



Person ID	ID	Question 2.13 - Wirral Waters	Question 2.13 - Hind Street	Question 2.13 - Woodside	Question 2.13 - Central Birkenhead	Question 2.13 - Birkenhead / Town Centre	Question 2.13a - If No, please explain why, and what your alternative approach would be. If Yes, you can comment here. (Please identify the site you are commenting on.)	Attachment 1	Attachment 2	Attachment 3	Attachment 4	Attachment 5	Attachment 6	Attachment 7
1240843	LPIO-12651						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1247578	LPIO-12849						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1247510	LPIO-12973						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1246335	LPIO-13096						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1246853	LPIO-13365						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1243700	LPIO-1339	Yes	Yes	Yes	Yes	Yes								
1242155	LPIO-13450						Yes. However without prejudice to future employment opportunities and potential (yet unknown) changes in industry and associated spatial demands. Those sites of unique benefit (eg portside) should be given careful consideration against potential future demand.							
1246852	LPIO-13487						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1247746	LPIO-13641						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1238192	LPIO-13784	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247012	LPIO-13839	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247014	LPIO-13893	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1242183	LPIO-13958						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1247218	LPIO-14054						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1244900	LPIO-1409	Yes	Yes	Yes	Yes	Yes								
1247219	LPIO-14159						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1247220	LPIO-14256						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1247222	LPIO-14388						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1247226	LPIO-14476						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1247245	LPIO-14566						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1244905	LPIO-1464	Yes	Yes	Yes	Yes	Yes								
1246827	LPIO-14695						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1247016	LPIO-14829	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247018	LPIO-14886	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1238043	LPIO-1495	Yes	Yes	Yes	Yes	Yes								
1239377	LPIO-1501	Yes	Yes	Yes	Yes	Yes	I agree there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1247021	LPIO-15302	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							

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1247246	LPIO-15315						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1247248	LPIO-15416						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1247251	LPIO-15532						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1247252	LPIO-15624						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1247274	LPIO-15717						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1247275	LPIO-15826						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1247936	LPIO-15970						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1247935	LPIO-16010						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1244969	LPIO-1602	Yes	Yes	Yes	Yes	Yes								
1247287	LPIO-16190						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1247344	LPIO-16277						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1247349	LPIO-16365						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1244898	LPIO-1640	Yes	Yes	Yes	Yes	Yes	YES but nowhere near enough work has been done yet, even for Reg 18 stage, and too much work needs to have been done before Reg 19 on the present Timetable. More time needs to be negotiated in order to realise the correct outcomes. Presently, the Council is set up to fail and deliver developers and landowners an undeserved bonanza which would not serve Wirral well, particularly the most disadvantaged. Remember, if you live in the Birkenhead area with poor job and housing prospects, your life-expectancy is 10 years less than those to the west of the Peninsula. Please don't let this continue. Building on Green Belt would condemn those in deprived areas to years more delay and hardship. Make sure this doesn't happen by doing such as outlined above and earlier and much more. Start to be more assertive in this whole process and ditch any advice which treats the Council like an impotent 'also-ran'.							
1247353	LPIO-16452						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1247354	LPIO-16541						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1247434	LPIO-16639						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1247436	LPIO-16753						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1247437	LPIO-16868						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1247439	LPIO-16869						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1247441	LPIO-17052						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1247960	LPIO-17173						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							

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1247962	LPIO-17260						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1247966	LPIO-17365						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1247971	LPIO-17467						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1241726	LPIO-17560						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1247979	LPIO-17668						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1247980	LPIO-17669						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1245502	LPIO-17852						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1247541	LPIO-17954						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1247539	LPIO-18057						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1245069	LPIO-1816	Yes	Yes	Yes	Yes	Yes								
1237857	LPIO-18161						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1247996	LPIO-18213						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1247022	LPIO-18434	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247023	LPIO-18488	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247024	LPIO-18544	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247025	LPIO-18599	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247038	LPIO-18600	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247039	LPIO-18723	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247040	LPIO-18724	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247041	LPIO-18832	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247060	LPIO-18968	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247061	LPIO-18969	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1241669	LPIO-190	Yes	Yes	Yes	Yes	Yes								
1247063	LPIO-19075	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247064	LPIO-19129	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247068	LPIO-19183	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247071	LPIO-19238	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247072	LPIO-19295	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247078	LPIO-19352	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247080	LPIO-19409	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247081	LPIO-19410	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247082	LPIO-19620	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247083	LPIO-19675	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247084	LPIO-19729	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247085	LPIO-19793	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							

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1247088	LPIO-19854	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247089	LPIO-19915	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247090	LPIO-19975	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247091	LPIO-20030	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247092	LPIO-20085	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247093	LPIO-20147	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1245083	LPIO-2018	Yes	Yes	Yes	Yes	Yes								
1247094	LPIO-20208	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247095	LPIO-20264	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247096	LPIO-20319	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247099	LPIO-20375	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247101	LPIO-20430	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247108	LPIO-20553	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247102	LPIO-20554	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247106	LPIO-20593	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247105	LPIO-20594	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1241016	LPIO-206	Yes	Yes	Yes	Yes	Yes	These are the areas with the highest need for regeneration.							
1247109	LPIO-20700	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1245100	LPIO-2073	Yes	Yes	Yes	Yes	Yes	All sites. There should be accelerated development of brownfield land through Housing Zone status. The council needs to secure more funding from the Housing Infra Structure Fund and Homes England							
1247110	LPIO-20755	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247111	LPIO-20756	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247112	LPIO-20919	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247113	LPIO-20974	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247115	LPIO-21028	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247116	LPIO-21084	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1238835	LPIO-2113	Yes	Yes	Yes	Yes	Yes	I agree that there should be an accelerated pace of building houses on brownfield land, through the Housing Zone status. Wirral Borough Council need to secure more funding through the Housing Infrastructure Fund and Homes England.							
1246851	LPIO-21147						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1246918	LPIO-21251						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1246924	LPIO-21252						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1246928	LPIO-21254						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1245112	LPIO-2134	Yes	Yes	Yes	Yes	Yes								
1246920	LPIO-21507						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1246926	LPIO-21508						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1247117	LPIO-21665	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247118	LPIO-21666	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247145	LPIO-21773	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247147	LPIO-21774	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							

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1247148	LPIO-21881	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247150	LPIO-21882	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1244329	LPIO-21993	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247119	LPIO-22053	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1246678	LPIO-22054	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247151	LPIO-22162	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247152	LPIO-22163	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247153	LPIO-22276	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247155	LPIO-22277	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247156	LPIO-22384	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247158	LPIO-22385	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247159	LPIO-22572	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247160	LPIO-22573	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247161	LPIO-22619	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247164	LPIO-22620	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247167	LPIO-22752	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247168	LPIO-22753	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247169	LPIO-22940	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247170	LPIO-22941	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247173	LPIO-23029	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247174	LPIO-23030	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247175	LPIO-23137	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247176	LPIO-23138	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1245146	LPIO-2322	Yes	Yes	Yes	Yes	Yes								
1247177	LPIO-23262	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247178	LPIO-23263	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1247179	LPIO-23264	Yes	Yes	Yes	Yes	Yes	We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.							
1248345	LPIO-23507 1 of 2						"I am a long standing resident of the Wirral and would be most grateful if you can take into consideration my views. Firstly, I consider Wirral to be a very different borough to other boroughs in Merseyside. It has a wealth of natural beauty, a farming and agricultural heritage and has areas designated at SSI status. I worry that the Local Plan aims to turn the Wirral into a conurbation of Liverpool and risks sacrificing the green belt and it's natural heritage as a result. The need to find 12,000 new houses must not be found at the cost of the Green belt. Wirral council must request from central government exceptional status if there is insufficient brownfield land to meet this requirement. My first question to the council is why the vast expanse of land which Peel Ltd is planning to convert into office space, shops, conference centre and student accommodation cannot be designated for some of the housing? It is a brownfield site and it would make more sense to use this vast area for the new houses rather than superfluous shops, offices and student blocks. There are enough of these buildings all over Liverpool city centre, many of which are only partially occupied.							
1248345	LPIO-23507 2 of 2						The existing Birkenhead shopping area and market could be regenerated to accommodate business and shopping, office space, as it already has excellent transport links and historically used to be a key part of not only the local community but the rest of the Wirral. I do not see how the proposed Wirral Waters scheme can be justified. We do not need office space and student accommodation we need houses for ordinary people, not executives or international students. I certainly believe that there is no justification for more student accommodation- the best cash cow that has been abused by Liverpool city council. The plans, especially the proposed tower blocks, look so out of character with the existing environment. Is it a means of expanding Liverpool One? Peel Ltd speak of making the area an international destination. Wirral is already a magnet for tourism, not because of its shopping, but more to do with its leisure - the estuary, the natural environment, the beaches, open woodland and space for walking and cycling. In view of Brexit and the coronavirus, it is of utmost importance to preserve our farming and agricultural land on the Wirral. Wirral council must invest in our local farmers to ensure that local produce continues and that it is not lost to developers. We need to safeguard our green belt for contingency purposes and our future generations.							

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1248389 Highways England	LPIO-23752						This section states how the regeneration of Birkenhead is at the heart of the Local Plan Vision and the Preferred Urban Intensification Option, thus realising Birkenhead as an exemplar 'Urban Garden City'. There is a suite of evidence supporting these aspirations including Wirral Waters Vision Statement and Design and Access Statement 2010, prepared as part of the planning documentation for the Wirral Waters strategic mixed-use development area. This includes the development of the current vacant dockland with several adjoining Partnership neighbourhoods. It is noted that focus is given to the Wirral Waters scheme by the Integrated Regeneration Strategy for Birkenhead and Wirral Waters and that part of this Strategy led to the evolution of the East Wirral Transport Study (2017), which provides more context to the inter-relationship of all transport modes. Moving on from the 2017 studies, in 2019 a Wirral Strategic Transport Framework was developed to underpin the developing Strategic Regeneration Framework; and align the development of specific packages. This study identifies potential schemes to enable growth in Birkenhead Town Centre, the A41 and Wirral Waters. Additionally, there is also a A41 Feasibility Study emerging and an ongoing Wirral Waters Gateways Feasibility Study. Infrastructure improvements include a mass transit system to connect these areas to each other, Birkenhead Town Centre and the Merseyrail system. Highways England would highlight that the development of any mass transit systems would need to be balanced against the requirements on the local road network which then filters onto the SRN at both the construction stages and for commuting or retail / leisure activities.								
1248389 Highways England	LPIO-23755						We note that WMBC has expressed interest in Governmental funding in November 2019 for a proposal including a possible Urban Development Corporation Model from Birkenhead and that the Council intends to base its regeneration strategies on an Urban Development Corporation Status, which will emanate the approach taken by the Liverpool City Centre in transforming the city in past decade. Highways England appreciate this is an ambitious vision and will need to have supporting infrastructure in all respects including highways and would therefore encourage continued engagement with Highways England on these strategic goals. Considering the Framework boundary map for the UDC we acknowledge that the section of the M53 around Junction 1 and near the Kingsway exit slips forms part of the northern boundary.								
1248438	LPIO-23759						We have significant concerns regarding the Council's projected rates of delivery at Wirral Waters, and object to the scale of development which is proposed during the emerging Local Plan period. We have no objection to the development of the site at Hind Street, based on the delivery rates set out in Table 1, subject to evidence of funding. At this time, we do not consider that there is sufficient evidence for the Council to make an allowance for housing delivery at the Woodside Development Area during the emerging Local Plan period. The same applies to the Former Rose Brae site. In view of the concerns outlined above, there is evidently a requirement to identify alternative sources of housing land supply across the Borough.	<a href="https://wirral-consult.objective.co.uk/file/5684850">https://wirral-consult.objective.co.uk/file/5684850</a>	<a href="https://wirral-consult.objective.co.uk/file/5657890">https://wirral-consult.objective.co.uk/file/5657890</a>						
1248794	LPIO-23838						Hind Street strategic development area (illustrated by figure A2.3 of the Council's Local Plan Issues and Options document), sits at a key gateway to the Urban Conurbation from Liverpool where the Queensway Mersey tunnel emerges into the Borough of Wirral, which alongside the Council's other identified strategic sites and development areas, clearly presents a strategic opportunity of national significance to realise the regeneration of Birkenhead as an exemplar 'Urban Garden City' or Left Bank Regeneration Zone. This will only be achieved by maximising the scale of the opportunity at the Hind Street strategic mixed site alongside coordinated planning and action, which the Birkenhead Regeneration Framework (BRF) and detailed Delivery Action Plans is seeking to achieve. It is understood that the BRF will examine the Hind Street strategic mixed site in greater detail as a specific Action Area.	<a href="https://wirral-consult.objective.co.uk/file/5684986">https://wirral-consult.objective.co.uk/file/5684986</a>							
1244826	LPIO-2385	Yes	Yes	Yes	Yes	Yes									
1242185	LPIO-23887	Yes					Yes. We recommend Green Infrastructure is specifically referred to with regards to Wirral Waters in the Local Plan.	<a href="https://wirral-consult.objective.co.uk/file/5659121">https://wirral-consult.objective.co.uk/file/5659121</a>	<a href="https://wirral-consult.objective.co.uk/file/5684263">https://wirral-consult.objective.co.uk/file/5684263</a>	<a href="https://wirral-consult.objective.co.uk/file/5657006">https://wirral-consult.objective.co.uk/file/5657006</a>					
1248472	LPIO-24010						In the first instance it appears that there is missing text from this question in the Issues and Options document. However, we do not agree that the approach advocated by the Council is sound.	<a href="https://wirral-consult.objective.co.uk/file/5684824">https://wirral-consult.objective.co.uk/file/5684824</a>	<a href="https://wirral-consult.objective.co.uk/file/5684823">https://wirral-consult.objective.co.uk/file/5684823</a>						

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1247798	LPIO-24231						We have significant concerns regarding the Council's projected rates of delivery at Wirral Waters, and object to the scale of development which is proposed during the emerging Local Plan period. We have no objection to the development of the site at Hind Street, based on the delivery rates set out in Table 1, subject to evidence of funding. At this time, we do not consider that there is sufficient evidence for the Council to make an allowance for housing delivery at the Woodside Development Area during the emerging Local Plan period. The same applies to the Former Rose Brae site. In view of the concerns outlined above, there is evidently a requirement to identify alternative sources of housing land supply across the Borough.	<a href="https://wirral-consult.objective.co.uk/file/5684846">https://wirral-consult.objective.co.uk/file/5684846</a>						
1248520	LPIO-24313						Hind Street mixed site (illustrated by figure A2.3 of the Council's Local Plan Issues and Options document), 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'. This will only be achieved through coordinated planning and action, which the Birkenhead Regeneration Framework (BRF) and detailed Delivery Action Plans seeks to explore. It is understood that the BRF will examine Hind Street in greater detail as a strategic site/development area.	<a href="https://wirral-consult.objective.co.uk/file/5684265">https://wirral-consult.objective.co.uk/file/5684265</a>						
1248542	LPIO-24354						We do not agree with the exclusion of the town centre masterplan area as a strategic site. It should be specifically referenced in the same way as Wirral Waters, Hind Street and Woodside because it sits alongside them within the wider regeneration area of Birkenhead and is pivotal to the success of all the strategic sites because it will deliver a new 'civic hub' and improved community facilities as well as enhancing connectivity within the town centre. A healthy and thriving Birkenhead town centre is needed to support the development of Woodside, Hind Street and Wirral Waters.	<a href="https://wirral-consult.objective.co.uk/file/5684894">https://wirral-consult.objective.co.uk/file/5684894</a>						
1248551	LPIO-24410						A significant proportion of the Local Plan housing target is expected to be delivered on Wirral Waters, Hind Street and Woodside – which are identified to deliver approximately 5,480 homes over the plan period. A significant number is to be delivered on Wirral Waters. Whilst we appreciate that this is the Council's preferred approach, it is important to recognise that the Wirral Waters scheme is a 500 acre site and part of a wider 30 year strategy to transform this location into an international destination. Given the level of planned infrastructure improvements the delivery of the scheme in full may stall due to the level of infrastructure improvements required to enable its delivery. Accordingly, it is important that the Council's identified sites in the BRF are supported by a range of sites by size and location to ensure the Council is able to demonstrate a flexible and responsive supply of housing land.	<a href="https://wirral-consult.objective.co.uk/file/5655918">https://wirral-consult.objective.co.uk/file/5655918</a>						
1242697	LPIO-24651						In general, yes but greenfield spaces should not be in the allocation. Traffic issues are a menace in these areas/adjacent roads and the greenspace is part of the character in these areas.	<a href="https://wirral-consult.objective.co.uk/file/5659118">https://wirral-consult.objective.co.uk/file/5659118</a>	<a href="https://wirral-consult.objective.co.uk/file/5659119">https://wirral-consult.objective.co.uk/file/5659119</a>	<a href="https://wirral-consult.objective.co.uk/file/5659120">https://wirral-consult.objective.co.uk/file/5659120</a>	<a href="https://wirral-consult.objective.co.uk/file/5659121">https://wirral-consult.objective.co.uk/file/5659121</a>			
1248749	LPIO-24816						The delivery of a large number of the strategic sites is not feasible within the first 5 years of the plan and it is only likely that Wirral Waters will provide any new development within this period. Even then, the numbers proposed are far off those that have been evidenced as being deliverable. This will only lead to dramatically more Green Belt release. We would want to see a more realistic projection of housing numbers coming from strategic sites	<a href="https://wirral-consult.objective.co.uk/file/5684847">https://wirral-consult.objective.co.uk/file/5684847</a>	<a href="https://wirral-consult.objective.co.uk/file/5684848">https://wirral-consult.objective.co.uk/file/5684848</a>	<a href="https://wirral-consult.objective.co.uk/file/5684845">https://wirral-consult.objective.co.uk/file/5684845</a>				
1248769	LPIO-24938						The delivery of a large number of the strategic sites is not feasible within the first 5 years of the plan and it is only likely that Wirral Waters will provide any new development within this period. Even then, the numbers proposed are far off those that have been evidenced as being deliverable. This will only lead to dramatically more Green Belt release. We would want to see a more realistic projection of housing numbers coming from strategic sites	<a href="https://wirral-consult.objective.co.uk/file/5659045">https://wirral-consult.objective.co.uk/file/5659045</a>	<a href="https://wirral-consult.objective.co.uk/file/5684957">https://wirral-consult.objective.co.uk/file/5684957</a>	<a href="https://wirral-consult.objective.co.uk/file/5659039">https://wirral-consult.objective.co.uk/file/5659039</a>	<a href="https://wirral-consult.objective.co.uk/file/5659038">https://wirral-consult.objective.co.uk/file/5659038</a>	<a href="https://wirral-consult.objective.co.uk/file/5684956">https://wirral-consult.objective.co.uk/file/5684956</a>		
1237647	LPIO-250	Yes	Yes	Yes	Yes	Yes								
1248823	LPIO-25041						The delivery of a large number of the strategic sites is not feasible within the first 5 years of the plan and it is only likely that Wirral Waters will provide any new development within this period. Even then, the numbers proposed are far off those that have been evidenced as being deliverable. This will only lead to dramatically more Green Belt release. We would want to see a more realistic projection of housing numbers coming from strategic sites.	<a href="https://wirral-consult.objective.co.uk/file/5674317">https://wirral-consult.objective.co.uk/file/5674317</a>	<a href="https://wirral-consult.objective.co.uk/file/5684865">https://wirral-consult.objective.co.uk/file/5684865</a>	<a href="https://wirral-consult.objective.co.uk/file/5684849">https://wirral-consult.objective.co.uk/file/5684849</a>				
1248832	LPIO-25145						The delivery of a large number of the strategic sites is not feasible within the first 5 years of the plan and it is only likely that Wirral Waters will provide any new development within this period. Even then, the numbers proposed are far off those that have been evidenced as being deliverable. This will only lead to dramatically more Green Belt release. We would want to see a more realistic projection of housing numbers coming from strategic sites.	<a href="https://wirral-consult.objective.co.uk/file/5684857">https://wirral-consult.objective.co.uk/file/5684857</a>	<a href="https://wirral-consult.objective.co.uk/file/5659562">https://wirral-consult.objective.co.uk/file/5659562</a>					

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1248833	LPIO-25255						The delivery of a large number of the strategic sites is not feasible within the first 5 years of the plan and it is only likely that Wirral Waters will provide any new development within this period. Even then, the numbers proposed are far off those that have been evidenced as being deliverable. This will only lead to dramatically more Green Belt release. We would want to see a more realistic projection of housing numbers coming from strategic sites.	<a href="https://wirral-consult.objective.co.uk/file/5661125">https://wirral-consult.objective.co.uk/file/5661125</a>	<a href="https://wirral-consult.objective.co.uk/file/5661100">https://wirral-consult.objective.co.uk/file/5661100</a>	<a href="https://wirral-consult.objective.co.uk/file/5661124">https://wirral-consult.objective.co.uk/file/5661124</a>	<a href="https://wirral-consult.objective.co.uk/file/5661129">https://wirral-consult.objective.co.uk/file/5661129</a>			
1248956	LPIO-25355						Our analysis shows that only 1,034 homes, against the 5,484 homes identified by the Council, are expected to come forward, all of which will be at Wirral Waters, with Hind Street and Woodside not providing any new homes.	<a href="https://wirral-consult.objective.co.uk/file/5684859">https://wirral-consult.objective.co.uk/file/5684859</a>	<a href="https://wirral-consult.objective.co.uk/file/5677475">https://wirral-consult.objective.co.uk/file/5677475</a>					
1248986	LPIO-25451						The delivery of a large number of the strategic sites is not feasible within the first 5 years of the plan and it is only likely that Wirral Waters will provide any new development within this period. Even then, the numbers proposed are far off those that have been evidenced as being deliverable. This will only lead to dramatically more Green Belt release. We would want to see a more realistic projection of housing numbers coming from strategic sites.	<a href="https://wirral-consult.objective.co.uk/file/5662723">https://wirral-consult.objective.co.uk/file/5662723</a>	<a href="https://wirral-consult.objective.co.uk/file/5662725">https://wirral-consult.objective.co.uk/file/5662725</a>	<a href="https://wirral-consult.objective.co.uk/file/5662770">https://wirral-consult.objective.co.uk/file/5662770</a>				
1243721	LPIO-2559	Yes	Yes	Yes	Yes	Yes	Without grant funding this will not be attractive to developers, therefore all endeavours should be made to get this to enable regeneration and re-use of brownfield sites must be made.							
1246458	LPIO-25697						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1246459	LPIO-25698						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1249100	LPIO-25867 1 of 3						Our analysis shows that only 1,034 homes, against the 5,484 homes identified by the Council, are expected to come forward, all of which will be at Wirral Waters, with Hind Street and Woodside not providing any new homes. There would need to be both a significant increase in net market sales values, far in excess of any increase in build cost inflation and substantial levels of public funding for these sites to come forward. It seems inconceivable that this would represent good use of limited public funds. There is a significant disconnect between the Council's preferred option and actual housing needs - mix and affordable.	<a href="https://wirral-consult.objective.co.uk/file/5684951">https://wirral-consult.objective.co.uk/file/5684951</a>	<a href="https://wirral-consult.objective.co.uk/file/5677510">https://wirral-consult.objective.co.uk/file/5677510</a>	<a href="https://wirral-consult.objective.co.uk/file/5684895">https://wirral-consult.objective.co.uk/file/5684895</a>	<a href="https://wirral-consult.objective.co.uk/file/5677508">https://wirral-consult.objective.co.uk/file/5677508</a>	<a href="https://wirral-consult.objective.co.uk/file/5677511">https://wirral-consult.objective.co.uk/file/5677511</a>		
1249100	LPIO-25867 2 of 3						Our analysis shows that only 1,034 homes, against the 5,484 homes identified by the Council, are expected to come forward, all of which will be at Wirral Waters, with Hind Street and Woodside not providing any new homes. There would need to be both a significant increase in net market sales values, far in excess of any increase in build cost inflation and substantial levels of public funding for these sites to come forward. It seems inconceivable that this would represent good use of limited public funds. There is a significant disconnect between the Council's preferred option and actual housing needs - mix and affordable.	<a href="https://wirral-consult.objective.co.uk/file/5677514">https://wirral-consult.objective.co.uk/file/5677514</a>	<a href="https://wirral-consult.objective.co.uk/file/5677512">https://wirral-consult.objective.co.uk/file/5677512</a>	<a href="https://wirral-consult.objective.co.uk/file/5684898">https://wirral-consult.objective.co.uk/file/5684898</a>	<a href="https://wirral-consult.objective.co.uk/file/5684949">https://wirral-consult.objective.co.uk/file/5684949</a>	<a href="https://wirral-consult.objective.co.uk/file/5677509">https://wirral-consult.objective.co.uk/file/5677509</a>		
1249100	LPIO-25867 3 of 3						Our analysis shows that only 1,034 homes, against the 5,484 homes identified by the Council, are expected to come forward, all of which will be at Wirral Waters, with Hind Street and Woodside not providing any new homes. There would need to be both a significant increase in net market sales values, far in excess of any increase in build cost inflation and substantial levels of public funding for these sites to come forward. It seems inconceivable that this would represent good use of limited public funds. There is a significant disconnect between the Council's preferred option and actual housing needs - mix and affordable.	<a href="https://wirral-consult.objective.co.uk/file/5677510">https://wirral-consult.objective.co.uk/file/5677510</a>	<a href="https://wirral-consult.objective.co.uk/file/5677516">https://wirral-consult.objective.co.uk/file/5677516</a>	<a href="https://wirral-consult.objective.co.uk/file/5677507">https://wirral-consult.objective.co.uk/file/5677507</a>				
1244896	LPIO-2591	Yes	Yes	Yes	Yes	Yes	YES but nowhere near enough work has been done yet, even for Reg 18 stage, and too much work needs to have been done before Reg 19 on the present Timetable. More time needs to be negotiated in order to realise the correct outcomes. Presently, the Council is set up to fail and deliver developers and landowners an undeserved bonanza which would not serve Wirral well, particularly the most disadvantaged. Remember, if you live in the Birkenhead area with poor job and housing prospects, your life-expectancy is 10 years less than those to the west of the Peninsula. Please don't let this continue. Building on Green Belt would condemn those in deprived areas to years more delay and hardship. Make sure this doesn't happen by doing such as outlined above and earlier and much more. Start to be more assertive in this whole process and ditch any advice which treats the Council like an impotent 'also-ran'.							

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1249206	LPIO-26092						I wish to make my concerns known about using GREENBELT land for property development. I would like all future development to be concentrated on Brownfield sites rather than green, open spaces as a priority, initially redeveloping areas of disused waste land (such as opposite Birkenhead north train station car park) and properties that lie empty. I support protecting St Bridget's School Playing Field from development, and the areas between West Kirby, Saughall Massie and Hoylake that we're planned to build on with an unnecessary golf resort and housing. West Kirby, Hoylake and Saughall Massie are not areas that are in need of housing, and given the global crisis of circa 7 billion people and the destruction of land damaging the environment, I am astonished and appalled at the contradiction in the disaccord between managing this apparent issues whilst at the same time engaging in more building work which is at odds with helping the environmental Crisis.							
1249638	LPIO-26273 1 of 2						One of the key strategy documents, the Birkenhead Regeneration Framework and Delivery Action Plan Study is ongoing and hasn't been completed. Until this critical work is completed, we question how critical planning policy decisions relating to the future growth strategy for Wirral can be made when the scope covers matters of prioritisation, infrastructure requirements, local plan evidence and delivery. The High Streets Fund and Town Deal is also still work in progress and so there is no guarantee that the bid will be successful. Notwithstanding the outcome, it is not clear how much funding is going to be available and specifically how it will contribute to meeting infrastructure funding gaps to help unlock housing sites. The Issues and Options document states that the Birkenhead Regeneration Framework (BRF) was commissioned in November 2019 and that it would cover a number of fundamental issues and 'provide evidence in support of the Local Plan Preferred Urban Option'. Surely, given the critical nature of this evidence base work, the spatial option for Wirral should be decided after it has been completed, rather than effectively seeking to retro-fit evidence to suit the option currently being proposed as part of this consultation. It is also stated at paragraph 2.98 that the BRF will 'take account of the potentially significant funding for project delivery which may become available through successful bids for Future High Streets Fund and the Town Deal, and other sources of funding which may become available from the Combined Authority and Homes England'.	<a href="https://wirral-consult.objective.co.uk/file/5675735">https://wirral-consult.objective.co.uk/file/5675735</a>	<a href="https://wirral-consult.objective.co.uk/file/5685061">https://wirral-consult.objective.co.uk/file/5685061</a>	<a href="https://wirral-consult.objective.co.uk/file/5685064">https://wirral-consult.objective.co.uk/file/5685064</a>	<a href="https://wirral-consult.objective.co.uk/file/5685062">https://wirral-consult.objective.co.uk/file/5685062</a>	<a href="https://wirral-consult.objective.co.uk/file/5685066">https://wirral-consult.objective.co.uk/file/5685066</a>	<a href="https://wirral-consult.objective.co.uk/file/5685065">https://wirral-consult.objective.co.uk/file/5685065</a>	<a href="https://wirral-consult.objective.co.uk/file/5685063">https://wirral-consult.objective.co.uk/file/5685063</a>
1249638	LPIO-26273 2 of 2						The statement 'which may become available' infers that the level, type and route of public sector funding is completely unknown at this stage. In order that the WLP can be considered sound, we are of the view that absolute certainty must be provided in this regard. Should a Local Plan be relying upon a flexible source of housing land supply that takes all viability considerations into account, where for example there may be some confidence around early delivery on greenfield sites or in high value areas that are known to be viable, there may be scope for some flexibility on this matter, but this is not currently the case as the whole Local Plan is predicated on a regeneration supply argument. The viability work undertaken by the Consortium underlines the extent of the viability issue that currently exists. At paragraph 2.106 there is mention of the BRF 'exploring the concept of a Left Bank Regeneration Zone and a Birkenhead Urban Garden City'. Again, these are clearly only early thoughts and we would expect that in order to be found sound, the WLP will need to provide absolute clarity regarding what the delivery of an 'Urban Garden City' actually consists of given the massive public sector funding that would clearly be needed for something of this scale.							
1249638	LPIO-26304 1 of 2						One of the key strategy documents, the Birkenhead Regeneration Framework and Delivery Action Plan Study is ongoing and hasn't been completed. Until this critical work is completed, we question how critical planning policy decisions relating to the future growth strategy for Wirral can be made when the scope covers matters of prioritisation, infrastructure requirements, local plan evidence and delivery. The High Streets Fund and Town Deal is also still work in progress and so there is no guarantee that the bid will be successful. Notwithstanding the outcome, it is not clear how much funding is going to be available and specifically how it will contribute to meeting infrastructure funding gaps to help unlock housing sites. The Issues and Options document states that the Birkenhead Regeneration Framework (BRF) was commissioned in November 2019 and that it would cover a number of fundamental issues and 'provide evidence in support of the Local Plan Preferred Urban Option'. Surely, given the critical nature of this evidence base work, the spatial option for Wirral should be decided after it has been completed, rather than effectively seeking to retro-fit evidence to suit the option currently being proposed as part of this consultation. It is also stated at paragraph 2.98 that the BRF will 'take account of the potentially significant funding for project delivery which may become available through successful bids for Future High Streets Fund and the Town Deal, and other sources of funding which may become available from the Combined Authority and Homes England'.	<a href="https://wirral-consult.objective.co.uk/file/5675735">https://wirral-consult.objective.co.uk/file/5675735</a>	<a href="https://wirral-consult.objective.co.uk/file/5685061">https://wirral-consult.objective.co.uk/file/5685061</a>	<a href="https://wirral-consult.objective.co.uk/file/5685064">https://wirral-consult.objective.co.uk/file/5685064</a>	<a href="https://wirral-consult.objective.co.uk/file/5685062">https://wirral-consult.objective.co.uk/file/5685062</a>	<a href="https://wirral-consult.objective.co.uk/file/5685066">https://wirral-consult.objective.co.uk/file/5685066</a>	<a href="https://wirral-consult.objective.co.uk/file/5685065">https://wirral-consult.objective.co.uk/file/5685065</a>	<a href="https://wirral-consult.objective.co.uk/file/5685063">https://wirral-consult.objective.co.uk/file/5685063</a>

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1249638	LPIO-26304 2 of 2						The statement 'which may become available' infers that the level, type and route of public sector funding is completely unknown at this stage. In order that the WLP can be considered sound, we are of the view that absolute certainty must be provided in this regard. Should a Local Plan be relying upon a flexible source of housing land supply that takes all viability considerations into account, where for example there may be some confidence around early delivery on greenfield sites or in high value areas that are known to be viable, there may be scope for some flexibility on this matter, but this is not currently the case as the whole Local Plan is predicated on a regeneration supply argument. The viability work undertaken by the Consortium underlines the extent of the viability issue that currently exists. At paragraph 2.106 there is mention of the BRF 'exploring the concept of a Left Bank Regeneration Zone and a Birkenhead Urban Garden City'. Again, these are clearly only early thoughts and we would expect that in order to be found sound, the WLP will need to provide absolute clarity regarding what the delivery of an 'Urban Garden City' actually consists of given the massive public sector funding that would clearly be needed for something of this scale.								
1249745	LPIO-26376						We advocate the delivery of housing on previously developed as a first priority and acknowledges that a 'brownfield first' approach should be pursued where evidenced and possible in line with national planning policy. However, we have strong concerns that the evidence presented highlights the existence of an insufficient capacity in Wirral's urban area to deliver the required growth over the plan period.	<a href="https://wirral-consult.objective.co.uk/file/56800/05">https://wirral-consult.objective.co.uk/file/56800/05</a>	<a href="https://wirral-consult.objective.co.uk/file/56848/64">https://wirral-consult.objective.co.uk/file/56848/64</a>	<a href="https://wirral-consult.objective.co.uk/file/56848/63">https://wirral-consult.objective.co.uk/file/56848/63</a>	<a href="https://wirral-consult.objective.co.uk/file/56848/06">https://wirral-consult.objective.co.uk/file/56848/06</a>	<a href="https://wirral-consult.objective.co.uk/file/56848/6">https://wirral-consult.objective.co.uk/file/56848/6</a>	<a href="https://wirral-consult.objective.co.uk/file/56848/62">https://wirral-consult.objective.co.uk/file/56848/62</a>	<a href="https://wirral-consult.objective.co.uk/file/56800/01">https://wirral-consult.objective.co.uk/file/56800/01</a>	
1249746	LPIO-26392 1 of 2						Appendix 2.1 discusses a sequence of appraisals of individual strategic site and development areas: Wirral Wates, Hind Street, Woodside and Birkenhead centre. The regeneration of inner areas of Birkenhead and Wallasey must be regarded as an important priority for the Local Plan, and the Council has obviously undertaken useful work in identifying and appraising development opportunities. What is wholly unrealistic is the rate of housing delivery assumed to come from locations with no track record of delivery, known issues over viability and no strong established housing market. The Council is failing to consider the realistic rates at which the number of new dwellings envisaged could be absorbed into relatively poor market areas. The starting point of the Issues and Options Paper appears to be what level of delivery is needed to avoid the need for Green Belt release, rather than what can realistically be achieved within the urban area using an evidence-based approach. The realism of the proposed approach is considered in more detail in the Consortium representations, but the key issue is that, however laudable the Councils intentions may be, these are highly complex and uncertain projects which will make only a limited contribution up to 2035 and will stretch well beyond the plan period. It is instructive to compare previous expectations for Wirral Waters with actual delivery in this respect. Despite the Council having relied upon Wirral Waters to deliver a significant proportion of its housing needs for almost 15 years, not a single unit has been delivered to date.	<a href="https://wirral-consult.objective.co.uk/file/56836/33">https://wirral-consult.objective.co.uk/file/56836/33</a>	<a href="https://wirral-consult.objective.co.uk/file/56836/37">https://wirral-consult.objective.co.uk/file/56836/37</a>	<a href="https://wirral-consult.objective.co.uk/file/56836/35">https://wirral-consult.objective.co.uk/file/56836/35</a>	<a href="https://wirral-consult.objective.co.uk/file/56836/38">https://wirral-consult.objective.co.uk/file/56836/38</a>	<a href="https://wirral-consult.objective.co.uk/file/56836/39">https://wirral-consult.objective.co.uk/file/56836/39</a>	<a href="https://wirral-consult.objective.co.uk/file/56836/36">https://wirral-consult.objective.co.uk/file/56836/36</a>	<a href="https://wirral-consult.objective.co.uk/file/56836/57">https://wirral-consult.objective.co.uk/file/56836/57</a>	
1249746	LPIO-26392 2 of 2						The Council's approach is irrationally optimistic, not only reliant upon aspirational delivery rates but assuming significant increases in dwelling capacity. Critical tests of soundness for a Local Plan are that it should be justified (based on proportionate evidence) and effective (deliverable over the plan period). A Plan failing these tests would not be fit for adoption, yet Wirral urgently requires an operational plan to be in place. We support a proactive approach by the Council to delivering the strategic sites and development areas. However, to depend on these sites with a lack of alternative options is to fail to learn the lessons of recent history, involving a failure to deliver market and affordable housing and contributing to relative economic decline. Paragraph 72 of the NPPF states "The supply of large numbers of new homes can often be best achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages and towns, provided they are well located and designed, and supported by the necessary infrastructure and facilities." It is apparent in Wirral that the only realistic approach to achieving the scale, affordability and mix of housing that is required is to plan for significant urban extensions to complement long term regeneration initiatives. Furthermore, the early housing delivery which is essential will only be achieved by avoiding dependence on any single such location, but through providing a choice of outlets.								
1249219	LPIO-26456						We agree with this approach, but we would like maximum endeavours to obtain grant funding to facilitate this.	<a href="https://wirral-consult.objective.co.uk/file/56775/29">https://wirral-consult.objective.co.uk/file/56775/29</a>	<a href="https://wirral-consult.objective.co.uk/file/56775/28">https://wirral-consult.objective.co.uk/file/56775/28</a>						

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1249812	LPIO-26509 1 of 3						In addition to assessing individual sites within the council's supply for years 0-5 and years 11-15, we have also reviewed Wirral Waters, where arguably given that no dwellings have yet been delivered, the council require the most robust evidence to demonstrate that their proposed delivery rates are achievable. Whilst it is acknowledged that more recently the regeneration proposal has gathered momentum, overcoming environmental constraints and a weak housing market, significant barriers remain to delivering the proposed number of dwellings during the plan period. In terms of years 1-5 the Council state that Wirral Waters will deliver 500 dwellings primarily through Wirral Waters 1 (legacy), Tower Road Roundabout and Urban Splash phases 1 – 4. Whilst the ongoing infrastructure works secured in March 2019 under a housing infrastructure grant suggest that some delivery is likely within years 1-5, the Council's assumption of 1,000 dwellings over a five-year period is overly optimistic and appears to be based on very limited evidence. A planning application (DLS/18/00715) for Wirral Waters 1 (legacy) is currently awaiting determination for 500 dwellings. However, considerable time will be required to discharge planning conditions, await the completion of remediation work and supporting infrastructure work before delivery can commence. The Council also state that a further 470 dwellings will be delivered in years 1-5 from other sites within the Wirral Waters masterplan, however, currently only 30 dwellings have planning permission with no planning applications submitted for the other land parcels. Given that the application for Wirral Waters 1 (legacy) has still not been granted planning permission nearly 2 years on, there is very limited evidence to demonstrate that the sites will be able to achieve planning permission, discharge conditions and be delivered within a 5 year period.	<a href="https://wirral-consult.objective.co.uk/file/5684813">https://wirral-consult.objective.co.uk/file/5684813</a>	<a href="https://wirral-consult.objective.co.uk/file/5684811">https://wirral-consult.objective.co.uk/file/5684811</a>	<a href="https://wirral-consult.objective.co.uk/file/5684812">https://wirral-consult.objective.co.uk/file/5684812</a>					
1249812	LPIO-26509 2 of 3						The Council themselves acknowledge this is optimistic and requires further evidence commenting that delivery issues are yet to be resolved. Whilst Wirral Waters is a positive and well supported scheme, its optimistic delivery rates in years 1-5 are currently undermining the Council's ability to demonstrate a five year housing land supply. With uncertainty remaining over current pedestrian/cyclist accessibility, it is very unlikely the sites will deliver in full during the plan period. The timely provision of housing will depend upon the successful outcome of a very tight infrastructure plan which is yet to be fully costed, leaving very little time for slippage or delay. At this stage with such limited evidence available, little confidence can be taken the current programme is realistic with delivery likely to slip into the next plan period. Adopting a conservative approach, we consider that it is more likely 500 dwellings will be delivered within the plan period during years 11-15 rather than 1,000 quoted by the Council. Delivery rates are based on developer submissions and do not factor in Wirral's past delivery rates the significant delays associated with the scheme. In light of the above, 500 dwellings have been removed from the Council's supply, this is considered a conservative approach given that currently Wirral Waters 1 has not been granted planning permission with the majority of dwellings yet to be included within a planning application. The Council are reliant on delivery from Wirral Waters across the entire plan period with a further 1,000 dwellings expected in years 11-15. These are primarily proposed to be delivered through land parcels known as Marina View and Vittoria Studios.								
1249812	LPIO-26509 3 of 3						Whilst it is reasonable for these sites to be included within years 11-15 without detailed planning permission, it is not appropriate to predict delivery of 1,000 dwellings when there remains significant barriers and uncertainty over them coming forward within such a short period of time. Marina View and Vittoria Studios are currently occupied dockyards with the Council acknowledging there is no developer yet identified. In addition, considerable infrastructure will be required to be in place prior to the delivery of residential development. Both sites currently feature poor pedestrian access and very limited public transport access and as such are unsustainable without the provision of supporting infrastructure. The Council state themselves in the Wirral Waters Current and Potential Housing Delivery Trajectory that delivery is reliant upon the availability of a transit system. Whilst progress has been made through a series of Option and Feasibility studies, exploring and identifying specific transport packages to assist the delivery of Wirral Waters, a fully costed and funded plan for the delivering the required infrastructure has not yet been established or approved. Therefore, the Council are committing to delivering Marina View and Vittoria within the plan period without evidencing that a transit system, highways upgrades and pedestrian/cyclists' improvements can be delivered. The transit system cannot be relied upon at this stage, there is serious doubt whether the infrastructure required will be in place during the plan period and as such whether 1,000 dwellings can be delivered. Both sites are currently in active use without a confirmed development program.								
1245180	LPIO-2657	Yes	Yes	Yes	Yes	Yes	I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.								





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1240383	LPIO-5413	Yes	Yes	Yes	Yes	Yes								
1242947	LPIO-543	Yes	Yes	Yes	Yes									
1245954	LPIO-5487	Yes	Yes	Yes	Yes	Yes								
1245767	LPIO-5845	Yes	Yes	Yes	Yes	Yes								
1246303	LPIO-5870	Yes	Yes	Yes	Yes	Yes	I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1242751	LPIO-588	Yes	Yes	Yes	Yes	Yes	I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1246310	LPIO-5912	Yes	Yes	Yes	Yes	Yes	I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. The council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1246339	LPIO-6092	Yes	Yes	Yes	Yes									
1238310	LPIO-6121	Yes	Yes	Yes	Yes	Yes	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 1a 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-6137	Yes	Yes	Yes	Yes	Yes	Go bigger, go better, go bolder! We need to be seen as a dynamic, driven community of leaders, businesses and workers with a bright vision for the future of the Wirral. Birkenhead is the key to that, it should be somewhere people want to be, want to invest in and want to cross the water to visit. Manchester and their strong leadership should be a lesson, Manchester is reinventing itself from the bottom up with no sentimentality for the past, the same lesson as can be learned by how the traditionally poorer parts of the London waterfront are poor cousins no more with splendid developments.							
1245086	LPIO-6266	Yes	Yes	Yes	Yes	Yes	I fully support the regeneration of all these sites.							
1246402	LPIO-6397	Yes	Yes	Yes	Yes	Yes								
1241723	LPIO-6554	Yes	Yes	Yes	Yes	Yes	Accelerated development for brownfield land through Housing Zone status should be obtained. Council needs to secure much more funding from the Housing Infrastructure Fund and Homes England							
1246348	LPIO-6580	Yes	Yes			Yes	Answering yes to those areas that require complete overhaul.							
1241096	LPIO-6716	Yes	Yes	Yes	Yes	Yes	These areas are in dire need of redevelopment.	<a href="https://wirral-consult.objective.co.uk/file/5684262">https://wirral-consult.objective.co.uk/file/5684262</a>	<a href="https://wirral-consult.objective.co.uk/file/5661944">https://wirral-consult.objective.co.uk/file/5661944</a>					
1246401	LPIO-6913	Yes	Yes	Yes	Yes	Yes	Brownfield sites have long been ignored in these areas. Now is the time to forge ahead and secure funding available to accelerate the process.							
1246482	LPIO-7012	Yes		Yes	Yes	Yes	I agree that there should be more acceleration of pace for brownfield land through Housing Zone status.							
1246488	LPIO-7111						I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.							
1241958	LPIO-735	Yes	Yes	Yes	Yes	Yes								
1246581	LPIO-7597	Yes	Yes	Yes	Yes	Yes	The council should make maximum endeavours to obtain grant funding to facilitate this approach							



