appropriate amenities and facilities in the location and they will not be significantly impacted by existing industry in the area but no application submitted - Very unlikely to be delivered.

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-26532

Site Reference

SHLAA 1715 - 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

Council's anticipated delivery 0-5 years: 70; Our estimate: 0. The site currently is the currently brownfield land with some trees and greenspace. It is surrounded by commercial/employment use. In terms of constraints, the site would need a new infrastructure so highways input will be required to determine whether residential development is acceptable. It is unknown why the site has been included within years 0-5 given the Council themselves acknowledge in the SHLAA assessment commentary that the site should be retained as an Employment site. Furthermore, it states that there is a biodiversity action plan habitat on this site and that the site is currently unsuitable

for development, so delivery is highly unlikely within the first five years. Additionally, the site is PDL meaning there is a risk of remediation issues which will require further investigation. In light of the above, the Council are in conflict with their own evidence base site is not deliverable and should be removed from the supply of new homes by 2025.

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-2836 (Wirral Wildlife)

Site Reference

SHLAA 1715 - 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

SHLAA 4012 Riverside Park, Southwood Road SHLAA 1715 Old Hall Road. These are adjacent to LWS Old Hall Road Copse, which is designated for bat roosts in its trees, and Long Plantation - part of LWS Eastham Country Park and, despite its name, a bluebell wood that shows evidence of being ancient woodland. Bats feed in it and along its edges. Bats are legally protected species and ancient woodland receives strong protection in the NPPF. We oppose housing development next to these LWS because the introduction of housing here would lead to greatly increased disturbance, especially artificial light at night (which is currently low), but also noise, cats, dogs, increased walking in Long Plantation, whose ground flora is sensitive to trampling. Housing in this location would be car-dependent and some distance from schools, medical services and shopping, so of low sustainability.

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-9413

Site Reference

SHLAA 1715 - 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

These are adjacent to Old Hall Road Copse LWS, which is important for bats, and Long Plantation – which is part of LWS Eastham Country Park and part ancient woodland. I object to housing development next to LWSs as it would lead to disturbance caused by an increase in human activity and subsequent noise and light pollution. Mitigation would be necessary including buffer zone around woodland. Also development here would be some distance from local services.

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-25080

Site Reference

SHLAA 1715 - 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

SHLAA 1715 with SHLAA 4012 lend themselves to residential development given their connections to Eastham Country Park and further recreation facilities at Leverhulme Sports Ground to the south. There are appropriate amenities and facilities in the location and they will not be significantly impacted by existing industry in the area but no application submitted - Very unlikely to be delivered.

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-24126

Site Reference

SHLAA 1864 Liscard Municipal

Q1 Please indicate the nature of your comment

General comment

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 1864 – no evidence of delivery in years 1 to 5 – move 20 units to years 6 to 10 (see proforma in attachment for further details)

Attachment 1

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

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-24380

Site Reference

SHLAA 1864 Liscard Municipal

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 1864 Liscard Municipal Building - We agree with the capacity of 20 homes. It is planned that development on the site will come forward in the short-term (i.e. 2023-2025), subject to the Local Plan process and the relocation of existing Council office space.

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-26531

Site Reference

SHLAA 1864 Liscard Municipal

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

Council's anticipated delivery 0-5 years: 20; Our estimate: 0. The site currently comprises Council Offices, which would need to relocate prior to development coming forward. The Council initially included delivery within years 6- 10 and have presented no evidence for its delivery within years 1-5. Furthermore the active use on the site would need to relocate before development could take place, this will require a process of site searching, identifying a suitable site and entering into a contract. Without a relocation strategy in place, timeframes are uncertain and therefore delivery is highly unlikely within the first five years. On this basis, the site is not deliverable and should be removed from the supply of new homes by 2025.

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-24384

Site Reference

SHLAA 1908 - Arrowe Hill Primary

Q1 Please indicate the nature of your comment

General comment

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 1908 Arrowe Hill Primary – We agree with the capacity of 5 homes. The site is small and access is awkward and will require careful design. It is not envisaged to come forward for development until later in the plan period and on this basis, cannot at this stage be assumed to feed into the five-year housing land supply figures.

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-24383

Site Reference

SHLAA 2013 - Hamilton Road

Q1 Please indicate the nature of your comment

General comment

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

SHLAA 2013 Hamilton Building – We agree with the capacity of 30 homes. The site is suitable for redevelopment but currently falls within the Key Town Centre and Employment Development Site. The building is attractive (although it is not statutorily listed) and it would be advantageous if a sensitive design solution could be reached for its conversion to apartments. Due to the nature of the site and its need for reallocation, we envisage that the site will come forward towards the end of the plan period in 2033-2035 and cannot at this stage be assumed to feed into the five-year housing land supply figures.

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-24167

Site Reference

SHLAA 2013 - Hamilton Road

Q1 Please indicate the nature of your comment

General comment

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

SHLAA 2013 – agree capacity and trajectory (see proforma in attachment for further details)

Attachment 1

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

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-24382

Site Reference

SHLAA 2016 - Wilbraham Street CP

Q1 Please indicate the nature of your comment

General comment

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

SHLAA 2016 Wilbraham Street Car Park – We agree with the capacity of 15 homes. The site is suitable for redevelopment but currently has a Primarily Commercial Area designation. The site has the potential to come forward for development as part of a larger comprehensive residential district, not in isolation, subject to the Local Plan process. Therefore, the site cannot be assumed to feed into the five-year housing land supply figures and is likely to come forward during 2028-2030.

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-24175

Site Reference

SHLAA 2072 - Prices Way

Q1 Please indicate the nature of your comment

General comment

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

SHLAA 2072 – agree capacity and trajectory (see proforma in attachment for further details)

Attachment 1

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

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-24244

Site Reference

SHLAA 2072 - Prices Way

Q1 Please indicate the nature of your comment

General comment

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

SHLAA 2072 (Prices Way) This site is currently in employment use and has been identified in the Council's 2016 Employment Land and Premises Study, which advises that the Wirral International Business Park should be retained as an Employment Development Site. This site has been identified by the acting agents as suitable for residential uses. No planning applications have been submitted to date.

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-24859

Site Reference

SHLAA 2072 - Prices Way

Q1 Please indicate the nature of your comment

General comment

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

No application submitted - Very unlikely

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-24979

Site Reference

SHLAA 2072 - Prices Way

Q1 Please indicate the nature of your comment

General comment

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

No application submitted - Very unlikely.

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-25180

Site Reference

SHLAA 2072 - Prices Way

Q1 Please indicate the nature of your comment

General comment

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

No application submitted - Very unlikely.

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-25298

Site Reference

SHLAA 2072 - Prices Way

Q1 Please indicate the nature of your comment

General comment

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

No application submitted - Very unlikely.

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-25498

Site Reference

SHLAA 2072 - Prices Way

Q1 Please indicate the nature of your comment

General comment

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

No application submitted - Very unlikely.

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-26396

Site Reference

SHLAA 2072 - Prices Way

Q1 Please indicate the nature of your comment

General comment

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

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

As explained on page 76, the named sites are expected by the Council to be able to meet the tests of being 'deliverable' and 'developable' within the Plan period, by the time the draft Plan is prepared to be submitted to the Secretary of State. All of the potential sites have been considered by the Consortium. We have an interest in one such site at Bromborough Pool, adjacent to the recent completed development and within SHLAA2072. This specific site is both deliverable and developable, and we anticipate that an early planning application will be forthcoming. This is the subject of a separate representation to the 'Call for Sites' exercise which provides additional information about its deliverability.

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-26527

Site Reference

SHLAA 2072 - Prices Way

Q1 Please indicate the nature of your comment

General comment

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Council's anticipated delivery 0-5 years: 50; Our estimate: 0. The site currently comprises brownfield land and active employment uses/warehouses. In terms of constraints, the site currently has minimal infrastructure in place so highways input will be required to determine whether residential development is acceptable. It is unknown why the site has been included within years 0-5 given the Council themselves acknowledge in the SHLAA assessment commentary that the site is still in active use and has been recommended to be allocated for employment development in the 2017 Employment Land Study. Moreover, it states that there are Flood Risk constraints that

need to be resolved before permission could be granted for an application, so delivery is highly unlikely within the first five years. Furthermore, the site is PDL meaning there is a risk of remediation issues which will require further investigation. In light of the above, the site is not deliverable and should be removed from the supply of new homes by 2025.

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-25083

Site Reference

SHLAA 2072 - Prices Way

Q1 Please indicate the nature of your comment

General comment

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

No application submitted - Very unlikely.

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-24129

Site Reference

SHLAA 3039 - Crossways

Q1 Please indicate the nature of your comment

General comment

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 3039 – no evidence of delivery in years 1 to 5 and viability concerns – move delivery of 50 units to years 6 to 10 (see proforma in attachment for further details)

Attachment 1

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

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-24858

Site Reference

SHLAA 3039 - Crossways

Q1 Please indicate the nature of your comment

General comment

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

No application submitted - Very unlikely.

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-24978

Site Reference

SHLAA 3039 - Crossways

Q1 Please indicate the nature of your comment

General comment

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

No application submitted - Very unlikely.

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-25179

Site Reference

SHLAA 3039 - Crossways

Q1 Please indicate the nature of your comment

General comment

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

No application submitted - Very unlikely.

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-25297

Site Reference

SHLAA 3039 - Crossways

Q1 Please indicate the nature of your comment

General comment

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

No application submitted - Very unlikely.

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-25497

Site Reference

SHLAA 3039 - Crossways

Q1 Please indicate the nature of your comment

General comment

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

No application submitted - Very unlikely.

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-26530

Site Reference

SHLAA 3039 - Crossways

Q1 Please indicate the nature of your comment

General comment

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Council's anticipated delivery 0-5 years: 50; Our estimate: 0. The site is owned by Registered Social Landlord with all building now demolished, however, there is no developer strategy or timeframe available. At this stage, no landowner or developer has come forward to support development on this site, therefore achievability is uncertain. The SHLAA states that development is currently unviable at 45dph. Therefore, without a developer on board and with the Council themselves acknowledging that deliverability is uncertain. 50 dwellings should be removed from the supply of homes by 2025. It's inclusion is based on no evidence to justify delivery in years 1-5.

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-24243

Site Reference

SHLAA 3039 - Crossways

Q1 Please indicate the nature of your comment

General comment

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 3039 (Crossways) This site is owned by a Registered Social Landlord, and the SHLAA confirms that there is no commitment to bring the site forward for redevelopment. Neither the landowner or a developer has sought to promote the site for housing, and as such there is no evidence to confirm that it is developable during the plan period as a 'potential' urban allocation.

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-25082

Site Reference

SHLAA 3039 - Crossways

Q1 Please indicate the nature of your comment

General comment

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

No application submitted - Very unlikely.

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-24128

Site Reference

SHLAA 4012 - Southwood Road

Q1 Please indicate the nature of your comment

General comment

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

SHLAA 4012 - Discount from claimed supply. There are significant concerns regarding the suitability, market appeal and viability of the site for residential development, particularly given the site's location within Wirral International Business Park and existing surrounding industrial land uses and the Council has not demonstrated that the site is deliverable (see proforma in attachment for further details)

Attachment 1

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

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-24245

Site Reference

SHLAA 4012 - Southwood Road

Q1 Please indicate the nature of your comment

General comment

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

SHLAA 4012 (Southwood Road) This site is currently in employment use and has been identified in the Council's 2016 Employment Land and Premises Study, which advises that the Wirral International Business Park should be retained as an Employment Development Site. This site has been identified by the acting agents as suitable for residential uses. No planning applications have been submitted to date.

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-24860

Site Reference

SHLAA 4012 - Southwood 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

SHLAA 1715 with SHLAA 4012 lend themselves to residential development given their connections to Eastham Country Park and further recreation facilities at Leverhulme Sports Ground to the south. There are appropriate amenities and facilities in the location and they will not be significantly impacted by existing industry in the area. Planning app to be submitted asap. Moderate to Likely – Developer interest.

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-24980

Site Reference

SHLAA 4012 - Southwood 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

SHLAA 1715 with SHLAA 4012 lend themselves to residential development given their connections to Eastham Country Park and further recreation facilities at Leverhulme Sports Ground to the south. There are appropriate amenities and facilities in the location and they will not be significantly impacted by existing industry in the area. Planning app to be submitted asap. Moderate to Likely – Developer interest.

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-25181

Site Reference

SHLAA 4012 - Southwood Road

Q1 Please indicate the nature of your comment

General comment

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

SHLAA 4012 with SHLAA 1715 lend themselves to residential development given their connections to Eastham Country Park and further recreation facilities at Leverhulme Sports Ground to the south. There are appropriate amenities and facilities in the location and they will not be significantly impacted by existing industry in the area. Planning app to be submitted asap. Moderate to Likely – Developer interest.

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-25299

Site Reference

SHLAA 4012 - Southwood Road

Q1 Please indicate the nature of your comment

General comment

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

SHLAA 1715 with SHLAA 4012 lend themselves to residential development given their connections to Eastham Country Park and further recreation facilities at Leverhulme Sports Ground to the south. There are appropriate amenities and facilities in the location and they will not be significantly impacted by existing industry in the area. Planning app to be submitted asap. Moderate to Likely – Developer interest.

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-25500

Site Reference

SHLAA 4012 - Southwood Road

Q1 Please indicate the nature of your comment

General comment

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

SHLAA 4012 has remained vacant for a number of years and is no longer marketable as an employment site but has gained significant residential interest over the years. The site will not impact on surrounding employment allocations, and its connections with other sites to the south which are also proposed for release to residential development will create a suitable location for development. The site is deliverable within 5 years and viable for residential development and should be considered ahead of other, large brownfield sites in the urban conurbation. The characteristics of the employment allocation and surrounding areas have changed and has culminated in

the Wirral International Business Park becoming isolated from the commercial core of the Wirral, with employment buildings becoming difficult to market. The site is close to the A41, which is a major A road but no longer provides the main access to Birkenhead and passing trade/ connections are not considered suitable to enable the marketing of the site for office use. The site's connections to Eastham Country Park and to recreational opportunities lends it to residential use along with connections to existing bus routes and local shops and amenities located to the west of the A41. Further information is provided within our attachment.

Attachment 1

<https://wirral-consult.objective.co.uk/file/5662770>

Attachment 2

<https://wirral-consult.objective.co.uk/file/5662723>

Attachment 3

<https://wirral-consult.objective.co.uk/file/5662725>

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-25501

Site Reference

SHLAA 4012 - Southwood 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

We do not consider that the potential intensification numbers, set out in Table 4.2 of Issues and Options report, are achievable. The Council's spatial options include several sites that are not included in the SHLAA and therefore not been proven to be deliverable / development including 2,361 homes in Option 1A/1B, that are intended to come from intensification and rescheduling of some of the proposed housing allocations, which requires further intensive work by the Council to show that this is achievable; and 2,174 homes in Option 1A/1B, that are intended to come forward on potential additional urban housing allocations, which have not all been proven to be

deliverable or developable. It is critical that any further pieces of work being undertaken by the Council in relation to their preferred spatial option is consulted upon at the earliest opportunity and not left until Regulation 19 stage of the Draft Local Plan.

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-26528

Site Reference

SHLAA 4012 - Southwood Road

Q1 Please indicate the nature of your comment

General comment

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Council's anticipated delivery 0-5 years: 62; Our estimate: 0. The site currently is the established Wirral International Business Park and comprises brownfield land, open green space and some existing employment uses. The wider context is made up of employment and commercial use. In terms of constraints, the site currently only has one access road in place (Southwood Rd) so highways input will be required to determine whether residential development is acceptable. It is unknown why the site has been included within years 0-5 given the Council themselves acknowledge in the SHLAA assessment commentary that the site should be retained as Employment

Development in the 2017 Employment Land and Premises Study. Furthermore, it states that there are TPOs on site and a biodiversity action plan habitat, so delivery is highly unlikely within the first five years. Additionally, the site is PDL meaning there is a risk of remediation issues which will require further investigation. In light of the above, the site is not deliverable and should be removed from the supply of new homes by 2025.

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-22741

Site Reference

SHLAA 4012 - Southwood 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

The southern boundary of this site is immediately adjacent to Eastham Country Park. It is entirely inappropriate for housing – an application for a block of flats was refused on appeal. The Council seems to prefer to designate this site for office buildings. We strongly suggest that this site is designated 'open green space' to complement the woods of the adjacent Country Park.

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-24132

Site Reference

SHLAA 4012 - Southwood Road

Q1 Please indicate the nature of your comment

General comment

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

SHLAA 4012 Riverwood Road - The southern boundary of this site is immediately adjacent to Eastham Country Park. It is entirely inappropriate for housing – an application for a block of flats was refused on appeal. The Council seems to prefer to designate this site for office buildings. We strongly suggest that this site is designated 'open green space' to complement the woods of the adjacent Country Park

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-2836 (Wirral Wildlife)

Site Reference

SHLAA 4012 - Southwood 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

SHLAA 4012 Riverside Park, Southwood Road SHLAA 1715 Old Hall Road. These are adjacent to LWS Old Hall Road Copse, which is designated for bat roosts in its trees, and Long Plantation - part of LWS Eastham Country Park and, despite its name, a bluebell wood that shows evidence of being ancient woodland. Bats feed in it and along its edges. Bats are legally protected species and ancient woodland receives strong protection in the NPPF. We oppose housing development next to these LWS because the introduction of housing here would lead to greatly increased disturbance, especially artificial light at night (which is currently low), but also noise, cats, dogs, increased walking in Long Plantation, whose ground flora is sensitive to trampling. Housing in this location would be car-dependent and some distance from schools, medical services and shopping, so of low sustainability.

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-9413

Site Reference

SHLAA 4012 - Southwood 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

These are adjacent to Old Hall Road Copse LWS, which is important for bats, and Long Plantation – which is part of LWS Eastham Country Park and part ancient woodland. I object to housing development next to LWSs as it would lead to disturbance caused by an increase in human activity and subsequent noise and light pollution. Mitigation would be necessary including buffer zone around woodland. Also development here would be some distance from local services.

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-25084

Site Reference

SHLAA 4012 - Southwood Road

Q1 Please indicate the nature of your comment

General comment

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

SHLAA 1715 with SHLAA 4012 lend themselves to residential development given their connections to Eastham Country Park and further recreation facilities at Leverhulme Sports Ground to the south. There are appropriate amenities and facilities in the location and they will not be significantly impacted by existing industry in the area. Planning app to be submitted asap. Moderate to Likely – Developer interest.

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-25459

Site Reference

SHLAA 4012 - Southwood 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

Almost all housing growth from the proposed housing allocations is directed to the Commercial Core, which falls within viability Zone 1 and is not generally viable and too little in areas falling within viability Zones 3 and 4, where market and affordable housing is viable. Most of the new homes are also directed to a zone which cannot support the delivery affordable housing or the financial contributions to provide the necessary infrastructure. 73% of the new homes are proposed to be provided within the Commercial Core, with only 11% of new homes provided within the other urban settlements, which will see housing growth ranging from just 0.2% in Heswall and 1.8%

at Mid-Wirral. Table 7.2 and Table 7.3 in our attachment provides further information. The proposed housing allocations will not meet the local needs of these other urban settlements.

Attachment 1

<https://wirral-consult.objective.co.uk/file/5662723>

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-25460

Site Reference

SHLAA 4012 - Southwood 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 concern about the deliverability of the numbers in the first 5 years of the plan on brownfield sites. Almost half of the housing supply (4,935 homes) is intended to come from sites that are not yet shown to be deliverable / developable. Table 7.1 in our attachment looks at the deliverability of the major brownfield sites put forward in the first 5 years of the plan. A large number do not currently have detailed planning permission, have no planning permission or not even a registered planning application. A number require the demolition of existing buildings, a remediation strategy or funding to be secured before development can start. Due to the size of these sites and

the infrastructure required, they will not be delivered within 5-years and should be discounted unless further evidence can be supplied to suggest otherwise. Eliminating sites without an outline or full planning approval would remove 1,158 dwellings from the proposed housing trajectory - there is therefore a need to boost the allocated housing numbers by at least 1,600 units just in the first 5-year period alone. Other sites where permission has not been retained or have lapsed amount to a further 338 units. There is therefore likely to be a shortfall of over 1,600 dwellings, without taking into consideration the numbers related to new build windfalls, net conversions and changes of use, empty homes and the delivery of large regeneration schemes.

Attachment 1

<https://wirral-consult.objective.co.uk/file/5662723>

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-10290

Site Reference

SHLAA 4021 - Dock Road South

Q1 Please indicate the nature of your comment

Support

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Within the Issues & Options paper, Appendix 4.2 includes the Site at Bromborough Wharf (site reference SHLAA 4021). As such, our Client robustly support the proposed additional urban housing site, and can confirm the Site's deliverability, having undertaken extensive market research and site-specific technical assessments alongside a robust design capacity exercise, in line with paragraph 67 of the NPPF. The Issues & Options paper places a very strong emphasis on directing new development towards locations that support urban regeneration whilst minimising environmental impacts. The proposed scheme would respond positively to the existing residential areas which surround it to the north and west, as well as provide a mix of housing in order to diversify the local offer.

The allocation of the site will:

- Attract a range of new residents to the area including families, enhancing the overall quality of the area and creating an attractive place to live; and
- Create new and enhanced pedestrian/cycle routes throughout the site which integrate with the local network and allow access to the waterfront.
- Protect the environment through extensive ecological mitigation to maintain the strong biodiversity on the site.

It is clear that the delivery of the allocation at the site would generate significant social benefits within the Borough. National policy requires a front-loaded approach to viability in consultation with the development industry. Our Client recognizes the viability challenge of brownfield supply and have a proven track record of delivering high-quality homes on previously developed land, and are prepared to begin the

development of Bromborough Wharf in a timely fashion to fast track the delivery of homes on the site and support the Councils delivery numbers.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Attachment 1

<https://wirral-consult.objective.co.uk/file/5661669>

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-24149

Site Reference

SHLAA 4021 - Dock Road South

Q1 Please indicate the nature of your comment

General comment

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

SHLAA 4021 - Stated trajectory of 450 units in years 6-10 and 500 units in years 11-15 is not realistic. Best-case scenario is 250 units within years 11-15 subject to wider regeneration proposals (see proforma in attachment for further details)

Attachment 1

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

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-24338

Site Reference

SHLAA 4021 - Dock Road South

Q1 Please indicate the nature of your comment

General comment

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

The potential additional housing allocation at Dock Road South (SHLAA 4021) is considered for its deliverability without evident consideration of the site's proximity to existing lawful industrial operations, which by their nature have potential to generate a degree of dust, and noise emissions, as well as traffic movements. There is a need to safeguard industrial and mineral land interests within the emerging Local Plan, in accordance with National Planning Policy, including from the introduction of any incompatible future development (NPPF, paragraph 182 refers), which states that existing businesses and facilities should not have unreasonable restrictions placed on

them as a result of development permitted after they were established. Any proposed development should first consider, and be able to demonstrate, that the proposals would not result in an adverse impact on existing operations.

Attachment 1

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

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-25476

Site Reference

SHLAA 4021 - Dock Road South

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

Within the Issues & Options paper, Appendix 4.2 includes the Site at Bromborough Wharf (site reference SHLAA 4021). As such, robustly support the proposed additional urban housing site, and can confirm the Site's deliverability, having undertaken extensive market research and site-specific technical assessments alongside a robust design capacity exercise, in line with paragraph 67 of the NPPF. The Issues & Options paper places a very strong emphasis on directing new development towards locations that support urban regeneration whilst minimising environmental impacts. The proposed scheme would respond positively to the existing residential areas which

surround it to the north and west, as well as provide a mix of housing in order to diversify the local offer. The allocation of the site will:

- Attract a range of new residents to the area including families, enhancing the overall quality of the area and creating an attractive place to live; and
- Create new and enhanced pedestrian/cycle routes throughout the site which integrate with the local network and allow access to the waterfront.
- Protect the environment through extensive ecological mitigation to maintain the strong biodiversity on the site

It is clear that the delivery of the allocation at the site would generate significant social benefits within the Borough. National policy requires a front-loaded approach to viability in consultation with the development industry. Both the X recognize the viability challenge of brownfield supply and have a proven track record of delivering high-quality homes on previously developed land, and are prepared to begin the development of Bromborough Wharf in a timely fashion to fast track the delivery of homes on the site and support the Council's delivery numbers.

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-26533

Site Reference

SHLAA 4021 - Dock Road South

Q1 Please indicate the nature of your comment

General comment

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Council's anticipated delivery 11-55 years: 500; Our estimate: 0. The site currently comprises brownfield land which is being demolished and there is an existing warehouse onsite. (4021) In terms of constraints, the site is PDL, a former chemical factory site which may pose significant remediation issues. The immediate site vicinity is made up of industrial/warehousing and access would be an issue as it is an expansive site that would require new roads. Furthermore, the 2017 Employment Land and Premises Study states that Wirral International Business Park 'should be retained as Employment Development Site. Therefore, residential development would be

inappropriate on this site, reducing the scope for development to come forward within the next 10 years. (4023) In terms of constraints, the site is vacant, grass / scrubland including former filled land and railway sidings. The immediate site vicinity is made up of industrial/warehousing and access would be an issue as there are no roads that currently exist on the site. Furthermore, the 2017 Employment Land and Premises Study states that Wirral International Business Park 'should be retained as Employment Development Site. Therefore, residential development would be inappropriate on this site, reducing the scope for development to come forward within the next 10 years. The SHLAA commentary also states that it is uncertain whether development on these sites are achievable. There is limited evidence to suggest this area is suitable for residential development. Potential residents are unlikely to want to live within an area of industrial nature if other uses within the area remain, and this may present issues in terms of market desirability. The site is currently only marginally viable without the full extent of costs associated with high abnormalities such as remediation, foundations, services and so on. If the site can be delivered viably it will likely be at the detriment to S106 contributions and affordable housing, It is considered the Council has not demonstrated that the site has reasonable prospects of being delivered for residential development during years 11-15, and additional evidence should be provided to justify residential development, the loss of employment uses, and conflict with local policy.

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-11116

Site Reference

SHLAA 4071 - Kingsmead School

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

2020 regarding a consultation for a housing development on Kingsmead school fields SHLAA 4071. The proposals for 25 houses is open for viewing and comments according to your letter. However, we have also received a letter from the developers in which they explain that they will cutting down trees and erecting a fence in the next two weeks (the latter has actually already began). So my question is, why are we being asked to comment on what appears to be a closed deal? The developers seem to be going ahead regardless. They are even advertising the 25 new homes on their website. Wirral Council are asking for opinions, whilst the Contractor are going ahead with the work. Where is the sense in this? Would people be wasting their time making comments? Will they even be read, or this simply a tick in the box exercise? My opinion is that it's a disgrace that this development is going ahead on a beautiful field, bordered by around 30 large trees (due to be felled shortly). Furthermore it is a loss of a large school playing field for children. In this day and age when we are told to plant more trees, reduce carbon emissions etc. it seems appalling that this development should be going ahead.

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-24160

Site Reference

SHLAA 4071 - Kingsmead School

Q1 Please indicate the nature of your comment

General comment

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

SHLAA 4071 – permission now granted (APP/19/00014) so can move delivery of 25 units forward to years 1 to 5 (see proforma in attachment for further details)

Attachment 1

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

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-24381

Site Reference

SHLAA 4083 - Pilgrim Street Arts

Q1 Please indicate the nature of your comment

General comment

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4083 Pilgrim Street Arts – We agree with the capacity of 15 homes. It is suitable for re-development but currently has a Primarily Industrial Area designation. We envisage that the site will be best coming forward as part of the comprehensive redevelopment of the wider Woodside Strategic Site, subject to the Local Plan process. Therefore, the site cannot be assumed to feed into the five-year housing land supply figures and is likely to come forward during 2029/30.

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-24125

Site Reference

SHLAA 4084 - Wirral Business Park

Q1 Please indicate the nature of your comment

General comment

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

SHLAA 4084 – site now has permission (APP/19/00315) and 127 units should be moved to years 1 to 5 (see proforma in attachment for further details)

Attachment 1

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

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-24145

Site Reference

SHLAA 4085 - Sevenoaks Extra Care

Q1 Please indicate the nature of your comment

General comment

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4085 – No evidence that the site is deliverable within years 1-5, so move 83 units to years 6-10 (see proforma in attachment for further details)

Attachment 1

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

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-24856

Site Reference

SHLAA 4085 - Sevenoaks Extra Care

Q1 Please indicate the nature of your comment

General comment

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

No application submitted - Very unlikely.

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-24857

Site Reference

SHLAA 4085 - Sevenoaks Extra Care

Q1 Please indicate the nature of your comment

General comment

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

No application submitted - Very unlikely.

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-24947

Site Reference

SHLAA 4085 - Sevenoaks Extra Care

Q1 Please indicate the nature of your comment

General comment

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

No application submitted - Very unlikely.

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-25178

Site Reference

SHLAA 4085 - Sevenoaks Extra Care

Q1 Please indicate the nature of your comment

General comment

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

No application submitted - Very unlikely.

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-25296

Site Reference

SHLAA 4085 - Sevenoaks Extra Care

Q1 Please indicate the nature of your comment

General comment

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

No application submitted - Very unlikely.

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-25496

Site Reference

SHLAA 4085 - Sevenoaks Extra Care

Q1 Please indicate the nature of your comment

General comment

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

No application submitted - Very unlikely.

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-26529

Site Reference

SHLAA 4085 - Sevenoaks Extra Care

Q1 Please indicate the nature of your comment

General comment

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Council's anticipated delivery 0-5 years: 83; Our estimate: 0. Site is subject to receiving funding from Homes England which isn't expected to be secured by 2021. Without funding in place, delivery is uncertain. Should funding be approved an application must be pulled together, submitted, approved, with all conditions discharged. This is very unlikely to be completed by 2025. In light of the above, the Council have not reasonably demonstrated that the site can deliver. The site's inclusion is based on very limited evidence. 83 homes should be removed from the supply of homes by 2025.

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-25081

Site Reference

SHLAA 4085 - Sevenoaks Extra Care

Q1 Please indicate the nature of your comment

General comment

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

No application submitted - Very unlikely.

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-1173

Site Reference

SHLAA 4086 - New Palace Amusements

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

The New Palace is one of the few historic parts of New Brighton left and it would be a shame to lose it. This Art Deco building should be grade 2 listed, not earmarked for demolition.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-18031

Site Reference

SHLAA 4086 - New Palace Amusements

Q1 Please indicate the nature of your comment

Objection

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

Q3a Environmental Reasons

I oppose the development of the land known as "Wilkie's" i.e. the proposed development of a 200-bed hotel and 100 large luxury flats next to the Floral Pavilion. I oppose this on environmental reasons (pollution from the extra vehicles)

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Plus, the development will adversely affect the character of the area, particularly the homes in Virginia Road and Richmond St, and Windsor St.

Q3e Impact on / availability of Local Services

Also, if they are built then there will be a strain on resources (GP practices and schools, which are already overstretched)

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Parking is already extremely difficult. Cars circling to find parking spaces are already making the air quality poor at peak times

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-18176

Site Reference

SHLAA 4086 - New Palace Amusements

Q1 Please indicate the nature of your comment

Objection

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

Q3a Environmental Reasons

I oppose the development of the land known as "Wilkie's" i.e. the proposed development of a 200-bed hotel and 100 large luxury flats next to the Floral Pavilion. I oppose this on environmental reasons (pollution from the extra vehicles)

Q3b Transport and Highway Reasons

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

Q3d Impact on the character of the area

Plus, the development will adversely affect the character of the area, particularly the homes in Virginia Road and Richmond St, and Windsor St.

Q3e Impact on / availability of Local Services

Also, if they are built then there will be a strain on resources (GP practices and schools, which are already overstretched)

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Parking is already extremely difficult. Cars circling to find parking spaces are already making the air quality poor at peak times.

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-24144

Site Reference

SHLAA 4086 - New Palace Amusements

Q1 Please indicate the nature of your comment

General comment

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4086 – agree capacity and trajectory, with 120 units in years 6 to 10 (see proforma in attachment for further details)

Attachment 1

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

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-6013

Site Reference

SHLAA 4086 - New Palace Amusements

Q1 Please indicate the nature of your comment

General comment

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

See comments 4.2 - Limit development in keeping with area & consider traffic & congestion.

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-20897

Site Reference

SHLAA 4086 - New Palace Amusements

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

As a resident of New Brighton I oppose the development of the land known as "Wilkie's" i.e. the proposed development of a 200 bed hotel and 100 large luxury flats next to the Floral Pavilion. I oppose this on environmental reasons (pollution from the extra vehicles)

Q3b Transport and Highway Reasons

Parking is already extremely difficult. Cars circling to find parking spaces are already making the air quality poor at peak times.

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

Q3d Impact on the character of the area

Plus the development will adversely affect the character of the area, particularly the homes in Virginia Road and Richmond St, and Windsor St.

Q3e Impact on / availability of Local Services

Also if built there will be a strain on resources (GP practices and schools are already overstretched).

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-22671

Site Reference

SHLAA 4086 - New Palace Amusements

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

Reject the proposed plan to build 120 luxury flats and a 100 bed hotel in New Brighton. If these are to go ahead, there would be an increase in air pollution,

Q3b Transport and Highway Reasons

traffic congestion and even more parking problems.

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

even more parking problems.

Q3d Impact on the character of the area

In addition, these buildings would impact negatively on the 'sense of place', that the waterfront has already experienced.

Q3e Impact on / availability of Local Services

The local infrastructure (schools, doctor's surgeries etc.) would be put under even more strain and result in a worsening situation for all residents.

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-23007

Site Reference

SHLAA 4086 - New Palace Amusements

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

As a resident of New Brighton I oppose the development of the land known as "Wilkie's" i.e. the proposed development of a 200 bed hotel and 100 large luxury flats next to the Floral Pavilion. I oppose this on environmental reasons (pollution from the extra vehicles).

Q3b Transport and Highway Reasons

Parking is already extremely difficult. Cars circling to find parking spaces are already making the air quality poor at peak times.

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

Q3d Impact on the character of the area

Plus the development will adversely affect the character of the area, particularly the homes in Virginia Road and Richmond St, and Windsor St.

Q3e Impact on / availability of Local Services

Also if built there will be a strain on resources (GP practices and schools are already overstretched).

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-6010

Site Reference

SHLAA 4086 - New Palace Amusements

Q1 Please indicate the nature of your comment

General comment

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

Q3a Environmental Reasons

I think that 120 dwellings is over development on New Palace amusement site & 100 bed hotel is not needed. Increased traffic & car parking is unsuitable for leisure area.

Q3b Transport and Highway Reasons

I think that 120 dwellings is over development on New Palace amusement site & 100 bed hotel is not needed. Increased traffic & car parking is unsuitable for leisure area.

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

I think that 120 dwellings is over development on New Palace amusement site & 100 bed hotel is not needed. Increased traffic & car parking is unsuitable for leisure area.

Q3d Impact on the character of the area

I think that 120 dwellings is over development on New Palace amusement site & 100 bed hotel is not needed. Increased traffic & car parking is unsuitable for leisure area.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-6014

Site Reference

SHLAA 4086 - New Palace Amusements

Q1 Please indicate the nature of your comment

General comment

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

Former Grand Hotel - Develop site in keeping with "Victorian" facades of existing buildings.

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Former Grand Hotel - Develop site in keeping with "Victorian" facades of existing buildings.

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-26526

Site Reference

SHLAA 4087 - Dodds Builders Merchants

Q1 Please indicate the nature of your comment

General comment

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

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

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

Q3k Development Viability

Q3l Loss of Agricultural Land

Q3m Will impact on the Green Belt

Q3n Other reasons

Council's anticipated delivery 0-5 years: 15; Our estimate: 0. A planning application is still awaiting determination despite being submitted over 16 months ago. Given the site is in active use, requires demolition and potential remediation works, there is significant doubt over whether the site is deliverable. The application was submitted by the owner of the builders merchants, the application was not submitted by a housebuilder and therefore it is likely the site would need to be sold before it can be built out. If a housebuilder requires a preferred layout or house types, a new application may be required. In light of the above, 15 dwellings have been removed from years 1-5.

Regulation 18 Local Plan Site Specific Comments

Question 4.3 – Potential Additional Urban Housing Allocations

Comment ID

LPIO-12628

Site Reference

SHLAA 4089 - Wallasey RBL

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

Neighbours have spoken about this estate but are concerned about environmental consequences due to Asbestos removal, Contaminates, Dust and Heavy Vehicles on site as some have lung problems and there is a children's nursery next door. Burning can also regularly occur cleaning sites. This area of Withen's Lane is the 'poor relation' and suffers from neglect. Nice people live in the area and are upset by the lack of attention over a long time. Is there any reason that the pavements...joke....are in such a terrible condition. They go back centuries and have raised edges, for no apparent reason, and 'gullies' inside these raised areas collect mud and rubbish

Q3b Transport and Highway Reasons

The lamp post, opposite us, was replaced recently and the men could not understand why something had not been done to make the pavements safer and cleaner. They could easily see my concern regarding its safety for increased traffic and the narrow cross road and the dangerous inclusion of children and families...a disaster waiting to happen. There are regular accidents at the Manor Road, Withen's Lane, crossroad as locals will verify. Please can somebody 'care' and have the 'will' to look at this end of Withen's Lane and see what improvements can be made for everyone. Putting heavy

vehicles on this road and increased traffic from an estate is asking for trouble. There is a constant problem with parking, both for residents and workers, so any further restriction will impose more difficulties in the community.

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

As recent occupants of Withen's Lane we were pleased to hear about a new estate on the British Legion Club grounds. Hopeful of environmental friendly property with full insulation and solar panels that can help the whole environment and residents. We have not received paperwork about these plans. Neighbours have spoken about this estate but are concerned about environmental consequences due to Asbestos removal, Contaminates, Dust and Heavy Vehicles on site as some have lung problems and there is a children's nursery next door. Burning can also regularly occur cleaning sites

Q3d Impact on the character of the area

Q3e Impact on / availability of Local Services

Q3f Impact on Heritage

Q3g Infrastructure and Utilities

Q3h Flood Risk

Q3i The site boundary is wrong

Q3j Development should take place elsewhere in the Borough (if relevant 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 constant problem with parking, both for residents and workers, so any further restriction will impose more difficulties in the community. We hope to hear something positive is being done and that somebody actually cares. The neighbours are great and locals only want the best for everyone. These plans only put more people and vehicles into an already neglected and complex street area. Hope to have some positive response.