

Hoylake Golf Resort

If you have any comments, suggestions, concerns or questions about latest proposals, please tell us what they are in the box below (if you would like us to reply to your question, please remember to include an email address at Question 6)

Response Count

476

Response Text

I am unhappy that the cycle track alongside the railway line is threatened with closure to cyclists. The area around Hoylake/West Kirby gets very busy and is dangerous for cyclists. We should be encouraging more cycling not closing cycle paths.

Why build a links academy that is not linked to a links course? The new course will be an identikit course similar to many existing country courses, particularly across the US.

The course is on a flood plain, fed by several watercourses that flow past houses. I read what you say in your press release, that the developers are used to dealing with such issues, but I remain concerned as to where the water will go. I do not believe the water hazards will take the volume of water required to maintain the course's playability during winter periods of heavy rain such as we are currently experiencing. I am concerned that the design of the course will drain into the Birket and its tributaries, increasing the risk of flooding across north Wirral.

Golf is a dying sport. The average age of players is over 50, and many existing clubs are struggling as their membership grows too frail to participate. Is this resort sustainable in the long term?

The Sail Hotel development failed because of concerns over traffic. To make this project viable would require significantly more visitors than that would have attracted. How is this demand to be managed? Hoylake, West Kirby and Grange do not have the infrastructure to cope. I read about fundamental changes to local infrastructure - at what point do we find out what those changes are likely to be, and who is to pay for them? When the Open Golf was on, much of North and West Wirral was at a standstill, not least around Moreton Cross.

Where is the money for the development coming from? All I hear about is a consortium headed by Jack Nicklaus. I find it difficult to believe that he would be funding the project from his own pocket, so could you please advise who is providing the impetus, and the finance behind the project. Given Donald Trump's track record in attempting to develop golf courses across the world, and failing to deliver, and the effects they have had on local democracy, can you please confirm that he is not involved in the project?

How much of the turnover of the "resort" expected to remain on the Wirral? Marriot hotel profits will go straight to the US.

Does the Council have the resource and capability properly to manage two developments of the scale of the Golf Resort and Wirral Waters at the same time, ensuring that well-funded developers are sticking to agreed plans and playing by the rules?

Your press release claims that 175 jobs will be created as part of this project. Can you please provide further details? They are not likely to be the full-time, skilled work that Wirral desperately needs.

The area is currently a green space, crossed by public footpaths. I presume public access to the golf course will be restricted.

The Tip Lane is a well-used foot- and cycle-path, and provides an important link between Grange and Hoylake. Taking that route out of service would necessitate a long

I am extremely concerned about the cycle path - Tip lane, being closed. I often walk or cycle down this path to and from Hoylake.

I don't support the proposals because of

- (1) the loss of the Tip Lane cycle track
- (2) the very limited information that has been provided
- (3) the absence of a segregated cycle track / footway on the proposed new road

Wirral. It supports and encourages the preservation & conservation of wild birds and places of ornithological interest, and promotes the recording, study and research into all aspects of the avifauna of Cheshire & Wirral (including the Hilbre Islands) and collates, maintains and publishes the results of that study.

The results have been published in two Atlases (Guest, J.P., Elphick, D., Hunter, J.S.A. & Norman, D. (1992) The Breeding Bird Atlas of Cheshire and Wirral, and Norman, D. on behalf of Cheshire & Wirral Ornithological Society (2008) Birds in Cheshire and Wirral A breeding and wintering Atlas) the latter having also been published and made freely available online (www.cheshireandwirralbirdatlas.org), and in our annual publication, the Cheshire & Wirral Bird Report.

We have therefore collected data on the birds using the proposed area of the Hoylake Golf Resort and surrounding areas over many years.

A group of fields immediately east of the existing Hoylake Municipal golf course is known to be an important roosting site for wintering waders and wildfowl from the Dee Estuary Special Area of Conservation, Special Protection Area, Ramsar site, and SSSI. A proposal by Wirral Local Wildlife Site Partnership in 2008 to designate these fields as a Site of Biological Importance was referred by Wirral BC to Merseyside Environmental Advisory service; the report from them has never been released to the public. The bird numbers using this area are such that it is likely to qualify as Supporting Habitat to the SAC and SPA, when these are defined during the Local Plan process.

If this area in the western part of the proposed site is Supporting Habitat, then either a Habitat Regulations Assessment or a full Environmental Impact Assessment will be needed. A Scoping Application should be made to Planning shortly, as lengthy studies will be needed taking at least a year.

The adjacent farmland to the south of the proposed golf area is also part of the area used by the wintering birds. In particular, the scrape (shallow water body) on the opposite side of Carr Lane to Gilroy Nature Park is one of the most important sites in the country for black-tailed godwits which roost and feed there, especially on migration in spring and autumn, and is used by many other birds from the Dee Estuary SAC. Bird ringing records show it is certainly functionally connected to the Dee Estuary SPA, SAC etc. Since this area is so close to the proposed golf area, it must be included in the Environmental Impact Assessment, and it is up to the proposers of the project to show that their plans will have no (or positive) impact on the wildlife of this scrape and surrounding land, and the Dee Estuary SAC itself.

The EIA reports for the proposal must therefore cover the golf area itself and all adjacent land up to the urban boundary on the north, south and west sides, and downstream to the east as far as proves necessary. This must include possible compensation areas for wildlife off the golf area.

The reports will require detailed survey work over at least a full year to cover:

1) wintering birds, using the Scottish Natural Heritage guidance on vantage point surveys and at least their recommended frequency of survey August-March. Existing data from local experts should be obtained and their advice sought.

* Special requirements of waders and wildfowl have to be taken into account e.g. damp fields, shallow water bodies, open spaces not trees, sensitivity to human disturbance. Golfers walking through a roosting flock would make it fly up, losing valuable energy.

* The report must assess the impact of proposals on SAC/SPA populations, using the three tests of the Habitats Regulations 2010. Would the quality of the Dee Estuary SAC/SPA be compromised by losing this roost area?

* Research must include the availability of any alternative roosting sites (or the possibility of creating an alternative site nearby). The further the birds have to fly to roost, the more energy they use.

1. What are the implications for the flashing in the field next to Tip Lane off Gilroy Road which is a site of international importance for migratory black-tailed godwits? Has research been done into the effects of disturbance to wildlife around the area including the pond?
2. What effect will the building of the new road have on the proposed route for fire engines if the new station is built in Upton?
3. What is the flood plain status of the area?

I understand from the Liverpool Echo article that the Tip Lane cycle path between West Kirby and Hoylake would be lost as part of this development. As a regular cyclist I object to the loss of a cycle path with no proposals for a replacement.

We are plotolders at Gilroy Rd, and am very concerned on the effect that the development might have on drainage to the area which already suffers from poor drainage. I strongly urge you to ensure that the new development be used as a way to improve current drainage problems.

Thank you.

The scheme is said to have been in the wings of Council for 10 years
If true, this is a damning indictment of the skills talents and intelligence of the cabal of Councillors responsible

If 10 years of discussions gets us to this juncture, I have to say I am worried, and frankly, scared, about the direction WMBC is taking us in

What is the definition of the job of Council ? What are your responsibilities ? To whom are you responsible to ? Who do you serve ? Who are your masters ?

It seems crazy to consider yet another Golf Course on the peninsula, as in my understanding we already have 16 courses as it stands !

What is the ratio of space for golf course to non golf course ? What is the ratio of golfer to non golfer ? I would offer that the ratios weigh heavily in favour of the golf courses and that of the non golfer...which seems ludicrous, despite insipid claims of golf's 'alleged' growing popularity...If the council interviewed local school kids about their sporting preferences and future sporting ambitions I would hazard a guess golf would come in at the bottom somewhere between volleyball and tiddlywinks

If Wirral needed sporting facilities built, surely publicly funded football, athletics and hockey facilities would be so much better for kids needing physicality and a focus outside tablets and computers...but I guess the public's children are not the targeted beneficiaries here & there's not so much short term revenue or prestige in kids football...

Once this deal becomes real and the maximum return is secured on behalf of Wirral's residents, maybe that could result in a 30% drop in Council Tax, or huge local investment in leisure centres ensuring free local participation instead of stealthily privatised increases, or increased library opening hours, a reversal of many austerity imposed cuts, I'm sure there are plenty of suggestions out there on how to spend the extra money for the benefit of Wirral's residents

Building on greenbelt land, apart from being morally wrong, is laced with legal difficulties, despite 'our' Camerons attempts to spur some movement in our ailing economy

Annual flooding on the Birket Valley, the dangerous potential of situating this 'wealth-centric' monstrosity along the route of the proposed fire station (let's not consider the merits of that cash cow for now) and its route to burning houses in West Kirby and possibly Meols and Hoylake being slowed down by all the expected Bentley's and Maserati's queueing to get into the Marriott

I am not sure how close it runs to the electricity cable from Scotland ? Maybe they could hack into the cable and power the jacuzzi's for free !

The various species of wildlife that would either be killed or shunted elsewhere must be contravening certain natural laws

I am concerned about the possibility of increased traffic on Greenbank Rd which is already very busy and often has double parking due to the football, girls grammar school fields and the carboot sales. This means the road is often down to single lane traffic, and the possible closures of public footpaths.

I am an allotment holder at Gilroy Road Community Allotments and am very concerned about the additional pressure this development would put on the drainage. We have already problems with drainage and would not like to see our allotments ruined because of this development.

I am also concerned that the proposed development does not appear to include smaller housing for first time buyers. It is important that we maintain the ability for local young people to remain within their community and thereby helping to support their elderly relatives.

Totalally against the loss of the cue to amenity of the foot path and cycle way from west

Kirkby to hoylake I provides safe circular car free route for another wise dangerous cycle through the busy west Kirkby and moels road, especially useful for children cycling too. I walk the dog each morning on this circular route before work and don't see why I should lose this long established public right of way for get another golf course.

The Wirral already has too many golf course , for use by a select few and this resort is not bring anything other than low wage hospitality service industry , semi manual jobs , the Wirral needs manufacturing not hotel and selective golf course . Who gains by the deals going through . Follow the money and commissions paid for getting this passed?

The cycle and walking path ie tip lane should remain. I use tip lane regularly as it is a safe way for my grandchildren to cycle to west kirby. Also how will it all impact an the residents of the carr lane area.

As a plot holder at Gilroy, I'm concerned about the effect that the development might have on drainage to the area, and I want the new development be used as a way to improve current drainage problems in the area around the Lake by Tip Lane.

I also want the bike access from Gilroy to Hoylake maintained - i know you may have to reroute Tip Lane but please find a way of letting cyclists through.

thanks for all your work on this

Please do not extinguish the cycle route!

Loss of public footpaths & local nature reserves

I am concerned that the pedestrian/cycle way running alongside the railway from West Kirby to Hoylake may be abolished and would like to register an objection to the project if this is correct.

wildlife how would you maintain it hare's foxes etc. plus impact on the local nature reserve. Traffic the road from saughall massie not meant for heavy traffic.

Could we please see the ougrall plan with more reference further north. In particular:

manor road station

sandringham avenue

sandringham avenue allotments

langley market garden & small holding

current maps are unclean.

When I heard of the proposals my immediate reaction was what are they going to about access, bearing in mind the level crossing at hoylake station. My worst fears have been confirmed between the hours of 07.00 and 19.00 trains pass through every 15 minutes. The present situation is bad enough for residents/ commerce and visitors, with tail backs on occasions stretching back into kings gap and market street. Traffic for the resort will only exacerbate the situation.

I would like to know more about what happens to the birkett - could it be made better for wildlife than at present? What will happen to water levels & flows with all those ponds dug? I am not fully with the road going through to saughall massie road, especially if the latter is widened & straightened, lined with street lights - there's been more than enough ripping up of hedges along that road, further along to enable people to put a far seconds off their journey - if they break the speed limit! (don't waste money That all existing foot path routes are kept/enhanced.

Provision of a cycle route from hoylake to gilroy road (not shared with a footpath) would be useful as bikes use the existing path daily (e.g. kids to hiltre high).

road great

fraehise? facilities look amazing just what the area needs.

bit concerned about the drainage in autumn/winter

All for it!

Wirral footpaths & open spaces perseveration society does have some concerns about the loss of green belt land, particularly housing and also the potential loss of public footpaths which cross the land.

I would like to see hoylake village benefit from all this

Very dangerous to cross marine st now. roundabout needs actioning several accidents there. Recently railing & ?? ?? in front of flats damaged. Huge lorries & traffic coming from business park. Wide new road needed to have traffic in opposite direction & market street making safer to cross for elderly shoppers.

The level crossing will present the feeder road being fully useful to the people of hoylake.

Birds.

Traffic trailing back from the level crossing along market street & meols drive

I used to work for a golf course construction company in the 1970s -1980s

1. pro? exceptional circumstances for development of housing on green belt land, and the precedence this may set for further housing development in areas adjacent to the new development.
2. the piecemeal sale of greenbelt land for development and ambiguous nature of exceptional circumstances.
3. provision of sport for local community - adults into exercise like @this girl can' & developing children into healthy activity -create golf club members for life & the natural benefits of this to health & economy

Concern re china farm lane/carr lane junction. Already dangerous crossroads very narrow road for so much extra traffic. Unable to widen.

Q. Will there be provision for residential housing already on golf side of railway line so all can access their property by road and stop using level crossings across railway lines? Seven crossings between Meols & Hoylake stations. Some we believe are due for closure.

1. Traffic problems at hoylake level crossing
2. Interruption to local business
3. Utilisation of local business

Major problem appears to be access & ?? from the clubhouse(hotel) residential development over the present railway crossing of hoylake. Will the new roads be sufficient to stop excessive congestion building up at this point.

I support the development in principal subject to final planning design.

My ?? point is to hope that very deep study is made of the water table from Acers ?Road, Meols ?? n Jubilee Road. This is a ligh water (next to allotments off Mather street will ?? this ?? the fields in winter at times knee deep in water). A lowering of water tables is good but effect on properties in Acres Road should not be forgotten. I think the proposal for jobs and amenities is very good.

Slight concerns over the detail location and extent residential development (but not adverse in principal). Slight concerns over possible effects on wildlife in Gilroy park, etc. hope to see appropriate safeguards incorporated for any sensitive parts of the site. 'Positives' include benefits to local businesses & transport infrastructure, also image of Hoylake to prospective residents/visitors.

Some concern that the new road to exit on west kirby, should exit at a wider part of the lane away with the housing at china farm lane. Will the existing footpaths be retained? Some concern that the municipal course might for some reason be dumped during the negotiations. It would be a great loss especially to the young population. many teenage boys use the course after school.

I am largely in favour of the proposed development although 2 concerns potentially:

1. traffic congestion in merlut street
2. need to perserve potential archeology around carr lane tree?

my only concern is the traffic

traffic! level crossing

traffic to venue

1. Will the flooding be an issue?
2. Access will increase traffic from M53 through saughall massie - are those residents being consulated?
3. Need better access from hoylake -the level crossing hinders access to Carr Lane now - how much worse will it be?
4. Can the area support 3 golf courses realistically? Many golf clubs are finding it diffiucult to recuirt members. Will the cost of golf at the new municipal course be similar to

I have lived in Westkirby all my life and frequently use the Tip Lane to cycle into Hoylake. Less so in the winter for obvious reaons. In good weather it is a delightful bike ride with beautiful country side and views it would be a terrible shame if we were to lose this asset to tge community for notjng more than commercial gain.

My concern is the transport & road unk? at Hoylake train station & the lines. H is busy enough at rush hour, adding more traffic may cause congestion. As a business owner on the Carr Lane (relying on trade counter business) industrial estate, this will effect on business as customers would get fed up waiting in congested traffic & go somewhere else. We rely on our trade counter business

1. Traffic congestion from hoylake already queues at railway crossing. UTS gym just moved close to this growing facility.
2. Quality of design esp hotels. New build hotels normally poor materials, cheap build, overdevelopment etc. Is it really an out of centre leisure facility rather than a golf course?

I do not want to see the tip path disappear. Not only do I use it daily, but so did my mother and her mother. This path is part of our local heritage and should be preserved.

I am an allotment holder at Gilroy allotments, off Gilroy road, West kirby. The site is already prone to flooding in severe wet weather and I and fellow allotment holders would not want the development to make the situation any worse. The headline messages in your Q&A state that the developers will ensure that there is no flooding in the site of the new golf resort. The water has to wash away somewhere. I hope it will not be onto the surrounding land, such as the allotments. What are you and the developers going to do to ensure that the allotments are not adversely affected?

This seems to have been rushed through with minimum publicity for local residents. It takes more from the area than it will give. Hoylake already has 2 golf courses and during events held there, there is significant traffic increase in the wider area. This project will take away a local quiet green space, a cycle path and will increase traffic and noise for local residents. The land is prone to flooding. Will the work done divert that water to local residences? Where has been the consultation for people who live Concern no.10 - You say that the Nicklaus Group has experience in dealing with areas prone to flooding, but what if they are only concerned with draining the land within the perimeter of the proposed golf course? As an allotment holder at Gilroy Road, I'm worried that the effects of that might make the problems we already have with waterlogging even worse. Excess water has to go somewhere, and we don't need any more, so would the Group consider deepening ponds and clearing ditches so that we may all benefit?

Also, as a cyclist who enjoys using traffic-free cycle paths, what is the proposal for the one linking Gilroy Road and Hoylake station? Many cyclist and walkers use this path daily.

The existing land has a high water table and has flooded significantly in living memory. Tip Lane is a very popular cycle and pedestrian path serving both local residents and those in Newton and is frequently used by school children. There is a significant amount of wildlife and wildfowl in this locality which attracts visitors. As a plot holder at the recently developed Gilroy Road Allotment, existing drainage is at a premium. The published proposal is vague and provided no visual reference to Greenbank Road. Housing? where, how much? Noise will be an issue from functions. This development is a money spinner for a cash strapped council (Being chief owners of the land) Public right of ways will be removed. Access road? There is much concern. This proposal should be considered for an area that is not served by first class golf courses (Heswall, Caldby and Hoylake) The existing municipal golf course is excellent.

What does ".....special post box art one of the drop-in sessions....." mean (Below)

I have concerns about the effect it will have to drainage to the Gilroy Community Allotments as well as the restrictions on public access.

I am a plot holder at Gilroy Allotments and have concerns re the effect of the new development on drainage. I hope that it could be used as an opportunity to improve the drainage of the allotments and surrounding fields.

My concerns are:

1. that the development will work for the well being of the local community in practical ways and not just be focused on making profits to be channelled elsewhere;
2. that the development will not result in the Council having to make cuts to local services;
3. that the development will be ecologically sound;
that the needs of local residents will not be neglected'
4. that the correct balance will be found between protecting properties close to the development and maintaining their open views;
5. that the current infestation of Japanese knotweed on the ground bordering the proposed new municipal course will be eliminated;
6. that the local roads and pavements will be properly maintained (unlike at present)

Concern re impact on local transport links - proposed new road from m53 to saughall massie to hotel would be a must in my opinion

I am concerned about current drainage problems on Gilroy Road allotments and fear that new developments would only make the drainage problem worse.

Concerned about the current rights of way and whether access across will be maintained

will jobs be mainly for local people

2. Very careful assessment of impact of ?? moving a water take and water flows. R Bikialt? does not drain well so plans need to address these issues on what is a flood plain.
3. Safeguard the ?? area at all costs as this essential for return of open and other golf championships to Royal Liverpool.
4. Maximise environmental issue and allow public access to ecocentives - pedestrian and cycle.

I am concerned that, if the proposal as a whole relies upon residential development in the greenbelt that it would not go ahead. There have been two relatively small residential schemes proposed for green belt adjacent to the carr lane industrial estate, which have (quite rightly) been refused by Wirral council. It would be perverse to argue that residential schemes ?? deeper into the green belt are more acceptable than schemes already refused, especially as the hotel and resort facilities would substantially affect the openness of the green belt, even if found to be not appropriate by reason of being 'appropriate facilities' for outdoor recreation. The land allocated for residential development should instead be set aside a habitat for wading birds because it is 'functionally linked' habitat needed to support populations of wading birds using the Dee Estuary RAMSAR sites. The environment agency and national England would be very likely to object fundamentally to this scheme otherwise.

Intregrated project essential for municipal links, hotel & having dev with ?? timetable, committments, ??

location of housing ?? but (may have more council not right)

Viability of scheme must be a concern - anything that affects Hoylake ?? in the golf world? is a concern

Any well ?? and supported financially would be ?

Don't like the idea of housing on the greenbelt

My reservations are that the new road is essential as the first thing to be built to alleviate the traffic.

Is there sufficient demand for another golf course on the Wirral? Most existing courses are struggling for members.

Will the new course be good enough to play given that there are already established championship courses in the area?

2 main concerns -

1. Is there enough demand for another course bearing in mind as one who occasionally caddies at the Royal Liverpool, all visitors want to play the open course locally?
2. Main concern is the amount of fertilizer/chemicals to be used for the course. The lakes could provide ??? area for water birds to use but if the chemicals leek into the lake (which they will if used) then algal blooms will develop and the lakes will be useless for wildlife. Also it is vital that the lake margins are left to grow up high and there are reasonably wide. This is where the birds will nest and the wildlife will be. Therefore the lake margins be allowed to grow up and how much chemicals will be used. Otherwise I am very pro the development. Answers to the questions would be much appreciated.

There are often long traffic queues from the roundabout in Hoylake to the barrier for the train crossing. If most of the traffic for the golf development enters from that direction there would be major traffic congestion.

It will take about 15 yrs farm land below sea level is it just about making a tip

My concern is the reliability? of this proposal will it turn out to be an expensive white elephant. Also what effect will it have on the existing golf clubs, especially the strugglers such as leasowe, bidston

1. What will be the impact on existing golf clubs?
2. Will there be increased traffic on saughall massie road between new golf club entrance and black horse hill? I suggest there will be which could increase danger to school children (& parents) adjacent to school.

As a member of Wasslaey GC we rely heavily on European & N America visitors to pay a green fee there is only so much money in the pot!

Increased traffic through Hoylake/on Saughall Massie Rd

1. Seems fine at this stage.

2. We can't lose much more greenbelt to developments after this

1. I am concerned about loss of greenbelt -even such poor quality greenbelt. It is essential that the development uses every possibility of replacing vegetation & encouraging wildlife

Concerned about how much housing is to be included in the scheme. The proposal is unclear about footpaths; the path across from Gilroy nature reserve is particularly I have been informed that Tip Lane will be moved and become a footpath only, it has been used as a cycleway/bridleway for over 100 years, surely this can't be done? If this does happen then people who at present travel between Hoylake and West Kirby by these methods will be pushed out onto the roads where more accidents will Need to be re-assured about care of the community during development. Would be interested to hear/see how the development would essentially benefit the community I like the idea of the resort & what it could bring. I am concerned about traffic & feeding back to the community, traffic during the open was awful in our road, Drummond I am concerned about the risk of flooding in such a low lying area. There have been episodes of flooding in this area in the past. I'm also concerned about public rights of way for walkers, but would welcome an improvement in provision for walkers on the paths in the area.

My major concern is just the issue of the total number of courses on the Wirral. Local golf clubs are suffering from low membership and the new municipal course will certainly attract local golfers.

It would be very useful to have a more precise outlining map - for example a boundary line shown on a detailed map. I assume we will get this at the planning stage

Main concern is the access from the roundabout at Kings Gap across the railway. Already a bottleneck at times, maybe some one-way system in Hoylake needed?

I fail to see how the new golf course will help the Hoylake area

Re conversation 18/12/15 as residents of Carr Lane, Newton, W. Kirby.

Serious reservations re road plans

Please review 30mph stretch of Saughall Massie Road as a matter of urgency.

I think it's a good idea But:

1. Bridging the level crossing would be absolutely essential

2. If you are going to put a new road from West to East across the 'middle' it will not work without a bridge is the essential recentity??

My concerns are surrounding the effect on the golf clubs located at the current municipal course and the clubhouse therein. Will there be a new clubhouse for use as per the current clubhouse? Also, there is currently a free to use practise area for warming up prior to play, will this facility also be available with the new course being built?

As a regular user of the path between Gilroy Road and Hoylake, both cycling and walking I am concerned, firstly that the rural/agricultural aspect will be lost and secondly I believe, that the cycling facility at least will be lost. As a 67 year old cyclist who has many times almost been involved in an accident due to inconsiderate motorists, I am strongly opposed to the loss of ANY traffic free cycle/walking path.

I am led to believe that the existing path/cycle way from Gilroy to Hoylake will be closed and that no suitable replacement cycle way will be provided. There are very few traffic free cycle routes in the area and the existing Gilroy path provides an important and well used traffic free route for both cycles and pedestrians. If the Golf consortium is willing to spend £120 million plus on a golf course then the cost of providing a suitable traffic free route between Gilroy and Hoylake is nothing in comparison and should be a mandatory requirement. Why should local people be denied an established amenity and pleasure just to financially benefit a few shareholders who probably live I live behind the Gilroy Nature Reserve, and also have an allotment on the Gilroy Community Allotment site. I have concerns about the possible closure of Tip Lane, which I use everyday to walk my dogs. I also use Tip Lane to access Hoylake my home town, by foot and bicycle. I also have real concerns about flooding of the area and the effect on the local wildlife and bird populations that migrate here every year. I would appreciate some clarity relating to these concerns.

I have an allotment at Gilroy Road Allotments and am concerned how this development will impact on the allotments, in terms of drainage. I would like the allotments to be taken into account when looking at the plans as this is an important community resource that needs to be protected.

I am a regular golfer. The plans for an academy & resort are fine. However, there are too many golf courses on the Wirral so the proposal to replace the Municipal course is unnecessary. It should close so other clubs are allowed to flourish & enhance golfing facilities on the Wirral.

remain to be convinced

new road and housing with no solution to level crossing problem will cause tremendous problems locally. Insufficient information regarding conservation and protection of wildlife habitat.

Like idea of use of area as a ?? plan. Given the wildlife/environmental aspects be well planned. Not sure about road through from saughall massie road will be 51? limited use because level crossing at hoylake station which can be closed to traffic for up to 10mins + traffic jams along mather st/meol drive as a thought.

Worries about money running out and the municipal course not being built.

We have got an allotment next to the pond but the planing is to cover up the pond so we are very worry how the water will escape because the level of the allotment do low .

I am a plotholder at Gilroy Community allotment and am concerned that the development might have an adverse effect on drainage in the area, making worse an already existing problem with drainage at the site. Or, could the development be used as a way to improve our problem?

I understand that a cycle path is to be closed in order for this development to take place. Shouldn't the council be encouraging cycling by providing more safe routes, not As a cyclist who uses the Tip Lane cycle path between Hoylake and Gilroy I am very concerned to hear that there are plans to restrict its use to pedestrians only.

Also as a plotholder at Gilroy Community Allotments I am worried that the development might have a detrimental effect on the already very poor drainage at the site.

The Gilroy Road Allotment Committee have expressed a concern on the drainage situation which is very poor at the moment and we feel that with the development of the new golf resort this problem could become worse & should be taken into consideration for both parties.

Traffic increase & backlogs due to level crossing

The general proposals are good - some concerns re water levels and drainage as the proposals are on a flood plain. There are some issues around the proposed layout of the municipal course where it comes close to domestic housing. To make the proposals viable there needs to be quality housing built on green belt land. This may well be

Want to keep footpath from cornation building/gilroy park to hoylake station

dont upset gilroy nature reserve

My main concerns are

- a) provision of access roads
- b) impact on local traffic flow
- c) long term benefit to Wirral residents, council tax
- d) disruption to local amenities during construction
- e) rail access to West Kirby
- a) Please design the course to bring back wildlife e.g skylarks, kestrels, hares and plantlife.
- b) Please include effects on level crossing traffic when looking at road options.

concerns re the level crossing in Hoylake - traffic backing up on the new road. Not sure what benefits to W. Kirby will be.

I'm concerned though reasonably confident its an issue that can be successfully addressed about the implications for traffic congestion in Hoylake, especially at the Kingd Gap roundabout and the level crossing.

Would like to see local suppliers given the best opportunity to showcase products and services in advance of development.

would like to see wk benefit and not become an island.

improve road from M53 ?? and by-pass saughall massie

Concerned about:-

1. Retaining and maintaining the present public footpaths.
2. Ensuring local employment continues pre and post construction
3. Traffic impact etc.

2 x local scholarships to the group academy for Wirral based young people from hard to reach areas in East Wirral.

Insist that golf resort maintains the footpaths to ?? the burden? WBC/Wirral Footpaths Society ???

Encourage /allow open ?? swimming in water areas.

Ensure that jobs/apprenticeship go to local people not local companies who ???

concerned about the loss of greenbelt land to be used for the new municipal golf course. Hopefully this can be developed as sympathetically to existing nature/wildlife as

1. If the municipal course is developed by the Jack Nicklaus Group, will the council continue to own the land - or could the company decide to later incorporate it into their business
- 2 any local players the opportunity to use the course at minimal cost.
2. Has the problem of Japanese knotweed a ?? been fully addressed?
3. Could/should some social housing be developed alongside the millionaires conlaves already planned?

train track

road usage - increase in traffic

qualify of road around saughall massie rd

Alternative road access, bearing in mind congestion at hoylake station level crossing and ?? line at saughall massie road new junction. New road needs to go in firm for construction traffic and future use and be fit for purpose.

Concerns on new road;increased road traffic in west kirby, saughall massie rd, black horse hill, frankby rd junction blackspot. Hope golf is not priced out for local people.

Drainage on the allotment site is already a problem particularly along the edge nearest Gilroy pond, as the plots are on the same level as the pond. Construction work might exacerbate this.

Could the developers solve this problem by installing land drains and possibly lowering the level of the pond?

The cost of this would be prohibitive to our Allot. Society, but would be a drop in the ocean (pardon the pun!) to the Golf Development.

If this scheme failed in the future would this land then be used for housing - so losing the few open spaces on Wirral.

Will visitors have access to the Royal Liverpool course - a day pass for example. Visitors would be disappointed if they couldn't have access to the open course.

drainage and access from saughall massie road. No and density of housing & its effect on the area.

I have concerns about drainage from the point of view of plot holder on the allotment site, regarding the existing poor drainage and potential flooding may be made worse by the development of the resort.

What plans have been discussed regarding dredging the existing ditches along tip lane and lowering the water level of the Gilroy nature reserve. Will any new land drains be installed to assist in faster drainage of the area

I am concerned about the effects of the development on the drainage at Gilroy Road Community Allotments.

hopefully it will improve carr lane

impact on additional traffic on market st/birkenhead road

impact on existing footpaths that cross proposed course

query the 'lake nature' of proposed course. Not in keeping with the billed 'links course' and standing water is not a feature of the Wirral landscape. How will they be constructed and impact on the Birkett & water flow across North Wales.

Our award-winning community allotment site - Gilroy Community Allotment Society - which has had the support of local councillors and caters for learning disability and physical disability groups and is developing "gardening on prescription" partnerships with local GP practices, is low lying and already has serious drainage problems. We fear the development will have a seriously detrimental effect and seek assurances that appropriate drainage works, including land drains, dredging the brook and any other necessary measures, will be included in the plans in order to protect our site and the community services we offer.

loss of public footpaths

extra traffic on S.M Road

public on private road

no safe pedestrian or bicycle access to new road & S.M Road junction

what proportion of jobs will be to those currently living in Wirral

I am concerned about drainage around the Gilroy allotment and Gilroy nature reserve, both adjacent to tip lane. This area has bad drainage, the most obvious cause is the lack of ditch maintenance and I am sure that if the tip lane ditch was dredged to its former level this problem would be solved

Only small concern would be access of traffic to the new complex. If access was less than adequate to handle the expected increase in the volume of traffic, local routes might be adversely affected.

I'm undecided about question 4 because I don't yet feel I have enough information.

I'm concerned that landscaping and building on this area would affect drainage on the neighbouring Gilroy allotment site, rendering the site unusable. The drainage is already poor, with drainage channels in the area having been allowed to silt up.

I also use the track past the allotments as the quickest and safest way for me to cycle to Hoylake, after having discovered it marked as a bridle way on Wirral Council's excellent cycling map in 2007.

my reservations are how attractive the proposition will be to the target market (primarily overseas as I understand it). The idea of being able to play a championship course (Royal Liverpool) is attractive, but what about a course that appears to mimic the usual US style courses? If the ?? course came in built with eventual championship status in mind, then it would be more attractive to the regular golfer. There are already plenty of courses on the Wirral and a number of those are struggling financially. Frankly I have deep reservations that the golf side of the project will ???. The homes will sell though.....

I am concerned about the current water course (the birhet) that could be overwhelmed if the new lakes and water ways are comprised or over ??? with the additional proposed ????. My other concern is b4 access way from saughall massie rd would need to be upgraded and this in turn would effect herran road access G meols / main concern - I believe road improvement will be required for saughall massie rd from the school (B/Horse Infants) to Heron Road roundabout.

It would be really good if the new road could include a safe off-road cycleway.

Not everyone on Wirral plays golf and this seems to be destroying a large part of the small amount of Wirral countryside that we have left for the benefit of the few.

One of the reasons is so beautiful is because there are still undeveloped and natural areas left alone. We already have good golf courses. The proposals will:

Encourage much more traffic and hence pollution.

Take away countryside and park areas where local walkers and children can play unworried by cars.

I am particularly worried about the path alongside the railway, the one from Newhall Lane to Gilroy Road and the track going across to Newton.

Please include me in future mailings which explain more.

My first concern is environmental. There is a lot of wildlife in this area and the plans must protect the wildlife already there and encourage further wildlife.

My second concern is for the visual impact. I enjoy the view from Hoylake War Memorial/Grange Hill and would like this resort to blend in to the open countryside as much as possible.

Finanlly, I am very concerned that I have heard Tip Lane is to close. I have been using this path from Gilroy Road to Hoylake all my life and it should be saved for both
My concerns include:

1. environmental impact, particularly in relation to any existing habitats destruction
2. increased traffic and parking issues
3. water use issues
4. impact of including high value residential building increasing housing values generally which will put property prices beyond means of first time buyers
5. scrapping Tip Lane cycle track

I use the cycle route, the Tip Lane cycle route, and the proposals downgrade the route to a footpath. This will mean I am unable to use the route to avoid the increased traffic which the proposed golf course will generate. This is contrary to the council's promise to increase active travel.

I object to the proposed removal of cycle access from Hoylake to West Kirby, by changing "Tip Lane" to a footpath only.

The Council should be supporting cycling by investing in infrastructure and not closing current routes

The proposed development will have a devastating effect upon the rich biodiversity of the area and I see no reference to any mitigation for the loss of habitats. This is one of the last areas of open countryside in north Wirral and an important resource for wintering wildfowl and waders. Golf is a minority sport and already well catered for on Wirral, and I wonder what impact this development would have on other golf courses in the area. I am also concerned that Wirral Council is not impartial when it comes to overseeing this consultation and yet will be the body that gives or withholds approval.

I believe that the Tip Lane cycle track will be closed for cyclists if the plans for this proposed golf course goes ahead. I have used this route for many years and would be very upset if it was closed.

These days it is becoming increasingly obvious that cycling benefits the individual and the community; there should be no way that the Council could even consider reducing the number of off road cycle routes.

The benefits of this resort will be for a few. The cycle path that will be lost can be used by everyone.

Projects that benefit all residents of Wirral should be the priority.

Once this land is handed over we have lost it forever.

I am concerned that the Tip Lane cycle route may be obstructed for cycles or closed. This has been a right of way for cycles for decades. Alternative routes are less safe and inconvenient. There seems no basis for its closure now.

It's a fantastic opportunity for the local area and the wirral residents should look outside the box and appreciate what a fantastic opportunity this is for the local community to have another world class golf course on their doorstep. Would they rather this opportunity be down south like the majority of investment?

I have concerns over access rights for members of the public across the proposed site of development. All existing rights of way across the site should be maintained or alternatives provided. In particular access from Hoylake to West Kirby via 'Tip Lane' should be maintained and maintained at it's existing level of access that is as a Loss of important wildlife habitat is a concern as is the increase in traffic that this development will bring. Wirral does not need any more golf courses.

My main concern at the time of seeing the plan is that the public footpath seems to have disappeared. I rely on using the footpath to walk my children to and from school on a daily basis from Hoylake to west Kirby. The next suitable route is very much longer than the current public footpath that cuts past the farm and exits on Gilroy road.

I welcome the opportunity for new jobs that this resort would bring. On balance though, I do not support it for the following reasons:

1. The carbon footprint of the resort, which will undermine the Council's own Climate Change Strategy.
2. The destruction of habitats.
3. The loss of farmland as we should be encouraging and supporting local food production in the face of climate change and the reduction in carbon based fuels that will occur in the not too distant future.
4. The moving of the municipal golf course away from easy access to public transport, disadvantaging a population that is likely to be more dependent on public transport than the golf tourists.
5. The potential for inflating already expensive house prices, thus disadvantaging local young people.
6. Environmental pollution from the chemicals and practices needed to maintain the golf course.
7. Destruction of important archaeology in the shape of the medieval field systems still evident on the municipal golf course - the ridges and furrows and ditches still to be seen on many of the fairways.
8. It seems ludicrous to invest in a sport that is diminishing in the area. An enhanced municipal golf course may lead to further membership losses in local clubs.
9. Building of luxury homes on greenbelt land - we should be investing in homes for local people.
10. What happens to the greenbelt land if the golf resort does not complete? Will it be sold for development?
11. The removal of a community asset from the community - there are a number of us who walk our dogs on the municipal golf course when the golfers are not playing.
12. I gather that these golf resorts are reasonably self contained and so it is unlikely that local businesses will benefit from the golf tourists.
13. Traffic on Saughall Massie Road and future amendments to it to accommodate the increased traffic. Changing the nature of our local towns.
 - a) ?? of greenbelt or at least part of it
 - b) the housing element appears to play down (all the ?? known not to ??? up ??? green belt)
 - c) do we need yet another golf course particularly near Royal Liverpool and so many others on the Wirral and Merseyside
 - d) golf is a sport/ pastime in decline
 - e) why would tourists want to stay in this xxxx when golf resorts offer a better alternative abroad for a comparable cost or even cheaper & decent weather

This looks like an ill disguised attempt to build on green belt land 'if' and it is a big 'if' this goes ahead let us see just how serious the council is by First building the New municipal course & then let everything else follow. Hoylake does Not need any further development. It is more ??? by a bankrupt council.

This will be addressed at planning stage. There are already a number of questions being prepared by the Wirral society.

I am concerned about development on green belt land, impact on wildlife especially wetland ??? for wading birds, lack of need for more golf facilities in hoylake/west kirby & the region, the importance of preserving the local environment ?? & attractions for other visitors than golfers, the effect of possible halting of development resulting in damage to the environment ??. The costs of the necessary access road not being forthcoming & the building of homes in a flood plain which are clearly non affordable.

The tip lane path should be protected for perpetuity as Right of way for walkers cyclists and horses. Or a suitable alternative should be provided. Also Saughall Massey Rd should be widened in conjunction with the proposed link rd. This to be done from a safety point of view to lessen the impact of increased traffic on walkers and cyclists.

Environmental impact

increased traffic particular when there is tournament

flooding

lack of social/affordable housing

housing should be ??? excellent

golf membership should be affordable for local

should use local companies

how is money going to be used

I don't believe that there is demand for this kind of development

I'll need to study the proposal on the website, before I can complete this section.

Question whether Hoylake

A need 3 golf courses

B can cope with extra traffic even relief rd

C how fire service can cover as service is being reduced

D helicopter travel for VIPs which are expected -where will they land

I'm not convinced yet (don't support it). Can't see how this will benefit local Wirral economy -vast lions share go to Marriott & corporate owners. It'll look very swish but most local people will receive little or no benefit, I'm also very concerned by the implications for local environment golf courses are very un-natural environment maintained

I am concerned about the building of new houses on the greenbelt land due to increase in traffic on already congested roads. Furthermore this area is home to wildlife of many types and their habitat needs to be respected.

I'm not sure at all

concerns include

bird migration & loss of habitat

traffic/ access from either ?? will be very poor

exclusive housing is exclusive I don't think wealth trickles down

Images placed in globe newspaper and presented at Melrose Hall are largely uninformative. They give no clear indication of road layout or layout of public paths. No clear indication of Hoylake railway station or from? buildings or buildings which might impinge on the skyline of proposed development. The area in question is a nature reserve, the proposal would cause havoc and devastation to this valuable amenity. Despite our council's claims that Hoylake Open Tournament brings huge economic benefit, there is little evidence that this is so. The royal and ancient mafia have made sure of this with all necessary facilities being franchised on the golf course at inflated prices and reports of visitors having food and drink taken from them, at entry ?? and DUMPED. With an industrial ?? on one side and estate of council houses this is scarcely the right place for an INTERNATIONAL GOLF RESORT. One cannot help feeling that Jack Nicklaus ??? are embarking on this project with their eyes shut and encouraged by

I don't understand how Wirral BC are promoting this yet say the developers will have to show there are exceptional reasons for using Green Belt land. How can the Council be in a position to judge the claimed reasons for using Green Belt land in this way when they are behind it?

1. Loss of green belt land. We do need to protect undeveloped spaces between our built up areas, and loss of green belt land means loss of habitat for wildlife. Golf courses are not great for wildlife conservation. Nor is development of this currently agricultural land helpful in terms of coping with floodwater.
2. Traffic . Currently the level crossing by Hoylake station frequently becomes congested at rush hour times, with cars often backed up to roundabout. Your suggestion that the new road in from Saughall Massie Road will solve all these problems seems to me unfeasibly optimistic as much of the new traffic is likely to prefer the Hoylake exit/entrance from the development and 150 new houses as well as the golf resort will create a lot more cars moving about.
3. Impact on Hoylake. Since the main purpose of the golf resort is to make a profit, it is obvious that the main aim will be to keep visiting golfers onsite as much as possible, so the advantage for Hoylake businesses is likely to be minimal. Apart from a few probably low wage jobs I suspect Hoylake may not benefit very much.
4. This is low lying land, with substantial potential for flooding. Adding new roads and large areas of housing with the necessary hard surfacing is going to create more flooding problems. There will also be substantial increases in demand on infrastructure, schools, healthcare etc which will need considerable additional funding. Will this come from the golf resort proposers?
5. There have been proposed golf resorts elsewhere, both in this country and abroad, which have proceeded beyond the planning stage, often despite local opposition, and which have subsequently failed to be successfully completed or to make an operational profit and have therefore been stalled, leaving the local area worse off than before. I am very concerned that this might happen here, and Hoylake would suffer from such a failure.

I would be interested in the what land at the rear of my building will be used for (currently used for the municipal golf course grounds men and their tractors). Would there be an option to us purchase this plot as it seems to be of little use within the new development.

I object to the loss of the Tip Lane cycle path, My family have used it many times to avoid cycling on the very busy local roads. It is invaluable and should not be closed to My main concerns are the closing of Tip lane and intrusion of public right of way. I have been using the route for decades. I have walked my children in their prams and now they cycle down it with their own children. It is an excellent place to exercise and a brilliant route between the Wirral way and Hoylake.

Do not shut the Tip lane. The cinder path has been used as a cycle route for many years. The government is supposed to be supporting healthy and environmentally friendly infrastructure. It is always popular and it links hoylake to the Wirral way.

I see no need for another golf course were is little enough open unused wild land left in Wirral. We do not want any organisation or business or the council profiting from reducing what is left.

Saughall massie rd junction with proposed road to the hoylake golf resort is at a point where bends both before and after the junction make this area dangerous for traffic a municipal golf course is possible but what will it be like? The land there has little to ??? it. The signature golf course will take up the best golfing terrain. Wirral is a golf resort having 13 golf courses within its boundaries.

The plans show trees & bushes where in fact buildings are planned

Why is the picture so misleading? There is a complete & utter mis-representation of the proposed plans shown on the lovely green diagrams which I was talked through; where buildings are proposed it is represented by green with tree & bush shaped splodges as if that will be woodland and the blue as if it is lake!! dishonesty from the

- 1) Loss of Green Belt land
- 2) Loss of wildlife habitat
- 3) Loss of Tip Lane cycleway
- 4) Already sufficient golf courses in the surrounding area
- 5) Increased traffic on the surrounding area

I do not agree with the proposal to build on greenbelt land in particular the proposed housing developments on the main map. I do not believe the course would bring custom to local business a resort hotel aims to provide everything their customers could need, why would they go out and spend money elsewhere? I think the resort would greatly affect the large wader flocks which feed on the fields over high tides in winter. The proposed 2 entrances both present problems, from hoylake traffic backs upto the roundabout at present when trains pass. From newton brook you have a very narrow rd which cannot be widened in some places due to residences.

The area existing main entry at station rd, hoylake already creates traffic jams also far back as kings gap and beyond because of the level crossing, which is closed for 20 minutes every hour! I suggest you inform sack! The other saughall massie rd, entrance would be on a long narrow country road, which I suggest would be too narrow for the amount of traffic generated. It seems that the proposed likeside housing development is greatly increasing the amount of land ?? and will also generate more traffic. Is not the existing tip lane a possible right of way? On the plan it is marked down the centre of the 5th hole!

I'm very concerned about the loss of the Tip Lane Cycle path

Chemicals on grass in the water used by wildlife

Loss of habitats

Exclusive housing putting up prices locally

The LOSS to local business - shop owners told me they lost out during The Open, less locals came shopping and other providers took the profit

Great concept in the wrong place golf is in decline but I wish you the very best of luck

Access particularly via station rd hoylake seems a major problem

THIS IS GREENBELT LAND ONE OF ONLY 14 GREENBELTS IN ENGLAND

1. it will make n. wirral much busier - not desirable
2. I do not support the improvement of saughall massie rd - it will become even more of a rat run.
3. as a keen birder I'm concerned about the potential impact on birdlife particularly the large number of waders that use the field in the winter.
4. why are other golf courses in Wirral struggling to survive

to many unknowns to say

we need a health centre long before a new golf centre

Too much (vague) housing development with massive increase in traffic on new link road. No guaranteed benefit to local business. GREEN BELT should be used only as last resort not for commercial development. no wildlife etc. investigations yet

The idea of a resort will not benefit hoylake in any way. The council are selling greenbelt land for their own benefit & any visitors to the resort will not need to visit hoylake or west kirby the access will once again block the roads through hoylake & west kirby. They are bad already. The proposed land is prone to floods - why add more water

no need for new G.C (or resort) as existing g.clubs are losing not recruiting members.

no need for luxury houses, council has land for affordables

Langfields area important for wildlife as it is g.resort will mean loss; compensation opportunities very limited, impossible for flooded field Gilroy Park. These attract 2000 + (rare) black tailed godwit (curlew, oyster catcher etc) v. important during autumn & spring migration, roosting spot between Dee and N Wirral foreshore SSSIs & SPAs.

With resort buildings loss of greenbelt unacceptable; Hoylake has only this g belt area for informal recreation.

access across railway would cause even more congestion than there already is along Market St and the Xing.

paper attached

a long wait to get to new hotel

Use of greenbelt for inappropriate housing and hotel development. Development for nature, ??? gardening allotments and general community use is better including nature reserve. If it goes ahead there are lots of issues traffic and?? of Hoylake backing back from level crossing more use of cars, ??? Saughall Massie Rd with traffic lights, no social housing ??? design help nature (RSPB guidelines used?). How much is a ??? development going to help Hoylake and WK the open golf does not? A key issue is do we need a municipal golf course? And a large one why not build allotment ??? gardens, nature reserve etc. as this site for the community. Golf is declining and Wirral is trying to sell courses - why not close it and build things for all the community in WK & H?

My chief concerns are the 'executive' housing and its 'exclusive' hotel. The actual golf course is not of great concern to me provided footpaths and nature areas are maintained but I understand this will not happen without the building work. The very wealthy may improve the economy on paper but only a very small minority contribute to the local community in a constructive way, and the only justification I can see for all this building on green belt would be to provide more affordable housing. What guarantee would there be for the extra employment & apprenticeships to be going to local young people? There is also a concern about increase in traffic, including heavy vehicles blocking Hoylake and overlooking Saughall Massie Rd.

The scheme looks good

I am concerned about the possibility of closing the cycle path between West Kirby and Hoylake

I would like to see how this would effect the traffic from Greasby to Meols / Hoylake

I would also be concerned if any of the house / hotel building took away green space between Greasby/Hoylake

1. roads. Saughall Massie is a small road. School at Black Horse at one end of s. massie rd.

2. build life. I do feel that we have enough golf on Wirral. Houses on the site will not be affordable but only very expensive.

How are levels going to be achieved landfill? Saughall Massie is too busy now and will become unusable.

I feel the presentation is extremely biased, pro the development. The access to Hoylake needs to be improved i.e. a road under or over the railway line. The money could be better spent on providing allotments to attract a more diverse ecology to the greenbelt. There's enough golf courses in the area to satisfy local demand. The new Jack Nicklaus course will never shine a light on the Royal Liverpool, because of its superior aspect on the sea side.

strongly don't support. It would be an ecological disaster! We already have the Royal Liverpool save the Greenbelt land or use it for allotments with affordable housing.

This area is greenbelt. Too many herbicides are used on golf courses. It will contaminate the water table we already have 17 golf courses in Wirral alone.

Green belt should not be developed no of houses suggested and size of hotel will effect environment. Traffic hazards carbon footprint. Spoiling habitat of water voles,

I do not think that this area of green belt land should be lost (I take pleasure in walking on the footpaths across it) and the wildlife driven away for the sake of yet another golf course. The popularity of golf seems to be declining anyway and we may be left with a white elephant or the developers may close the course down; then the environment will have been ruined to no purpose.

Although I am a resident of Liverpool, I have friends in the West Kirby area and spend a fair amount of my leisure time in the region.

One of the facilities which have provided many enjoyable hours is the network of cycle paths which Wirral provides. When I first saw the proposals for the Golf Resort earlier this year I thought it seemed like a good idea. However, I am deeply disappointed to read yesterday in the Echo that the Tip Lane cycle path is to be removed as part of this development, especially as there has been no mention of it by yourselves.

This appears to override the needs of local people to provide facilities for transient tourists and I would like to register a protest

We have too many golf courses Wirral is greenbelt that is its attraction lets value that and keep it that way

The land needs to be preserved as greenbelt land.

Developers like golf clubs as it is a way to disguise a 'land bank' cheaply. Who is behind this? Who has financial interests in Jack Nicklaus Group? Do they pay tax in this country? What development costs will be born by WMBC? Poor quality farmland can be used in other ways i.e. social housing, locally run nature reserve (that area is a refuge for birds in gale weather) allotments etc. Once it has gone to a developer it has gone, lost to the community and its ultimate use is a matter for speculation.

The council have already spent over two hundred thousand without public participation

I don't feel there is any need for another golf course when local clubs are crying out for members. The expense of this development seems to be based on residential homes. None of which would be affordable housing. The jobs aspect is the only positive thing - but how long before this all fails like the one in Scotland. The council should not waste any future money in promoting this.

You propose to close the footpath that crosses the present course from Hoylake to Gilmore Road - to cyclists. This has been a safe, off road route for over 50 years. I have been cycling it for 40 years. The path should remain for both walkers and cyclists. Other golf courses accommodate. Most golf courses on the Wirral allow access at Being an old Wirrallan, I return several times a year to visit family. Every time I visit it seems like available space is filled up, part of a gradual process that is probably imperceptible if you live there. The result of which is a slow degradation of what makes west Wirral special, namely some undeveloped space albeit low quality farmland in this case. Once it's built on there's no going back.

It would make a fantastic nature reserve though (without the golf course.)

concerns

1. Traffic pressure points at the two exits to link road. Hoylake level crossings, already subject to delays & queuing; the end of saughall massie rd. which passes the primary school and ends at a difficult T junction near a secondary school which causes traffic problems due to parking on the road, particularly at pick up and drop off times.
2. do we need 100-150 'quality' housing instead of affordable ones in Hoylake.
3. do we need a golf resort? golf is in decline

dont all need yet more golf facilities in Wirral /NW not convinced by business case. Concerned at loss of habitat, loss of rural environment.

I object to getting rid of the cycle path between Hoylake and West Kirby. Along with lots of other families we use it frequently and its very safe for kids.

disruption to local community

viability of project

wildlife

environment - flooding etc.

?/conditions of ? in ?

I dislike as principle the idea of living off a large amount of green space to a private merchant ??? venture. The rights of way all appear to be swallowed by private land, a new road will carve up green space (and exit at an ?? dangerous point on Saughall Massie Rd). This idea completely changes the charastic of the district into a rich persons private playground.

questions:

1. will there be pedestrian/cycle access from the Gilroy area of NK to Hoylake station?
2. what happens to the public rights of way across the area of the kooa(?)?
3. what safety measures are proposed to deal with extra traffic onto a dangerous corner of saughall massie rd.
4. when will ??? of the proposed ??? showing the buildings, carparks, etc be avilable?

(including extent of the residential areas)

I went to Hoylake to see the proposal. A councillor told me the promised 175 jobs applied mostly to the building phase. Afterwards he said there would be around 65 jobs... part time low paid.. bedroom staff, bar staff etc.

This whole proposal seems much more in the interests of corporate international companies such as the Marriott and the Niklaus consortium and not in the interests of local people.

The kind of guests the resort would hope to attract will hardly be popping out for fish and chips in W. Kirby.

You are planning to close the Tip Lane cycle route which is hugely against local interests and especially local children. You ought to be creating more cycle ways not closing them, especially to create more roads.

Gold courses depend on lots of strong chemicals, I was also told by a Councillor at the open evening.. Hardly in the interests of our environment and our famed local bird life . New upmarket housing won't do anything to help the housing stock shortage. We were told how wonderful it would look... not much use to 99% of us though.

I feel all in all this plan is not in the interests of most local people but will make loads of money for a few people who live for away from here and don't care about local stuff at all. It appears to be a way for a cash strapped council to make quick money and look prestigious but not really invest in the real interests of the area and local people.

Consult with Gilroy (?) Road community and crossroots/West Kirby Tranistion Town, Hoylake CVS, ??? golf summer school, local schools, Black horse hill

I have always been serisouly concerned about the impact on an important and sensitive wildlife area. I would need full reassurance that wildlife would not be adversely affected - preferably enhanced,

Its an excellent plan ?? will not only ??? very major economic & environmentally benefit to this part of Wirral but it will directly benefit the town of Hoylake & West Kirby & indeed the whole of Wirral. I fully support this project & look forward to its successful delivery.

I think there is an opportunity to link to the Wirral way to provide a continuous path for walkers and cycle riders.

I work in the golf industry and promote Nicklaus designed courses in the UK, Ireland and Scandiniva.

Very much look forward to the exciting development. I'm sure it will only enhance the ??? for local people and vistors.

tailbacks at Hoylake roundabout dismal at present.

Timescale?

environmental impact?

traffic impact?

planned users for the course i.e. tournaments etc.

Before any decision is made it is imperative to evaluate the impact of the proposals on the wintering birds that use the area and the birds that breed there in the spring. Barn owls hunt over the area and mammals such as water voles, hares and bats are present. Botanical surveys will be needed as well as monitoring of current populations of butterflies, dragonflies, molluscs and beetles. The large scale development would damage all of them.

There are sufficient golf links on Wirral. It will not improve local golf participation. This proposal will do nothing to enhance the area which is partially green belt. It will do nothing to improve Hoylake and West Kirby as visitors will be encouraged to spend at "the resort". It will add to the congestion on already overcrowded local roads and turn the few remaining quiet lanes in the area into rat runs.

The upgrading of roads between Black Horse Hill & Heron Rd crossroads (and Heron rd itself) will be essential.

I am concerned about the quality of the replacement Municipal course - it looks very compact.

Will there be periods when there will be no golf available while construction is taking place?

Will the new private course be accessible to the public for reasonable green fees?

Looks amazing, think it would be wonderful for the area.

My only concerns are the access and poor quality of road lay out at Saughall Massie Rd. Upgrading essential.

Congestion at Hoylake station roundabout. A road bridge would be appropriate linking Harrington Av to Prochor Rd to allow access to proposed new road would be great to decrease traffic using non manned rail crossings.

Excellent news for the area. Good Luck!

If the immediate area is to fully benefit from this, it would be good to see one or two new hotels in the area in addition to the Marriott. Not everyone will want to stay in an expensive hotel and it would be a pity if those particular customers took themselves to Liverpool/Chester.

Very positive for the area in general and this corner of Wirral in particular. Should enhance the environment, ??? will life diversity? and ??? in food management.

The scheme is a wonderful opportunity to do something positive with a dreary flat of largely unproductive land. It has good balance between openness and development & will introduce measures to alleviate flooding in an area often subject to flooding. The new road link to Newton will be a massive boost to the area in that it will provide an alternative access to Hoylake, which is currently often cut off by road works on Birkenhead Road. I can think of more ideas but will go on the website to explain.

Buildings (houses, clubhouses, hotels etc) should be sited distanced from existing hoylake residences.

This project is long overdue and is much needed in this area. It is vital for the growth of the local economy for the creation of jobs and developing construction curriculum & hospitality, qualifications for local school children. Planning needs to support this kind of project but it can't stand in the way of this opportunity as it may well not come. I understand that it is proposed to close the cycle path that currently (and has done for many, many years) runs across the land that will be developed. At a time when public interest in cycling, and healthy lifestyles is booming, this is clearly a retrograde step. I can't see that it would be too difficult to re-route the cycle path as part of the overall development.

Are you aware that Merseyrail very recently won the 'Operator of the Year' in the National Cycle Rail Awards, partly because of their provision of secure bike parking and bike hire at West Kirby and other stations on the Wirral? Closing existing cycle paths is not helping their cause.

I am concerned that we will lose cycle pathway that currently exists. At a time when we should be creating more safe cycling routes and facilities. what form? (See below).

Also, there is so little information available about what the development will mean to the area i.e future restrictions on access, traffic, people not being allowed to go where they used to be able to go, that I cannot yet form an opinion on the proposals. A cheery message from the promoter J Nicholas, and a pretty picture isn't really enough to

I would be willing to support the proposals if the council put the health and well-being of local residents before profit and big business. A huge amount of money will be spent on this development, and the primary beneficiaries will be the wealthy, including stakeholders in the scheme and clientele (do not even dare to suggest otherwise; it is both inaccurate and patronises your constituents).

The council should be doing so much more to develop a better quality living environment for residents; certainly prioritising and increasing the provision of sustainable transport infrastructure (walking and cycling) would have huge benefits for residents, including lower pollution (air and noise), and a healthier, fitter populace (local resident xx has been working hard to raise awareness of this). Plans for removing the cycleway from Tip Lane are completely nonsensical. They will remove a safe cycle route for local residents, which is used by commuters and for leisure. This is completely indefensible, I would be interested to hear the planners explanation for this proposal. The proposed developments could be an opportunity to increase the range of sustainable transport infrastructure in the area; instead plans include building more roads for cars. Extremely foolish and absent minded.

Considering the threat the world faces from climate change, not taking such steps is thus doing a disservice to your constituents, and in a wider context, doing a disservice I write in opposition to a proposed new golf course in Hoylake.

- 1) The land in question is greenbelt - a golf course should not be constructed on greenbelt and is not appropriate.
- 2) The land is a 'lung' for Hoylake and West Kirby, an open space of farmland fields, public rights of way, wildlife, an area of no housing, industrial sites, separating the two towns. Consider climbing Grange Hill and view the remarkable space and open land. The Wirral as a whole is highly built up. This area is one of the few areas of farmland left. A golf course would eliminate the character of the open space.
- 3) The proposed development is across the beginnings of the River Birkett which is liable to flooding. Disrupting the carrs that is the wet marshy fields, by building up large sections will cause further flooding problems.
- 4) There are already 2 golf courses in Hoylake and a third is unnecessary.
- 5) The proposal to relocate the present public golf course out into the carrs is a worrying proposal. It destroys an established site.
- 6) The council plans a road to and through the site. This is unwise as it would cause extra traffic problems in the area by a) encourage people to enter the site from Saughall Massie Road is dangerous. Saughall Massie Road is well used and busy. Encouraging extra traffic is misguided.
b) The other entrance from Hoylake is also heavily used with frequent hold ups at the level crossing.

I have a concern that the Tip Lane will no longer be a cycle path. I feel strongly this should remain as it is a pathway for residents and visitors to cycle safely /walk and

Concerned that cycle lane from hoylake to west kirby is to go as this is well used and safe for cyclist and walkers. Don't believe there is alternate provision in new plans. This is a big site, surely this can be negotiated?

Don't know lots of detail but feel golf plans would fit with green belt principal but plans seem to include residential areas as well which doesn't fit.

Plans/consultation focusing around hoylake west kirby area but the saughall massive end seems to be impacted more than these areas but no consultation events have been organised there.

Do Agree however that development can only be good for the area so really hope that issues raised locally will be listened to and accommodated. Please reply regarding cycle provision.

West Kirby and Hoylake are residential areas with a high quality of living. Tourism will invariably lead to more traffic, littering and pollution in these towns. Hence the golf resort will be a burden for the residents of these areas, and it will only serve a minority of posh golf enthusiasts. There are already enough golf courses in the region, and already two adjacent to each other in Hoylake. The demand for more golf courses is questionable, particularly since the WIRRAL municipal golf courses are running into financial deficits already.

It would be more advantageous to develop the Wirral infrastructure in a way that serves residents and local small enterprises alike instead of focusing on a rich minority

The access from Hoylake town centre will be difficult as there are railway lines and a station to contend with and delays created which could antagonise the local residents. Alternative entrances should be considered.

Concerns:

(1) Loss of Green Belt Land, wildlife habitat.

(2) Traffic, especially on Station Road Hoylake. I commute by train from Hoylake; in the morning the traffic is often backed up so as to obstruct the roundabout with Meols Drive/Market Street.

(3) House construction in an area subject to flooding.

(4) Doubts about the economic viability of the project. Such things often end messily unfinished.

we already have a superb golf course, the course designer has had other courses criticized as too easy. why do we want to dig up our green belt for something the majority of the locals won't use, taking tip lane as example, locals regularly use it for cycling, running, walking and local scout groups hike it as it is a safe walk. building a road from saughall massie may give the signal to others that it is now safe to build houses on our green belt when we don't want them there!

I have just learned that the 'Tip Lane' cycle path will be lost as part of this proposal. I am totally opposed to this and I am very concerned that this has been 'hidden' from the public. What other facts are being withheld? I understand that changes will result from this proposal but the public MUST be fully informed and local amenities must be No way on earth should you be removing a cycle path. This boils down to council big wigs taking corporate backhanders from big money making businesses. No doubt Wirral Council employees will get freebies and discounts for this resort if it goes ahead along with your FREE OPEN GOLF TICKETS!!!

Worried about increase of traffic. Also losing cycle & footpath ways

I wish you every success with your plans

Wishing you every success

all for changes think it would be great for the wirral

we think this will work well for the area

my main concern is that the ??? free park and ride car park next to the station remains to avoid extra parking in drummond road. I would also like the trees around the outside of the current municipal gold course (along the cycle path) remain as these form the view from the front of our home. otherwise its a great idea. thank you I strongly object to the loss of the Tip Lane cycle path. The Council should be increasing the number of cycle paths, not taking them away.

ensure that all proposals are communicated well to the community do not rely on computers!

the new road/footpath will be good for our access to hoylake from greasby

the project looks great but several areas of hoylake would benefit from regeneration and i believe that these changes could be part of the regeneration process e.g. melrose avenue carr lane

a fantastic opportunity to improve facilities in the area and promote jobs/income

1. plant as many trees as possible /sensible woodland trust woodland in the community
2. access road to be 40mph where possible
3. lakes to be available for recreational activity
4. glad to hear existing footpaths to be kept enhanced
5. keep access from carr lane north
6. saughall massie road may need upgrading

1. who will maintain new course

2. will there be any disruption to our existing playing fields

3. will there be any ????? in playing fields

4. what is your expected completion date

looking forward to a quick decision & progress being made. The best thing we need is for the decision & development process to take any longer than necessary.

Reduction in cycle paths

I cycle on the cycle route along tip lane and I object to losing this facility

road needs to be ??? first to keep ??? traffic out of hoylake. municipal course must be ??? ???

good for the area

Keen to see investment in (small) local projects as per neighbourhood development plan for hoylake e.g. improvements to promenade/triangle adjacent to old lifeboat

The Tip Lane Cycle path should not be lost, it should be preserved or a new route provided, we should be building more cycle paths not removing existing ones.

I think this is a fantastic proposal for the area. Hoylake is in a desperate need of something to drag it back to relevance. It would be a terrible waste to not seize this opportunity for the local and wider area.

Great idea - good win win for Wirral and RLGC

none lets get it done

I think it would be helpful for the local community e.g. jobs, shopping, transport, roads

Glad to see no effect on the allotment gardens. I welcome the new golf course development for the jobs it will create and the visitors it will attract to the area.

Traffic through heron road onto birkenhead road. roundabout needed even though this will not be the main route through to the course, there will be increase traffic. also would like a covenant to ensure that should the project fail after a number of years the area cannot be built on at anytime in the future.

I think the ????? road which will be v welcome will be heavily used. I have concerns about a lot of traffic going past Black Horse Hill primary school and think this needs to

First of all Tip Lane Cycle Track should be retained. Secondly, this golf resort is environmentally a bad proposal. It's a wasteful use of water and land resources. It shows a distinct lack of imagination on the council's part. There are better ways to create jobs than to build yet another rich man's playground.

concerns re congestion at hoylake station would underpass be feasible. otherwise fully in support of proposed plans. gold course fantastic use of land if greenbelt land has to be used at all.

benefit for the town

great concept will be great for the area

great for the local community

This is a once in a lifetime opportunity for Hoylake and the Wirral.

Hoylake has struggled in recent years and this project will rejuvenate it!

Local businesses and the town in general will prosper.

The Wirral will be renowned for Golf and the Open will be back again on a number of occasions as a result

Don't let the 'old' generation oppose this! This has to happen for the good of the town, it's businesses and the future generations. The loud old people of this town are happy to see it quiet but the majority aren't!

The area needs something exactly like this, i hope it gets approved

I have played and been a member of hoylake municipal for 40yrs and look forward to seeing the new golf course.

Can only be very good for the area & residents.

On the face of it I am very much in favour but would be interested to hear any legitimate concerns voiced.

3 golf courses ?? constructed

This is an outstanding project which can only enhance the area of hoylake and will benefit the residents and provide jobs. I cannot see how the land available could be better used. The proposed new road will also be a great addition. I hope it comes to a successful conclusion and any environment issues should be prioritised early on. Access to this area via level crossing by hoylake station is already congested & backs up to the roundabout on meols drive.

I think it is important that the access via the extended saughall massie road is developed as the main access point.

Very keen for municipal course to be part of plans

transport access not ???, but you have done a great job thinking of alternatives via saughall massie.

thanks for opportunity to give me the information

Hope it happens as it can only benefit Wirral. But like the Wirral waters plans, I will believe it when it happens.

nil, good luck with planning challenges

The information provided at the public drop-in sessions was meagre in the extreme. The only firm information is the boundary of the land proposed. All else is merely "indicative".

As far as we can gather from this lack of information, no mitigation/compensation area for the wintering birds (see 1 below) is proposed. Therefore we OBJECT to this development UNLESS full on- and off-site mitigation is provided for all wildlife, including the wintering birds, water voles, bats, barn owls, plants, invertebrates and other wildlife of the area. Some of this could be incorporated on the golf course IF properly designed and managed. Other wildlife, especially the disturbance-sensitive wintering birds, would have to be mitigated by off-site compensation works in adjacent areas.

It is essential that all necessary studies are carried out to best practice standards, as Wirral BC is both proposer and local planning authority for this scheme. The refusal in 2008 to designate part of the area as Site of Biological Importance has already raised questions over the conduct of Wirral BC.

1) Wintering waders and wildfowl. A group of fields immediately east of the existing Hoylake golf course is known to be an important roosting site for birds from the Dee Estuary SAC, SPA, Ramsar, SSSI. A proposal by Wirral Local Wildlife Site Partnership in 2008 to designate this as Site of Biological Importance was referred by Wirral BC to Merseyside Environmental Advisory service; the report from them has never been released to the public including ourselves, but we hope was made available to the developers. The bird numbers using this area are such that it is likely to qualify as Supporting Habitat to the SAC and SPA, when these are defined during the Local Plan process.

If this area in the western part of the proposed site is Supporting Habitat, then either a Habitat Regulations Assessment or a full Environmental Impact Assessment will be needed. A Scoping Application should be made to Planning shortly, as lengthy studies will be needed taking at least a year.

The adjacent farmland to the south of the proposed golf area is also part of the area used by the wintering birds. In particular, the scrape (shallow water body) on the opposite side of Carr Lane to Gilroy Nature Park is a major black-tailed godwit roost and feeding area, especially on migration in spring and autumn, and is used by many other birds from the Dee Estuary SAC. Bird ringing records show it is certainly functionally connected to the Dee Estuary SPA, SAC etc. Since this area is so close to the proposed golf area, it must be included in the Environmental Impact Assessment, and it is up to the proposers of the project to show their plans will have no (or positive) impact on the wildlife of this scrape and surrounding land, and the Dee Estuary SAC itself.

The EIA reports for the proposed must therefore cover the golf area itself and all adjacent land up to the urban boundary on the north, south and west sides, and downstream to the east as far as proves necessary. This must include possible compensation areas for wildlife off the golf area.

The reports will require detailed survey work over at least a full year to cover:

1.1) wintering birds, using the Scottish Natural Heritage guidance on vantage point surveys and at least their recommended frequency of survey August-March. Existing data from local experts should be obtained and their advice sought. * Special requirements of waders and wildfowl have to be taken into account eg damp fields, shallow water bodies, open spaces not trees, sensitivity to human disturbance. Golfers walking through a roosting flock would make it fly up, losing valuable energy.

* The report must assess the impact of proposals on SAC/SPA populations, using the three tests of the Habitats Regulations 2010. Would the quality of the Dee Estuary There is no provision for wildlife and there were be the removal / rerouting of public rights of way. This is unacceptable.

Further a resort, by its nature, will not bring additional money into the local community, as the resort will want to ensure that every pound spent will be done on the resort. Therefore, we are losing green belt land for no benefit.

Ideally, Saughall Massie lanes need to be upgraded to support traffic on new link road. Important to get junction right. Generally, scheme looks good though.

The traffic during construction

There is no need for another private course on Wirral the ones that are already there are fighting to retain members

The projections on revenue to be raised for Wirral are guesstimates and with local/national government track records it will most likely cost a lot of us money for a few beneficiaries

The overall figures quoted are not specific and there are too many variables > this will not benefit the people in the immediate area

please retain existing footpaths for future walkers. thanking you

An excellent idea! and plan

The new link road is massively needed - even a delivery truck is enough to cause major traffic problems in Market Street with no alternative.

Loss of cycle routes would be a concern as a keen cyclist around this area in particular Tip Lane.

Rights of way must be preserved.

Go to Formby Golf Club and see the path across the course. No problem.

I do not agree that the 'cycle path' (Tip Lane) should be closed to cyclists. As a local authority you should be creating more 'safe' routes not reducing them. Many golf courses (including Championship golf courses) have roads running through them, so don't bow to vanity and money, apply practicality.

Good luck

Tip lane is a route I used daily as a child to ride to Hoylake with my parents and then with friends

There are already plenty of golf courses in Wirral. Open space is made inaccessible for large parts of the population. I would much prefer new space for nature.

Getting rid of a cycle track to be replaced with a golf course is shocking. This cycle path belongs to the heritage of Wirral and has been and still is being used by thousands of cyclists to replace this would be heart breaking to local and far and wide cyclists. My personal option is money talks and it won't make a difference about my

As a cyclist who uses Tip Lane regularly as a safe route I find it abhorrent that the council intends to close this civic amenity in the name of profit. At a time when the obesity problem in our country and indeed on the Wirral is reaching crisis point the council should be doing far more to encourage cycling than closing safe routes used by
What will happen to the cycle path through to Gilroy Ponds. We have heard that it will be lost, due to the golf development.

I am concerned about the removal of the cycle track.

Glad we are not losing municipal course. Development should bring more business to the area. Hotels needed in area.

Great idea ????? on the municipal course. being retained & some element of improvement being incorporated into new location & minimal ??? to access the municipal golf.
Absolutely brilliant!

Concerns about Saughall Massie road as it is new.

Will help to bring more business to the Wirral.

Improvement to Saughall Massie road requires widening cycle lane.

The council will gain financially by selling land and the council, like all others desperately need money to pay for vital work.

Would hope for the sake of our planet that any housing/buildings would be as low energy in performance as possible. Love the new access road to Hoylake

I would want to make sure there was no expansion to the train line.

The removal of the Tip Lane cycle path is a major concern. I would support the plans if cycling provision was made.

My concerns are the traffic on Saughall Massie rd vehicles (LGV) would use this road from the m'way to the ind estate making this a very busy road.

Through traffic would use Saughall Massie rd to Hoylake ind estate to avoid railway crossings creating an increase in traffic.

Disruption whilst the resort is being built

You have my full support I hope it goes through

Very positive

Access from hoylake difficult because of railway station & barriers - could need to find a better solution.

I'm supporting of regenerating the area of West Kirby and Hoylake and do believe this can work But efforts need to be put towards regenerating the local businesses. We need more independent businesses and fewer estate agents & charity shops. Help the locals with business so that we can attract visitors with even more reasons to visit.

minor concerns only re traffic saughall massie rd in ???? as it will predominately get busier.

I think the road from m53 to saughall massie & through saughall massie road to the relief road will need serious consideration in giving access to the course. Instinctively, I don't think infrastructure will cope with higher volumes of traffic.

great opportunity for the area

I am a massive supporter of this project. I hope it gets the go-ahead ASAP.

I think a high class development of this nature will benefit and raise the profile of the immediate area of Wirral and of the whole Liverpool City Region.

Fully support proposal which will benefit the local economy

As xx would club members be able to have input into the proposed new municipal club house? Would the proposed water features be used for any other purpose i.e.

The 'Tip Lane' cycle track from Gilroy, West Kirby to Hoylake is well used and well loved. It is one of the few safe off road cycle tracks in the area. The plans to scrap it illustrate that Wirral Council do not take cycling seriously. The existing Municipal Golf course has co-existed with tip lane for decades.

Good idea for local ???? , jobs, increase in council revenue via council tax on new properties & business. Wider representation benefits to area & Merseyside as a whole.

Concerns - sensitive environmental management needed of water courses, local ???? etc. Comprehensive management plan needed for golf course to address

Good idea for Wirral residents and sport, golf, encouragement for younger generation.

Best wishes with this development. Also thank you for putting on these 'information' events - they are much appreciated.

Please don't build a faux victorian crappy architecture pastiche of a hotel. I would prefer signature modern -in central Hoylake (The Row) to draw in/involve the town. Gilroy nature reserve integral, cycle path, leisure for all. no new road!!

My main concerns are:

- 1) The changing of Tip Lane cycle track to pedestrian only. This cycle track features on Wirral cycle network maps. Wirral council portrays themselves as stimulating cycling, yet actually takes away cycle lanes? It's contradicting.
- 2) The changes of route of Tip Lane or any public right of way over that land. This is a main walking/cycling route between West Kirby/Hoylake and should never be lost for the sole gain to some golfers.
- 3) This is effectively green belt land with wildlife (Gilroy Nature reserve included!) - protection of the wild life needs to be priority. Building work can severely upset the habitats and environment.
- 4) Resort shows many water features/ponds - there is zero mention of these being constructed in accordance of regulations set out by the RSPB
- 5) Traffic projections are unclear - also, where is exactly this new artery between Hoylake and Saughall Massie?

I'm not against a gold resort but we need to be careful on how it is being realised.

I basically think the development would be good for the area but why does it have to be at the expense of the cycle path. Surely this can be maintained as I am a keen cyclist and use it regularly.

This has always been a cycle/walk between West Kirby and Hoylake. One I have used many times for over 70 years. You should NOT be allowed to alter it now. Keep the cycle path!

Public rights of way need to be preserved on foot and on bike and should if possible be enhanced. Opportunity here to provide more leisure space for other than golf when everyone knows this is maxed out on a very over crowded peninsular. Please include rights of way for all

As a regular visitor to the Wirral as a cyclist I'm disgusted with the council's plans regarding Tip Lane. The reason I regularly cycle up the Wirral visiting pubs and shops etc is that it has a good cycling infrastructure. To remove a well-used route for cyclists is a backwards step that flies in the face of common sense and all the stats that encourage people to get active, not to mention the economic benefits.

There should be no loss of cycling or pedestrian facilities currently available

I have real concerns regarding the cinder path that runs from Hoylake to by the West Kirby tip, although it is not mentioned in your plans I have heard that it will be limited as far as cyclists are concerned. This route is used by many cyclists. It provides a safe route for a lot of children to cycle to Hilbre High School from Hoylake. Why can this not stay as it always has? Surely this route should be preserved for the local community!

As a cyclist, I often cycle between West Kirby and Hoylake and enjoy riding along the cycle path as it is away from traffic both the fumes and the danger element as car drivers today do not give cyclists enough space when passing on a busy main road. I am not against the development of the resort but in this day and age, where local authorities should be providing more cycle paths to encourage cyclists, I feel that this path should be kept open or a designated cycle lane be provided on the main road at Just heard that tip lane may be closed to cyclists and am concerned about the removal of this valuable route.

I do not want another golf course on the Wirral peninsula. We have enough already.

Do not remove any cycle lanes!

With the lack of cycle tracks in Wirral it is not appropriate to loose this vital cycle link between Hoylake and West Kirby, especially as it is away from roads. For me to support this proposal fully I wouldn't want to see cycling being promoted not curtailed.

Have I been misled by Mr xx?! My previous missive was based on total faith in xx - who is a really passionate cycling advocate as I am sure you will know and usually on the money.

Looking at Wirral Cycle Map this appears to be a footpath not a cycle way.

Notwithstanding the truth of the matter this would be an excellent opportunity to extend your cycle provision.

Myself and my wife do fully intend to return in the summer (!) to cycle the coastline. I know we are not rich golfers but neither are we poor and do spend money in the locality.

Excellent cycle provision would increase tourism also. I know money is unfortunately tight for local government- perhaps you could get a little spin-off in other areas (such as cycling and park provision) from the golf resort.

PS As to the truth of the 175 jobs I would take a look at how well the Trump resort is doing in NE Scotland.

<http://www.dailyrecord.co.uk/news/scottish-news/donald-trumps-first-scots-golf-5504305>

He claimed they would create 800 jobs but only 66 work there.

PPS Perhaps you could extend the spin-off to cleaning up the lake in West Kirby park (if you are allowed to get rid off the geese).

Losing a cycle path for the sake of golfers is a backward step for any council who have any respect for the environment.

TIP LANE STAYS AS DOES THE CYCLE PATH . IF THEY GO SO DOES THE GOLF COURSE

I WOULD LIKE TO REPORT THE XX WHO I SAW AT MELROSE HALL HOYLAKE XX (.THE 2ND DAY).. YOU HAVE OVER STEPPED THE LINE NOW I WILL RESPOND .. NO GOLF COURSE IT WILL NOT BENIFIT THE SHOP OWNERS , JUST YOUR POCKETS ,MAYBE THE PUBS , THE AMERICANS NAME AND THE UPPER CLASS PEOPLE CONCENTRATE ON WHAT WE PAY YOU TO DO CLEAN AND FIX THE ROADS PATHS ETC YOU WORK FOR US NOT THE OTHER WAY AROUND AND DONT YOU FORGET THAT !!!!!!! ...

Why is another golf course needed that will only be used by very few people. Why are you getting rid of a cycle path that is used by many, is free to use, safe and

I am very concerned that the Tip Lane cycleroute that is such an important safe route for so many people is being sacrificed.

What does this say about the council's priorities - safety or profit?

This proposal goes against all modern thinking about the need to provide safe cycling facilities

I went to Melrose on the 1st day talked to xx .. which made me angry . I sent you emails I wrote on your facebook page no replies ??? I went the 2nd day only this time I saw xx who calmed me down apparently telling me what I wanted to hear the public footpaths will not be taken away one or 2 might be slightly diverted tip lane that runs from Gilroy to hoylake farm which is used by bikes dog walkers , walkers , wildlife bird watchers . people just going to hoylake to save using the bus or car .. and now I have heard it will be taken away . XX ... you take away the tip lane cycle path or any other public footpath and there will be NO GOLF COURSE .. YOU CAN

My first concern is that as a resident of West Kirby I never knew anything about this project until I accidentally saw something posted on Facebook. Secondly and most importantly, I do not see any sense in getting rid of the Tip Lane cycle track at a time when we need MORE cycle tracks, not less !!! What harm is it doing People who cycle between West Kirby and Hoylake want a track with no traffic ! I'm not against golf. But why should the massive golf world bully the cycling people of the Wirral into relinquishing a safe cycle route ??? No, no, no The developers should be able to reinstate the track somehow. Concerned that the cycle track between Gilroy's in West Kirby and Hoylake (pit lane?) will be lost. Keep Tipp Lane open and other public access.

What will happen to the 'Cinder Path' and Tip Lane between Hoylake and West Kirby? These are both well known and well used 'safe' no car travel sites for walkers and cyclists between the two towns and would be very sorely missed

My family lives on the Wirral and I have done in the past. I love the coastal paths and am concerned these kind of bike paths will not be replaced, and in order to be active/exercise in the beautiful backyard of the Wirral will mean having to pay a lot of money to private companies.

The development is on green belt land which needs to be, and should be, protected - a golf course does not represent a special case at all.

The development also removes part of the Wirral cycle path infrastructure. There is far too little of this & there should be more investment here not the removal of a well established facility.

The closure of footpaths and cycleways in order to develop this resort is unacceptable. Local rights of way must be preserved.

This is green belt land and is owned by the citizens of the Wirral, it is not the council's land to sell off,

Loss of cycle way is unacceptable

I have learnt, since visiting Westbourne Hall, that the public rights of way across the site will be retained for walkers (as I asked about when I went to Westbourne Hall) but not for cyclists. I no longer use a bike myself, but I am so pleased in the growth of cycling in recent years. We all encourage it for two reasons:- it reduces car traffic a bit, and it is useful physical exercise in these days of reduced activity. Why was the loss of a cycling track not made clear at the exhibition? Please reconsider this, because we must encourage as much off-road cycling as possible

Need to provide adequate safe cycle track between Gilroy and Hoylake. Few enough cycleways available in this authority.

Removal of the cycle track is appalling. Amend the plans to allow cycle access as it is a key route and you should be creating more cycle tracks not destroying those we already have. Disgusting.

I have been told Tip Lane is being scrapped as part of this project. If this is true, this is a terrible decision and will not go down well with local people at all, including myself.

Tip lane needs to stay!!

The closure of the cycle path known as the tip lane which has been used by my family and many other families for over 65 years. It is a popular route to get from the estate of Gilroy Road, Paton Close, Saughall Massie Road and Greenbank Road to Hoylake.

Loss of the cycle path 'tip lane' is unacceptable.

The new road - how many lanes would it have? What loss of farmland/green belt would this cause?

It's green belt land. Destroying wildlife homes. Floods often. No need for another golf course. Invest it into something much more needed like flood defences and beach

The cycle path from Gilroy to Hoylake absolutely can't be closed. There are hundreds more cyclists than golfers, it's unfair and forced all cyclists on to the cinder path

I would like to know what the quality housing proposal amounts to, yet more unaffordable housing for young local families would be more likely. The rich keeping the rich I regularly use the Gilroy cycle path and am appalled this is to be closed.

Please don't allow the development to take away existing cycling infrastructure ie Tip Lane. You must bear in mind that only a small few will want to/have the means to use the golf reort whilst many wirral residents and visitors need the existing transport networks to get about their daily lives. In the event Tip Lane were to be downgraded to pedestrians only then I would hope the council would commit to an equivalent cycle route to take its place.

We should be creating more cycle paths. NOT destroying them.

I am very concerned about the effect of the increased traffic levels that will occur along Saughall Massie Road and China Farm Lane an area that is designated as semi-rural . The number of horses, local residents and walkers etc. that use the lanes which is at the moment has become a rat-run for large number of vehicles travelling at high speeds including double decker buses which are using the lane as a short cut are increasingly in danger. The plans show a single exit road at Newton Bridge but no-one has included the exit points for the increased housing that you propose to build to provide essential services when after all this is green belt land. Is this development really necessary I applaud the Councils effort to improve job creation and improved local economy but is this the real reason for this development?

What a disgrace that Wbc are taking away an established designated cycle route to furnish big business. I refer to tip lane. Wirral should be an oasis for cycling and a beacon to the rest of the country. We have an age old reputation for cycling both competitive and recreational or commuting. We have a perfect environment for it and yet Wirral Borough Council only ever ignore the potential and pay minor lip-service to cycling. Please make a stand for the environmental, road safety and physical health benefits of cycling. These are all well evidenced and cost effective if only you actually cared about people's wellbeing.

I only visit the area to ride my bike on the wonderful coastal cycle path, without it I wouldn't visit at all.

How dare you put forward a proposal to close tip lane cycle way. Something to benefit a rich few and penalise the many. And yes we do spend money when we visit the area.

I would like to object to the potential loss of a cycle route. The tip lane cycle route that runs from Hoylake to Gilroy allotments and Gilroy road, West kirby, as a FREQUENT user of this route to avoid the traffic on the main road from West kirby to Hoylake, and vice versa I don't think this is a good idea. What about cyclists safety? What about children's cycling safely avoiding the main roads? What alternative is there? Why do cyclists have to lose out?

I strongly object to the pedestrian and cycle path commonly known as Tip Lane being altered to disallow cycling. It is the only viable quite route for children to cycle to Hilbre school from Hoylake (and for others trying to avoid traffic).

Any plans should incorporate meaningful plans to encourage sustainable transport solutions

Do not agree with the closing of a long standing cycle route. I.e. Tip Lane. Money and greed seems to take precedence over health and a long standing community asset.

Reinstate the cycle path in the plans and you may get less people objecting to the overall scheme.

The bike path should be kept. It's safe for children and a access route to get to the Wirral way.

The loss of local amenities, ie, those amenities that are beneficial to those that live locally, is unsupportable and deleterious to the wellbeing of those that live in the area.

The harm done to the local wildlife, flora and fauna will be irreversible. The loss of greenery accessible to all, benefits nobody but the developers.

The proposed destruction of the 'tip lane' cycle path is disgraceful - at a time when obesity is on the rise, spaces where families and children can cycle in safety are in short (and ever dwindling supply). This route is one that my family and I cycle regularly. The route is safe, avoids busy roads, and connects West Kirby/Newton to Hoylake, the promenade, and thus to the Wirral Coastal pathway. Losing the cycle path is only one reason why the proposed development should be blocked, but it alone is a good enough reason for those that feel another golf-course is necessary, to look again at their priorities.

There is no need to further develop golfing on the Wirral.

I will lose the field I fly my gyrocopter from.

There is no provision made by WBC for general aviation who fly out of local fields.

Do not agree with the changes proposed to the tip lane footpath. A safe and scenic route for cyclists and walkers for generations

Wirral has plenty of provision for golf. The proposal would destroy cycling, walking and running amenity in the area. These are sports that are increasing in popularity and that provide health benefits to the community, which golf does not.

I understand that this development will affect the green belt land which includes the tip lane from Gilroy Road to Hoylake. This area also has the nature reserve which is bound to be affected by the development. The traffic around Saughall Massie Road and Gilroy Road is terrible, with Black Horse Hill school times it is an absolute nightmare. I would like to know how this is going to be managed so as not to make it even worse.

The tip cycle track should remain in place or suitable replacement cycle tracks should be added.

A well used and popular walking/cycling route from West Kirby to Hoylake would be lost.

This is what the area has been crying out for, would attract lots of visitors who spend money and would create a lot of jobs. I play golf away in lots of great resorts and this would be an excellent addition to the area. As long as it is 2 courses, 1 is not enough to attract people for weekends away.

Grew up in Meols and used the route to get to West Kirby by bike all the time. It's safer than trying to ride the roads from Hoylake, so you will put cyclists lives in danger.

Live in Moreton now and still use the route once a month and see many doing like wise. Golf has enough facilities on the Wirral, so invest in making cycling safer and you can keep us all fitter at the same time.

My concerns are about the footpath between Gilroy Road and New Hall Lane, HOYLAKE, otherwise known as Tipp Lane. This is my route to & from work & using this footpath is the only way I can get to work on time after getting my children to school. I can't afford to use public transport every day & even if I did, the transport links between Gilroy rd to Hoylake are atrocious. If this footpath goes, I'll probably be out of a job. I'm a single working mother on minimum wage. Please don't make my life
If we have a golf course good enough to host the open I fail to see what another one will do for us.

Surely there is a critical mass for these kind of things?

If a golfer can't be bothered to play the Open course - why would they come to another one next to it.

We have enough golf courses around.

I don't believe this will succeed or create the jobs it promises.

I object very strongly to the closure of the cycling path

I think the removal of the cycle path near Gilroy Road is a retrograde step when the promotion of cycling should be a priority for Wirral as a promotion of healthy lifestyles.

Far more health benefits accrue from safe cycling compared to playing golf but both could be promoted if the path was kept for cycling

Please do not get rid of the Tip Lane cycle track. It has been used for years and is one of the only safe cycle routes in the area

Please retain the tip lane cycle path we use it when visiting friends with the kids

Tip Lane cycle path should be preserved - or Wirral Council should build a suitable alternative in its place (eg similar length, to/from the same places).

I am a golfer and a cyclist and have concerns that the time rich and cash rich minority is being favoured. Golf membership has been in decline recently and only the above category of society are being looked after with these proposals. Why close off a popular cycling route which is advantageous to society in so many ways (usable by all socioeconomic groups, healthier, safer for cyclists and better for the environment). What would the carbon footprint of a golf facility be? Please maintain walking and
Environmental concerns. Traffic/parking

The cycle path being considered for re-routing has been used for over 40yrs, it is unacceptable to take this away, I used this when growing up, family & friends continue to use it, why do people think that they can just come in and take from the locals, there is a large council estate next to proposed site, are you going to remove that also.

The closing of tip lane.

My main concern is the loss of Tip Lane to cycling, one of the few off road connections that we use regularly and don't want to lose.

I particularly object to the loss of the Tip Lane cycle track between West Kirby and Hoylake. We should not be reducing cycling provision on Wirral.

Do not close Tip lane to cycle traffic, we need to encourage not inhibit cycling and cycle tracks away from the congested and dangerous roads should be increased not I would only support the proposed development if it is guaranteed that the cycle path remains in place and any developments are designed said cycle route with only any MINOR alterations which will not affect the overall use of said cycle route.

my concern is the removal of the cyclepath between hoylake and gilroy which i use frequently and the alternative is dangerous so although a good idea for golf the resort the cycle path should remain or alternative off road route should be put in place as part of any approved planning application

Save the cycle route at Tip Lane

The tip lane cycle path has been used by generations, and with a recent upsurge in the popularity of cycling, this is not the time to be considering its removal. For cyclists, this is one of very few safe paths in the area and is critical for safe cycling between West Kirby and Hoylake. Imagine if these plans meant the closure of the A540, that's what it feels like to those who chose to use more sustainable forms of transport for short trips in the area.

I object to the closure of the Tip Lane cycle path, this is a very well used path by many local adults and also children who attend Hilbre high school. It has been used for years and should not be closed.

I strongly object to the closure of the cycle / walking path from Hoylake to West Kirby that runs alongside the railway line. We often use this with our Grandchildren for a traffic free route from Hoylake to West Kirby and also the walking group we belong to use it frequently. I think everything should be done to encourage cyclists and walkers

Loss of access to the proposed site for local people (walking or cycling)

Concern about removal of cycle path between hoylake and west Kirby

I believe it is proposed to close Tip Lane to cyclists, I am totally opposed to this! It has been a cycle route to Hoylake for decades for people wanted a direct and safe route Getting rid of any cycle paths is a worry when we've just decided to get rid of our car in favor of cycling everywhere with the kids...it's already v limited the amount of places you can cycle safely so that would be a concern for me and my family yes.

I object to the closing of the cycling path in West Kirby. It's used greatly by the local community especially when the Wirral Way is so crowded on a weekend. Such a shame if this goes just to keep rich golfers happy at the expense of the local community here 100% of the time.

I would like the cycle path between Hoylake and West Kirby to be kept open. I have young children and it is important to me that they have access to safe, off road cycle

Can you clarify what will happen to tip lane? The current path running from gilroy to hoylake, will this remain as a walking/cycle route?

What are the plans for housing on the new site? Have you consulted with residents of the Gilroy road and greenbank road area about these plans?

What will be the benefits for residents of this area? I can see this may have some benefit for hoylake businesses but what will be the benefits for the residents most affected by the changes whose houses directly overlook the planned development?

I am very disappointed to learn of the proposal that the cycle path from Hoylake to the Gilroy estate is to become very restricted. From a company that wants to encourage outdoor sports, appreciation of the world we live in, encouraging people to pursue healthy lifestyles, the fact that they will take away from local generations, a low income area their access to an area of natural beauty upsets and annoys me it is selfish and thoughtless.

I suggest you become more transparent. Very disappointed to learn that you plan to close cycle track. You need to be making more provision for cycling not taking access away. I am very concerned about this.

I'm disgusted that you are even considering removing a safe cycle way just to pander to golfers. I will continue to use the route on my off road bicycle in spite of the golfers if you go ahead with this stupid and selfish idea.

I am very concerned about these plans and the effect that they may have on traffic.

I also object to any changes to the cycle paths or footpaths between West Kirby and Hoylake. I understand that the cycle paths between the Cart Lane estate and Gilroy to Rd will be closed and totally disagree with this.

I was not sure about the plans, it seem driven by money over the needs of the local community. I have just learnt it would involve the loss of tip lane, footpath / cycle path a route which I regularly run. I cannot support that and I am not convinced it will benefit the local environment our golfer already have a good facility otherwise the open The cycle path is well used by the people of west kirby and surrounding areas. And it is one of the only, off road safe routes.

It is totally unacceptable to get rid of this!!

Golf is not well liked or well used in Wirral!

And in fact out of the hundreds of people I know, not even one person plays golf, So who exactly are you building this golf course for??

LEAVE OUR CYCLE PATH ALONE!

The safe walking and cycling route should be kept , not a road for other vehicles. It is not only a nice walk to do, it is a safe and practical way to cycle/walk between the two towns, especially for families. Also it is alongside a nature reserve and the local habitats & their inhabitants would be disturbed by cars and the work going into the

The access road is key

Tourism is a critical industry for the north west

The local economy - especially food and drink needs the golfers / tourists

The NW golf coast has a way to go still to increase awareness

30 minutes flight from Dublin / nearer than going to Ireland's golf west coast (and drier!!) fir the Irish!!!

I am concerned about loss of green belt land for walking, pubic footpaths and increased traffic on roads. The road between saughall massie and west kirby is busy enough. What are the facilities for cyclists? Will there be a cycle path? Surely there are enough golf courses on the wirral already?

Transport access must come through from Saughall Massie road, any additional transport through Hoylake/West Kirby will be a nightmare.

Will this additional golf course mean that others in the area will suffer from both membership levels and additional green fees?

I like the idea of a link road to China Farm Lane but have concerns where it joins.

I do have concerns of the encroachment on Green Belt for housing, as it implies further creep. I await the final proposals.

The Municipal Course must be a priority otherwise the scheme will not get public support from the golfing community. The scheme must not be a way out for Wirral to stop the provision of good leisure facilities.

The golf resort will be excellent news for the area. Well done on securing this exciting development for Hoylake.

I am concerned about the erosion of green open space. The roads and infrastructure are not robust enough to cope with the extra traffic.

Although this may be low grade farm land, it is in fact greenbelt which has a rural character. Any golf resort will not have that kind of rural, unbuilt up nature. It will be an engineered environment.

The landscaping proposed is on a very large scale and must have an effect on drainage and watercourses.

I'd like to see the studies on the impact of the new road on neighbouring areas. It will certainly affect Saughall MAssie Road and quite possibly parts of Greasby too. They are not being invited to comment. It seems likely that lots of construction traffic would come that way too.

The proposals include many houses in the greenbelt, which are not helping to make affordable housing available, is there a special need for them?

Hopefully this comes off.. I would love being apart of this plan

This needs to be developed with more availability for hotel rooms in West Kirby to provide greater opportunities to improve tourism.

.Concerned about moving the municipal to the "back' of the new development. .Increase in fees at the municipal

.Would like to know more about proposed new infrastructure/access to new course

Council press release and newspaper reports do not mention housing associated with development. Presumably development only goes ahead if housing included therefore should be emphasized as a positive for the area not hidden in the small print.

Treatment of access road junction at Newton Br should be publicised at early stage to allay local concerns. There will be significant changes to local traffic movements resulting from the use of the access road as a route to Hoylake. Improvements to the local roads and junctions should be identified to the public at an early stage in the approval process.

Quality Golf, even if not played by all, raises the profile of Wirral and retains greenspace. Of concern: (i) to ensure retention of the footpaths between Hoylake and Gilroy Park area, and the nature reserve at Gilroy park; (ii) manage the likely increase in traffic at King's Gap roundabout and the Hoylake Station (a busy junction likely to get worse); and (iii) allow visual access to golf and the greens along the railway and rear of Meols Drive, and side roads to West Kirby (no large trees etc).

I don't support these proposals as:

A) I think it will change the character of the local area and place too much emphasis on golf, which will take up much of the limited local agricultural land

B) there is significant biodiversity on the proposed site (owls, bats, birds of prey, amphibians etc) and I have had no assurance that the proposals would safeguard these species

All the information I have managed to read gives the impression that this is about turning the area into a 'huge one interest only' area with very little to benefit the local people. Who will want to come here other than golf people? In any case why would anyone come here when they can go to 'all inclusive' golf resorts in countries where the weather is more reliable and the accommodation cheaper? If they do come they will have everything 'on site' so will not need to leave the resort and as they are only here for a few days they will have no interest in developing anything else in the area. Talking to the people at Westbourne Hall it seems all the jobs locally will be in the hospitality industry which are notoriously poorly paid. Better than nothing but still not something to lead to development of a career and making the area interesting and more diverse. Unlikely any of those working there will be able to afford to settle in the area. I'm sure Jack Nicklaus and Marriott will make a handsome profit out of it and that is what will drive it. Neither of them have any ties with Wirral or even the northwest of England so why would they care about becoming a 'one horse' town? If there is money to invest then a greater diversity and using our great views, wind, walking, sea would seem to provide much greater long term vision. That is before starting to think about the disruption caused by the traffic, new roads etc. It was bad enough for the Open when on both occasions those of us trying to use public transport to get to work had our journeys prolonged for weeks before and during. The local businesses saw little benefit then so why should they now? Finally and despite having read about it before I was truly shocked to see the huge area it will cover. It dwarfs the current golf courses and they are big enough. I worry we will feel hemmed in by golfers and their At first sight I thought I could be persuaded that the plans were reasonable, but further exploration has made me more uneasy about the effects of the plans on local infrastructure, in particular the notion of building 150 houses in the higher income bracket and the creation of a new link road. The area is green belt and flood plain. Adding to the burden of drainage and sewage is folly. Moreover the plans silently encroach on recreational grounds in the vicinity of Gilroy Pond, leave unexplained the exact road routes and the proposed siting of houses, hotel and club-house. If the development does indeed bring more trade and business to Hoylake, the upshot must be to increase traffic at the King's Gap roundabout as more traffic will have a reason to cross via the level crossing.

Flooding is a very real risk in this area, even with proposed lakes in the course, the demands of increased water management are bound to be high.

It is unclear how access to current football, bowls and rugby grounds with parking will be accommodated and continued access and use guaranteed.

It is unclear how access to allotments at both West Kirby and Hoylake will be provided for and guaranteed.

Above all, it seems that several footpaths have been silently incorporated into the development, with no mention of how public access will be maintained and the rural aspect of the area safeguarded.

as a resident and a golfer, i wholeheartedly support this development . i hope it all is completed asap.

We do not currently have an opinion as to whether this would be good or bad for the area.

However, there are Public Rights of Way across the site. We realise that these would require some re-routing and corresponding Definitive Map amendments. As the longest standing (since 1888) local organisation with an interest in Public Rights of Way, we request that we be consulted at the earliest possible stage, so that we can use our experience to advise what would be acceptable, and minimise the risk of a Public Enquiry having to take place in this respect.

We would also like it to be noted that, as there are currently no Cycle Routes or Bridleways on the land, if any cycle or horse routes were to be included, that they should be clearly separate from any Public Footpaths.

I am concerned about the existing public footpaths & accessible areas that may be lost to public use. Are these areas & paths to remain after the development
Brilliant idea. So so needed for the area

I am concerned about the timing of the start of construction of the proposals. I was told that the new municipal course would be ready for use in 2020. To me this seems extremely optimistic. Is there a more realistic date?

The plan will only be a complete success if the council "overplan" the . *All new roads should be built to be a convenience to locals as well as golfers/new residents. *The development must be built so as to compliment existing housing, and not to spoil it. *Rights of way must be protected, even improved so as to get maximum support from

1) There is a large outcrop of Japanese Knotweed currently located alongside the 8th hole and 9th tee of the existing public course, by the brook. What steps will be taken to effectively survey the whole of the existing course and proposed new ground to eradicate this weed and prevent it being spread to other areas of the development during construction? How might knowledge of the existence of this weed affect proposed high value residential development? Note that knotweed also exists by the approach into the current amenity recycling site in West Kirby. Is there a link to how this weed has spread (e.g. via the water course) and what investigations will be undertaken? How has the knotweed that is currently regularly chopped back around the 9th tee on the public course been disposed of and by whom - has this been done in accordance with current guidelines for knotweed disposal? Who will be responsible for future monitoring and possible removal of knotweed once the new course has been built? There will be substantial ground disruption to the entire area of this development and strong measures need to be taken to ensure that a controlled weed infestation, which whilst significant in size is never the less relatively restricted in its current location, is not spread indiscriminately over the wider area during construction. Effective removal of knotweed is a long process - how might this affect the new development programme?

2) Whilst it is noted that the development contractor has wide experience of site drainage, what commitment will be placed on the developer to ensure any further drainage that might be found to be needed after the completion of the project and as a result of site operational experience as the new course 'beds in' will be undertaken. Users of the new course who have transferred from the existing course should not expect to be left with an inferior drainage site in the future.

It is essential that 18 holes for a municipal course are provided at all times during the construction phase. The new access from Saughall Massie Road is crucial but I think the present road needs straightening so this new junction is safe.

Very good for the area, hopefully bringing increased jobs and visitors.

I think this is an exciting proposal which will create a great attraction to the area and will hopefully boost the local leisure economy. I was given reassurance that the municipal golf course players (like me) will have uninterrupted access to affordable golf during and after the development.

Traffic

We live in CH48 xxx off China Farm Lane which is close to the Saughall Massie Road and the proposed new road exit.

In the long term I don't think that extra traffic from the golf complex will be a problem, the additional residential area will be small and the hotel and golf would only produce a small quantity of cars.

The main problem will be the construction commercial vehicles mainly lorry's, using the exit on Saughall Massie Road.

There is already a major congestion problem at the Hoylake Station crossing, so all the construction vehicles will use the Saughall Massie Road exit and this could go on for years.

On top of this the commercial traffic from the Hoylake trading estate will also use this exit rather than wait in the queues at the station crossing and that will go on for ever into the future.

Upgrading the Saughall Massie Road must be a priority before any work starts on the new development, the problem area is the junction of Saughall Massie Road with China Farm lane as this small stretch is now 30 mph. and it is difficult "now" to exit China Farm lane on the Saughall Massie Road.

I would appreciate a reply with your comments, as it will affect my household and all my neighbours that I have discussed it with.

In my opinion it will relieve congestion but at the same time it will also increase business and tourism in the town and surrounding area. A win win situation all round.

(1) I might have overlooked this somewhere but what is the anticipated / target timescale for opening? 2020 / 21 / 22 ?

(2) Is the opening linked in any way to the 2022 Open, likely to be in Hoylake?

Thank you.

The current municipal course and surrounding fields are important for wildlife and we have particular concerns about the effect that any development may have on Barn Owls, which are protected from disturbance under the Wildlife & Countryside Act 1981 (Schedule 1). We have had nest boxes in the area for Barn Owls for many years. Barn Owls nest and feed in the area of the proposed development. It may be possible to protect nest sites during a development but there needs to be consultation and mitigation. Habitat creation would be possible within the development.

We seek consultation with the council and the developer's ecologist.

I am concerned about green belt land being used for housing and about the interference with public rights of way, in particular the paths linking Hoylake to Grange (FP19) and Newton (FP17.)

I am also concerned about the effect of the development on the wildlife of the area.

My concerns are as a resident that already has difficulty parking in my road, what provisions will be made for locals parking. Wallasey and birkenhead have residential parking but they will not give it to hoylake residents????

Thank you

Any increase in traffic caused by the development through Hoylake/Meols along A553 would considerably exacerbate the congestion along an already inadequate road. The level crossing frequently results in traffic backing up to the Kings Gap round about, blocking access along the A553. The majority of the proposed structural development is closest to Hoylake and thus no guarantee that traffic would gain access via the longer route provided by the proposed new road or means of compelling the use of such an access. The development of 160 houses would place further strain on the medical/public services in the area. It is currently impossible to get a GP appointment unless one queues outside the surgery at 7:30am. Local schools would need to be able to increase pupil numbers. The proposed houses are on greenbelt land - we have a surplus of high end expensive houses in this area - outside the reach of young families from the area. We already have two golf courses - which seemed perfectly adequate for the previous major tournaments and a hotel at Kings Gap. This sounds like an underhand way of gaining access to building on greenbelt land - a case of money talks or perhaps free membership!!! The creation of 170 jobs seems a big price to pay for the loss of greenbelt and disruption to the natural life on the nature reserve nearby - with no guarantee that they will adapt to the proposed new location. The previous tournaments created unprecedented traffic through Hoylake/Meols along a road which, because of parking on both sides, is so narrow in places as to prevent two large vehicles to pass each other without holding up traffic. Service vehicles accessing this new development would only add to this existing problem. Executive style houses are likely to have at least 2 cars per household and the hotel complex and visitors' cars will certainly also add to the volume of traffic and perhaps further inhibit the passage of emergency vehicles. I suspect Wirral Council will have major concerns regarding traffic access arrangements. The approach roads to the level crossing at Hoylake Station are already inadequate for the current volume of traffic with queues at the closed gates often backing up beyond the Kings Gap roundabout - impeding the flow of traffic along A553. The A553 between this roundabout and the Hoylake/Meols boundary is heavily congested during business hours and with current parking arrangements large vehicles (buses/HGV) are unable to pass each other - creating a hold up in traffic flow. It thus seems madness to contemplate increasing the volume of traffic along this route through hotel guests, workers, golfers and residents of the new houses. The new access road proposed needs to be taken to the motorway network in order to be effective - you are putting too much traffic on a country lane; and in any case there is no way of compelling visitors/staff to use this route. In the golf tournaments, people used Google and sat navs to find the shortest route - via the A553 not the signposted Greasby route. In my view this scheme is basically an attempt to gain planning permission for housing on Greenbelt land by the back door. These houses are expensive / up market - to finance this project - in an area where the house prices are well above the reach of young people from the area. There seems to be no provision for wildlife. The chemically treated greens, and manicured lawns will not allow nature to flourish. The area should have a large nature reserve added, with supporting hedgerows, and man-made copses etc. The addition of 100+ houses 'behind the railway' will lead to a chaotic transport situation, and presumably impact on footpaths in place. Finally, you should not build on the green belt. Meols drive side walk in places flooded now will put extra pressure on the drainage system. I am reading so much conflicting information. I would like an open and honest statement about the proposal and surrounding areas.

A bridge across Hoylake station??

Traffic increase - how many roads into the resort?

Potential closure of other Wirral Golf Courses?

Risk assessment - if the resort fails, what is the back-up plan?

A small amount of jobs (that in my experience of hotels will be taken up by cheap labour from Eastern European countries - this is a fact if you were to do a study of percentages of hotel resource) - is there any guarantee that these jobs will be offered to local people??

Will there be any funds for regeneration along Market St, Hoylake - i.e. what do we get out of this??

The residential pods on the plan - what type of houses / what price bracket?

Will the roads from Newton & Hoylake give residents from Hoylake and Newton the opportunity to use these as through roads - i.e. who will own these roads will they be part of the roads and highways or will these be private roads for the resort only?

I welcome the new access road across the golf resort development but will Saughall Massie Road (B5192) between Pump Lane/Heron Road roundabout and Frankby Road be upgraded to the same standard that the section of S. Massie Road received prior to the 2006 Open. The junction of the proposed new resort road and S Massie Road is at a particular windy and narrow part.

The proposed position of the Hotel is near Hoylake Station so I would think there would be an increase of traffic through Hoylake . I live on Drummond Road and I would like to know what you mean by "A Bridge "at the end of Morpeth Road. Are you saying this is only in place when a Tournament is on that involves the Royal? Or are you planning to build a bridge over the railway line? I was also told at a meeting at Melrose that there would probably be competitions and tournaments at the resort. I am concerned that the control of parking at these events will overspill onto Drummond Road as it did during the open and the ladies golf in spite of the restrictions.

Could I enquire what the proposal/detail is for the relief road and how construction will impact on the community.

Many thanks,

There is no requirement for an additional Golf Course on the Wirral. Municipal Golf Courses on the Wirral have a declining attendance and the Private Clubs bar 1 have no waiting list, whereas a few years ago there was waiting lists.

If you wish to raise money then why not either sell the Warren or reduce Brackenwood back to a 9 hole course and sell the land to a developer for affordable housing.

(Brackenwood was originally a 9 hole course)

Totally unnecessary violation of the Green Belt.

I am surprised that Wirral Council has not made good use of our wealth of golf courses in the past.

A Tourism Dept could have been set up to book accommodation, provide maps, perhaps discounted temporary membership or introductions to a number of our 15 golf courses. Maps etc, showing these and our other attractions, perhaps discounts to some of our restaurants, the possibilities are legion.

Instead, the Council has waited for an outsider to come along with an exclusive proposal which is self-contained and will probably not benefit any businesses, other than a few links golf courses. I spoke to the owner of a Hoylake café, whose view was that the sort of people who would use such a "golf resort" were hardly be likely to walk along Hoylake's Market Street to spend money.

While some will argue that the Wirral and Hoylake in particular do not need another Golf Course, significant private investment in the region should be encouraged. Whilst Golf participation is on the decline in some sectors, the demand for high end Golf Resorts is increasing. Having worked in the Golf industry promoting Golf Tourism for 10 years, it is important that the development is not marketed as "just another Golf course". The inclusion of a hotel with Spa facilities and a professional Golf Academy, significantly increase it's commercial value. Golf as a business sector may be emotive to some but even if the investment was from a High Tech industry, the projected increase in revenue and the benefits to the local economy still has to play a prominent role in the minds of local residents. Ideally, there needs to be focus group which can highlight how the development will be managed on a day-to-day basis and which can provide an insight as to how existing and new local businesses can benefit. Given this is a Council driven project, it's equally important that the Council can demonstrate how an increase in public revenue would benefit Hoylake and West Kirby. If there is a clear objective that council controlled services and initiatives would directly benefit the local community this would engage local residents to take greater interest. Having previously worked in the Golf industry promoting Golf Tourism, I've been able to see first hand how a Golf "Resort" (with multiple commercial interests) can benefit the local economy.

Lack of information. Given there is no planning permission agreed, no volume houses to be built known, the tenure of land still unknown- it is hard to know upon which to comment.

I think it is a great scheme that can deliver real benefits to Hoylake.

I am pleased that the hotel is sited right next to Hoylake town centre so maximising the likelihood of visitors using the other facilities on offer. The new road will be a huge benefit in linking Hoylake to its hinterland and increasing accessibility thereby promoting access to those who might use Hoylake for shopping and services and making Hoylake feel more rural than at present due to there being no access to its rural hinterland.

I think that other non-golf recreational benefits must be a central part of the scheme: golf will be a central component but it should be set amidst a matrix of other environmental and recreational uses.

The golf course should be developed as an 'eco-golf course' maximising wildlife habitats and not simply a mown grass parkland style design. It should not be obtrusively fenced. It should achieve certification to the Golf Environment Organisation (GEO) standards. Likewise, the hotel should be something different to the standard Marriott offer and be designed as a high quality eco-hotel.

Here are some ideas:

Public open space is minimal in Hoylake (other than the beach) and areas for quiet recreation, walking, playing and picnicing should be set aside. This area could be developed to incorporate a new country park-style footpath network and open public space linking the Wirral Way and North Wirral Country Park and Royden Park. Current rights of way across the site will need to be re-routed so redesign them for today's needs and include cycle and horse riding routes.

Great to see so many lakes on the plans. These have real potential to be a major feature providing:

- fishing lakes
- habitats for wildlife - so why not provide lakeside bird hides (wildlife visitor centre?)
- watersports - sailing, canoeing, etc. are well provided for in WK Marine Lake but what about a lake set aside for open water swimming (a growing sport in the UK) and rowing boat hire?

Anyway, my advice is think big and use the leverage you have as landowner.

A question or two to ponder:

- do we need both a resort and a municipal course - could the site for the proposed new muni be better used for other recreational activities?

I am broadly in favour. I have the following questions:

- 1 It would be good to see a more thorough investigation into the feasibility of a road bridge into Carr Lane from Hoylake; it seems to have been discounted without sufficient consideration. This could carry more than just road traffic: foot passengers as well as electricity, gas and water feeds could pass beneath as per HVLs document.
- 2 It would be good to see, at the earliest opportunity, clearer evidence of significantly improved consideration of both public rights of way as well as nature trails, birdwatching hides, a small nature education centre, cycle paths and even sailing opportunities on the newly created lakes as per HVLs document.
- 3 I note there are two licenses for groundwater extraction (10,000 m3 per annum per license) for the sole use of the existing golf courses. Will this suffice for the new larger resort or will supplementary system water be required?
- 4 Evidence of research into how Hoylake would benefit would be good to see at the earliest opportunity. Statistics on how many resort users from similar resorts use local facilities eg pubs, restaurants, cafés would reassure local people and businesses.
- 5 Evidence from Marriot on whether or not they would use local producers for eg food and other supplies rather than relying on central purchasing would reassure local businesses. Would WMBC be willing to exert some pressure on Marriot to do this as part of the deal? This is extremely important and could be a lifeline to some local businesses creating additional employment.
- 6 Evidence of a commitment to the whole scheme being an eco-friendly, low carbon footprint development from planning through build materials and design, to ongoing operation, along with some statistical supporting information on the developers intent. It needs to be highly efficient and clean.
- 7 Evidence of a commitment to honouring any future CIL agreement in order to invest in improved local infrastructure including public realm and schools provision.
- 8 Evidence from WMBC that Hoylake's perception as a Town Centre needs to be protected and not reclassified a District Centre which would only advantage West Kirby. Hoylake has a higher than national average number of teens and the number of over 65s is dropping (Census 2011). West Kirby, on the other hand, is following the opposite trajectory. Hoylake needs proactive investment at all levels in line with this little known demographic shift. This would reflect the arrival of such a key development. Holistic thinking needs to be applied.
- 9 Evidence from WMBC of a commitment to act more proactively on promenade development. Currently there are NO facilities on North Parade. The failure of Tanskeys to open a café reflects as much on WMBC inactivity over nine years as on the developers failure to secure the funds. More action could have been taken to secure an investor. Now is the time to revisit that project. When Golf tourists come they WILL want to walk to the promenade and they WILL need F&D facilities.
- 10 A cinema / arts centre scheme at the Old Town Hall/Jack Rabbits site is under discussion. Could we meet soon to discuss further what the implications could be, not I have written business plans and financial support models for golf resorts and fear for the consequences to Hoylake and its Green Belt.

Golf is not eco-friendly.

Resorts are built for the enrichment of the landowner, for profit and to increase the income of the owners, and for no other purpose.

I am deeply ashamed of my earlier efforts and delighted that my business partner could not raise the funds.

The resorts, both highly successful were built, but not in my name.

I would like a more detailed map which would more clearly identify the area covered by the golf resort and the area it is likely to impact

I would want to ensure that off road cycle paths are incorporated into the design to ensure local people can access the area and picnic in the surrounds.

I would also like to ensure that trees are planted that produce food such as sweet chestnut, hazel, nut trees and fruit trees.

I am also concerned about the disruption that the project could cause to the local wildlife and bird colonies.

I am concerned at the proposed residential developments, I do not agree with his aspect of the proposals, there should be no residential developments on green belt land.

Traffic will be an issue - for local people a mini roundabout at the top of Roman Rd would ease a difficult problem of accessing Birkenhead Rd. With golf traffic the problem will be considerably worse.

There are three concerns I would like to raise.

1. Currently there are public footpaths that cross the green belt area in the proposal. These are used by walkers enjoying the countryside - will these be lost ?
2. As noted in the council website info the area is subject to flooding but in fact this is a natural flood plain. If systems are put in place to avoid this the water still has to go somewhere. We are seeing increased flooding in the Meols area so this would need to be considered. The draining of flood plain in the Fender riding school Moreton caused the water to drain onto the local school playing fields.
3. Many of these golf resorts have hotel complex which contain shops and bars on site which do not help local business in any way. If local Hoylake people are going to be behind the scheme their businesses need to be part of it and not just facilitate the big hotel groups cleaning up.

As a consultation the information available at this stage is extremely poor. The two sketches provided are inadequate to understand how this relates to existing Hoylake and Newton infrastructure. I'm sure that the development has been plotted on google maps or similar so it's unclear why this cannot be accessed at the Melrose Hall consultation if not made available through the information online.

Hoylake allotment association has a significant waiting list and has been exploring potential for additional plots. I note that land designated as allotments (admittedly not used recently) near Carr Lane has been sub-sumed into the golf resort removing the potential to re-open the site as allotments. it would be good to discuss this with Hoylake Allotment Association. Likewise Gilroy Road allotment association as it runs very close to their site and to the nature reserve. Not sure if anybody has as yet studied impact that this resort will have on the nature reserve as no information available on this.

I think that the Marriott Hotel could prove of benefit to Hoylake in attracting visitors and that the proposed signature golf course and upgraded Municipal golf course and other facilities mentioned would also be an attraction to the area. I would just have reservations about the demand for a new golf course at this time when the number of golfers is in decline and I doubt that it would have much attraction to current members of local golf Clubs. I would also doubt that the hotel would prove very profitable in the long term. The location is very flat, low lying and wet and it will need landscaping and drainage of a high standard.

Only concerns regard the road through from Hoylake to saughall massie. If an access road only to the municipal course and new hotel complex fine, but if a new unrestricted highway can see being very busy, also the golf maintenance complex is one side and the new signature course is the other, with the amount of normal traffic the green staff would be backwards and forwards across a busy road. A bridge or tunnel would be needed. Also the volume of traffic will warrant a major junction at either