

Person ID	ID	Question 2.12 - Do you agree with our proposed approach to enable the positive regeneration and development of Birkenhead to maximise its potential to accommodate a significant proportion of the Borough's development needs?	Question 2.12a - If you answered No, please explain why you don't agree with this approach (please select):	Question 2.12b - If you answered Other, give details here:	Question 2.12c - Please give reasons below:	Attachment 1	Attachment 2	Attachment 3	Attachment 4	Attachment 5	Attachment 6
1246731	LPIO-10021	yes			The approach is agreed with, but does not make these sites 'Deliverable' sites for housing should be available now, because this aspiration is not certain to be achievable and without a reasonable prospect that housing will be delivered on the site within 5 years nor are they 'Developable' sites with a reasonable prospect that they will be available and could be viably developed at the point envisaged.						
1246732	LPIO-10026	yes									
1246747	LPIO-10027	yes			Yes - as long as the potential of these brownfield sites is 8ndeed maximised.						
1246792	LPIO-1006	yes									
1246760	LPIO-10088	yes									
1244412	LPIO-1013	yes			Definitely. Liverpool City has been massively regenerated in the past 20 years - this proves that economic improvement for some of the toughest areas of northern England is possible. Successful regeneration of Wirrals largest town will have positive spin offs for the entire borough. The council should look to lesson learned for Liverpool. Protect green spaces for all. Regenerate our urban areas for all.						
1246743	LPIO-10136	yes									
1241629	LPIO-10200	yes			the council should take account of the full Peel Holdings outline plans for 13,500 dwellings... and should do all they can to support this development						
1246772	LPIO-10284	yes									
1246803	LPIO-10587	yes									
1238582	LPIO-10636	yes									
1248825	LPIO-10655	no	Other (please state below);		The vast majority of Wirral Waters is proposed to be subject to site-specific allocations. The proposed approach of residential and employment designations does not reflect the approach of the East Float Outline Permission (EFOP) to deliver mixed-use neighbourhoods and risks limiting the flexibility that the EFOP allows in terms of specific uses within each Quarter.	https://wirral-consult.objective.co.uk/file/5684264					
1246808	LPIO-10736	yes									
1247062	LPIO-10797	yes			I agree with the proposed approach. The positive regeneration and development of the Birkenhead area delivers a lasting benefit there and reduces the need for pressure for releasing Green Belt land elsewhere in Wirral.						
1243890	LPIO-1083	yes									
1247184	LPIO-11241				We must make the town centre an attractive & vibrant place all ages. Somewhere you want to get off the bus and visit instead of going to Liverpool which has a wealth of shops, activities, eateries. We need, to attract the younger generation who, can spend a lot of money for activities, food etc that they enjoy. This will lead to a sense of pride and ownership in them that will heighten as they grow older, perhaps making Birkenhead a great town again geared to the 21st century. Affordable Market rents & sufficient car parks - this applies to all down town. Produce markets, Farmers Market or similar. Areas where people crafting at home can hire space to sell products. The need to get rid of all empty & dilapidated shops, maybe not as many Charity shops in the main arena, & certainly making those shops fit in more with the environment created. We go to town to meet friends for lunch/coffee, shop or just to window shop. There are enough mainstream Coffee outlets, but no decent cafes to have a sandwich/lunch. Hamilton Square, one of our jewels in the crown, needs to be utilised more, it should be a showcase & certainly exploited in line with the Ferry, Priory & Birkenhead Park (so good to have the park used in the Culture Year for concerts & food markets, the number of people attending speaks volumes for the popularity this evoked) Maybe the Ferries could run a short film to showcase all of the above, leaflets at ferry terminals to promote them & Birkenhead. Culture Year was good, it could have been much more if advertising had been adequate, many people after the events didn't know about them-advertising needs to be much better. Funding needs to include the needs of the older people.A scheme for the old Finance Building at Cleveland St & Hamilton Sq, based on the Baltic Triangle development in Liverpool - is this in the pipeline? or is it indeed still a viable option? Market toilets need attention, more toilets required in general.						
1247197	LPIO-11315				It is far more sensible to build on brown field sites especially in areas of the Wirral that need regeneration.						

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1242183	LPIO-11327				My own desire is also to see a Local Plan which at last addresses the run-down nature of the once thriving, historic areas of Wirral including its Waterfront, Dockland and hinterland. Those places have both much potential and need in equal measure, and hold the key to improving the image of our Peninsula and more particularly the life chances, health and well-being of those in the most deprived areas. Directing and restricting development largely to such areas would as a direct consequence also help preserve Green Belt, one of Wirral's greatest assets, making a massive contribution to the quality of life, health, the tourist industry and local economy, and which will play an increasingly important role in future in tackling Climate Change, securing food supplies and protecting wildlife and their habitats. There is certainly no need to destroy wonderful countryside with its distinct towns, villages and community life to appease landowners and developers who seek easier, short-term financial gains. Allowing new housing within Green Belt would stall rather than encourage much-needed regeneration elsewhere.						
1247225	LPIO-11360				Peel Housing development has offered and it would appear, has the demand covered! Other Brownfield sites have now been made available. The houses are being built in the areas where people wish to live, where their extended family will be neighbours, available schools and Utilities able to cope. It will upgrade areas so badly in need of regenerating. I see in last week's Globe newspaper that Brownfield sites are now being made available for housing.						
1247232	LPIO-11377				Regeneration is very good in places where buildings are derelict and are in need of developing such as Birkenhead which would prosper if the land is available.						
1247237	LPIO-11381				I am writing to voice my deep concern at the government's proposal of building huge amounts of housing on our very precious green belt areas locally. We do not need to build. We need to regenerate brown field sites in Birkenhead and repopulate the area. Thus giving them what they need.						
1247242	LPIO-11388				My own wish is to see a Local Plan which addresses the run down nature of the once thriving areas of Wirral in and around Birkenhead, the Docklands and Waterfront where homes would be build close to employment opportunities and transport infrastructure. Using public transport would benefit the climate and environment. The Council needs to apply to the Government, Homes England and the Liverpool City Region for grants to assist with developing brownfield sites. All avenues to develop brownfield sites should be investigated before any green belt land is released for housing. Allowing new housing within green belt would stall rather than encourage much needed regeneration in the borough.						
1247282	LPIO-11454				Promote Regeneration of Birkenhead, Liscard, New Ferry, Rock Ferry, Rock Park, New Brighton, Seacombe. There are plenty of derelict pubs, houses, premises. Build on Brownfield land.						
1247292	LPIO-11486				We believe that more 'brownfield' and previously developed sites should be looked into further and the empty homes submission is under reported. The recent Queens speech reduced the National requirement and Wirral should apply this. If these plans were to go ahead it would affect climate change and Green Belt land use is a contributing factor. Also farms and wildlife habitats will be destroyed for ever.						
1247296	LPIO-11495				There are needy areas in Wirral which you have ignored for years with high crime and drug figures. These areas need regeneration. The people who live there deserve better but you are presumably looking for higher Council tax areas.						
1247298	LPIO-11498	no			We do not need higher rate of housing development. We need to regenerate the north and east of the Peninsula to produce attractive and green communities of affordable homes, homes for first time buyers for people downsizing or supported living.						
1247199	LPIO-11521				My own desire is also to see a Local Plan which at last addresses the run-down nature of the once thriving, historic areas of Wirral including its Waterfront, Dockland and hinterland. Those places have both much potential and need in equal measure, and hold the key to improving the image of our Peninsula and more particularly the life chances, health and well-being of those in the most deprived areas. Directing and restricting development largely to such areas would as a direct consequence also help preserve Green Belt, one of Wirral's greatest assets, making a massive contribution to the quality of life, health, the tourist industry and local economy, and which will play an increasingly important role in future in tackling Climate Change, securing food supplies and protecting wildlife and their habitats. There is certainly no need to destroy wonderful countryside with its distinct towns, villages and community life to appease landowners and developers who seek easier, short-term financial gains. Allowing new housing within Green Belt would stall rather than encourage much-needed regeneration elsewhere.						

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1238549	LPIO-11526				I appreciate the requirement placed by Government on our Council to present a viable plan. My strong preference is for the successful and desperately needed re development of Birkenhead area. Utilising Brownfield sites and converting previous industrial sites which are no longer required for industrial purposes to develop suitable housing and upgrade the local amenities with new and /or upgraded facilities. In addition the Council should release unoccupied property for housing.						
1247196	LPIO-11560				I certainly agree with this approach. Bringing regeneration to Birkenhead is a must, developing our waterfront like that of Liverpool is a must. We look at Liverpool waterfront in all its splendour and beauty. If you were to cross the river and look the other way Birkenhead Wirral waterfront looks like it did when King John granted the ferry charter. This is where development and housing are needed, NOT the greenbelt						
1242183	LPIO-11704				Priority should be given to the regeneration of the existing urban areas and to protection of farmland and wildlife; and this should be reflected in Planning Policy and the Local Plan by ensuring the continued protection of the Green Belt. I intend sending copies of this letter to my local Councillors and MP for their information.						
1247211	LPIO-11709				My own desire is also to see a Local Plan which at last addresses the run-down nature of the once thriving, historic areas of Wirral including its Waterfront, Dockland and hinterland. Those places have both much potential and need in equal measure, and hold the key to improving the image of our Peninsula and more particularly the life chances, health and well-being of those in the most deprived areas. Directing and restricting development largely to such areas would as a direct consequence also help preserve Green Belt, one of Wirral's greatest assets, making a massive contribution to the quality of life, health, the tourist industry and local economy, and which will play an increasingly important role in future in tackling Climate Change, securing food supplies and protecting wildlife and their habitats. There is certainly no need to destroy wonderful countryside with its distinct towns, villages and community life to appease landowners and developers who seek easier, short-term financial gains. Allowing new housing within Green Belt would stall rather than encourage much-needed regeneration elsewhere.						
1239535	LPIO-11712				My own desire is also to see a Local Plan which at last addresses the run-down nature of the once thriving, historic areas of Wirral including its Waterfront, Dockland and hinterland. Those places have both much potential and need in equal measure, and hold the key to improving the image of our Peninsula and more particularly the life chances, health and well-being of those in the most deprived areas. Directing and restricting development largely to such areas would as a direct consequence also help preserve Green Belt, one of Wirral's greatest assets, making a massive contribution to the quality of life, health, the tourist industry and local economy, and which will play an increasingly important role in future in tackling Climate Change, securing food supplies and protecting wildlife and their habitats. There is certainly no need to destroy wonderful countryside with its distinct towns, villages and community life to appease landowners and developers who seek easier, short-term financial gains. Allowing new housing within Green Belt would stall rather than encourage much-needed regeneration elsewhere.						
1246549	LPIO-11715				My own desire is also to see a Local Plan which at last addresses the run-down nature of the once thriving, historic areas of Wirral including its Waterfront, Dockland and hinterland. Those places have both much potential and need in equal measure, and hold the key to improving the image of our Peninsula and more particularly the life chances, health and well-being of those in the most deprived areas. Directing and restricting development largely to such areas would as a direct consequence also help preserve Green Belt, one of Wirral's greatest assets, making a massive contribution to the quality of life, health, the tourist industry and local economy, and which will play an increasingly important role in future in tackling Climate Change, securing food supplies and protecting wildlife and their habitats. There is certainly no need to destroy wonderful countryside with its distinct towns, villages and community life to appease landowners and developers who seek easier, short-term financial gains. Allowing new housing within Green Belt would stall rather than encourage much-needed regeneration elsewhere.						

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12471910	LPIO-11718				My own desire is also to see a Local Plan which at last addresses the run-down nature of the once thriving, historic areas of Wirral including its Waterfront, Dockland and hinterland. Those places have both much potential and need in equal measure, and hold the key to improving the image of our Peninsula and more particularly the life chances, health and well-being of those in the most deprived areas. Directing and restricting development largely to such areas would as a direct consequence also help preserve Green Belt, one of Wirral's greatest assets, making a massive contribution to the quality of life, health, the tourist industry and local economy, and which will play an increasingly important role in future in tackling Climate Change, securing food supplies and protecting wildlife and their habitats. There is certainly no need to destroy wonderful countryside with its distinct towns, villages and community life to appease landowners and developers who seek easier, short-term financial gains. Allowing new housing within Green Belt would stall rather than encourage much-needed regeneration elsewhere.						
1247414	LPIO-11721				My own desire is also to see a Local Plan which at last addresses the run-down nature of the once thriving, historic areas of Wirral including its Waterfront, Dockland and hinterland. Those places have both much potential and need in equal measure, and hold the key to improving the image of our Peninsula and more particularly the life chances, health and well-being of those in the most deprived areas. Directing and restricting development largely to such areas would as a direct consequence also help preserve Green Belt, one of Wirral's greatest assets, making a massive contribution to the quality of life, health, the tourist industry and local economy, and which will play an increasingly important role in future in tackling Climate Change, securing food supplies and protecting wildlife and their habitats. There is certainly no need to destroy wonderful countryside with its distinct towns, villages and community life to appease landowners and developers who seek easier, short-term financial gains. Allowing new housing within Green Belt would stall rather than encourage much-needed regeneration elsewhere.						
1247416	LPIO-11724				My own desire is also to see a Local Plan which at last addresses the run-down nature of the once thriving, historic areas of Wirral including its Waterfront, Dockland and hinterland. Those places have both much potential and need in equal measure, and hold the key to improving the image of our Peninsula and more particularly the life chances, health and well-being of those in the most deprived areas. Directing and restricting development largely to such areas would as a direct consequence also help preserve Green Belt, one of Wirral's greatest assets, making a massive contribution to the quality of life, health, the tourist industry and local economy, and which will play an increasingly important role in future in tackling Climate Change, securing food supplies and protecting wildlife and their habitats. There is certainly no need to destroy wonderful countryside with its distinct towns, villages and community life to appease landowners and developers who seek easier, short-term financial gains. Allowing new housing within Green Belt would stall rather than encourage much-needed regeneration elsewhere.						
1247417	LPIO-11727				My own desire is also to see a Local Plan which at last addresses the run-down nature of the once thriving, historic areas of Wirral including its Waterfront, Dockland and hinterland. Those places have both much potential and need in equal measure, and hold the key to improving the image of our Peninsula and more particularly the life chances, health and well-being of those in the most deprived areas. Directing and restricting development largely to such areas would as a direct consequence also help preserve Green Belt, one of Wirral's greatest assets, making a massive contribution to the quality of life, health, the tourist industry and local economy, and which will play an increasingly important role in future in tackling Climate Change, securing food supplies and protecting wildlife and their habitats. There is certainly no need to destroy wonderful countryside with its distinct towns, villages and community life to appease landowners and developers who seek easier, short-term financial gains. Allowing new housing within Green Belt would stall rather than encourage much-needed regeneration elsewhere.						
1247418	LPIO-11730				My own desire is also to see a Local Plan which at last addresses the run-down nature of the once thriving, historic areas of Wirral including its Waterfront, Dockland and hinterland. Those places have both much potential and need in equal measure, and hold the key to improving the image of our Peninsula and more particularly the life chances, health and well-being of those in the most deprived areas. Directing and restricting development largely to such areas would as a direct consequence also help preserve Green Belt, one of Wirral's greatest assets, making a massive contribution to the quality of life, health, the tourist industry and local economy, and which will play an increasingly important role in future in tackling Climate Change, securing food supplies and protecting wildlife and their habitats. There is certainly no need to destroy wonderful countryside with its distinct towns, villages and community life to appease landowners and developers who seek easier, short-term financial gains. Allowing new housing within Green Belt would stall rather than encourage much-needed regeneration elsewhere.						

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1247420	LPIO-11733				My own desire is also to see a Local Plan which at last addresses the run-down nature of the once thriving, historic areas of Wirral including its Waterfront, Dockland and hinterland. Those places have both much potential and need in equal measure, and hold the key to improving the image of our Peninsula and more particularly the life chances, health and well-being of those in the most deprived areas. Directing and restricting development largely to such areas would as a direct consequence also help preserve Green Belt, one of Wirral's greatest assets, making a massive contribution to the quality of life, health, the tourist industry and local economy, and which will play an increasingly important role in future in tackling Climate Change, securing food supplies and protecting wildlife and their habitats. There is certainly no need to destroy wonderful countryside with its distinct towns, villages and community life to appease landowners and developers who seek easier, short-term financial gains. Allowing new housing within Green Belt would stall rather than encourage much-needed regeneration elsewhere.						
1247426	LPIO-11737				My own desire is also to see a Local Plan which at last addresses the run-down nature of the once thriving, historic areas of Wirral including its Waterfront, Dockland and hinterland. Those places have both much potential and need in equal measure, and hold the key to improving the image of our Peninsula and more particularly the life chances, health and well-being of those in the most deprived areas. Directing and restricting development largely to such areas would as a direct consequence also help preserve Green Belt, one of Wirral's greatest assets, making a massive contribution to the quality of life, health, the tourist industry and local economy, and which will play an increasingly important role in future in tackling Climate Change, securing food supplies and protecting wildlife and their habitats. There is certainly no need to destroy wonderful countryside with its distinct towns, villages and community life to appease landowners and developers who seek easier, short-term financial gains. Allowing new housing within Green Belt would stall rather than encourage much-needed regeneration elsewhere.						
1247428	LPIO-11740				My own desire is also to see a Local Plan which at last addresses the run-down nature of the once thriving, historic areas of Wirral including its Waterfront, Dockland and hinterland. Those places have both much potential and need in equal measure, and hold the key to improving the image of our Peninsula and more particularly the life chances, health and well-being of those in the most deprived areas. Directing and restricting development largely to such areas would as a direct consequence also help preserve Green Belt, one of Wirral's greatest assets, making a massive contribution to the quality of life, health, the tourist industry and local economy, and which will play an increasingly important role in future in tackling Climate Change, securing food supplies and protecting wildlife and their habitats. There is certainly no need to destroy wonderful countryside with its distinct towns, villages and community life to appease landowners and developers who seek easier, short-term financial gains. Allowing new housing within Green Belt would stall rather than encourage much-needed regeneration elsewhere.						
1247430	LPIO-11743				My own desire is also to see a Local Plan which at last addresses the run-down nature of the once thriving, historic areas of Wirral including its Waterfront, Dockland and hinterland. Those places have both much potential and need in equal measure, and hold the key to improving the image of our Peninsula and more particularly the life chances, health and well-being of those in the most deprived areas. Directing and restricting development largely to such areas would as a direct consequence also help preserve Green Belt, one of Wirral's greatest assets, making a massive contribution to the quality of life, health, the tourist industry and local economy, and which will play an increasingly important role in future in tackling Climate Change, securing food supplies and protecting wildlife and their habitats. There is certainly no need to destroy wonderful countryside with its distinct towns, villages and community life to appease landowners and developers who seek easier, short-term financial gains. Allowing new housing within Green Belt would stall rather than encourage much-needed regeneration elsewhere.						
1246504	LPIO-11746				My own desire is also to see a Local Plan which at last addresses the run-down nature of the once thriving, historic areas of Wirral including its Waterfront, Dockland and hinterland. Those places have both much potential and need in equal measure, and hold the key to improving the image of our Peninsula and more particularly the life chances, health and well-being of those in the most deprived areas. Directing and restricting development largely to such areas would as a direct consequence also help preserve Green Belt, one of Wirral's greatest assets, making a massive contribution to the quality of life, health, the tourist industry and local economy, and which will play an increasingly important role in future in tackling Climate Change, securing food supplies and protecting wildlife and their habitats. There is certainly no need to destroy wonderful countryside with its distinct towns, villages and community life to appease landowners and developers who seek easier, short-term financial gains. Allowing new housing within Green Belt would stall rather than encourage much-needed regeneration elsewhere.						

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1247146	LPIO-11753				My own desire is also to see a Local Plan which at last addresses the run-down nature of the once thriving, historic areas of Wirral including its Waterfront, Dockland and hinterland. Those places have both much potential and need in equal measure, and hold the key to improving the image of our Peninsula and more particularly the life chances, health and well-being of those in the most deprived areas. Directing and restricting development largely to such areas would as a direct consequence also help preserve Green Belt, one of Wirral's greatest assets, making a massive contribution to the quality of life, health, the tourist industry and local economy, and which will play an increasingly important role in future in tackling Climate Change, securing food supplies and protecting wildlife and their habitats. There is certainly no need to destroy wonderful countryside with its distinct towns, villages and community life to appease landowners and developers who seek easier, short-term financial gains. Allowing new housing within Green Belt would stall rather than encourage much-needed regeneration elsewhere.						
1246523	LPIO-11756				My own desire is also to see a Local Plan which at last addresses the run-down nature of the once thriving, historic areas of Wirral including its Waterfront, Dockland and hinterland. Those places have both much potential and need in equal measure, and hold the key to improving the image of our Peninsula and more particularly the life chances, health and well-being of those in the most deprived areas. Directing and restricting development largely to such areas would as a direct consequence also help preserve Green Belt, one of Wirral's greatest assets, making a massive contribution to the quality of life, health, the tourist industry and local economy, and which will play an increasingly important role in future in tackling Climate Change, securing food supplies and protecting wildlife and their habitats. There is certainly no need to destroy wonderful countryside with its distinct towns, villages and community life to appease landowners and developers who seek easier, short-term financial gains. Allowing new housing within Green Belt would stall rather than encourage much-needed regeneration elsewhere.						
1247015	LPIO-11758	yes			We certainly agree with this approach. Bringing regeneration to the Birkenhead area to meet the housing and employment needs delivers a huge social benefit towards a deprived population and would release pressure to release Green Belt for development.						
1247433	LPIO-11763				My own desire is also to see a Local Plan which at last addresses the run-down nature of the once thriving, historic areas of Wirral including its Waterfront, Dockland and hinterland. Those places have both much potential and need in equal measure, and hold the key to improving the image of our Peninsula and more particularly the life chances, health and well-being of those in the most deprived areas. Directing and restricting development largely to such areas would as a direct consequence also help preserve Green Belt, one of Wirral's greatest assets, making a massive contribution to the quality of life, health, the tourist industry and local economy, and which will play an increasingly important role in future in tackling Climate Change, securing food supplies and protecting wildlife and their habitats. There is certainly no need to destroy wonderful countryside with its distinct towns, villages and community life to appease landowners and developers who seek easier, short-term financial gains. Allowing new housing within Green Belt would stall rather than encourage much-needed regeneration elsewhere.						

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1240731	LPIO-1181	yes			This is the moral and common sense approach. People living in the run down areas of the borough need their areas regenerating. As there is an environmental emergency with climate change it also makes more sense to build houses where there is established infrastructure and where the surrounding areas are already developed. The 2020 budget has also reiterated the importance of regeneration and building houses on brownfield sites.						
1244681	LPIO-1218	yes			YES. I support the redevelopment of brownfield land as a means of satisfying all development requirements, with particular focus on Birkenhead and Wirral Waters. <ul style="list-style-type: none"> All large development should provide for a good social mix, include plans to promote proper communities, such as local shops, community space, green spaces including allotments and respect existing wildlife-rich brownfield land Provision of housing must include conversion of existing buildings to homes and refurbishment of empty buildings. Priority given to the maintenance and improvement of existing properties where they can be improved in line with the local energy plan and to high levels of energy and water efficiency. 						
1241412	LPIO-123	yes			Partially. Great to develop the area but need to ensure that car usage in this area is discouraged and public transport encouraged. Again new bus route and or station to be incorporated.						
1247214	LPIO-12387				I certainly agree with this approach. Bringing regeneration to Birkenhead is a must, developing our waterfront like that of Liverpool is a must. We look at Liverpool waterfront in all its splendour and beauty. If you were to cross the river and look the other way Birkenhead Wirral waterfront looks like it did when King John granted the ferry charter. This is where development and housing are needed, NOT the greenbelt						

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1247214	LPIO-12482				I certainly agree with this approach. Bringing regeneration to Birkenhead is a must, developing our waterfront like that of Liverpool is a must. We look at Liverpool waterfront in all its splendour and beauty. If you were to cross the river and look the other way Birkenhead Wirral waterfront looks like it did when King John granted the ferry charter. This is where development and housing are needed, NOT the greenbelt						
1247492	LPIO-12483				I certainly agree with this approach. Bringing regeneration to Birkenhead is a must, developing our waterfront like that of Liverpool is a must. We look at Liverpool waterfront in all its splendour and beauty. If you were to cross the river and look the other way Birkenhead Wirral waterfront looks like it did when King John granted the ferry charter. This is where development and housing are needed, NOT the greenbelt						
1240956	LPIO-12605				My own desire is also to see a Local Plan which at last addresses the run-down nature of the once thriving, historic areas of Wirral including its Waterfront, Dockland and hinterland. Those places have both much potential and need in equal measure, and hold the key to improving the image of our Peninsula and more particularly the life chances, health and well-being of those in the most deprived areas. Directing and restricting development largely to such areas would as a direct consequence also help preserve Green Belt, one of Wirral's greatest assets, making a massive contribution to the quality of life, health, the tourist industry and local economy, and which will play an increasingly important role in future in tackling Climate Change, securing food supplies and protecting wildlife and their habitats. There is certainly no need to destroy wonderful countryside with its distinct towns, villages and community life to appease landowners and developers who seek easier, short-term financial gains. Allowing new housing within Green Belt would stall rather than encourage much-needed regeneration elsewhere.						
1240843	LPIO-12650				I certainly agree with this approach. Bringing regeneration to Birkenhead is a must, developing our waterfront like that of Liverpool is a must. We look at Liverpool waterfront in all its splendour and beauty. If you were to cross the river and look the other way Birkenhead Wirral waterfront looks like it did when King John granted the ferry charter. This is where development and housing are needed, NOT the greenbelt						
1247578	LPIO-12848				I certainly agree with this approach. Bringing regeneration to Birkenhead is a must, developing our waterfront like that of Liverpool is a must. We look at Liverpool waterfront in all its splendour and beauty. If you were to cross the river and look the other way Birkenhead Wirral waterfront looks like it did when King John granted the ferry charter. This is where development and housing are needed, NOT the greenbelt						
1247510	LPIO-12972				I certainly agree with this approach. Bringing regeneration to Birkenhead is a must, developing our waterfront like that of Liverpool is a must. We look at Liverpool waterfront in all its splendour and beauty. If you were to cross the river and look the other way Birkenhead Wirral waterfront looks like it did when King John granted the ferry charter. This is where development and housing are needed, NOT the greenbelt						
1247310	LPIO-13061				I write to express concerns over the direction, contents and conclusions of the 'Issues and Options' Consultation Documents (regulation 18), regarding Wirral's Local Plan. After such a long wait for a Local Plan, it is disappointing to see many aspects that actually work against the Council's stated aim and Preferred Option, a Plan based on regeneration of urban areas, particularly north and east Wirral. My own desire is also for a Plan which at last addresses the run-down nature of the once thriving, historic areas of Wirral including its waterfront, dockland and hinterland notably across to Hamilton square and Birkenhead park. These places have both huge potential and need in equal measure, and hold the key to improving our Peninsula, but most particularly and urgently, the life chances, health and well-being, quality of life and housing of those subject to deprivation and great need. The situation on Wirral is without doubt 'exceptional', both in terms of scale of need and opportunity. It has some of the most deprived communities but also the greatest extent of 'brownfield' previously under-developed land in the country, including vacant and convertible land and buildings, inactive and under-active dockland, and undeveloped, attractive waterfront - all with huge potential. The combination of such extensive deprivation, need, and opportunity may be unique, more extreme than anywhere else in the Country and constitute a situation of 'truly exceptional circumstance' which demands, never mind permits, special measures.						
1247311	LPIO-13067				There are areas of the Wirral that are crying out for re-development - Birkenhead, Rock Ferry, area around Wallasey Town Hall. The emphasis of your plan should be on revitalising these areas with modern affordable homes rather than destroying what makes Wirral so special - the Green Belt.						

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1246335	LPIO-13095				I certainly agree with this approach. Bringing regeneration to Birkenhead is a must, developing our waterfront like that of Liverpool is a must. We look at Liverpool waterfront in all its splendour and beauty. If you were to cross the river and look the other way Birkenhead Wirral waterfront looks like it did when King John granted the ferry charter. This is where development and housing are needed, NOT the greenbelt							
1246578	LPIO-13329	yes			Strongly agree. This is where development and social housing is required							
1246853	LPIO-13364				I certainly agree with this approach. Bringing regeneration to Birkenhead is a must, developing our waterfront like that of Liverpool is a must. We look at Liverpool waterfront in all its splendour and beauty. If you were to cross the river and look the other way Birkenhead Wirral waterfront looks like it did when King John granted the ferry charter. This is where development and housing are needed, NOT the greenbelt							
1243700	LPIO-1338	yes			Regenerating Birkenhead and its waterfront is a PRIORITY. The east of the borough is where the regeneration is most needed not the Green Belt. I have concerns a Strategic Transport Framework is not available for consultation, the A41 Feasibility Study is still emerging and that funding is still to be found. Wirral's core problem is that grand schemes are envisaged, started and then funds run out. Birkenhead gives Wirral a massive opportunity to promote the Borough but the regeneration scheme must be funded from start to finish and the scheme designed to a scale to fit "in place funding"							
1242155	LPIO-13449				The focus on regeneration and development of Birkenhead is understandable and commendable, particularly in the context to support those communities and residents in most need. However Birkenhead has been the focus of a series of regeneration strategies for decades with limited levels of success and challenges remaining. On that basis the current approach is a 'high risk strategy' based primarily on the success of delivered regeneration and development in Birkenhead. On the basis of the limited success of decades of previous intervention the likelihood of risk of failure is high and therefore the strategy needs further mitigation. The current approach does not meet the demand and needs for housing and employment throughout the rest of the Borough as identified in the SHMAA. The current approach prejudices the needs of wider communities of the Wirral. In particular it offers little to tackle decades of undersupply of housing in West Wirral and and increasingly over heated housing market that prices out first home buyers, growing families and so on. The SHMA provides evidence to this lack of supply in certain areas of the Borough for example it states that "2007 to 2018 near no new build recorded in West Kirby and Thurston".							
1246852	LPIO-13486				I certainly agree with this approach. Bringing regeneration to Birkenhead is a must, developing our waterfront like that of Liverpool is a must. We look at Liverpool waterfront in all its splendour and beauty. If you were to cross the river and look the other way Birkenhead Wirral waterfront looks like it did when King John granted the ferry charter. This is where development and housing are needed, NOT the greenbelt							
1247737	LPIO-13573				To direct development into run-down areas and to prevent further decline: the need for regeneration remains as evident as ever. Building houses in Green Belt would directly reduce still further the viability of housing in the north and east of the Peninsula, delaying their rejuvenation and improved quality of life. Rather than releasing land from the Green Belt, the social, environmental and economic arguments would all suggest that we should be investing in the management of this Green Space. Priority should be given to the regeneration of the existing urban areas and to protect farmland and wildlife; and this should be reflected in Planning Policy and the Local Plan by ensuring the continued protection of the Green Belt. It is totally unacceptable, as per the planning guidance (NPPF) to destroy farmland when there are brown field sites and empty houses available as described above. The Borough's economic development plans rightly focus on the need to reinvigorate the town centres on the east side of the Borough that have suffered greatly from industrial decline. Surely the way forward is to focus on the development of the derelict brownfield sites within these towns with a range of units, but focusing on starter homes and apartments for the increasingly ageing population in the Borough for which many of these brownfield sites are well suited. Much of the infrastructure and services are already in place, much of it underutilised. The development of units in these areas and the injection of new consumers will surely help with the rejuvenation of these towns and their many small businesses which is so sorely needed.							

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1247746	LPIO-13640				I certainly agree with this approach. Bringing regeneration to Birkenhead is a must, developing our waterfront like that of Liverpool is a must. We look at Liverpool waterfront in all its splendour and beauty. If you were to cross the river and look the other way Birkenhead Wirral waterfront looks like it did when King John granted the ferry charter. This is where development and housing are needed, NOT the greenbelt						
1247269	LPIO-13767				Suitable and available brownfield sites should be used for housing, particularly Wirral Waters which has the potential to be a most convenient and desirable location to live.						
1238192	LPIO-13783	yes			We certainly agree with this approach. Bringing regeneration to the Birkenhead area to meet the housing and employment needs delivers a huge social benefit towards a deprived population and would release pressure to release Green Belt for development.						
1244782	LPIO-1380	yes									
1247012	LPIO-13838	yes			We certainly agree with this approach. Bringing regeneration to the Birkenhead area to meet the housing and employment needs delivers a huge social benefit towards a deprived population and would release pressure to release Green Belt for development.						
1247014	LPIO-13892	yes			We certainly agree with this approach. Bringing regeneration to the Birkenhead area to meet the housing and employment needs delivers a huge social benefit towards a deprived population and would release pressure to release Green Belt for development.						
1242183	LPIO-13957				I certainly agree with this approach. Bringing regeneration to Birkenhead is a must, developing our waterfront like that of Liverpool is a must. We look at Liverpool waterfront in all its splendour and beauty. If you were to cross the river and look the other way Birkenhead Wirral waterfront looks like it did when King John granted the ferry charter. This is where development and housing are needed, NOT the greenbelt						
1247218	LPIO-14053				I certainly agree with this approach. Bringing regeneration to Birkenhead is a must, developing our waterfront like that of Liverpool is a must. We look at Liverpool waterfront in all its splendour and beauty. If you were to cross the river and look the other way Birkenhead Wirral waterfront looks like it did when King John granted the ferry charter. This is where development and housing are needed, NOT the greenbelt						
1244900	LPIO-1408	yes									
1247219	LPIO-14158				I certainly agree with this approach. Bringing regeneration to Birkenhead is a must, developing our waterfront like that of Liverpool is a must. We look at Liverpool waterfront in all its splendour and beauty. If you were to cross the river and look the other way Birkenhead Wirral waterfront looks like it did when King John granted the ferry charter. This is where development and housing are needed, NOT the greenbelt						
1247220	LPIO-14255				I certainly agree with this approach. Bringing regeneration to Birkenhead is a must, developing our waterfront like that of Liverpool is a must. We look at Liverpool waterfront in all its splendour and beauty. If you were to cross the river and look the other way Birkenhead Wirral waterfront looks like it did when King John granted the ferry charter. This is where development and housing are needed, NOT the greenbelt						
1247222	LPIO-14387				I certainly agree with this approach. Bringing regeneration to Birkenhead is a must, developing our waterfront like that of Liverpool is a must. We look at Liverpool waterfront in all its splendour and beauty. If you were to cross the river and look the other way Birkenhead Wirral waterfront looks like it did when King John granted the ferry charter. This is where development and housing are needed, NOT the greenbelt						
1247226	LPIO-14475				I certainly agree with this approach. Bringing regeneration to Birkenhead is a must, developing our waterfront like that of Liverpool is a must. We look at Liverpool waterfront in all its splendour and beauty. If you were to cross the river and look the other way Birkenhead Wirral waterfront looks like it did when King John granted the ferry charter. This is where development and housing are needed, NOT the greenbelt						
1247245	LPIO-14565				I certainly agree with this approach. Bringing regeneration to Birkenhead is a must, developing our waterfront like that of Liverpool is a must. We look at Liverpool waterfront in all its splendour and beauty. If you were to cross the river and look the other way Birkenhead Wirral waterfront looks like it did when King John granted the ferry charter. This is where development and housing are needed, NOT the greenbelt						

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1244905	LPIO-1462	yes									
1246827	LPIO-14694				I certainly agree with this approach. Bringing regeneration to Birkenhead is a must, developing our waterfront like that of Liverpool is a must. We look at Liverpool waterfront in all its splendour and beauty. If you were to cross the river and look the other way Birkenhead Wirral waterfront looks like it did when King John granted the ferry charter. This is where development and housing are needed, NOT the greenbelt						
1247016	LPIO-14828	yes			We certainly agree with this approach. Bringing regeneration to the Birkenhead area to meet the housing and employment needs delivers a huge social benefit towards a deprived population and would release pressure to release Green Belt for development.						
1247018	LPIO-14885	yes			We certainly agree with this approach. Bringing regeneration to the Birkenhead area to meet the housing and employment needs delivers a huge social benefit towards a deprived population and would release pressure to release Green Belt for development.						
1238043	LPIO-1494	yes									
1239377	LPIO-1499	yes			Without a doubt, the neglect and decline of the once great township of Birkenhead is a sorry tale. Regeneration of Birkenhead should be the Council's top priority. Joining up the dots in Birkenhead and linking the various areas - business and retail - is key to regeneration. Whilst the Wirral waterfront will never rival Liverpool's it could dare to be different and reflect the uniqueness of our peninsula with its mix of urban and green belt.						
1247824	LPIO-15004				My own desire is also to see a Local Plan which at last addresses the run-down nature of the once thriving, historic areas of Wirral including its Waterfront, Dockland and hinterland. Those places have both much potential and need in equal measure, and hold the key to improving the image of our Peninsula and more particularly the life chances, health and well-being of those in the most deprived areas. Directing and restricting development largely to such areas would as a direct consequence also help preserve Green Belt, one of Wirral's greatest assets, making a massive contribution to the quality of life, health, the tourist industry and local economy, and which will play an increasingly important role in future in tackling Climate Change, securing food supplies and protecting wildlife and their habitats. There is certainly no need to destroy wonderful countryside with its distinct towns, villages and community life to appease landowners and developers who seek easier, short-term financial gains. Allowing new housing within Green Belt would stall rather than encourage much-needed regeneration elsewhere.						
1246687	LPIO-15007				My own desire is also to see a Local Plan which at last addresses the run-down nature of the once thriving, historic areas of Wirral including its Waterfront, Dockland and hinterland. Those places have both much potential and need in equal measure, and hold the key to improving the image of our Peninsula and more particularly the life chances, health and well-being of those in the most deprived areas. Directing and restricting development largely to such areas would as a direct consequence also help preserve Green Belt, one of Wirral's greatest assets, making a massive contribution to the quality of life, health, the tourist industry and local economy, and which will play an increasingly important role in future in tackling Climate Change, securing food supplies and protecting wildlife and their habitats. There is certainly no need to destroy wonderful countryside with its distinct towns, villages and community life to appease landowners and developers who seek easier, short-term financial gains. Allowing new housing within Green Belt would stall rather than encourage much-needed regeneration elsewhere.						
1246448	LPIO-15022				My own desire is also to see a Local Plan which at last addresses the run-down nature of the once thriving, historic areas of Wirral including its Waterfront, Dockland and hinterland. Those places have both much potential and need in equal measure, and hold the key to improving the image of our Peninsula and more particularly the life chances, health and well-being of those in the most deprived areas. Directing and restricting development largely to such areas would as a direct consequence also help preserve Green Belt, one of Wirral's greatest assets, making a massive contribution to the quality of life, health, the tourist industry and local economy, and which will play an increasingly important role in future in tackling Climate Change, securing food supplies and protecting wildlife and their habitats. There is certainly no need to destroy wonderful countryside with its distinct towns, villages and community life to appease landowners and developers who seek easier, short-term financial gains. Allowing new housing within Green Belt would stall rather than encourage much-needed regeneration elsewhere.						

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1246560	LPIO-15029				My own desire is also to see a Local Plan which at last addresses the run-down nature of the once thriving, historic areas of Wirral including its Waterfront, Dockland and hinterland. Those places have both much potential and need in equal measure, and hold the key to improving the image of our Peninsula and more particularly the life chances, health and well-being of those in the most deprived areas. Directing and restricting development largely to such areas would as a direct consequence also help preserve Green Belt, one of Wirral's greatest assets, making a massive contribution to the quality of life, health, the tourist industry and local economy, and which will play an increasingly important role in future in tackling Climate Change, securing food supplies and protecting wildlife and their habitats. There is certainly no need to destroy wonderful countryside with its distinct towns, villages and community life to appease landowners and developers who seek easier, short-term financial gains. Allowing new housing within Green Belt would stall rather than encourage much-needed regeneration elsewhere.						
1246684	LPIO-15037				My own desire is also to see a Local Plan which at last addresses the run-down nature of the once thriving, historic areas of Wirral including its Waterfront, Dockland and hinterland. Those places have both much potential and need in equal measure, and hold the key to improving the image of our Peninsula and more particularly the life chances, health and well-being of those in the most deprived areas. Directing and restricting development largely to such areas would as a direct consequence also help preserve Green Belt, one of Wirral's greatest assets, making a massive contribution to the quality of life, health, the tourist industry and local economy, and which will play an increasingly important role in future in tackling Climate Change, securing food supplies and protecting wildlife and their habitats. There is certainly no need to destroy wonderful countryside with its distinct towns, villages and community life to appease landowners and developers who seek easier, short-term financial gains. Allowing new housing within Green Belt would stall rather than encourage much-needed regeneration elsewhere.						
1237930	LPIO-15076				My own desire is also to see a Local Plan which at last addresses the run-down nature of the once thriving, historic areas of Wirral including its Waterfront, Dockland and hinterland. Those places have both much potential and need in equal measure, and hold the key to improving the image of our Peninsula and more particularly the life chances, health and well-being of those in the most deprived areas. Directing and restricting development largely to such areas would as a direct consequence also help preserve Green Belt, one of Wirral's greatest assets, making a massive contribution to the quality of life, health, the tourist industry and local economy, and which will play an increasingly important role in future in tackling Climate Change, securing food supplies and protecting wildlife and their habitats. There is certainly no need to destroy wonderful countryside with its distinct towns, villages and community life to appease landowners and developers who seek easier, short-term financial gains. Allowing new housing within Green Belt would stall rather than encourage much-needed regeneration elsewhere.						
1240903	LPIO-15079				My own desire is also to see a Local Plan which at last addresses the run-down nature of the once thriving, historic areas of Wirral including its Waterfront, Dockland and hinterland. Those places have both much potential and need in equal measure, and hold the key to improving the image of our Peninsula and more particularly the life chances, health and well-being of those in the most deprived areas. Directing and restricting development largely to such areas would as a direct consequence also help preserve Green Belt, one of Wirral's greatest assets, making a massive contribution to the quality of life, health, the tourist industry and local economy, and which will play an increasingly important role in future in tackling Climate Change, securing food supplies and protecting wildlife and their habitats. There is certainly no need to destroy wonderful countryside with its distinct towns, villages and community life to appease landowners and developers who seek easier, short-term financial gains. Allowing new housing within Green Belt would stall rather than encourage much-needed regeneration elsewhere.						
1240183	LPIO-15081				My own desire is also to see a Local Plan which at last addresses the run-down nature of the once thriving, historic areas of Wirral including its Waterfront, Dockland and hinterland. Those places have both much potential and need in equal measure, and hold the key to improving the image of our Peninsula and more particularly the life chances, health and well-being of those in the most deprived areas. Directing and restricting development largely to such areas would as a direct consequence also help preserve Green Belt, one of Wirral's greatest assets, making a massive contribution to the quality of life, health, the tourist industry and local economy, and which will play an increasingly important role in future in tackling Climate Change, securing food supplies and protecting wildlife and their habitats. There is certainly no need to destroy wonderful countryside with its distinct towns, villages and community life to appease landowners and developers who seek easier, short-term financial gains. Allowing new housing within Green Belt would stall rather than encourage much-needed regeneration elsewhere.						

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1247874	LPIO-15085				My own desire is also to see a Local Plan which at last addresses the run-down nature of the once thriving, historic areas of Wirral including its Waterfront, Dockland and hinterland. Those places have both much potential and need in equal measure, and hold the key to improving the image of our Peninsula and more particularly the life chances, health and well-being of those in the most deprived areas. Directing and restricting development largely to such areas would as a direct consequence also help preserve Green Belt, one of Wirral's greatest assets, making a massive contribution to the quality of life, health, the tourist industry and local economy, and which will play an increasingly important role in future in tackling Climate Change, securing food supplies and protecting wildlife and their habitats. There is certainly no need to destroy wonderful countryside with its distinct towns, villages and community life to appease landowners and developers who seek easier, short-term financial gains. Allowing new housing within Green Belt would stall rather than encourage much-needed regeneration elsewhere.						
1247875	LPIO-15088				My own desire is also to see a Local Plan which at last addresses the run-down nature of the once thriving, historic areas of Wirral including its Waterfront, Dockland and hinterland. Those places have both much potential and need in equal measure, and hold the key to improving the image of our Peninsula and more particularly the life chances, health and well-being of those in the most deprived areas. Directing and restricting development largely to such areas would as a direct consequence also help preserve Green Belt, one of Wirral's greatest assets, making a massive contribution to the quality of life, health, the tourist industry and local economy, and which will play an increasingly important role in future in tackling Climate Change, securing food supplies and protecting wildlife and their habitats. There is certainly no need to destroy wonderful countryside with its distinct towns, villages and community life to appease landowners and developers who seek easier, short-term financial gains. Allowing new housing within Green Belt would stall rather than encourage much-needed regeneration elsewhere.						
1247876	LPIO-15092				My own desire is also to see a Local Plan which at last addresses the run-down nature of the once thriving, historic areas of Wirral including its Waterfront, Dockland and hinterland. Those places have both much potential and need in equal measure, and hold the key to improving the image of our Peninsula and more particularly the life chances, health and well-being of those in the most deprived areas. Directing and restricting development largely to such areas would as a direct consequence also help preserve Green Belt, one of Wirral's greatest assets, making a massive contribution to the quality of life, health, the tourist industry and local economy, and which will play an increasingly important role in future in tackling Climate Change, securing food supplies and protecting wildlife and their habitats. There is certainly no need to destroy wonderful countryside with its distinct towns, villages and community life to appease landowners and developers who seek easier, short-term financial gains. Allowing new housing within Green Belt would stall rather than encourage much-needed regeneration elsewhere.						
1238421	LPIO-15095				My own desire is also to see a Local Plan which at last addresses the run-down nature of the once thriving, historic areas of Wirral including its Waterfront, Dockland and hinterland. Those places have both much potential and need in equal measure, and hold the key to improving the image of our Peninsula and more particularly the life chances, health and well-being of those in the most deprived areas. Directing and restricting development largely to such areas would as a direct consequence also help preserve Green Belt, one of Wirral's greatest assets, making a massive contribution to the quality of life, health, the tourist industry and local economy, and which will play an increasingly important role in future in tackling Climate Change, securing food supplies and protecting wildlife and their habitats. There is certainly no need to destroy wonderful countryside with its distinct towns, villages and community life to appease landowners and developers who seek easier, short-term financial gains. Allowing new housing within Green Belt would stall rather than encourage much-needed regeneration elsewhere.						
1245437	LPIO-15097				My own desire is also to see a Local Plan which at last addresses the run-down nature of the once thriving, historic areas of Wirral including its Waterfront, Dockland and hinterland. Those places have both much potential and need in equal measure, and hold the key to improving the image of our Peninsula and more particularly the life chances, health and well-being of those in the most deprived areas. Directing and restricting development largely to such areas would as a direct consequence also help preserve Green Belt, one of Wirral's greatest assets, making a massive contribution to the quality of life, health, the tourist industry and local economy, and which will play an increasingly important role in future in tackling Climate Change, securing food supplies and protecting wildlife and their habitats. There is certainly no need to destroy wonderful countryside with its distinct towns, villages and community life to appease landowners and developers who seek easier, short-term financial gains. Allowing new housing within Green Belt would stall rather than encourage much-needed regeneration elsewhere.						

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1247877	LPIO-15101				My own desire is also to see a Local Plan which at last addresses the run-down nature of the once thriving, historic areas of Wirral including its Waterfront, Dockland and hinterland. Those places have both much potential and need in equal measure, and hold the key to improving the image of our Peninsula and more particularly the life chances, health and well-being of those in the most deprived areas. Directing and restricting development largely to such areas would as a direct consequence also help preserve Green Belt, one of Wirral's greatest assets, making a massive contribution to the quality of life, health, the tourist industry and local economy, and which will play an increasingly important role in future in tackling Climate Change, securing food supplies and protecting wildlife and their habitats. There is certainly no need to destroy wonderful countryside with its distinct towns, villages and community life to appease landowners and developers who seek easier, short-term financial gains. Allowing new housing within Green Belt would stall rather than encourage much-needed regeneration elsewhere.						
1245044	LPIO-15104				My own desire is also to see a Local Plan which at last addresses the run-down nature of the once thriving, historic areas of Wirral including its Waterfront, Dockland and hinterland. Those places have both much potential and need in equal measure, and hold the key to improving the image of our Peninsula and more particularly the life chances, health and well-being of those in the most deprived areas. Directing and restricting development largely to such areas would as a direct consequence also help preserve Green Belt, one of Wirral's greatest assets, making a massive contribution to the quality of life, health, the tourist industry and local economy, and which will play an increasingly important role in future in tackling Climate Change, securing food supplies and protecting wildlife and their habitats. There is certainly no need to destroy wonderful countryside with its distinct towns, villages and community life to appease landowners and developers who seek easier, short-term financial gains. Allowing new housing within Green Belt would stall rather than encourage much-needed regeneration elsewhere.						
1247440	LPIO-15107				My own desire is also to see a Local Plan which at last addresses the run-down nature of the once thriving, historic areas of Wirral including its Waterfront, Dockland and hinterland. Those places have both much potential and need in equal measure, and hold the key to improving the image of our Peninsula and more particularly the life chances, health and well-being of those in the most deprived areas. Directing and restricting development largely to such areas would as a direct consequence also help preserve Green Belt, one of Wirral's greatest assets, making a massive contribution to the quality of life, health, the tourist industry and local economy, and which will play an increasingly important role in future in tackling Climate Change, securing food supplies and protecting wildlife and their habitats. There is certainly no need to destroy wonderful countryside with its distinct towns, villages and community life to appease landowners and developers who seek easier, short-term financial gains. Allowing new housing within Green Belt would stall rather than encourage much-needed regeneration elsewhere.						
1247878	LPIO-15110				My own desire is also to see a Local Plan which at last addresses the run-down nature of the once thriving, historic areas of Wirral including its Waterfront, Dockland and hinterland. Those places have both much potential and need in equal measure, and hold the key to improving the image of our Peninsula and more particularly the life chances, health and well-being of those in the most deprived areas. Directing and restricting development largely to such areas would as a direct consequence also help preserve Green Belt, one of Wirral's greatest assets, making a massive contribution to the quality of life, health, the tourist industry and local economy, and which will play an increasingly important role in future in tackling Climate Change, securing food supplies and protecting wildlife and their habitats. There is certainly no need to destroy wonderful countryside with its distinct towns, villages and community life to appease landowners and developers who seek easier, short-term financial gains. Allowing new housing within Green Belt would stall rather than encourage much-needed regeneration elsewhere.						
1245106	LPIO-15113				My own desire is also to see a Local Plan which at last addresses the run-down nature of the once thriving, historic areas of Wirral including its Waterfront, Dockland and hinterland. Those places have both much potential and need in equal measure, and hold the key to improving the image of our Peninsula and more particularly the life chances, health and well-being of those in the most deprived areas. Directing and restricting development largely to such areas would as a direct consequence also help preserve Green Belt, one of Wirral's greatest assets, making a massive contribution to the quality of life, health, the tourist industry and local economy, and which will play an increasingly important role in future in tackling Climate Change, securing food supplies and protecting wildlife and their habitats. There is certainly no need to destroy wonderful countryside with its distinct towns, villages and community life to appease landowners and developers who seek easier, short-term financial gains. Allowing new housing within Green Belt would stall rather than encourage much-needed regeneration elsewhere.						

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1247879	LPIO-15116				My own desire is also to see a Local Plan which at last addresses the run-down nature of the once thriving, historic areas of Wirral including its Waterfront, Dockland and hinterland. Those places have both much potential and need in equal measure, and hold the key to improving the image of our Peninsula and more particularly the life chances, health and well-being of those in the most deprived areas. Directing and restricting development largely to such areas would as a direct consequence also help preserve Green Belt, one of Wirral's greatest assets, making a massive contribution to the quality of life, health, the tourist industry and local economy, and which will play an increasingly important role in future in tackling Climate Change, securing food supplies and protecting wildlife and their habitats. There is certainly no need to destroy wonderful countryside with its distinct towns, villages and community life to appease landowners and developers who seek easier, short-term financial gains. Allowing new housing within Green Belt would stall rather than encourage much-needed regeneration elsewhere.						
1247881	LPIO-15119				My own desire is also to see a Local Plan which at last addresses the run-down nature of the once thriving, historic areas of Wirral including its Waterfront, Dockland and hinterland. Those places have both much potential and need in equal measure, and hold the key to improving the image of our Peninsula and more particularly the life chances, health and well-being of those in the most deprived areas. Directing and restricting development largely to such areas would as a direct consequence also help preserve Green Belt, one of Wirral's greatest assets, making a massive contribution to the quality of life, health, the tourist industry and local economy, and which will play an increasingly important role in future in tackling Climate Change, securing food supplies and protecting wildlife and their habitats. There is certainly no need to destroy wonderful countryside with its distinct towns, villages and community life to appease landowners and developers who seek easier, short-term financial gains. Allowing new housing within Green Belt would stall rather than encourage much-needed regeneration elsewhere.						
1247882	LPIO-15122				My own desire is also to see a Local Plan which at last addresses the run-down nature of the once thriving, historic areas of Wirral including its Waterfront, Dockland and hinterland. Those places have both much potential and need in equal measure, and hold the key to improving the image of our Peninsula and more particularly the life chances, health and well-being of those in the most deprived areas. Directing and restricting development largely to such areas would as a direct consequence also help preserve Green Belt, one of Wirral's greatest assets, making a massive contribution to the quality of life, health, the tourist industry and local economy, and which will play an increasingly important role in future in tackling Climate Change, securing food supplies and protecting wildlife and their habitats. There is certainly no need to destroy wonderful countryside with its distinct towns, villages and community life to appease landowners and developers who seek easier, short-term financial gains. Allowing new housing within Green Belt would stall rather than encourage much-needed regeneration elsewhere.						
1247883	LPIO-15125				My own desire is also to see a Local Plan which at last addresses the run-down nature of the once thriving, historic areas of Wirral including its Waterfront, Dockland and hinterland. Those places have both much potential and need in equal measure, and hold the key to improving the image of our Peninsula and more particularly the life chances, health and well-being of those in the most deprived areas. Directing and restricting development largely to such areas would as a direct consequence also help preserve Green Belt, one of Wirral's greatest assets, making a massive contribution to the quality of life, health, the tourist industry and local economy, and which will play an increasingly important role in future in tackling Climate Change, securing food supplies and protecting wildlife and their habitats. There is certainly no need to destroy wonderful countryside with its distinct towns, villages and community life to appease landowners and developers who seek easier, short-term financial gains. Allowing new housing within Green Belt would stall rather than encourage much-needed regeneration elsewhere.						
1247884	LPIO-15128				My own desire is also to see a Local Plan which at last addresses the run-down nature of the once thriving, historic areas of Wirral including its Waterfront, Dockland and hinterland. Those places have both much potential and need in equal measure, and hold the key to improving the image of our Peninsula and more particularly the life chances, health and well-being of those in the most deprived areas. Directing and restricting development largely to such areas would as a direct consequence also help preserve Green Belt, one of Wirral's greatest assets, making a massive contribution to the quality of life, health, the tourist industry and local economy, and which will play an increasingly important role in future in tackling Climate Change, securing food supplies and protecting wildlife and their habitats. There is certainly no need to destroy wonderful countryside with its distinct towns, villages and community life to appease landowners and developers who seek easier, short-term financial gains. Allowing new housing within Green Belt would stall rather than encourage much-needed regeneration elsewhere.						

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1247885	LPIO-15131				My own desire is also to see a Local Plan which at last addresses the run-down nature of the once thriving, historic areas of Wirral including its Waterfront, Dockland and hinterland. Those places have both much potential and need in equal measure, and hold the key to improving the image of our Peninsula and more particularly the life chances, health and well-being of those in the most deprived areas. Directing and restricting development largely to such areas would as a direct consequence also help preserve Green Belt, one of Wirral's greatest assets, making a massive contribution to the quality of life, health, the tourist industry and local economy, and which will play an increasingly important role in future in tackling Climate Change, securing food supplies and protecting wildlife and their habitats. There is certainly no need to destroy wonderful countryside with its distinct towns, villages and community life to appease landowners and developers who seek easier, short-term financial gains. Allowing new housing within Green Belt would stall rather than encourage much-needed regeneration elsewhere.						
1244889	LPIO-15135				My own desire is also to see a Local Plan which at last addresses the run-down nature of the once thriving, historic areas of Wirral including its Waterfront, Dockland and hinterland. Those places have both much potential and need in equal measure, and hold the key to improving the image of our Peninsula and more particularly the life chances, health and well-being of those in the most deprived areas. Directing and restricting development largely to such areas would as a direct consequence also help preserve Green Belt, one of Wirral's greatest assets, making a massive contribution to the quality of life, health, the tourist industry and local economy, and which will play an increasingly important role in future in tackling Climate Change, securing food supplies and protecting wildlife and their habitats. There is certainly no need to destroy wonderful countryside with its distinct towns, villages and community life to appease landowners and developers who seek easier, short-term financial gains. Allowing new housing within Green Belt would stall rather than encourage much-needed regeneration elsewhere.						
1247886	LPIO-15139				My own desire is also to see a Local Plan which at last addresses the run-down nature of the once thriving, historic areas of Wirral including its Waterfront, Dockland and hinterland. Those places have both much potential and need in equal measure, and hold the key to improving the image of our Peninsula and more particularly the life chances, health and well-being of those in the most deprived areas. Directing and restricting development largely to such areas would as a direct consequence also help preserve Green Belt, one of Wirral's greatest assets, making a massive contribution to the quality of life, health, the tourist industry and local economy, and which will play an increasingly important role in future in tackling Climate Change, securing food supplies and protecting wildlife and their habitats. There is certainly no need to destroy wonderful countryside with its distinct towns, villages and community life to appease landowners and developers who seek easier, short-term financial gains. Allowing new housing within Green Belt would stall rather than encourage much-needed regeneration elsewhere.						
1247887	LPIO-15142				My own desire is also to see a Local Plan which at last addresses the run-down nature of the once thriving, historic areas of Wirral including its Waterfront, Dockland and hinterland. Those places have both much potential and need in equal measure, and hold the key to improving the image of our Peninsula and more particularly the life chances, health and well-being of those in the most deprived areas. Directing and restricting development largely to such areas would as a direct consequence also help preserve Green Belt, one of Wirral's greatest assets, making a massive contribution to the quality of life, health, the tourist industry and local economy, and which will play an increasingly important role in future in tackling Climate Change, securing food supplies and protecting wildlife and their habitats. There is certainly no need to destroy wonderful countryside with its distinct towns, villages and community life to appease landowners and developers who seek easier, short-term financial gains. Allowing new housing within Green Belt would stall rather than encourage much-needed regeneration elsewhere.						
1247888	LPIO-15145				My own desire is also to see a Local Plan which at last addresses the run-down nature of the once thriving, historic areas of Wirral including its Waterfront, Dockland and hinterland. Those places have both much potential and need in equal measure, and hold the key to improving the image of our Peninsula and more particularly the life chances, health and well-being of those in the most deprived areas. Directing and restricting development largely to such areas would as a direct consequence also help preserve Green Belt, one of Wirral's greatest assets, making a massive contribution to the quality of life, health, the tourist industry and local economy, and which will play an increasingly important role in future in tackling Climate Change, securing food supplies and protecting wildlife and their habitats. There is certainly no need to destroy wonderful countryside with its distinct towns, villages and community life to appease landowners and developers who seek easier, short-term financial gains. Allowing new housing within Green Belt would stall rather than encourage much-needed regeneration elsewhere.						

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1247889	LPIO-15148				My own desire is also to see a Local Plan which at last addresses the run-down nature of the once thriving, historic areas of Wirral including its Waterfront, Dockland and hinterland. Those places have both much potential and need in equal measure, and hold the key to improving the image of our Peninsula and more particularly the life chances, health and well-being of those in the most deprived areas. Directing and restricting development largely to such areas would as a direct consequence also help preserve Green Belt, one of Wirral's greatest assets, making a massive contribution to the quality of life, health, the tourist industry and local economy, and which will play an increasingly important role in future in tackling Climate Change, securing food supplies and protecting wildlife and their habitats. There is certainly no need to destroy wonderful countryside with its distinct towns, villages and community life to appease landowners and developers who seek easier, short-term financial gains. Allowing new housing within Green Belt would stall rather than encourage much-needed regeneration elsewhere.						
1247890	LPIO-15151				My own desire is also to see a Local Plan which at last addresses the run-down nature of the once thriving, historic areas of Wirral including its Waterfront, Dockland and hinterland. Those places have both much potential and need in equal measure, and hold the key to improving the image of our Peninsula and more particularly the life chances, health and well-being of those in the most deprived areas. Directing and restricting development largely to such areas would as a direct consequence also help preserve Green Belt, one of Wirral's greatest assets, making a massive contribution to the quality of life, health, the tourist industry and local economy, and which will play an increasingly important role in future in tackling Climate Change, securing food supplies and protecting wildlife and their habitats. There is certainly no need to destroy wonderful countryside with its distinct towns, villages and community life to appease landowners and developers who seek easier, short-term financial gains. Allowing new housing within Green Belt would stall rather than encourage much-needed regeneration elsewhere.						
1247891	LPIO-15154				My own desire is also to see a Local Plan which at last addresses the run-down nature of the once thriving, historic areas of Wirral including its Waterfront, Dockland and hinterland. Those places have both much potential and need in equal measure, and hold the key to improving the image of our Peninsula and more particularly the life chances, health and well-being of those in the most deprived areas. Directing and restricting development largely to such areas would as a direct consequence also help preserve Green Belt, one of Wirral's greatest assets, making a massive contribution to the quality of life, health, the tourist industry and local economy, and which will play an increasingly important role in future in tackling Climate Change, securing food supplies and protecting wildlife and their habitats. There is certainly no need to destroy wonderful countryside with its distinct towns, villages and community life to appease landowners and developers who seek easier, short-term financial gains. Allowing new housing within Green Belt would stall rather than encourage much-needed regeneration elsewhere.						
1247892	LPIO-15157				My own desire is also to see a Local Plan which at last addresses the run-down nature of the once thriving, historic areas of Wirral including its Waterfront, Dockland and hinterland. Those places have both much potential and need in equal measure, and hold the key to improving the image of our Peninsula and more particularly the life chances, health and well-being of those in the most deprived areas. Directing and restricting development largely to such areas would as a direct consequence also help preserve Green Belt, one of Wirral's greatest assets, making a massive contribution to the quality of life, health, the tourist industry and local economy, and which will play an increasingly important role in future in tackling Climate Change, securing food supplies and protecting wildlife and their habitats. There is certainly no need to destroy wonderful countryside with its distinct towns, villages and community life to appease landowners and developers who seek easier, short-term financial gains. Allowing new housing within Green Belt would stall rather than encourage much-needed regeneration elsewhere.						
1245022	LPIO-15160				My own desire is also to see a Local Plan which at last addresses the run-down nature of the once thriving, historic areas of Wirral including its Waterfront, Dockland and hinterland. Those places have both much potential and need in equal measure, and hold the key to improving the image of our Peninsula and more particularly the life chances, health and well-being of those in the most deprived areas. Directing and restricting development largely to such areas would as a direct consequence also help preserve Green Belt, one of Wirral's greatest assets, making a massive contribution to the quality of life, health, the tourist industry and local economy, and which will play an increasingly important role in future in tackling Climate Change, securing food supplies and protecting wildlife and their habitats. There is certainly no need to destroy wonderful countryside with its distinct towns, villages and community life to appease landowners and developers who seek easier, short-term financial gains. Allowing new housing within Green Belt would stall rather than encourage much-needed regeneration elsewhere.						

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1247893	LPIO-15163				My own desire is also to see a Local Plan which at last addresses the run-down nature of the once thriving, historic areas of Wirral including its Waterfront, Dockland and hinterland. Those places have both much potential and need in equal measure, and hold the key to improving the image of our Peninsula and more particularly the life chances, health and well-being of those in the most deprived areas. Directing and restricting development largely to such areas would as a direct consequence also help preserve Green Belt, one of Wirral's greatest assets, making a massive contribution to the quality of life, health, the tourist industry and local economy, and which will play an increasingly important role in future in tackling Climate Change, securing food supplies and protecting wildlife and their habitats. There is certainly no need to destroy wonderful countryside with its distinct towns, villages and community life to appease landowners and developers who seek easier, short-term financial gains. Allowing new housing within Green Belt would stall rather than encourage much-needed regeneration elsewhere.						
1247894	LPIO-15166				My own desire is also to see a Local Plan which at last addresses the run-down nature of the once thriving, historic areas of Wirral including its Waterfront, Dockland and hinterland. Those places have both much potential and need in equal measure, and hold the key to improving the image of our Peninsula and more particularly the life chances, health and well-being of those in the most deprived areas. Directing and restricting development largely to such areas would as a direct consequence also help preserve Green Belt, one of Wirral's greatest assets, making a massive contribution to the quality of life, health, the tourist industry and local economy, and which will play an increasingly important role in future in tackling Climate Change, securing food supplies and protecting wildlife and their habitats. There is certainly no need to destroy wonderful countryside with its distinct towns, villages and community life to appease landowners and developers who seek easier, short-term financial gains. Allowing new housing within Green Belt would stall rather than encourage much-needed regeneration elsewhere.						
1247895	LPIO-15169				My own desire is also to see a Local Plan which at last addresses the run-down nature of the once thriving, historic areas of Wirral including its Waterfront, Dockland and hinterland. Those places have both much potential and need in equal measure, and hold the key to improving the image of our Peninsula and more particularly the life chances, health and well-being of those in the most deprived areas. Directing and restricting development largely to such areas would as a direct consequence also help preserve Green Belt, one of Wirral's greatest assets, making a massive contribution to the quality of life, health, the tourist industry and local economy, and which will play an increasingly important role in future in tackling Climate Change, securing food supplies and protecting wildlife and their habitats. There is certainly no need to destroy wonderful countryside with its distinct towns, villages and community life to appease landowners and developers who seek easier, short-term financial gains. Allowing new housing within Green Belt would stall rather than encourage much-needed regeneration elsewhere.						
1247896	LPIO-15173				My own desire is also to see a Local Plan which at last addresses the run-down nature of the once thriving, historic areas of Wirral including its Waterfront, Dockland and hinterland. Those places have both much potential and need in equal measure, and hold the key to improving the image of our Peninsula and more particularly the life chances, health and well-being of those in the most deprived areas. Directing and restricting development largely to such areas would as a direct consequence also help preserve Green Belt, one of Wirral's greatest assets, making a massive contribution to the quality of life, health, the tourist industry and local economy, and which will play an increasingly important role in future in tackling Climate Change, securing food supplies and protecting wildlife and their habitats. There is certainly no need to destroy wonderful countryside with its distinct towns, villages and community life to appease landowners and developers who seek easier, short-term financial gains. Allowing new housing within Green Belt would stall rather than encourage much-needed regeneration elsewhere.						
1247897	LPIO-15176				My own desire is also to see a Local Plan which at last addresses the run-down nature of the once thriving, historic areas of Wirral including its Waterfront, Dockland and hinterland. Those places have both much potential and need in equal measure, and hold the key to improving the image of our Peninsula and more particularly the life chances, health and well-being of those in the most deprived areas. Directing and restricting development largely to such areas would as a direct consequence also help preserve Green Belt, one of Wirral's greatest assets, making a massive contribution to the quality of life, health, the tourist industry and local economy, and which will play an increasingly important role in future in tackling Climate Change, securing food supplies and protecting wildlife and their habitats. There is certainly no need to destroy wonderful countryside with its distinct towns, villages and community life to appease landowners and developers who seek easier, short-term financial gains. Allowing new housing within Green Belt would stall rather than encourage much-needed regeneration elsewhere.						

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1247898	LPIO-15180				My own desire is also to see a Local Plan which at last addresses the run-down nature of the once thriving, historic areas of Wirral including its Waterfront, Dockland and hinterland. Those places have both much potential and need in equal measure, and hold the key to improving the image of our Peninsula and more particularly the life chances, health and well-being of those in the most deprived areas. Directing and restricting development largely to such areas would as a direct consequence also help preserve Green Belt, one of Wirral's greatest assets, making a massive contribution to the quality of life, health, the tourist industry and local economy, and which will play an increasingly important role in future in tackling Climate Change, securing food supplies and protecting wildlife and their habitats. There is certainly no need to destroy wonderful countryside with its distinct towns, villages and community life to appease landowners and developers who seek easier, short-term financial gains. Allowing new housing within Green Belt would stall rather than encourage much-needed regeneration elsewhere.						
1246517	LPIO-15183				My own desire is also to see a Local Plan which at last addresses the run-down nature of the once thriving, historic areas of Wirral including its Waterfront, Dockland and hinterland. Those places have both much potential and need in equal measure, and hold the key to improving the image of our Peninsula and more particularly the life chances, health and well-being of those in the most deprived areas. Directing and restricting development largely to such areas would as a direct consequence also help preserve Green Belt, one of Wirral's greatest assets, making a massive contribution to the quality of life, health, the tourist industry and local economy, and which will play an increasingly important role in future in tackling Climate Change, securing food supplies and protecting wildlife and their habitats. There is certainly no need to destroy wonderful countryside with its distinct towns, villages and community life to appease landowners and developers who seek easier, short-term financial gains. Allowing new housing within Green Belt would stall rather than encourage much-needed regeneration elsewhere.						
1244901	LPIO-1528	yes									
1247021	LPIO-15301	yes			We certainly agree with this approach. Bringing regeneration to the Birkenhead area to meet the housing and employment needs delivers a huge social benefit towards a deprived population and would release pressure to release Green Belt for development.						
1247246	LPIO-15314				I certainly agree with this approach. Bringing regeneration to Birkenhead is a must, developing our waterfront like that of Liverpool is a must. We look at Liverpool waterfront in all its splendour and beauty. If you were to cross the river and look the other way Birkenhead Wirral waterfront looks like it did when King John granted the ferry charter. This is where development and housing are needed, NOT the greenbelt						
1247248	LPIO-15414				I certainly agree with this approach. Bringing regeneration to Birkenhead is a must, developing our waterfront like that of Liverpool is a must. We look at Liverpool waterfront in all its splendour and beauty. If you were to cross the river and look the other way Birkenhead Wirral waterfront looks like it did when King John granted the ferry charter. This is where development and housing are needed, NOT the greenbelt						
1247251	LPIO-15531				I certainly agree with this approach. Bringing regeneration to Birkenhead is a must, developing our waterfront like that of Liverpool is a must. We look at Liverpool waterfront in all its splendour and beauty. If you were to cross the river and look the other way Birkenhead Wirral waterfront looks like it did when King John granted the ferry charter. This is where development and housing are needed, NOT the greenbelt						
1247252	LPIO-15623				I certainly agree with this approach. Bringing regeneration to Birkenhead is a must, developing our waterfront like that of Liverpool is a must. We look at Liverpool waterfront in all its splendour and beauty. If you were to cross the river and look the other way Birkenhead Wirral waterfront looks like it did when King John granted the ferry charter. This is where development and housing are needed, NOT the greenbelt						
1242519	LPIO-1569	yes									
1247274	LPIO-15716				I certainly agree with this approach. Bringing regeneration to Birkenhead is a must, developing our waterfront like that of Liverpool is a must. We look at Liverpool waterfront in all its splendour and beauty. If you were to cross the river and look the other way Birkenhead Wirral waterfront looks like it did when King John granted the ferry charter. This is where development and housing are needed, NOT the greenbelt						

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1247275	LPIO-15825				I certainly agree with this approach. Bringing regeneration to Birkenhead is a must, developing our waterfront like that of Liverpool is a must. We look at Liverpool waterfront in all its splendour and beauty. If you were to cross the river and look the other way Birkenhead Wirral waterfront looks like it did when King John granted the ferry charter. This is where development and housing are needed, NOT the greenbelt						
1247936	LPIO-15969				I certainly agree with this approach. Bringing regeneration to Birkenhead is a must, developing our waterfront like that of Liverpool is a must. We look at Liverpool waterfront in all its splendour and beauty. If you were to cross the river and look the other way Birkenhead Wirral waterfront looks like it did when King John granted the ferry charter. This is where development and housing are needed, NOT the greenbelt						
1247935	LPIO-16006	yes			I certainly agree with this approach. Bringing regeneration to Birkenhead is a must, developing our waterfront like that of Liverpool is a must. We look at Liverpool waterfront in all its splendour and beauty. If you were to cross the river and look the other way Birkenhead Wirral waterfront looks like it did when King John granted the ferry charter. This is where development and housing are needed, NOT the greenbelt						
1244969	LPIO-1601	yes			Yes, this is a generational commitment to this area and is long overdue. Assurances must be made to follow through and continue to support those communities						
1247287	LPIO-16189				I certainly agree with this approach. Bringing regeneration to Birkenhead is a must, developing our waterfront like that of Liverpool is a must. We look at Liverpool waterfront in all its splendour and beauty. If you were to cross the river and look the other way Birkenhead Wirral waterfront looks like it did when King John granted the ferry charter. This is where development and housing are needed, NOT the greenbelt						
1247344	LPIO-16276				I certainly agree with this approach. Bringing regeneration to Birkenhead is a must, developing our waterfront like that of Liverpool is a must. We look at Liverpool waterfront in all its splendour and beauty. If you were to cross the river and look the other way Birkenhead Wirral waterfront looks like it did when King John granted the ferry charter. This is where development and housing are needed, NOT the greenbelt						
1247349	LPIO-16364				I certainly agree with this approach. Bringing regeneration to Birkenhead is a must, developing our waterfront like that of Liverpool is a must. We look at Liverpool waterfront in all its splendour and beauty. If you were to cross the river and look the other way Birkenhead Wirral waterfront looks like it did when King John granted the ferry charter. This is where development and housing are needed, NOT the greenbelt						
1244898	LPIO-1639	yes			YES, I agree with the change in the Council's strategy and approach since losing Control last May. The main thrust of the Local Plan and the work of the Council should be in the 'levelling-up' of life-chances, life-expectancy, quality of life, housing and environment across Wirral by concentrating on Regeneration to the exclusion of so-called 'easy hits' in Green Belt. Such 'easy hits' would, in fact, entail a dilution of purpose and results, and increase the number of residents on Wirral with complex needs and service requirements brought on by age, such that the short-term financial gains would be lost in the higher maintenance costs. Quoting terms such as 'Left Bank – Regeneration Zone' and 'Birkenhead Urban Garden City' is no substitute for having done sufficient work to produce a detailed 'Vision' and put real worth and meaning behind these headlines, attractive as they sound. The Council is not where it should be (nowhere near) and needs to wake up to reality as, without additional time to develop the 'glossy' concepts, the thinness of the Council's case would be exposed at Inquiry by developers/landowners, others and probably the Inspector. Masterplans (not just front-page glossy illustrations) are not even developed yet. Adopting, adding to, and enhancing Peel's Masterplan outline for the whole area (not just Wirral Waters) would be a step forward but much more time and detailed work needs to be spent and done to produce 'sound' proposals. Wirral has a long way to catch up with Liverpool. Learn the lessons. Did I mention, and NO Green Belt release?						
1247353	LPIO-16451				I certainly agree with this approach. Bringing regeneration to Birkenhead is a must, developing our waterfront like that of Liverpool is a must. We look at Liverpool waterfront in all its splendour and beauty. If you were to cross the river and look the other way Birkenhead Wirral waterfront looks like it did when King John granted the ferry charter. This is where development and housing are needed, NOT the greenbelt						

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1247354	LPIO-16540				I certainly agree with this approach. Bringing regeneration to Birkenhead is a must, developing our waterfront like that of Liverpool is a must. We look at Liverpool waterfront in all its splendour and beauty. If you were to cross the river and look the other way Birkenhead Wirral waterfront looks like it did when King John granted the ferry charter. This is where development and housing are needed, NOT the greenbelt						
1247434	LPIO-16638				I certainly agree with this approach. Bringing regeneration to Birkenhead is a must, developing our waterfront like that of Liverpool is a must. We look at Liverpool waterfront in all its splendour and beauty. If you were to cross the river and look the other way Birkenhead Wirral waterfront looks like it did when King John granted the ferry charter. This is where development and housing are needed, NOT the greenbelt						
1247436	LPIO-16751				I certainly agree with this approach. Bringing regeneration to Birkenhead is a must, developing our waterfront like that of Liverpool is a must. We look at Liverpool waterfront in all its splendour and beauty. If you were to cross the river and look the other way Birkenhead Wirral waterfront looks like it did when King John granted the ferry charter. This is where development and housing are needed, NOT the greenbelt						
1247437	LPIO-16864				I certainly agree with this approach. Bringing regeneration to Birkenhead is a must, developing our waterfront like that of Liverpool is a must. We look at Liverpool waterfront in all its splendour and beauty. If you were to cross the river and look the other way Birkenhead Wirral waterfront looks like it did when King John granted the ferry charter. This is where development and housing are needed, NOT the greenbelt						
1247439	LPIO-16866				I certainly agree with this approach. Bringing regeneration to Birkenhead is a must, developing our waterfront like that of Liverpool is a must. We look at Liverpool waterfront in all its splendour and beauty. If you were to cross the river and look the other way Birkenhead Wirral waterfront looks like it did when King John granted the ferry charter. This is where development and housing are needed, NOT the greenbelt						
1247441	LPIO-17051				I certainly agree with this approach. Bringing regeneration to Birkenhead is a must, developing our waterfront like that of Liverpool is a must. We look at Liverpool waterfront in all its splendour and beauty. If you were to cross the river and look the other way Birkenhead Wirral waterfront looks like it did when King John granted the ferry charter. This is where development and housing are needed, NOT the greenbelt						
1247960	LPIO-17172				I certainly agree with this approach. Bringing regeneration to Birkenhead is a must, developing our waterfront like that of Liverpool is a must. We look at Liverpool waterfront in all its splendour and beauty. If you were to cross the river and look the other way Birkenhead Wirral waterfront looks like it did when King John granted the ferry charter. This is where development and housing are needed, NOT the greenbelt						
1247962	LPIO-17259				I certainly agree with this approach. Bringing regeneration to Birkenhead is a must, developing our waterfront like that of Liverpool is a must. We look at Liverpool waterfront in all its splendour and beauty. If you were to cross the river and look the other way Birkenhead Wirral waterfront looks like it did when King John granted the ferry charter. This is where development and housing are needed, NOT the greenbelt						
1247966	LPIO-17364				I certainly agree with this approach. Bringing regeneration to Birkenhead is a must, developing our waterfront like that of Liverpool is a must. We look at Liverpool waterfront in all its splendour and beauty. If you were to cross the river and look the other way Birkenhead Wirral waterfront looks like it did when King John granted the ferry charter. This is where development and housing are needed, NOT the greenbelt						
1247971	LPIO-17466				I certainly agree with this approach. Bringing regeneration to Birkenhead is a must, developing our waterfront like that of Liverpool is a must. We look at Liverpool waterfront in all its splendour and beauty. If you were to cross the river and look the other way Birkenhead Wirral waterfront looks like it did when King John granted the ferry charter. This is where development and housing are needed, NOT the greenbelt						

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1241726	LPIO-17559				I certainly agree with this approach. Bringing regeneration to Birkenhead is a must, developing our waterfront like that of Liverpool is a must. We look at Liverpool waterfront in all its splendour and beauty. If you were to cross the river and look the other way Birkenhead Wirral waterfront looks like it did when King John granted the ferry charter. This is where development and housing are needed, NOT the greenbelt						
1247979	LPIO-17666				I certainly agree with this approach. Bringing regeneration to Birkenhead is a must, developing our waterfront like that of Liverpool is a must. We look at Liverpool waterfront in all its splendour and beauty. If you were to cross the river and look the other way Birkenhead Wirral waterfront looks like it did when King John granted the ferry charter. This is where development and housing are needed, NOT the greenbelt						
1247980	LPIO-17667				I certainly agree with this approach. Bringing regeneration to Birkenhead is a must, developing our waterfront like that of Liverpool is a must. We look at Liverpool waterfront in all its splendour and beauty. If you were to cross the river and look the other way Birkenhead Wirral waterfront looks like it did when King John granted the ferry charter. This is where development and housing are needed, NOT the greenbelt						
1245502	LPIO-17851				I certainly agree with this approach. Bringing regeneration to Birkenhead is a must, developing our waterfront like that of Liverpool is a must. We look at Liverpool waterfront in all its splendour and beauty. If you were to cross the river and look the other way Birkenhead Wirral waterfront looks like it did when King John granted the ferry charter. This is where development and housing are needed, NOT the greenbelt						
1247541	LPIO-17953				I certainly agree with this approach. Bringing regeneration to Birkenhead is a must, developing our waterfront like that of Liverpool is a must. We look at Liverpool waterfront in all its splendour and beauty. If you were to cross the river and look the other way Birkenhead Wirral waterfront looks like it did when King John granted the ferry charter. This is where development and housing are needed, NOT the greenbelt						
1247539	LPIO-18056				I certainly agree with this approach. Bringing regeneration to Birkenhead is a must, developing our waterfront like that of Liverpool is a must. We look at Liverpool waterfront in all its splendour and beauty. If you were to cross the river and look the other way Birkenhead Wirral waterfront looks like it did when King John granted the ferry charter. This is where development and housing are needed, NOT the greenbelt						
1245060	LPIO-1806	yes			I certainly agree with this approach. Bringing regeneration to Birkenhead is a must, developing our waterfront like that of Liverpool is a must. We look at Liverpool waterfront in all its splendour and beauty. If you were to cross the river and look the other way Birkenhead Wirral waterfront looks like it did when King John granted the ferry charter. This is where development and housing are needed, NOT the greenbelt						
1245069	LPIO-1812	yes									
1237857	LPIO-18157	yes			I certainly agree with this approach. Bringing regeneration to Birkenhead is a must, developing our waterfront like that of Liverpool is a must. We look at Liverpool waterfront in all its splendour and beauty. If you were to cross the river and look the other way Birkenhead Wirral waterfront looks like it did when King John granted the ferry charter. This is where development and housing are needed, NOT the greenbelt						
1237857	LPIO-18159	yes			I certainly agree with this approach. Bringing regeneration to Birkenhead is a must, developing our waterfront like that of Liverpool is a must. We look at Liverpool waterfront in all its splendour and beauty. If you were to cross the river and look the other way Birkenhead Wirral waterfront looks like it did when King John granted the ferry charter. This is where development and housing are needed, NOT the greenbelt						

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1247991	LPIO-18190				My own desire is also to see a Local Plan which at last addresses the run-down nature of the once thriving, historic areas of Wirral including its Waterfront, Dockland and hinterland. Those places have both much potential and need in equal measure, and hold the key to improving the image of our Peninsula and more particularly the life chances, health and well-being of those in the most deprived areas. Directing and restricting development largely to such areas would as a direct consequence also help preserve Green Belt, one of Wirral's greatest assets, making a massive contribution to the quality of life, health, the tourist industry and local economy, and which will play an increasingly important role in future in tackling Climate Change, securing food supplies and protecting wildlife and their habitats. There is certainly no need to destroy wonderful countryside with its distinct towns, villages and community life to appease landowners and developers who seek easier, short-term financial gains. Allowing new housing within Green Belt would stall rather than encourage much-needed regeneration elsewhere.						
1247996	LPIO-18212				I certainly agree with this approach. Bringing regeneration to Birkenhead is a must, developing our waterfront like that of Liverpool is a must. We look at Liverpool waterfront in all its splendour and beauty. If you were to cross the river and look the other way Birkenhead Wirral waterfront looks like it did when King John granted the ferry charter. This is where development and housing are needed, NOT the greenbelt						
1247022	LPIO-18433	yes			We certainly agree with this approach. Bringing regeneration to the Birkenhead area to meet the housing and employment needs delivers a huge social benefit towards a deprived population and would release pressure to release Green Belt for development.						
1247023	LPIO-18487	yes			We certainly agree with this approach. Bringing regeneration to the Birkenhead area to meet the housing and employment needs delivers a huge social benefit towards a deprived population and would release pressure to release Green Belt for development.						
1247024	LPIO-18543	yes			We certainly agree with this approach. Bringing regeneration to the Birkenhead area to meet the housing and employment needs delivers a huge social benefit towards a deprived population and would release pressure to release Green Belt for development.						
1247025	LPIO-18597	yes			We certainly agree with this approach. Bringing regeneration to the Birkenhead area to meet the housing and employment needs delivers a huge social benefit towards a deprived population and would release pressure to release Green Belt for development.						
1247038	LPIO-18598	yes			We certainly agree with this approach. Bringing regeneration to the Birkenhead area to meet the housing and employment needs delivers a huge social benefit towards a deprived population and would release pressure to release Green Belt for development.						
1247039	LPIO-18720	yes			We certainly agree with this approach. Bringing regeneration to the Birkenhead area to meet the housing and employment needs delivers a huge social benefit towards a deprived population and would release pressure to release Green Belt for development.						
1247040	LPIO-18721	yes			We certainly agree with this approach. Bringing regeneration to the Birkenhead area to meet the housing and employment needs delivers a huge social benefit towards a deprived population and would release pressure to release Green Belt for development.						
1247041	LPIO-18831	yes			We certainly agree with this approach. Bringing regeneration to the Birkenhead area to meet the housing and employment needs delivers a huge social benefit towards a deprived population and would release pressure to release Green Belt for development.						
1247042	LPIO-18897	yes			We certainly agree with this approach. Bringing regeneration to the Birkenhead area to meet the housing and employment needs delivers a huge social benefit towards a deprived population and would release pressure to release Green Belt for development.						
1241669	LPIO-189	yes									
1247060	LPIO-18966	yes			We certainly agree with this approach. Bringing regeneration to the Birkenhead area to meet the housing and employment needs delivers a huge social benefit towards a deprived population and would release pressure to release Green Belt for development.						
1247061	LPIO-18967	yes			We certainly agree with this approach. Bringing regeneration to the Birkenhead area to meet the housing and employment needs delivers a huge social benefit towards a deprived population and would release pressure to release Green Belt for development.						
1247063	LPIO-19074	yes			We certainly agree with this approach. Bringing regeneration to the Birkenhead area to meet the housing and employment needs delivers a huge social benefit towards a deprived population and would release pressure to release Green Belt for development.						
1247064	LPIO-19128	yes			We certainly agree with this approach. Bringing regeneration to the Birkenhead area to meet the housing and employment needs delivers a huge social benefit towards a deprived population and would release pressure to release Green Belt for development.						
1247068	LPIO-19182	yes			We certainly agree with this approach. Bringing regeneration to the Birkenhead area to meet the housing and employment needs delivers a huge social benefit towards a deprived population and would release pressure to release Green Belt for development.						

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1247071	LPIO-19237	yes			We certainly agree with this approach. Bringing regeneration to the Birkenhead area to meet the housing and employment needs delivers a huge social benefit towards a deprived population and would release pressure to release Green Belt for development.						
1247072	LPIO-19294	yes			We certainly agree with this approach. Bringing regeneration to the Birkenhead area to meet the housing and employment needs delivers a huge social benefit towards a deprived population and would release pressure to release Green Belt for development.						
1247078	LPIO-19351	yes			We certainly agree with this approach. Bringing regeneration to the Birkenhead area to meet the housing and employment needs delivers a huge social benefit towards a deprived population and would release pressure to release Green Belt for development.						
1247080	LPIO-19407	yes			We certainly agree with this approach. Bringing regeneration to the Birkenhead area to meet the housing and employment needs delivers a huge social benefit towards a deprived population and would release pressure to release Green Belt for development.						
1247081	LPIO-19408	yes			We certainly agree with this approach. Bringing regeneration to the Birkenhead area to meet the housing and employment needs delivers a huge social benefit towards a deprived population and would release pressure to release Green Belt for development.						
1238251	LPIO-19588				As stated, we need "the right homes in the right places". Wirral is in need of 'affordable' homes. These are hardly going to be the type of homes built on the Green Belt sites surrounding Irby etc. My own desire is to see a Local Plan which addresses the run-down nature of the once thriving historic areas of Wirral, including its Waterfront, Dockland and hinterland and, more generally, targeting investment in the North and East of the Borough. Those places have both much potential and need in equal measure, and hold the key to improving the image of our Peninsula and more particularly the life chances, health and well-being of those in the most deprived areas.						
1247082	LPIO-19619	yes			We certainly agree with this approach. Bringing regeneration to the Birkenhead area to meet the housing and employment needs delivers a huge social benefit towards a deprived population and would release pressure to release Green Belt for development.						
1247083	LPIO-19674	yes			We certainly agree with this approach. Bringing regeneration to the Birkenhead area to meet the housing and employment needs delivers a huge social benefit towards a deprived population and would release pressure to release Green Belt for development.						
1247084	LPIO-19728	yes			We certainly agree with this approach. Bringing regeneration to the Birkenhead area to meet the housing and employment needs delivers a huge social benefit towards a deprived population and would release pressure to release Green Belt for development.						
1247085	LPIO-19792	yes			We certainly agree with this approach. Bringing regeneration to the Birkenhead area to meet the housing and employment needs delivers a huge social benefit towards a deprived population and would release pressure to release Green Belt for development.						
1247088	LPIO-19853	yes			We certainly agree with this approach. Bringing regeneration to the Birkenhead area to meet the housing and employment needs delivers a huge social benefit towards a deprived population and would release pressure to release Green Belt for development.						
1247089	LPIO-19914	yes			We certainly agree with this approach. Bringing regeneration to the Birkenhead area to meet the housing and employment needs delivers a huge social benefit towards a deprived population and would release pressure to release Green Belt for development.						
1247090	LPIO-19974	yes			We certainly agree with this approach. Bringing regeneration to the Birkenhead area to meet the housing and employment needs delivers a huge social benefit towards a deprived population and would release pressure to release Green Belt for development.						
1242541	LPIO-2000	yes			<ul style="list-style-type: none"> All large development should include plans to promote proper communities, such as local shops, community space, green spaces including allotments and respect existing wildlife-rich brownfield land Provision of housing to include conversion of existing buildings to homes and refurbishment of empty buildings. Priority given to the maintenance and improvement of existing properties where they can be improved in line with the local energy plan and to high levels of energy and water efficiency 						
1247091	LPIO-20029	yes			We certainly agree with this approach. Bringing regeneration to the Birkenhead area to meet the housing and employment needs delivers a huge social benefit towards a deprived population and would release pressure to release Green Belt for development.						
1247092	LPIO-20084	yes			We certainly agree with this approach. Bringing regeneration to the Birkenhead area to meet the housing and employment needs delivers a huge social benefit towards a deprived population and would release pressure to release Green Belt for development.						
1247093	LPIO-20145	yes			We certainly agree with this approach. Bringing regeneration to the Birkenhead area to meet the housing and employment needs delivers a huge social benefit towards a deprived population and would release pressure to release Green Belt for development.						
1245083	LPIO-2017	yes			This is where development and housing are needed, not the greenbelt						

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1247094	LPIO-20207	yes			We certainly agree with this approach. Bringing regeneration to the Birkenhead area to meet the housing and employment needs delivers a huge social benefit towards a deprived population and would release pressure to release Green Belt for development.						
1247095	LPIO-20263	yes			We certainly agree with this approach. Bringing regeneration to the Birkenhead area to meet the housing and employment needs delivers a huge social benefit towards a deprived population and would release pressure to release Green Belt for development.						
1247096	LPIO-20318	yes			We certainly agree with this approach. Bringing regeneration to the Birkenhead area to meet the housing and employment needs delivers a huge social benefit towards a deprived population and would release pressure to release Green Belt for development.						
1247099	LPIO-20374	yes			We certainly agree with this approach. Bringing regeneration to the Birkenhead area to meet the housing and employment needs delivers a huge social benefit towards a deprived population and would release pressure to release Green Belt for development.						
1247101	LPIO-20429	yes			We certainly agree with this approach. Bringing regeneration to the Birkenhead area to meet the housing and employment needs delivers a huge social benefit towards a deprived population and would release pressure to release Green Belt for development.						
1241016	LPIO-205	yes			I think this is the single most important aspect of this plan. The plan will transform this area and create a tremendous asset for the Region. This is really what a Northern Powerhouse should include. I very much hope that Wirral will embrace this vision with the same energy and enterprise that built Hamilton Square in previous times.						
1247108	LPIO-20551	yes			We certainly agree with this approach. Bringing regeneration to the Birkenhead area to meet the housing and employment needs delivers a huge social benefit towards a deprived population and would release pressure to release Green Belt for development.						
1247102	LPIO-20552	yes			We certainly agree with this approach. Bringing regeneration to the Birkenhead area to meet the housing and employment needs delivers a huge social benefit towards a deprived population and would release pressure to release Green Belt for development.						
1237870	LPIO-2058	yes			This is where regeneration / homes / jobs are needed. The Council should concentrate their efforts, and those of the developers, on Birkenhead, Rock Ferry and other towns in need of regeneration. There should be NO BUILDING ON GREENBELT LAND whilst people need homes and jobs in areas that, at present, are run down.						
1247106	LPIO-20591	yes			We certainly agree with this approach. Bringing regeneration to the Birkenhead area to meet the housing and employment needs delivers a huge social benefit towards a deprived population and would release pressure to release Green Belt for development.						
1247105	LPIO-20592	yes			We certainly agree with this approach. Bringing regeneration to the Birkenhead area to meet the housing and employment needs delivers a huge social benefit towards a deprived population and would release pressure to release Green Belt for development.						
1247109	LPIO-20699	yes			We certainly agree with this approach. Bringing regeneration to the Birkenhead area to meet the housing and employment needs delivers a huge social benefit towards a deprived population and would release pressure to release Green Belt for development.						
1245100	LPIO-2070	yes			I support the re-development of brownfield land use as a means of satisfying all development requirements with particular focus on Birkenhead and Wirral Waters. All large developments should provide for a good social mix, and include facilities to promote proper communities such as shops, community spaces, green spaces for play and recreation as well as allotments. The design of the developments should promote active travel (walking and cycling) and respect existing wild life rich brownfield sites. The provision of housing should include conversion of existing buildings to homes and the refurbishment of empty buildings. The priority should be given to the maintenance and improvement of existing properties where they can be improved in line with the local energy plan and water efficiency. All large developments should allow for safe walking and features such as cycle ways. Crossings on side streets would help promote safe walking. The design of cycle ways must take into account the needs of those with a range of disabilities eg those with a sight impairment. Public transport infrastructure must be built in to maximise the potential offered by high density, low car ownership developments. Walking and cycling must be prioritised over cars. "Mini Holland" type developments will enable residents to reach their own homes, but will decrease car use within neighbourhoods. Walking routes should be designed so that residents default to walking rather than taking their cars for short journeys. This will also create safer streets for children to play out in. Buildings must be south facing in order to facilitate the installation of solar panels.						
1247110	LPIO-20753	yes			We certainly agree with this approach. Bringing regeneration to the Birkenhead area to meet the housing and employment needs delivers a huge social benefit towards a deprived population and would release pressure to release Green Belt for development.						

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1247111	LPIO-20754	yes			We certainly agree with this approach. Bringing regeneration to the Birkenhead area to meet the housing and employment needs delivers a huge social benefit towards a deprived population and would release pressure to release Green Belt for development.						
1245105	LPIO-2079	yes			Regeneration of this type has been highly effective in areas such as Salford Quays. Access to good transport links are highly beneficial, and a large scale development can achieve a cascade of positive outcomes.						
1248145	LPIO-20915				There is also the issue with Peel Holdings development at Wirral Waters. Peel have stated that they can provide many homes on the Wirral Waters with the consequence that the Green Belt would remain intact. In my considered opinion What Peel need in order to progress is the support of the Authority and the impression we have formed throughout this consultation period is that this support is not forthcoming from the Authority. Another factor that I feel the Authority has overlooked is that if the Green Belt is to be handed over to developers then Wirral Waters will never be developed thus a once in lifetime opportunity to regenerate neglected areas of Wirral lost. The rationale behind this point being that developers will always choose Green Belt sites as they are less costly to build making the developer more profit. At that's the point, the developer wants profit while the people of Wirral want its Green Belt. This point is the same for many areas of the Borough including that of Rock Ferry following the explosion; the Borough will be blighted. In addition a paralysis will set in throughout housing market as people living in areas to local to Green Belt development sites will find it difficult to sell their homes while first time buyers will delay their purchase waiting on spin from the developers to be delivered. This will have an adverse effect for tens of years.						
1247112	LPIO-20918	yes			We certainly agree with this approach. Bringing regeneration to the Birkenhead area to meet the housing and employment needs delivers a huge social benefit towards a deprived population and would release pressure to release Green Belt for development.						
1247113	LPIO-20973	yes			We certainly agree with this approach. Bringing regeneration to the Birkenhead area to meet the housing and employment needs delivers a huge social benefit towards a deprived population and would release pressure to release Green Belt for development.						
1238036	LPIO-2102	yes									
1247115	LPIO-21027	yes			We certainly agree with this approach. Bringing regeneration to the Birkenhead area to meet the housing and employment needs delivers a huge social benefit towards a deprived population and would release pressure to release Green Belt for development.						
1247116	LPIO-21083	yes			We certainly agree with this approach. Bringing regeneration to the Birkenhead area to meet the housing and employment needs delivers a huge social benefit towards a deprived population and would release pressure to release Green Belt for development.						
1238835	LPIO-2112	yes			Yes, I do agree with the BRF approach. For too long now, Birkenhead has suffered due to a distinct lack of funding. Bringing regeneration to Birkenhead is an absolute must as is the development of the Birkenhead waterfront. We need a dynamic approach to develop the Birkenhead waterfront, to match that of Liverpool. At the moment, there is no comparison. Liverpool has a world class panorama whereas Birkenhead in comparison hasn't developed since the 1970's. It is here where regeneration needs concentrating and houses built. NOT on the greenbelt.						
1246851	LPIO-21146				I certainly agree with this approach. Bringing regeneration to Birkenhead is a must, developing our waterfront like that of Liverpool is a must. We look at Liverpool waterfront in all its splendour and beauty. If you were to cross the river and look the other way Birkenhead Wirral waterfront looks like it did when King John granted the ferry charter. This is where development and housing are needed, NOT the greenbelt						
1246918	LPIO-21248				I certainly agree with this approach. Bringing regeneration to Birkenhead is a must, developing our waterfront like that of Liverpool is a must. We look at Liverpool waterfront in all its splendour and beauty. If you were to cross the river and look the other way Birkenhead Wirral waterfront looks like it did when King John granted the ferry charter. This is where development and housing are needed, NOT the greenbelt						
1246924	LPIO-21249				I certainly agree with this approach. Bringing regeneration to Birkenhead is a must, developing our waterfront like that of Liverpool is a must. We look at Liverpool waterfront in all its splendour and beauty. If you were to cross the river and look the other way Birkenhead Wirral waterfront looks like it did when King John granted the ferry charter. This is where development and housing are needed, NOT the greenbelt						

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1246928	LPIO-21250				I certainly agree with this approach. Bringing regeneration to Birkenhead is a must, developing our waterfront like that of Liverpool is a must. We look at Liverpool waterfront in all its splendour and beauty. If you were to cross the river and look the other way Birkenhead Wirral waterfront looks like it did when King John granted the ferry charter. This is where development and housing are needed, NOT the greenbelt						
1245112	LPIO-2133	yes									
1246920	LPIO-21505				I certainly agree with this approach. Bringing regeneration to Birkenhead is a must, developing our waterfront like that of Liverpool is a must. We look at Liverpool waterfront in all its splendour and beauty. If you were to cross the river and look the other way Birkenhead Wirral waterfront looks like it did when King John granted the ferry charter. This is where development and housing are needed, NOT the greenbelt						
1246926	LPIO-21506				I certainly agree with this approach. Bringing regeneration to Birkenhead is a must, developing our waterfront like that of Liverpool is a must. We look at Liverpool waterfront in all its splendour and beauty. If you were to cross the river and look the other way Birkenhead Wirral waterfront looks like it did when King John granted the ferry charter. This is where development and housing are needed, NOT the greenbelt						
1247117	LPIO-21663	yes			We certainly agree with this approach. Bringing regeneration to the Birkenhead area to meet the housing and employment needs delivers a huge social benefit towards a deprived population and would release pressure to release Green Belt for development.						
1247118	LPIO-21664	yes			We certainly agree with this approach. Bringing regeneration to the Birkenhead area to meet the housing and employment needs delivers a huge social benefit towards a deprived population and would release pressure to release Green Belt for development.						
1247145	LPIO-21771	yes			We certainly agree with this approach. Bringing regeneration to the Birkenhead area to meet the housing and employment needs delivers a huge social benefit towards a deprived population and would release pressure to release Green Belt for development.						
1247147	LPIO-21772	yes			We certainly agree with this approach. Bringing regeneration to the Birkenhead area to meet the housing and employment needs delivers a huge social benefit towards a deprived population and would release pressure to release Green Belt for development.						
1247148	LPIO-21879	yes			We certainly agree with this approach. Bringing regeneration to the Birkenhead area to meet the housing and employment needs delivers a huge social benefit towards a deprived population and would release pressure to release Green Belt for development.						
1247150	LPIO-21880	yes			We certainly agree with this approach. Bringing regeneration to the Birkenhead area to meet the housing and employment needs delivers a huge social benefit towards a deprived population and would release pressure to release Green Belt for development.						
1244329	LPIO-21991	yes			We certainly agree with this approach. Bringing regeneration to the Birkenhead area to meet the housing and employment needs delivers a huge social benefit towards a deprived population and would release pressure to release Green Belt for development.						
1247119	LPIO-22051	yes			We certainly agree with this approach. Bringing regeneration to the Birkenhead area to meet the housing and employment needs delivers a huge social benefit towards a deprived population and would release pressure to release Green Belt for development.						
1246678	LPIO-22052	yes			We certainly agree with this approach. Bringing regeneration to the Birkenhead area to meet the housing and employment needs delivers a huge social benefit towards a deprived population and would release pressure to release Green Belt for development.						
1247151	LPIO-22160	yes			We certainly agree with this approach. Bringing regeneration to the Birkenhead area to meet the housing and employment needs delivers a huge social benefit towards a deprived population and would release pressure to release Green Belt for development.						
1247152	LPIO-22161	yes			We certainly agree with this approach. Bringing regeneration to the Birkenhead area to meet the housing and employment needs delivers a huge social benefit towards a deprived population and would release pressure to release Green Belt for development.						
1247153	LPIO-22274	yes			We certainly agree with this approach. Bringing regeneration to the Birkenhead area to meet the housing and employment needs delivers a huge social benefit towards a deprived population and would release pressure to release Green Belt for development.						
1247155	LPIO-22275	yes			We certainly agree with this approach. Bringing regeneration to the Birkenhead area to meet the housing and employment needs delivers a huge social benefit towards a deprived population and would release pressure to release Green Belt for development.						

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1247156	LPIO-22382	yes			We certainly agree with this approach. Bringing regeneration to the Birkenhead area to meet the housing and employment needs delivers a huge social benefit towards a deprived population and would release pressure to release Green Belt for development.						
1247158	LPIO-22383	yes			We certainly agree with this approach. Bringing regeneration to the Birkenhead area to meet the housing and employment needs delivers a huge social benefit towards a deprived population and would release pressure to release Green Belt for development.						
1247159	LPIO-22570	yes			We certainly agree with this approach. Bringing regeneration to the Birkenhead area to meet the housing and employment needs delivers a huge social benefit towards a deprived population and would release pressure to release Green Belt for development.						
1247160	LPIO-22571	yes			We certainly agree with this approach. Bringing regeneration to the Birkenhead area to meet the housing and employment needs delivers a huge social benefit towards a deprived population and would release pressure to release Green Belt for development.						
1247161	LPIO-22617	yes			We certainly agree with this approach. Bringing regeneration to the Birkenhead area to meet the housing and employment needs delivers a huge social benefit towards a deprived population and would release pressure to release Green Belt for development.						
1247164	LPIO-22618	yes			We certainly agree with this approach. Bringing regeneration to the Birkenhead area to meet the housing and employment needs delivers a huge social benefit towards a deprived population and would release pressure to release Green Belt for development.						
1247167	LPIO-22750	yes			We certainly agree with this approach. Bringing regeneration to the Birkenhead area to meet the housing and employment needs delivers a huge social benefit towards a deprived population and would release pressure to release Green Belt for development.						
1247168	LPIO-22751	yes			We certainly agree with this approach. Bringing regeneration to the Birkenhead area to meet the housing and employment needs delivers a huge social benefit towards a deprived population and would release pressure to release Green Belt for development.						
1247169	LPIO-22938	yes			We certainly agree with this approach. Bringing regeneration to the Birkenhead area to meet the housing and employment needs delivers a huge social benefit towards a deprived population and would release pressure to release Green Belt for development.						
1247170	LPIO-22939	yes			We certainly agree with this approach. Bringing regeneration to the Birkenhead area to meet the housing and employment needs delivers a huge social benefit towards a deprived population and would release pressure to release Green Belt for development.						
1247173	LPIO-23027	yes			We certainly agree with this approach. Bringing regeneration to the Birkenhead area to meet the housing and employment needs delivers a huge social benefit towards a deprived population and would release pressure to release Green Belt for development.						
1247174	LPIO-23028	yes			We certainly agree with this approach. Bringing regeneration to the Birkenhead area to meet the housing and employment needs delivers a huge social benefit towards a deprived population and would release pressure to release Green Belt for development.						
1247175	LPIO-23135	yes			We certainly agree with this approach. Bringing regeneration to the Birkenhead area to meet the housing and employment needs delivers a huge social benefit towards a deprived population and would release pressure to release Green Belt for development.						
1247176	LPIO-23136	yes			We certainly agree with this approach. Bringing regeneration to the Birkenhead area to meet the housing and employment needs delivers a huge social benefit towards a deprived population and would release pressure to release Green Belt for development.						
1245146	LPIO-2320	yes			Birkenhead has become a seriously run down area and needs regeneration on all fronts. It is no longer a shopping centre of choice and has to compete with Liverpool 1 and Cheshire Oaks if it is to survive.						
1247177	LPIO-23257	yes			We certainly agree with this approach. Bringing regeneration to the Birkenhead area to meet the housing and employment needs delivers a huge social benefit towards a deprived population and would release pressure to release Green Belt for development.						
1247178	LPIO-23259	yes			We certainly agree with this approach. Bringing regeneration to the Birkenhead area to meet the housing and employment needs delivers a huge social benefit towards a deprived population and would release pressure to release Green Belt for development.						
1247179	LPIO-23260	yes			We certainly agree with this approach. Bringing regeneration to the Birkenhead area to meet the housing and employment needs delivers a huge social benefit towards a deprived population and would release pressure to release Green Belt for development.						

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1248397	LPIO-23514				My own desire is also to see a Local Plan which at last addresses the run-down nature of the once thriving, historic areas of Wirral including its Waterfront, Dockland and hinterland. Those places have both much potential and need in equal measure, and hold the key to improving the image of our Peninsula and more particularly the life chances, health and well-being of those in the most deprived areas. Directing and restricting development largely to such areas would as a direct consequence also help preserve Green Belt, one of Wirral's greatest assets, making a massive contribution to the quality of life, health, the tourist industry and local economy, and which will play an increasingly important role in future in tackling Climate Change, securing food supplies and protecting wildlife and their habitats. There is certainly no need to destroy wonderful countryside with its distinct towns, villages and community life to appease landowners and developers who seek easier, short-term financial gains. Allowing new housing within Green Belt would stall rather than encourage much-needed regeneration elsewhere.						
1248398	LPIO-23517				My own desire is also to see a Local Plan which at last addresses the run-down nature of the once thriving, historic areas of Wirral including its Waterfront, Dockland and hinterland. Those places have both much potential and need in equal measure, and hold the key to improving the image of our Peninsula and more particularly the life chances, health and well-being of those in the most deprived areas. Directing and restricting development largely to such areas would as a direct consequence also help preserve Green Belt, one of Wirral's greatest assets, making a massive contribution to the quality of life, health, the tourist industry and local economy, and which will play an increasingly important role in future in tackling Climate Change, securing food supplies and protecting wildlife and their habitats. There is certainly no need to destroy wonderful countryside with its distinct towns, villages and community life to appease landowners and developers who seek easier, short-term financial gains. Allowing new housing within Green Belt would stall rather than encourage much-needed regeneration elsewhere.						
1246534	LPIO-23555				My own desire is also to see a Local Plan which at last addresses the run-down nature of the once thriving, historic areas of Wirral including its Waterfront, Dockland and hinterland. Those places have both much potential and need in equal measure, and hold the key to improving the image of our Peninsula and more particularly the life chances, health and well-being of those in the most deprived areas. Directing and restricting development largely to such areas would as a direct consequence also help preserve Green Belt, one of Wirral's greatest assets, making a massive contribution to the quality of life, health, the tourist industry and local economy, and which will play an increasingly important role in future in tackling Climate Change, securing food supplies and protecting wildlife and their habitats. There is certainly no need to destroy wonderful countryside with its distinct towns, villages and community life to appease landowners and developers who seek easier, short-term financial gains. Allowing new housing within Green Belt would stall rather than encourage much-needed regeneration elsewhere.						
1248410	LPIO-23598				My own desire is also to see a Local Plan which at last addresses the run-down nature of the once thriving, historic areas of Wirral including its Waterfront, Dockland and hinterland. Those places have both much potential and need in equal measure, and hold the key to improving the image of our Peninsula and more particularly the life chances, health and well-being of those in the most deprived areas. Directing and restricting development largely to such areas would as a direct consequence also help preserve Green Belt, one of Wirral's greatest assets, making a massive contribution to the quality of life, health, the tourist industry and local economy, and which will play an increasingly important role in future in tackling Climate Change, securing food supplies and protecting wildlife and their habitats. There is certainly no need to destroy wonderful countryside with its distinct towns, villages and community life to appease landowners and developers who seek easier, short-term financial gains. Allowing new housing within Green Belt would stall rather than encourage much-needed regeneration elsewhere.						
1248423	LPIO-23676				My own desire is also to see a Local Plan which at last addresses the run-down nature of the once thriving, historic areas of Wirral including its Waterfront, Dockland and hinterland. Those places have both much potential and need in equal measure, and hold the key to improving the image of our Peninsula and more particularly the life chances, health and well-being of those in the most deprived areas. Directing and restricting development largely to such areas would as a direct consequence also help preserve Green Belt, one of Wirral's greatest assets, making a massive contribution to the quality of life, health, the tourist industry and local economy, and which will play an increasingly important role in future in tackling Climate Change, securing food supplies and protecting wildlife and their habitats. There is certainly no need to destroy wonderful countryside with its distinct towns, villages and community life to appease landowners and developers who seek easier, short-term financial gains. Allowing new housing within Green Belt would stall rather than encourage much-needed regeneration elsewhere.						

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1248794	LPIO-23837				We agree with the Council's proposed approach to enable the positive regeneration and development of Birkenhead to maximise its potential to accommodate a significant proportion of the Borough's development needs. Focusing development and investment within the Urban Conurbation will provide the opportunity to position this large urban area on the opposite bank of the river to Liverpool as an engine that will drive economic and social growth and revitalisation at the heart of the City Region. The Hind Street area is located at the core of the Urban Conurbation, which includes Birkenhead and its hinterland and is crucial to the success of the Council's overarching strategy for development in the Borough and its proposed settlement hierarchy.	https://wirral-consult.objective.co.uk/file/5684986					
1244826	LPIO-2384	yes			Regeneration of Birkenhead is a must, developing our waterfront like that of Liverpool is a must We look at Liverpool waterfront in all its splendor and beauty. If you were to cross the river and look the other way Birkenhead Wirral waterfront it looks like it is stuck in time. This is where development and housing are needed. We must not build on our Wirral precious greenbelt.						
1248448	LPIO-23846	no			No, for the reason that this approach will not provide the variety and mix of houses needed across Wirral over the plan period.	https://wirral-consult.objective.co.uk/file/5656108	https://wirral-consult.objective.co.uk/file/5656110				
1242185	LPIO-23886	yes			Yes. We are supportive of the Birkenhead Regeneration Framework and concept of an 'Urban Garden Village'. However it is considered that the numbers set out in Table 2.8 are rather low in the context of Peel having outline consent for 13,571 dwellings. In a letter to the Council dated 10 September 2018, the Development Director of Peel confirmed it would build 6,450 dwellings during the life of the Local Plan. We query why the figures in the Issues and Options Local Plan are not more positive and ambitious. We recommend increasing the committed figures accordingly, in order to reduce the need to look for some much land elsewhere and take the threat of unnecessary greenfield, indeed Green Belt, loss away. Given Local Plans are subject to regular reviews, any delay can be shown in the refreshed Local Plan but there is no justification to be pessimistic at this stage. After all, the NPPF soundness test requires Local Plans to be positively prepared.	https://wirral-consult.objective.co.uk/file/5659121	https://wirral-consult.objective.co.uk/file/5684263	https://wirral-consult.objective.co.uk/file/5657006			
1248472	LPIO-24009				We have no objection to the regeneration of Birkenhead, but we are concerned that the amount of development proposed here will not be delivered in the Plan period due to viability issues. Given the number of units involved it is essential that this matter is clarified.	https://wirral-consult.objective.co.uk/file/5684824	https://wirral-consult.objective.co.uk/file/5684823				
1248152	LPIO-24091				We wish to have a Local Plan which seeks to address the run-down nature of the once-thriving, historic areas of Wirral including its waterfront, Dockland and hinterland. One may add New Ferry to that list. All these places have much potential and would improve the image of our peninsula, especially the life chances, health and well-being of those who live in the most deprived areas. Confining development largely to those areas would, in addition, help to preserve our Green Belt, one of Wirral's greatest assets, improving quality of life, health, the tourist industry and local economy witnessed by the increasing popularity of Farm Shops and Farmer's Markets which offer top quality, fresh, local produce, year round.						
1248520	LPIO-24310	yes			We agree with the Council's proposed approach to focusing development and investment within the Urban Conurbation. This will provide the opportunity to position this large urban area on the opposite bank of the River Mersey to Liverpool as an engine that will drive economic and social growth and revitalisation for the benefit of the City Region.	https://wirral-consult.objective.co.uk/file/5684265					
1248524	LPIO-24312				We applaud the Leader and Chief Executive of the Council for their recent commitment to revitalising Birkenhead, and promoting a place on the Left Bank of the Mersey that is digitally connected and smart, sustainable and designed to inspire with the establishment of a New Development Corporation. Wirral should be a place of innovation and entrepreneurship, where the community thrives and visitors are offered a distinctive cultural experience along with protecting and enhancing our beloved greenspace.	https://wirral-consult.objective.co.uk/file/5684261					

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1248769	LPIO-24937				The current approach is dependent on the funding from Homes England and Government grants to overcome problems of viability. Evidence to support the viability of these developments has not been robustly provided and the regeneration of Birkenhead is not possible under a brownfield only approach. The housing requirements outlined in Wirral's SHMA and the SHELMA for Liverpool City Region do not require significant amounts of high-density development across the Borough. The outstanding need is for larger family homes which would not be developed under the current proposals. As the Council have yet to agree funding mechanisms for a large number of brownfield sites we do not see how these are going to be deliverable within the next 5 years. The Issues and Options report refers to further work to be completed over the next 6 months to be able to generate an achievable and realistic regeneration strategy. We are concerned that this information will be provided at a very late stage in the Plan process and should have been included as part of this Regulation 18 consultation. We respect the desire to prepare a Local Plan as quickly as possible to respond to the Government intervention however we are concerned that without the relevant information available for consultation the Local Plan may not be considered to be sound by the Examiner.	https://wirral-consult.objective.co.uk/file/5659045	https://wirral-consult.objective.co.uk/file/5684957	https://wirral-consult.objective.co.uk/file/5659039	https://wirral-consult.objective.co.uk/file/5659038	https://wirral-consult.objective.co.uk/file/5684956	
1248823	LPIO-25040				The current approach is dependent on the funding from Homes England and Government grants to overcome problems of viability. Evidence to support the viability of these developments has not been robustly provided and the regeneration of Birkenhead is not possible under a brownfield only approach. The housing requirements outlined in Wirral's SHMA and the SHELMA for Liverpool City Region do not require significant amounts of high-density development across the Borough. The outstanding need is for larger family homes which would not be developed under the current proposals. As the Council have yet to agree funding mechanisms for a large number of brownfield sites we do not see how these are going to be deliverable within the next 5 years. The Issues and Options report refers to further work to be completed over the next 6 months to be able to generate an achievable and realistic regeneration strategy. We are concerned that this information will be provided at a very late stage in the Plan process and should have been included as part of this Regulation 18 consultation. We respect the desire to prepare a Local Plan as quickly as possible to respond to the Government intervention however we are concerned that without the relevant information available for consultation the Local Plan may not be considered to be sound by the Examiner.	https://wirral-consult.objective.co.uk/file/5674317	https://wirral-consult.objective.co.uk/file/5684865	https://wirral-consult.objective.co.uk/file/5684849			
1248832	LPIO-25144				The current approach is dependent on the funding from Homes England and Government grants to overcome problems of viability. Evidence to support the viability of these developments has not been robustly provided and the regeneration of Birkenhead is not possible under a brownfield only approach. The housing requirements outlined in Wirral's SHMA and the SHELMA for Liverpool City Region do not require significant amounts of high-density development across the Borough. The outstanding need is for larger family homes which would not be developed under the current proposals. As the Council have yet to agree funding mechanisms for a large number of brownfield sites we do not see how these are going to be deliverable within the next 5 years. The Issues and Options report refers to further work to be completed over the next 6 months to be able to generate an achievable and realistic regeneration strategy. We are concerned that this information will be provided at a very late stage in the Plan process and should have been included as part of this Regulation 18 consultation. We respect the desire to prepare a Local Plan as quickly as possible to respond to the Government intervention however we are concerned that without the relevant information available for consultation the Local Plan may not be considered to be sound by the Examiner.	https://wirral-consult.objective.co.uk/file/5684857	https://wirral-consult.objective.co.uk/file/5659562				
1248833	LPIO-25254				The current approach is dependent on the funding from Homes England and Government grants to overcome problems of viability. Evidence to support the viability of these developments has not been robustly provided and the regeneration of Birkenhead is not possible under a brownfield only approach. The housing requirements outlined in Wirral's SHMA and the SHELMA for Liverpool City Region do not require significant amounts of high-density development across the Borough. The outstanding need is for larger family homes which would not be developed under the current proposals. As the Council have yet to agree funding mechanisms for a large number of brownfield sites we do not see how these are going to be deliverable within the next 5 years. The Issues and Options report refers to further work to be completed over the next 6 months to be able to generate an achievable and realistic regeneration strategy. We are concerned that this information will be provided at a very late stage in the Plan process and should have been included as part of this Regulation 18 consultation. We respect the desire to prepare a Local Plan as quickly as possible to respond to the Government intervention however we are concerned that without the relevant information available for consultation the Local Plan may not be considered to be sound by the Examiner.	https://wirral-consult.objective.co.uk/file/5661125	https://wirral-consult.objective.co.uk/file/5661100	https://wirral-consult.objective.co.uk/file/5661124	https://wirral-consult.objective.co.uk/file/5661129		

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1248956	LPIO-25354				The Council's preferred approach depends almost entirely on the delivery of the three strategic sites / development areas within the Birkenhead Regeneration Framework (BRF). The BRF has yet to be prepared and includes sites which have failed to deliver any housing for many years. There is no credible evidence to demonstrate the deliverability of these sites and there will be significant challenges in delivering the scale of regeneration required to meet housing needs within this area.	https://wirral-consult.objective.co.uk/file/5684859	https://wirral-consult.objective.co.uk/file/5677475				
1248546	LPIO-2538	yes			Wirral Wildlife support the approach, but note that the wildlife value of the Birkenhead Docks to birds from the nearby internationally protected sites needs to be appreciated and safeguarded (HRA 5.66). All design must include adequate greenspace for physical and mental health, other ecosystem services and wildlife.						
1248986	LPIO-25450				The current approach is dependent on the funding from Homes England and Government grants to overcome problems of viability. Evidence to support the viability of these developments has not been robustly provided and the regeneration of Birkenhead is not possible under a brownfield only approach. The housing requirements outlined in Wirral's SHMA and the SHELMA for Liverpool City Region do not require significant amounts of high-density development across the Borough. The outstanding need is for larger family homes which would not be developed under the current proposals. As the Council have yet to agree funding mechanisms for a large number of brownfield sites we do not see how these are going to be deliverable within the next 5 years. The Issues and Options report refers to further work to be completed over the next 6 months to be able to generate an achievable and realistic regeneration strategy. We are concerned that this information will be provided at a very late stage in the Plan process and should have been included as part of this Regulation 18 consultation. We respect the desire to prepare a Local Plan as quickly as possible to respond to the Government intervention however we are concerned that without the relevant information available for consultation the Local Plan may not be considered to be sound by the Examiner.	https://wirral-consult.objective.co.uk/file/5662723	https://wirral-consult.objective.co.uk/file/5662725	https://wirral-consult.objective.co.uk/file/5662770			
1249002	LPIO-25519				With regard to the Options and Issues Document's proposals for managing and promoting Regeneration under the Wirral Local Plan, and with particular emphasis being placed upon the Birkenhead Town Centre and Wirral Waters areas. Merseytravel would wish to continue working with Wirral Council as an active partner in developing and delivering the Birkenhead Regeneration Framework and The Wirral Strategic Transport Framework, with a view to ensuring that public transport, active travel and the Mersey Tunnels form an integral and appropriate part of these frameworks and subsequent initiatives.						
1249015	LPIO-25565				The Council's preferred approach depends almost entirely on the delivery of the three strategic sites / development areas within the Birkenhead Regeneration Framework (BRF). The BRF has yet to be prepared and includes sites which have failed to deliver any housing for many years. There is no credible evidence to demonstrate the deliverability of these sites and there will be significant challenges in delivering the scale of regeneration required to meet housing needs within this area.	https://wirral-consult.objective.co.uk/file/5684897					
1243721	LPIO-2557	yes									
1249070	LPIO-25643				The Council's preferred approach depends almost entirely on the delivery of the three strategic sites / development areas within the Birkenhead Regeneration Framework (BRF). The BRF has yet to be prepared and includes sites which have failed to deliver any housing for many years. There is no credible evidence to demonstrate the deliverability of these sites and there will be significant challenges in delivering the scale of regeneration required to meet housing needs within this area.	https://wirral-consult.objective.co.uk/file/5684896	https://wirral-consult.objective.co.uk/file/567965				
1246458	LPIO-25695				I certainly agree with this approach. Bringing regeneration to Birkenhead is a must, developing our waterfront like that of Liverpool is a must. We look at Liverpool waterfront in all its splendour and beauty. If you were to cross the river and look the other way Birkenhead Wirral waterfront looks like it did when King John granted the ferry charter. This is where development and housing are needed, NOT the greenbelt						
1246459	LPIO-25696				I certainly agree with this approach. Bringing regeneration to Birkenhead is a must, developing our waterfront like that of Liverpool is a must. We look at Liverpool waterfront in all its splendour and beauty. If you were to cross the river and look the other way Birkenhead Wirral waterfront looks like it did when King John granted the ferry charter. This is where development and housing are needed, NOT the greenbelt						

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1249100	LPIO-25866 1 of 3				The Council's preferred approach depends almost entirely on the delivery of the three strategic sites / development areas within the Birkenhead Regeneration Framework (BRF). The BRF has yet to be prepared and includes sites which have failed to deliver any housing for many years. There is no credible evidence to demonstrate the deliverability of these sites and there will be significant challenges in delivering the scale of regeneration required to meet housing needs within this area.	https://wirral-consult.objective.co.uk/file/5684951	https://wirral-consult.objective.co.uk/file/5677510	https://wirral-consult.objective.co.uk/file/5684895	https://wirral-consult.objective.co.uk/file/56775108	https://wirral-consult.objective.co.uk/file/5677511	
1249100	LPIO-25866 2 of 3				The Council's preferred approach depends almost entirely on the delivery of the three strategic sites / development areas within the Birkenhead Regeneration Framework (BRF). The BRF has yet to be prepared and includes sites which have failed to deliver any housing for many years. There is no credible evidence to demonstrate the deliverability of these sites and there will be significant challenges in delivering the scale of regeneration required to meet housing needs within this area.	https://wirral-consult.objective.co.uk/file/5677512	https://wirral-consult.objective.co.uk/file/5677516	https://wirral-consult.objective.co.uk/file/56775107			
1249100	LPIO-25866 3 of 3				The Council's preferred approach depends almost entirely on the delivery of the three strategic sites / development areas within the Birkenhead Regeneration Framework (BRF). The BRF has yet to be prepared and includes sites which have failed to deliver any housing for many years. There is no credible evidence to demonstrate the deliverability of these sites and there will be significant challenges in delivering the scale of regeneration required to meet housing needs within this area.	https://wirral-consult.objective.co.uk/file/5677514	https://wirral-consult.objective.co.uk/file/5677512	https://wirral-consult.objective.co.uk/file/5684898	https://wirral-consult.objective.co.uk/file/5684949	https://wirral-consult.objective.co.uk/file/56775109	
1244896	LPIO-2587	yes			YES, I agree with the change in the Council's strategy and approach since losing Control last May. The main thrust of the Local Plan and the work of the Council should be in the 'levelling-up' of life-chances, life-expectancy, quality of life, housing and environment across Wirral by concentrating on Regeneration to the exclusion of so-called 'easy hits' in Green Belt. Such 'easy hits' would, in fact, entail a dilution of purpose and results, and increase the number of residents on Wirral with complex needs and service requirements brought on by age, such that the short-term financial gains would be lost in the higher maintenance costs. Quoting terms such as 'Left Bank - Regeneration Zone' and 'Birkenhead Urban Garden City' is no substitute for having done sufficient work to produce a detailed 'Vision' and put real worth and meaning behind these headlines, attractive as they sound. The Council is not where it should be (nowhere near) and needs to wake up to reality as, without additional time to develop the 'glossy' concepts, the thinness of the Council's case would be exposed at Inquiry by developers/landowners, others and probably the Inspector. Masterplans (not just front-page glossy illustrations) are not even developed yet. Adopting, adding to, and enhancing Peel's Masterplan outline for the whole area (not just Wirral Waters) would be a step forward but much more time and detailed work needs to be spent and done to produce 'sound' proposals. Wirral has a long way to catch up with Liverpool. Learn the lessons. Did I mention, and NO Green Belt release?						
1249638	LPIO-26272 1 of 2				Whilst we remain supportive of the principle to regenerate Birkenhead, a realistic view must be taken in respect of the likelihood of delivery from this source of housing land supply. It is clear from looking at the evidence produced by the Consortium that significant viability concerns exist and that public sector funding will play a critical role in the delivery of Wirral Waters and the other regeneration schemes proposed around Birkenhead. The intention to produce an Infrastructure Delivery Plan (IDP) is noted and this will be a critical evidence base document to inform the preparation of the WLP, setting out how and when the infrastructure will be provided, all of which will link to the area wide viability work the Council should be undertaking. When preparing the IDP, the Council will be expected to clearly set out the evidence that has been used to inform the inclusion of each infrastructure item. For each item there should then be a detailed understanding of the amount of investment required, and the funding sources that have been identified (and secured) including Government funding. None of this information is available yet and so it is impossible to support the current strategy without this critical evidence being available. It is clear that far greater clarity on a number of matters will be required before the Council can commit with any certainty that Wirral Waters and the regeneration of Birkenhead will deliver the claimed level of housing during the plan period and the current urban regeneration preferred option can be justified. There is an extensive list of historic planning and strategy documents, which in our view need to be updated and refreshed, so that they can be considered as up to date evidence. For example, the Wirral Waters Vision Statement and Design & Access Statement 2010 is still being referred to. Whilst some limited site works are underway, the fact remains that to date, no homes have been delivered at Wirral Waters despite benefitting from planning permission for 8 years.	https://wirral-consult.objective.co.uk/file/5675735	https://wirral-consult.objective.co.uk/file/5685061	https://wirral-consult.objective.co.uk/file/5685064	https://wirral-consult.objective.co.uk/file/5685062	https://wirral-consult.objective.co.uk/file/5685066	https://wirral-consult.objective.co.uk/file/5685065

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1249638	LPIO-26272 2 of 2				The Vision Statement clearly needs to be rewritten and a far more robust delivery strategy regarding the claimed delivery of 4,650 homes at Wirral Waters produced and included as part of the evidence base, supported by detailed viability work and proof of funding for the delivery of infrastructure. The requirement for very extensive infrastructure investment is clear (particularly the mass transit system) and yet there is little associated evidence to demonstrate how, when and by whom it will be delivered. Paragraphs 2.108 to 2.114 confirm that the Council submitted an expression of interest to Government for funding in November 2019 which included a possible Urban Development Corporation. Again, this is at a very early stage and as such there is no current indication that this bid will be successful. Even if successful, the timescale for the Government to make a decision will be lengthy, and even after approval it would take years to set up. As such very little weight can be given to this at this stage in terms of the ability of a UDC to contribute towards increasing the rate of housing delivery in Wirral. Much of the strategy is reliant upon the Council working in partnership with Government, as such it is reasonable to query the track record in securing Government investment in recent years into the Wirral. One recent success as securing Housing Zone status and an associated £6m of Housing Infrastructure Fund, but this is not at a scale and track record which could justify the scale of regeneration needed. It is accepted that there are likely to be opportunities to bid going forward but none of the funding programmes are certain and they typically take a long time to secure approval and implement. In summary, the evidence base currently available is out-dated, incomplete, at an early concept stage and there is very little certainty around funding despite the massive viability concerns that exist. It is important to remember that the regeneration of Birkenhead can move forward regardless of the WLP process and this is encouraged. In order for the WLP to be considered sound, what is required is for a credible and evidence-based approach to be taken to ensure that a flexible and deliverable supply of housing that meets the needs of the whole of Wirral, including affordable housing, is maintained throughout the plan period. The current strategy will simply not achieve this.	https://wirral-consult.objective.co.uk/file/5685603					
1249638	LPIO-26303 1 of 2				Whilst we remain supportive of the principle to regenerate Birkenhead, a realistic view must be taken in respect of the likelihood of delivery from this source of housing land supply. It is clear from looking at the evidence produced by the Consortium that significant viability concerns exist and that public sector funding will play a critical role in the delivery of Wirral Waters and the other regeneration schemes proposed around Birkenhead. The intention to produce an Infrastructure Delivery Plan (IDP) is noted and this will be a critical evidence base document to inform the preparation of the WLP, setting out how and when the infrastructure will be provided, all of which will link to the area wide viability work the Council should be undertaking. When preparing the IDP, the Council will be expected to clearly set out the evidence that has been used to inform the inclusion of each infrastructure item. For each item there should then be a detailed understanding of the amount of investment required, and the funding sources that have been identified (and secured) including Government funding. None of this information is available yet and so it is impossible to support the current strategy without this critical evidence being available. It is clear that far greater clarity on a number of matters will be required before the Council can commit with any certainty that Wirral Waters and the regeneration of Birkenhead will deliver the claimed level of housing during the plan period and the current urban regeneration preferred option can be justified. There is an extensive list of historic planning and strategy documents, which in our view need to be updated and refreshed, so that they can be considered as up to date evidence. For example, the Wirral Waters Vision Statement and Design & Access Statement 2010 is still being referred to. Whilst some limited site works are underway, the fact remains that to date, no homes have been delivered at Wirral Waters despite benefitting from planning permission for 8 years.	https://wirral-consult.objective.co.uk/file/5675735	https://wirral-consult.objective.co.uk/file/5685614	https://wirral-consult.objective.co.uk/file/5685624	https://wirral-consult.objective.co.uk/file/568566	https://wirral-consult.objective.co.uk/file/568566	https://wirral-consult.objective.co.uk/file/568566

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1249638	LPIO-26303 2 of 2				The Vision Statement clearly needs to be rewritten and a far more robust delivery strategy regarding the claimed delivery of 4,650 homes at Wirral Waters produced and included as part of the evidence base, supported by detailed viability work and proof of funding for the delivery of infrastructure. The requirement for very extensive infrastructure investment is clear (particularly the mass transit system) and yet there is little associated evidence to demonstrate how, when and by whom it will be delivered. Paragraphs 2.108 to 2.114 confirm that the Council submitted an expression of interest to Government for funding in November 2019 which included a possible Urban Development Corporation. Again, this is at a very early stage and as such there is no current indication that this bid will be successful. Even if successful, the timescale for the Government to make a decision will be lengthy, and even after approval it would take years to set up. As such very little weight can be given to this at this stage in terms of the ability of a UDC to contribute towards increasing the rate of housing delivery in Wirral. Much of the strategy is reliant upon the Council working in partnership with Government, as such it is reasonable to query the track record in securing Government investment in recent years into the Wirral. One recent success as securing Housing Zone status and an associated £6m of Housing Infrastructure Fund, but this is not at a scale and track record which could justify the scale of regeneration needed. It is accepted that there are likely to be opportunities to bid going forward but none of the funding programmes are certain and they typically take a long time to secure approval and implement. In summary, the evidence base currently available is out-dated, incomplete, at an early concept stage and there is very little certainty around funding despite the massive viability concerns that exist. It is important to remember that the regeneration of Birkenhead can move forward regardless of the WLP process and this is encouraged. In order for the WLP to be considered sound, what is required is for a credible and evidence-based approach to be taken to ensure that a flexible and deliverable supply of housing that meets the needs of the whole of Wirral, including affordable housing, is maintained throughout the plan period. The current strategy will simply not achieve this.	https://wirral-consult.objective.co.uk/file/568563					
1249782	LPIO-26418				We reiterate the concerns raised throughout these Representations, in that a balanced approach must be taken to ensure the Borough's emerging housing requirements will be met. The Council's preferred spatial option depends almost entirely on the delivery of the three strategic sites within the Birkenhead Regeneration Framework. This is in the absence of evidence which fully confirms the deliverability and viability of these sites. In light of the recent challenges faced in the Wirral, not least the protracted nature of adopting an up to date Local Plan and housing requirement, the Council cannot put 'all of their eggs in one basket' to deliver the Borough's housing needs. A balanced approach must be taken with suitable Green Belt release sites, such as Raby Hall Road and Eastham, complementing brownfield sites to deliver the Borough's housing needs.	https://wirral-consult.objective.co.uk/file/5683832					
1249219	LPIO-26455				We certainly agree with this approach. Bringing regeneration to the Birkenhead area to meet the housing and employment needs delivers a huge social benefit towards a deprived population and would release pressure to release Green Belt for development.	https://wirral-consult.objective.co.uk/file/5677529	https://wirral-consult.objective.co.uk/file/5677528				
1245180	LPIO-2656	yes			I certainly agree with this approach. Bringing regeneration to Birkenhead is a must, developing our waterfront like that of Liverpool is a must. We look at Liverpool waterfront in all its splendour and beauty. If you were to cross the river and look the other way Birkenhead Wirral waterfront looks like it did when King John granted the ferry charter. This is where development and housing are needed, NOT the greenbelt						

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1240932	LPIO-26591 1 of 2	no			No, we do not agree with the Council's approach. Whilst we broadly agree with the Council's ambitions to support the regeneration of Birkenhead, we believe that the Council places too great a reliance on its approach to regeneration, with all its related problems and uncertainties, to meet the Borough's development needs. We have significant concerns regarding the assumptions underpinning the Council's Preferred Approach given that the Birkenhead Regeneration Framework (BRF) is only in the early stages of preparation, having been commissioned in November 2019 and will not be available until Summer 2020. Funding for many of the regeneration activities outlined in the Issues and Options consultation document is not assured; the Council has yet to bid for a share of The Future High Streets Fund and is only at the early stages of preparing a bid for Town Deal funding. There is nothing to demonstrate that, even if such bids were successful, they would even begin to address the enormous funding gap identified. Moreover, much of the Council's other evidence informing its approach is either dated or incomplete. The Wirral Waters Vision Statement and BIRS date from 2010 whilst the Strategic Transport Framework, A41 Feasibility Study and Wirral Waters Gateways Feasibility Study are still ongoing. Whilst it is acknowledged that the Council recognises "the significant challenges to delivering the scale of regeneration required to meet our housing and employment needs within the existing urban area" (paragraph 2.106) and the Local Plan is only at Issues and Options stage, we have significant concerns that the Council's strategy to deliver growth through regeneration is not sufficiently robust upon which to base a deliverable and sound Local Plan in line with the requirements of national policy and guidance. This strategy mainly comprises aspirations and ambitions rather than guaranteed deliverables upon which Wirral and the Government can rely. These include: Engaging proactively with bodies to provide additional resources; Commissioning the BRF but with no reference to a delivery date; "the BRF will also take account of the potentially significant funding for project delivery which may become available"; "the BRF will explore the concepts";	https://wirral-consult.objective.co.uk/file/5683689	https://wirral-consult.objective.co.uk/file/5682697	https://wirral-consult.objective.co.uk/file/568271			
1240932	LPIO-26591 2 of 2	no			Submitting a bid to "seek funding to undertake works which could lead to the designation of Birkenhead and parts of Seacombe as an Urban Development Corporation"; and Internal reorganisations within the Council. However, the Council states at paragraph 2.107 that it is only "if all these actions come together" that the Council can adopt its preferred Urban Intensification Option and avoid the need to release Green Belt sites in the final draft Local Plan. Nonetheless the Council feels justified in not only placing a heavy reliance on the delivery of housing from sites such as Wirral Waters, Hind Street and Woodside, but delivery at a level significantly above that which was assumed in the SHLAA, prepared only a matter of months ago. We are also concerned that the content of the BRF appears subject to being predetermined, as paragraph 2.103 of the Issues and Options consultation document states that "The Council considers that there is potential for significant increases in dwelling capacity at Hind Street and Woodside, which will be confirmed by the Birkenhead Regeneration Framework". Another example is found at Appendix 2.1 paragraph A2.35 of the Issues and Options document where the Council states that the Birkenhead Regeneration Framework will "address the strategic infrastructure issues, linkages and investment requirements to enable the regeneration of the Woodside area". Therefore, whilst this document and its associated evidence are not yet complete and publicly available, they are already being used to justify the developability of the major draft allocations in the Local Plan and as such pre-determination is a significant concern. Whilst there is undoubtedly a place for regeneration and redevelopment in the emerging Local Plan – and we fully support a plan that provides for appropriate, deliverable regeneration - allocating around 76% of new homes to Birkenhead and almost 90% on sites east of the M53 is an unsound approach. It is dependent on too many variables outside of the Council's control, it is unrealistic, unviable, undeliverable and will lead to an unsound Local Plan. We strongly recommend an alternative, more deliverable approach, whereby the Council balances the allocation of a reduced quantum of development on the Birkenhead sites with the release of Green Belt land which can deliver the housing, employment, retail and tourism development that the Borough requires along with associated infrastructure, biodiversity and countryside access improvements – to the significant benefit of Wirral as a whole.						
1245058	LPIO-2691	yes			All large development should provide for a good social mix, include plans to promote proper communities, such as local shops, community space, green spaces including allotments and respect existing wildlife-rich brownfield land. Provision of housing should include conversion of existing buildings to homes and refurbishment of empty buildings. Priority given to the maintenance and improvement of existing properties where they can be improved in line with the local energy plan and to high levels of energy and water efficiency.						
1238156	LPIO-28	yes			Yes - I really want to cheer this vision (drawing on the vision of Laird and others from the 19th Century of course) for a regenerated urban garden city. But... ..do the other Local Boroughs in the Liverpool City Region (and CWAC) share our passion for Birkenhead, or do their plans compete with ours? Will they sign off to support our plans and ensure we don't miss out on regeneration opportunities that would be attractive to their areas too? And... ..how far will Peel Holdings go to make this come to fruition if and when there is a conflict with their private sector responsibilities and fiduciary duties?						

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1241891	LPIO-280	yes									
1245073	LPIO-2893	yes			Yes. The Albert dock complex in Liverpool is a shining example of what can be done providing a mixture of housing, work and leisure amenities whilst at the same time taking advantage of the traditional buildings and unique dockland scenery.						
1245159	LPIO-2961	yes									
1241315	LPIO-3031	yes			I certainly agree with this approach. Bringing regeneration to Birkenhead is a must, developing our waterfront like that of Liverpool is a must. We look at Liverpool waterfront in all its splendour and beauty. If you were to cross the river and look the other way Birkenhead Wirral waterfront looks like it did when King John granted the ferry charter. This is where development and housing are needed, NOT the greenbelt						
1237944	LPIO-304	no	it doesn't produce the type or mix of homes people want to live in; Other (please state below);		There is concern that the Councils proposals appear to be driven by commercial business needs, predominantly in finance/factory operations, rather than the required residential need empathised in this Local Plan. For a sustainable, long-term, Local Plan, generational development should be encouraged, not short-term, commercially driven, profits, even though those short-term profits would benefit Wirral Council in the very short term. As the UK Government is proposing significant investment over a five-year period, the need for speculative, short-term, development should not be a driving factor in this long-term Local Plan.						
1245289	LPIO-3040	yes									
1245287	LPIO-3050	yes			With the proviso that the models for development will be based around the highest environmental standards, incorporate low traffic neighbourhoods, be model zero carbon developments, make best use of the location, making walking and public transport the default means of movement, and separate the town's own internal transport needs from those of travellers to Liverpool and places beyond the town.						
1238645	LPIO-3075	yes			There are a number of areas suitable for brownfield development, Wirral Waters being a prime example of where Wirral Council could develop a fantastic eco-environment with integrated housing / transport together with cutting edge environmentally friendly design						
1239492	LPIO-315	yes									
1237904	LPIO-3160	yes			I certainly agree with this approach. Bringing regeneration to Birkenhead is a must, developing our waterfront like that of Liverpool is a must. We look at Liverpool waterfront in all its splendour and beauty. If you were to cross the river and look the other way Birkenhead Wirral waterfront looks like it did when King John granted the ferry charter. This is where development and housing are needed, NOT the greenbelt						
1245311	LPIO-3209	yes									
1245346	LPIO-3250	yes			I support the redevelopment of brownfield land as a means of satisfying all development requirements, with particular focus on Birkenhead and Wirral Waters. <ul style="list-style-type: none"> All large development should provide for a good social mix, include plans to promote proper communities, such as local shops, community space, green spaces including allotments and respect existing wildlife-rich brownfield land Provision of housing to include conversion of existing buildings to homes and refurbishment of empty buildings. Priority given to the maintenance and improvement of existing properties where they can be improved in line with the local energy plan and to high levels of energy and water efficiency. 						
1239571	LPIO-3341	yes									
1245416	LPIO-3357	yes									
1238549	LPIO-342	yes			Regeneration of Birkenhead is essential, it has been in decline for many years and now needs a concentrated investment plan to regenerate business activity and provide modern housing and infrastructure support.						
1240653	LPIO-3452	yes									
1241770	LPIO-3453	yes									
1245437	LPIO-3504	yes			Most definitely. The waterfront has huge potential for retail and housing and should be developed as a priority when compared to green belt.						

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1238379	LPIO-425	yes			I totally agree with this approach. Regeneration of Birkenhead is vital. In comparison to the impressive Liverpool waterfront, the run down appearance of the Wirral waterfront is dilapidated and depressing. This is exactly where development and housing are needed, NOT the Green Belt						
1241868	LPIO-4276	yes			Yes. Birkenhead must be made an attractive place to visit, shop in and live in.						
1245153	LPIO-4351	yes			Birkenhead needs and deserves investment and regeneration. It could and should provide very attractive urban living. "Pump priming" and other additional investment in Birkenhead and Wallasey Docks to create an attractive urban living space would, in the long term, be money well spent which all of Wirral would benefit from.						
1244629	LPIO-4504	yes			I certainly agree with this approach. Bringing regeneration to Birkenhead is a must, developing our waterfront like that of Liverpool is a must. We look at Liverpool waterfront in all its splendour and beauty. If you were to cross the river and look the other way Birkenhead Wirral waterfront looks like it did when King John granted the ferry charter. This is where development and housing are needed, NOT the greenbelt						
1237724	LPIO-4513	yes			Yes I certainly agree. There is a wonderful opportunity to completely revamp this area as was done just across the water in Liverpool. This would be very well received by the entire population of Wirral. Revitalise the shopping centre and market and provide good quality housing, remember that even in a downturn there will still be jobs just across the water. This would release pressure on the greenbelt and preserve the lungs of Wirral for future generations. For heaven's sake let's get rid of the Tunnel Toll, no matter what it costs - this will aid economic revival of Wirral on the back of Liverpool! Wirral is a dormitory for Liverpool = it's silly to ignore this fact, we should use it sensibly to our advantage and that of Liverpool. If ever there was an opportunity for imaginative and creative development this has to be it!						
1244720	LPIO-4591	yes			Provided that development is sensitive to the fragility of the area for birds as set out in the commissioned report on Habitat.eg in Wirral Waters						
1245607	LPIO-4605	yes			My priorities in relation to housing allocation in the Local Plan are to :- Protect and retain existing greenspace and ecological assets. Encourage development of existing derelict brownfield sites in Birkenhead and throughout the Mersey hinterland, improving the built environment and reducing the apparent feeling of desolation in some of these areas. Develop any residential sites outside of town centres close to sustainable infrastructure corridors and places of work, thus reducing carbon footprint and assisting with Wirral's Climate Emergency agenda. Correlate location of development with existing electric rail lines which offer the most sustainable motorised transport option for mid to long distances. Having reviewed the Consultation Summary Document, and some of the more detailed supporting information, my view is that Option 1 (Urban Intensification) represents the best solution and is likely to meet my priorities as set out above. I appreciate that abnormal costs relating to development are likely to be higher for brownfield sites than for greenbelt sites, however the opportunity for new links to existing sustainable transport close to city centre is immense, and enhancements can usually be provided at a lower overall cost than for suburban development due to the shorter distances involved. It should also be recognised urban sites are often closer to places of employment and location of housing near to work reduces employee costs and reduces carbon footprint for travel.						
1237696	LPIO-4676	yes			But quality buildings needed to improve Birkenhead's image.						
1242528	LPIO-470	no	Other (please state below);	this whole scheme is for profit not to accommodate the needs of the people most in need of affordable housing	this whole scheme is for profit not to accommodate the needs of the people most in need of affordable housing						
1241495	LPIO-4709	yes			Yes, I would support this approach but all development should include adequate greenspace for physical and mental well being and wildlife.						

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1237873	LPIO-4817	yes			I certainly agree with this approach. Bringing regeneration to Birkenhead is a must, developing our waterfront like that of Liverpool is a must. We look at Liverpool waterfront in all its splendour and beauty. If you were to cross the river and look the other way Birkenhead Wirral waterfront looks like it did when King John granted the ferry charter. This is where development and housing are needed, NOT the greenbelt						
1245782	LPIO-4849	yes									
1245794	LPIO-4898	yes			Agree 100%. The focus on the positive regeneration of Birkenhead will be universally supported throughout the Borough and bring many benefits apart from meeting housing needs, eg more jobs, more visitors exploring its maritime history etc.						
1241661	LPIO-4916	yes			I support the redevelopment of brownfield land as a means of satisfying all development requirements, with particular focus on Birkenhead and Wirral Waters.						
1243171	LPIO-4940	yes									
1241327	LPIO-4953	yes									
1245713	LPIO-4996	yes			Regeneration of Birkenhead and waterfront is a must. It will improve our Wirral waterfront and would bring more employment, housing and improve what is currently derelict and ugly land.						
1241065	LPIO-500	yes									
1245816	LPIO-5016	yes			Strongly agree. Birkenhead is in desperate need of affordable housing and jobs, i.e. regeneration. This must be the given highest priority by the Council.						
1237923	LPIO-5044	yes			regeneration of birkenhead is a must. as it the development of the birkenhead waterfront. This is where development & housing should be done not on any greenbelt.						
1245496	LPIO-5192	yes			I certainly agree with this approach. Bringing regeneration to Birkenhead is a must. We need to develop our waterfront. This is where development and housing is needed not the greenbelt.						
1238246	LPIO-525	yes			Wholeheartedly! Birkenhead has suffered decades of decay and is a sad reflection of it's former self. There is so much land and potential for improvement. Europa Boulevard has never been developed properly around Conway Park Stn and the waterfront and area around Woodside is ripe for much better development with apartment living and corresponding office space.						
1242372	LPIO-5307	yes			There is space for approximately 18,000 houses on Brownfield sites on Wirral, which is more than is required to meet the target, these areas are to be used first. The Council should significantly increase their efforts to work with the developers such as Peel Holdings and to use all the powers that they have at their disposal to ensure that such Brownfield sites are brought forward for development.						
1240383	LPIO-5412	yes			Every effort should be given to support the integrated regeneration strategy for Birkenhead and Wirral Waters. WBC have a responsibility to address deprivation and regeneration supports this.						
1242947	LPIO-542	yes			Birkenhead was a lovely town, however, it has run down to the point no one wants to visit it as it is very depressing. This area could have such a lot to offer the Wirral, heritage site, cinemas, leisure facilities. Birkenhead Park is world renown for its design and innovation in its day. Use these beautiful green spaces and bring back pride in the area and for the heritage it had.						
1245954	LPIO-5486	yes									
1246041	LPIO-5541	yes									
1246159	LPIO-5587	yes									
1245984	LPIO-5670	yes			Yes we would approve provided development was undertaken which maximised public transport links, developed cycle routes and was done under the highest standards of energy efficiency with insulation, electric car charging systems, grey water plumbing systems and solar panels.						
1245767	LPIO-5844	yes			Regenerating Birkenhead will bring social and economic benefit to the whole of the Wirral. That combined with a more realistic assessment of Wirral's housing need will remove the need to develop in the Green Belt.						

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1246303	LPIO-5869	yes			Bringing regeneration to Birkenhead is a must. We look at Liverpool waterfront in all its splendour and beauty and recognise that Birkenhead and the eastern edge of the Wirral has much to offer if developed correctly. Consequently this is where development and housing are needed, not internally on areas of greenbelt agricultural land.						
1242751	LPIO-587	yes			I certainly agree with this approach. Bringing regeneration to Birkenhead is a must, developing our waterfront like that of Liverpool is a must. We look at Liverpool waterfront in all its splendour and beauty. If you were to cross the river and look the other way Birkenhead Wirral waterfront looks like it did when King John granted the ferry charter. This is where development and housing are needed, NOT the greenbelt						
1246310	LPIO-5908	yes			I definitely agree with this approach, it is vital to regenerate Birkenhead. The view of the Liverpool waterfront from Birkenhead is stunning and we should build mixed residences that exploit this view as well as the speed and convenience of travel to Liverpool This is where development and housing are needed, NOT the greenbelt						
1246306	LPIO-6055	yes									
1245599	LPIO-6082	yes			i agree that brownfill sites should be used.						
1246339	LPIO-6090	yes									
1238310	LPIO-6119	no	Other (please state below);		I do not agree with WBC approach. WBC are not applying the stated approach to the development of the local plan WBC need to increase projected housing numbers in the plan for the strategic regeneration areas. The numbers can be proved developable, using typology assessments. This will attract larger developers and government funding. Governments like landmark developments with big numbers. Including only 2500 (potential 4500) homes for Wirral Waters when there is total potential for 13800 is clearly not 'maximising' Birkenhead's development 'potential'. Option 1 a is committing 2500 home on Wirral Waters brownfields site and committing 2500 home on greenbelt. This is completely at odds with the stated approach. A more positive approach from WBC must be employed to maximise Birkenhead's potential Birkenhead still has demolition sites from the 60s and seventies when people were moved out to the Woodchurch and Ford (Beachwood) estates. This is because greenfield sites have been made available to developers. Lessons have been learnt from the disastrous planning principle of forming estates on Greenfields without services amenities or community identity. The NPPF has recognised this by making the use of brownfield sites and sustainable development patterns the overarching principle and at the forefront of the policy framework. WBC proposed plan is not following these most important NPPF principles. The plan is not providing, the government, developers or people of Wirral with evidence that WBC has any confidence in its own regeneration plans. The proposed release of greenbelt sites underlines that assertion.						
1240964	LPIO-6136	no	Other (please state below);	Not Ambitious enough	We have better views on our side than the other side do, I work in Birkenhead and relish the view. Condo's facing the Liverpool skyline would be attractive and we already have high development with the tunnel vents. High density attractive living space would fit all along the Wirral side of the Mersey. The holding back of land by the Bidston Dump for a fanciful development connecting business with the port is OK if there is a client, it looks like it is targeted at wind developers, does the Council have a client or is it a poorly thought through as it appears?						
1246161	LPIO-6220	yes			Both support approach and that this is the preferred approach.						
1245086	LPIO-6265	yes			Birkenhead can and must be regenerated. The potential so close to a large & thriving Liverpool is enormous. This is where the bulk of new housing & infrastructure has to constructed & once this has been done Birkenhead can be a very desirable place to live.						
1246402	LPIO-6396	yes			This is a great approach.It would be lovely to bring regeneration to The" left bank" of the Mersey and have a stunning waterfront like Liverpool.New development and appropriate housing should be built here to improve those areas not built on green belt or similar to the detriment of those areas.						

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1246425	LPIO-6535	no	Other (please state below); the redevelopment of brownfield sites will take too long; the regeneration of Birkenhead is too ambitious and unlikely to be public funding available required; it doesn't produce the type or mix of homes people want to live in; it doesn't provide homes where people want to live;		Consistent with national policy, we support policies for accommodating objectively assessed needs, in a way that makes as much use as possible of previously developed or 'brownfield' land (117, Framework). However, this should take into account local market conditions and viability (122, Framework). The Economic Viability Baseline Update and evidence provided by the Consortium demonstrates that Birkenhead and Wirral Waters have confirmed viability related issues and are unlikely to come forward without significant public funding. Consequently, we think that the Council should prepare the plan positively by taking into account the desirability of promoting regeneration and change in Birkenhead but, consistent with national policy, plans should be prepared positively in a way that is aspirational but deliverable (16, Framework). Accordingly, regeneration and development of Birkenhead should not accommodate a significant proportion of the borough's development needs until it is a deliverable option. Alternatively, Eastham contains sites (including SP050 West of Rivacre Road (parcel 4.14)) that are viable for meeting different types of housing need at appropriate densities to ensure a sufficient supply and mix of sites in the Urban Conurbation.	https://wirral-consult.objective.co.uk/file/5669553					
1241723	LPIO-6553	yes			I support the redevelopment of brownfield land as a means of satisfying all development requirements, with particular focus on Birkenhead and Wirral Waters. Large developments should include plans to promote proper communities, such as local shops, community space, green spaces including allotments and respect existing wildlife-rich brownfield land. Also provision of housing to include conversion of existing buildings to homes and the refurbishment of empty buildings. Priority given to the maintenance and improvement of existing properties where they can be improved in line with the local energy plan and to high levels of energy and water efficiency.						
1246348	LPIO-6579	yes			Of course, Birkenhead should have been redeveloped years ago.						
1241096	LPIO-6718	yes			The bold and ambitious project to redevelop Birkenhead should be fully supported.	https://wirral-consult.objective.co.uk/file/5661944	https://wirral-consult.objective.co.uk/file/5684262				
1246401	LPIO-6910	yes			Yes, this would be a logical and obvious approach. Birkenhead and its docklands provide a great opportunity to improve and enhance what is currently a substantially run down area. Other boroughs have adopted this approach and one only has to look at Liverpool to see the potential when good planning and investment is made. The scope and potential to create good housing with community facilities, shops and business hubs etc in this area makes makes a compelling argument and far outweigh any possible argument for development in the green belt.						
1246482	LPIO-7011	yes			This is where development and housing are needed, NOT the greenbelt.						
1246486	LPIO-7097	yes			Urban intensification should not encroach in anyway on our Greenbelt land. Bringing regeneration to Birkenhead is a priority as in developing the "Wirral Waterfront" This is where development and housing is needed NOT greenbelt land. We should be proud of our Waterfront as Liverpool is.						
1246488	LPIO-7110				I certainly agree with this approach. Bringing regeneration to Birkenhead is a must, developing our waterfront like that of Liverpool is a must. We look at Liverpool waterfront in all its splendour and beauty. If you were to cross the river and look the other way Birkenhead Wirral waterfront looks like it did when King John granted the ferry charter. This is where development and housing are needed, NOT the greenbelt						
1241958	LPIO-734	yes									
1241025	LPIO-7354	yes									
1246581	LPIO-7596	yes			This delivers a huge social benefit towards a deprived population and would release pressure to release Green Belt for development						

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1246605	LPIO-8120	yes			I certainly agree with this approach. Bringing regeneration to Birkenhead is a must, developing our waterfront like that of Liverpool is a must. We look at Liverpool waterfront in all its splendour and beauty. If you were to cross the river and look the other way Birkenhead Wirral waterfront looks deprived and lackluster, NOT the greenbelt						
1246598 (Hoylake Vision)	LPIO-8121	yes			It is important conceptually to acknowledge the part Birkenhead and Wirral play in the Liverpool City Region. Is this means being more willing to identify as "Part of Liverpool" then so be it. Many of the worlds most famous cities have a river running through the middle. London has the Thames; Paris the Seine; New York has the Hudson and East Rivers. Liverpool is a world class city. Its "South Bank" is effectively the Birkenhead waterfront, with huge potential. Make this a key part of the narrative; don't think of Birkenhead in isolation from Liverpool; regeneration of Birkenhead is not emulating or replicating Liverpool's success; it is building on it. Work with Liverpool. Consider formally making Birkenhead part of the City region or the city itself. Radical, but the opportunities for both would be immense.						
1243448	LPIO-826	yes			This is the kind of area that should be used for high density housing for single people and couples who do not desire to have a traditional house but wish to be close to transport links to Liverpool, Wirral and beyond. The further development of traditional high street shops in the Pyramids, Grange Road and Birkenhead market should be discouraged as it will only lead to more empty units and decline of this area. This area should be also partly developed as a tourist/leisure/hotel destination and a tourist tax be applied to hotel rooms. Wirral has great tourism potential which has never been exploited by WBC. This could be a very lucrative source of income. This area would then mirror developments on the opposite side of the river.						
1237882	LPIO-8264	yes			I certainly agree with this approach. Bringing regeneration to Birkenhead is a must, developing our waterfront like that of Liverpool is a must. We look at Liverpool waterfront in all its splendour and beauty. If you were to cross the river and look the other way Birkenhead Wirral waterfront looks like it did when King John granted the ferry charter. This is where development and housing are needed, NOT the greenbelt. Also, as stated previously Birkenhead is an important conduit for Wirral to the rest of the LCR. With Birkenhead being such an economically and socially unattractive town currently this prevents large streams of inward investment, underdeveloped entrepreneurial activity and the lack of young economically vibrant communities wishing to set home in this area all prevent the area being able to regenerate itself and support the local community become more prosperous and self-sustaining. See examples of other cities such as Berlin in which economic and social regeneration has led to great benefits to ALL members of society. However, this will take a longer term vision and not produce plans that will maximise the benefits for developers only. As stated above Zone 1 & 2 may not be the most profitable for developers to focus on BUT this focus will provide the maximum benefit to all.						
1246612	LPIO-8265	yes			Absolutely. This is a once in a life time opportunity to set out a vision of what the millions of visitors will think of the Wirral. They might even want to visit both sides of the river						
1240399	LPIO-8280	yes									
1245434	LPIO-8286	yes									
1245044	LPIO-8310	yes			Broadly Yes, but I think the Council should be more ambitious and work with Peel and the Government to bring forward even more housing at Wirral Waters during the Local Plan period. Peel already have planning permission for 13000 homes at Wirral Waters, the Council must ensure that even more of these are brought forward as soon as possible.						
1244670	LPIO-8426	yes			I certainly agree with this approach. Bringing regeneration to Birkenhead is a must, developing our waterfront like that of Liverpool is a must. We look at Liverpool waterfront in all its splendour and beauty. If you were to cross the river and look the other way Birkenhead Wirral waterfront looks like it did when King John granted the ferry charter. This is where development and housing are needed, NOT the greenbelt						
1237748	LPIO-8493	yes			Fully support regeneration of east side of Wirral, especially the Birkenhead area which is very depressed and badly in need of investment. This also ensures that the right housing can be built in the right places and takes pressure off our precious Green Belt.						
1246624	LPIO-8531	yes			I do not object to the use 'Birkenhead' to describe the area for regeneration. However, just because the Post Office class Dock Road Seacombe as CH41 its about time WMBC, Wirral Waters and others remember that Wallasey starts and Birkenhead ends halfway across the docks. Similarly CH43 and Prenton...						

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1246712	LPIO-9569	no	Other (please state below); the redevelopment of brownfield sites will take too long; the regeneration of Birkenhead is too ambitious and unlikely to be public funding available required; it doesn't produce the type or mix of homes people want to live in; it doesn't provide homes where people want to live;	Please see our attached statement for our full case.	Please see our attached statement for our full case.	https://wirral-consult.objective.co.uk/file/5676842					
1246693	LPIO-9584	yes			I absolutley agree with this approach. The regeneration of Birkenhead is paramount and should be the main focus of the local plan. It is clear to see that Wirral has lagged behind and suffered due to the development Liverpool's waterfront and Liverpool One. Birkenhead should have and must be developed to rival and link into this area of Liverpool. The waterfront of Birkenhead has excellant history and can mirror Liverpool. It is a travisty that this area has not been invested in and developed to its full potential. Anywhere else in the world would have this as a prime location for housing business and lesiure and yet Wirral Council has allowed it to be run down and deprived over a number of years. This is must be redeveloped first and foremost.						
1246691	LPIO-9622	yes			Absolutely, the regeneration to Birkenhead is a must. This will improve quality of life for people living there and protect the green belt.						
1238193	LPIO-9625	yes			Our Client agree with the Council's proposed approach to focusing development and investment within the Urban Conurbation. This will provide the opportunity to position this large urban area on the opposite bank of the River Mersey to Liverpool as an engine that will drive economic and social growth and revitalisation for the benefit of the City Region. Hind Street Mixed site sits at a key gateway to the Urban Conurbation from Liverpool where the Queensway Mersey tunnel emerges into the Borough of Wirral, and alongside the Council's other identified strategic sites and development areas, there becomes a clear proposition for Birkenhead as a strategic opportunity of regional and national significance, specifically as an exemplar 'Urban Garden City'. DUE TO THE WORD LIMIT, A DETAILED RESPONSE TO THIS QUESTION HAS BEEN PROVIDED WITHIN THE REPRESENTATIONS DOCUMENT SUBMITTED AS PART OF QUESTION 10.1.	https://wirral-consult.objective.co.uk/file/5633246					
1242554 Port Sunlight Village Trust	LPIO-9637	yes			The proposal to create a 'garden city' in Birkenhead is an exciting concept that could transform a derelict site into a dynamic one.						
1246720	LPIO-9694	no	the redevelopment of brownfield sites will take too long; the regeneration of Birkenhead is too ambitious and unlikely to be public funding available required; it doesn't produce the type or mix of homes people want to live in; it doesn't provide homes where people want to live;		The Council is proposing to allocate a range of sites for housing in the built-up area concentrating on the eastern part of the district centred on Birkenhead. Whilst we do not object to the principle of redeveloping longstanding previously developed sites, subject to the concerns expressed in section 4 regarding the council's assessment of supply, further sites are required to address Wirral's housing needs, and these will have to be releases from the Green Belt. Therefore we consider that Options 1A and 1B will not meet the housing needs in the plan period and should be discounted. We consider that the Spatial Vision will not be delivered during the plan period without correctly assessing and meeting housing needs and adopting a variety and mix of sites for development, particularly housing across the Wirral. This inevitably will involve the release of Green Belt land which performs weakly in relation to the 5 purposes of the Green Belt, set out in the Framework.						
1238424	LPIO-9745	yes									
1238147	LPIO-9808	yes			This must be the top priority and should not be undermined by exploring release of Green Belt land.						

