

Appendix 2

Wirral Council responses to site-specific issues raised in Development Options Review consultation

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For each settlement, a summary of any issues raised during the consultation which affect the settlement as a whole are set out first. These are followed by summaries of issues specific to individual sites, in alphabetical then numerical order.

Barnston

Issues relating to development site SP062 – West of Barnston Village

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
128	22, 49, 52, 57, 65, 71, 87, 135, 147, 175, 176, 183, 193, 209, 211, 213, 230, 231, 232, 251, 266, 276, 281, 291, 295, 323, 332, 352, 370, 371, 387, 389, 435, 587, 594, 657, 752, 770, 794, 832, 844, 849, 854, 895, 952, 1014, 1052, 1059, 1069, 1086, 1102, 1108, 1114, 1116, 1124, 1138, 1142, 1163, 1176, 1178, 1180, 1181, 1182, 1183, 1186, 1187, 1188, 1191, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1206, 1210, 1211, 1212, 1213, 1214, 1216, 1217, 1218, 1221, 1241, 1298, 1326, 1331, 1350, 1391, 1633, 1918, 2036, 2157, 2193, 2208, 2221, 2235, 2270, 2328, 2338, 2340, 2366, 2433, 2460, 2498, 2509, 2626, 2637, 2681, 2704, 2714, 2729, 2733, 2750, 2791, 2825, 2851, 2858, 2870,	<p>Too much development is being proposed on the site.</p> <p>Traffic congestion in the vicinity of the site will be worsened – rush hour delays are already prevalent on Barnston Road, Storeton Lane, Gills Lane and Whitehouse Lane. Barnston Road is also an accident alert route, and narrow pavements make any pedestrian use of these roads hazardous.</p> <p>There is insufficient healthcare and education provision in the vicinity of the site to support development – there is none in Barnston, and already significant pressure on those in Heswall.</p> <p>There is insufficient utility capacity in the vicinity of the site to support development.</p> <p>United Utilities has significant wastewater infrastructure passing through the site, which will need to have regard to as part of the development process.</p> <p>There is insufficient public transport provision in the vicinity of the site – there are no bus services in Barnston.</p> <p>There are insufficient community services and shops in the vicinity of the site</p> <p>Development will have an adverse impact on wildlife and biodiversity on the site – there is an abundance of rare flowers, butterflies, badgers, bats and birds and Barnston Dale is a SSSI.</p> <p>Development will adversely affect the natural beauty of the site and its surroundings – fields and farmland are intrinsic to Barnston.</p> <p>Development will adversely affect the heritage, townscape and character of the area surrounding the site – Barnston is a conservation area, and needs to be protected from sprawl. The ancient field systems around the village are also of archaeological interest.</p> <p>Green Belt beneficial uses on the site will be lost – rural roads around Barnston, particularly Gills Lane, are a valued escape for cyclists, walkers and joggers. This currently helps to overcome a lack of leisure provision in Heswall, but will no longer be able to.</p> <p>Development on the site will increase flood risk – Brimstage Brook already floods, as does Barnston Road.</p>	<p>A further, more detailed review of the Green Belt has been undertaken by specialist consultants. The site is now identified under Option 2B – Potential Single Urban Extension in the Local Plan Issues and Options document. Appendix 4.7 of the Local Plan Issues and Options document sets out the approach that has been used. The site has been subject to environmental screening for archaeology, ecology, contaminated land, waste and minerals by the Merseyside Environmental Advisory Service; Strategic Flood Risk Assessment; a Transport Accessibility Review; a Landscape Sensitivity Assessment; and is considered in an Agricultural Economy and Land Study, which can now be viewed and commented on the Council's website.</p>

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
	2928, 2941, 2950, 2954, 2986, 2989	<p>Development on the site will adversely affect nearby property values.</p> <p>Fields to the rear of The Lodge on Barnston Road were used to dump waste material from the construction of the M53 and Cammel Laird's dry docks – they will be contaminated.</p> <p>Development on the site would result in the merger of Heswall, Pensby and Barnston, contrary to the purposes of the Green Belt.</p> <p>Development on part of this farmland will render the remainder of the farm economically unviable, resulting in its inevitable closure and further takeover by development.</p> <p>There were previous proposals to build a relief road from Barnston Halt into Barnston Road towards Heswall. Will this now be included in proposals for development?</p> <p>Necessary highway improvements that would facilitate development will be of such a scale that development will in fact be unviable.</p>	

Bebington

Settlement-wide issues

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
82	40, 43, 149, 224, 225, 226, 227, 228, 233, 400, 405, 426, 437, 450, 488, 528, 532, 540, 559, 566, 570, 575, 585, 604, 609, 611, 621, 625, 683, 684, 695, 701, 705, 712, 737, 742, 753, 779, 790, 803, 811, 820, 821, 837, 865, 869, 870, 873, 885, 887, 888, 890, 908, 912, 917, 957, 989, 1057, 1062, 1148, 1498, 1528, 1581, 1592, 1646, 2038, 2047, 2053, 2091, 2136, 2186, 2495, 2550, 2567, 2688, 2691, 2705, 2708, 2732, 2754, 2792, 2814, 2947, 2992, 3010	<p>Traffic congestion in and around Bebington will be worsened.</p> <p>There is insufficient healthcare provision in Bebington to support new development – the existing surgery on Civic Way is already unable to cope with additional patients.</p> <p>Local schools are already oversubscribed, and will not be able to cope with demand from new development. This will necessitate pupil commuting to other areas, adding to congestion.</p> <p>Green Belt beneficial uses will be lost as a result of development around Bebington – recreational opportunities for young people will disappear, resulting in an increase in crime.</p> <p>Bebington is renowned as one of the best places in Britain to live – the proposals for development will change that.</p> <p>Proposed development around Bebington will lead to sprawl along Lever Causeway to Prenton and Storeton, contrary to the purposes of the Green Belt.</p>	<p>A further, more detailed review of the Green Belt has been undertaken by specialist consultants. No sites have now been identified within Bebington under Option 2A or 2B in the Local Plan Issues and Options document. An Infrastructure Delivery Plan Baseline Report and a series of Baseline and Spatial Options Transport Modelling Reports can now be viewed and commented on the Council's website.</p>

Issues relating to development site SHLAA 1610 – Land at Civic Way

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
2	1068, 1468	<p>The site should be solely or primarily residential rather than a mixed-use development, to avoid undermining the existing high street.</p>	<p>The site has been included as a proposed urban housing allocation in Appendix 4.1 of the Local Plan Issues and Options document (SHLAA 1610, sites in Bebington, Bromborough and Eastham refers)</p>

Issues relating to development site SHLAA 1634 – Kingsway Car Park

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
2	548, 1584	Objection to any change of use of the car park.	The site has been considered in the SHLAA 2019 but has not been included in the SHLAA 2019 housing trajectory.

Issues relating to development site SP038 – East of Mount Road

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
12	17, 302, 321, 535, 744, 837, 856, 1106, 1296, 2210, 2806, 2907	<p>Development will have an adverse impact on wildlife and biodiversity on the site – nesting birds such as buzzards, kestrels, tawny owls and nuthatches use the site as well as badgers and foxes.</p> <p>Development will adversely affect the natural beauty of the site and its surroundings – it is a scenic area of the Wirral.</p> <p>Green Belt beneficial uses on the site will be lost – the site's use as a golf course is important for recreation, and other natural areas around Levers Causeway and Mount Road are important assets for people's health and wellbeing.</p> <p>Development on the site will adversely affect nearby property values.</p>	A further, more detailed review of the Green Belt has been undertaken by specialist consultants. The site is considered in the Interim Green Belt Assessment in Appendix 4.7 of the Local Plan Issues and Options document and has not been included in either Option 2A or Option 2B in the Local Plan Issues and Options document. The site has been subject to environmental screening for archaeology, ecology, contaminated land, waste and minerals by the Merseyside Environmental Advisory Service; Strategic Flood Risk Assessment; a Transport Accessibility Review; a Landscape Sensitivity Assessment; and is considered in an Agricultural Economy and Land Study, which can now be viewed and commented on the Council's website.

Issues relating to development site SP039 – South of Peter Prices Lane

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
6	924, 1075, 1106, 1296, 2806, 2907	<p>Development will have an adverse impact on wildlife and biodiversity on the site.</p> <p>Development will adversely affect the natural beauty of the site and its surroundings – there are superb views of Wales and Storeton Woods.</p> <p>The site has defensible long term Green Belt boundaries, and is among the most sustainable potential development locations in the Borough. It should be allocated.</p>	A further, more detailed review of the Green Belt has been undertaken by specialist consultants. The site is considered in the Interim Green Belt Assessment in Appendix 4.7 of the Local Plan Issues and Options document and has not been included in either Option 2A or Option 2B in the Local Plan Issues and Options document. The site has been subject to environmental screening for archaeology, ecology, contaminated land, waste and minerals by the Merseyside Environmental Advisory Service; Strategic Flood Risk Assessment; a Transport Accessibility Review; a Landscape Sensitivity Assessment; and is considered in an Agricultural Economy and Land Study, which can now be viewed and commented on the Council's website.

Issues relating to development site SP040 – North of Clatterbridge Road

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
21	82, 224, 225, 226, 227, 228, 238, 360, 611, 924, 2143, 2195, 2272, 2277, 2632, 2674, 2718, 2761, 2805, 2855, 2955	<p>Traffic congestion in the vicinity of the site will be worsened – Brimstage Road and the M53 junction are already saturated with traffic and will be unable to cope with more.</p> <p>Development on the site will be affected by noise pollution and air quality from the adjacent M53.</p> <p>There is insufficient healthcare capacity in Bebington to support development.</p> <p>Development will have an adverse impact on wildlife and diversity on the site – land around Claremont Farm is a habitat for a variety of birds, bats and foxes.</p> <p>Development will adversely affect the character of the surrounding area – it is unspoilt countryside and should be preserved.</p> <p>Green Belt beneficial uses on the site will be lost – Claremont Farm is a valued asset.</p> <p>Development on the site will result in the eventual merger of Bebington with Clatterbridge, contrary to the purposes of the Green Belt.</p> <p>Development on the site will increase flood risk – this is already a challenge in the area, with run-off from the M53.</p> <p>The site has defensible long term Green Belt boundaries, and is among the most sustainable potential development locations in the Borough. It should be allocated.</p>	<p>A further, more detailed review of the Green Belt has been undertaken by specialist consultants. The site is considered in the Interim Green Belt Assessment in Appendix 4.7 of the Local Plan Issues and Options document and has not been included in either Option 2A or Option 2B in the Local Plan Issues and Options document. The site has been subject to environmental screening for archaeology, ecology, contaminated land, waste and minerals by the Merseyside Environmental Advisory Service; Strategic Flood Risk Assessment; a Transport Accessibility Review; a Landscape Sensitivity Assessment; and is considered in an Agricultural Economy and Land Study, which can now be viewed and commented on the Council's website.</p>

Bidston

Settlement-wide issues

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
3	659, 779, 1730	The derelict church at the bottom of Worcester Road should be redeveloped for housing – it could accommodate at least 8 homes.	The site has been considered in the SHLAA 2019 but has not been included in the SHLAA 2019 housing trajectory (SHLAA 1910 refers).

Issues relating to development site ELPS 079/081 – Birkenhead Dock Estate, Bidston Dock and Former RHM Mills

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
3	14, 15, 252	<p>The site should be allocated for housing, not employment use, to avoid the need to release Green Belt land.</p> <p>Support for employment allocations on these sites, subject to ensuring that recreational rowing uses of the West Float are not compromised.</p>	The site has been included as a proposed urban employment allocation in Appendix 4.6 of the Local Plan Issues and Options document (ELPS 079 and ELPS 081, sites in Commercial Birkenhead refer)

Issues relating to development site ELPS 357 – Former Mobil Oil, Wallasey Bridge Road

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
4	252, 290, 1043, 1530	<p>Support for employment allocations on these sites, subject to ensuring that recreational rowing uses of the West Float are not compromised.</p> <p>Support for allocation – this site was included in the Mersey Ports Masterplan to provide space to relocate uses from the East Float and West Float to facilitate Wirral Waters.</p>	The site has been included as a proposed urban employment allocation in Appendix 4.6 of the Local Plan Issues and Options document (ELPS 357, sites in Commercial Birkenhead refer)

Issues relating to development site SHLAA 3039 – Land at Naylor Road

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
1	1730	There are a number of derelict homes on this site that could be rebuilt, to reduce the need for development in the Green Belt.	The site has been identified as a potential additional urban housing allocation in Appendix 4.2 of the Local Plan Issues and Options document (SHLAA 3039, sites in Suburban Birkenhead Eastham refer).

Birkenhead

Settlement-wide issues

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
117	8, 36, 74, 169, 241, 285, 307, 310, 339, 363, 568, 589, 600, 602, 605, 607, 631, 659, 660, 663, 664, 667, 683, 690, 691, 697, 706, 707, 715, 736, 739, 746, 785, 839, 846, 853, 866, 870, 883, 884, 912, 920, 945, 962, 971, 992, 1068, 1078, 1105, 1113, 1136, 1184, 1231, 1237, 1255, 1263, 1269, 1280, 1290, 1369, 1374, 1403, 1418, 1439, 1440, 1441, 1447, 1453, 1457, 1482, 1487, 1499, 1530, 1535, 1543, 1560, 1572, 1573, 1577, 1586, 1595, 1597, 1609, 1632, 1653, 1655, 1730, 1739, 1763, 1771, 1847, 1856, 1861, 1866, 1892, 1900, 1919, 1934, 1947, 1974, 1977, 1982, 2037, 2057, 2565, 2700, 2721, 2722, 2728, 2745, 2754, 2818, 2872, 2880, 2888, 2893, 3100, 3109	<p>Areas such as Birkenhead should not be ignored by the development strategy – its decline has been difficult to watch and focus on the regeneration of deprived areas of Wirral is required.</p> <p>There are significant areas of land around Buccleuch Street, Duke Street, Corporation Road and Price Street which are available for development, that would help to regenerate Birkenhead.</p> <p>Suggestion of specific buildings and sites in Birkenhead which should be redeveloped for housing – Central Hotel, Clifton Crescent; House of Fraser, Grange Road; Town Hall, Hamilton Square; land surrounding Conway Park Station, land at Exmouth Street in Council ownership; Oliver Street Car Park, Sandford Street,</p> <p>Support for a number of small-scale housing and mixed-use site allocations throughout Birkenhead Town Centre, to support town centre regeneration – specifically SHLAA sites 0617 (Former Rank Bingo, Conway Street), 1432 (AEV, Marion Street), 1620 (West of 22 Lorn Street), 2002 (Duncan Street Car Park), 2014 (Conway Building), 2026 (Treasury Building, Cleveland Street), 2036 (Elgin Way Car Park), 2069 (Hinson Street Car Park)</p> <p>Disagreement with some over-cautious site capacity estimates – e.g. 24 dwellings on a site that previously accommodated 104. <i>[Refers to Bluewood Drive, included in Brownfield Land Register but not a Proposed Housing Allocation in the Development Options Review]</i></p> <p>Suggestion of developing land for bungalows at Warrender Drive – to help to overcome issues with antisocial behaviour on the site.</p>	<p>Relevant sites have been included in the SHLAA 2019, where they are known to be available, suitable and achievable. Land surrounding Conway Park has been included as a series of proposed urban housing allocations in Appendix 4.1 of the Local Plan Issues and Options document (SHLAA 0424, SHLAA 0956, SHLAA 0957, SHLAA 4081 and SHLAA 4082, sites in Commercial Birkenhead refers). Other sites, including SHLAA 1620, SHLAA 2002, SHLA 2014, SHLAA 2026, SHLAA 2036 and SHLAA 2069 have also been identified as proposed urban housing allocations in Appendix 4.1 of the Local Plan Issues and Options document. The former Rank Bingo site has been identified as a potentially suitable but currently uncertain housing site in Appendix 4.3 of the Local Plan Issues and Options document due to its limited viability (SHLAA 0617, sites in Commercial Birkenhead refers). The preparation of a Birkenhead Regeneration Framework and Delivery Action Plan is ongoing and additional sites could also be suggested for consideration as part of the Local Plan Issues and Options consultation.</p> <p>The cleared former housing site at Bluewood Drive, which now appears to be used and maintained as public open space, is proposed to be protected as open space in Appendix 8.1 of the Local Plan Issues and Options document (Site ref OS73, sites in Suburban Birkenhead refers)</p> <p>The site at Warrender Drive is an actively used children's play area, which is proposed to be protected as open space in Appendix 8.1 of the Local Plan Issues and Options document (Site ref OS89 – Tollemache Road Play Area, sites in Suburban Birkenhead refers)</p>

Issues relating to development site ELPS 030 – Twelve Quays, Tower Wharf

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
2	290, 703	Land is contiguous with the adjacent ferry terminal – it could be utilised for other business uses, but also easily assimilated within operational port land. Site is considered to be appropriate for an employment use.	The site has been included as a proposed urban employment allocation in Appendix 4.6 of the Local Plan Issues and Options document (ELPS 030, sites in Commercial Birkenhead refer)

Issues relating to development site SHLAA 0111 – East of 2 Devonshire Road

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
7	625, 657, 670, 743, 849, 877, 883	Car parking is a significant issue in the area near the site. Any new homes should be able to accommodate vehicles on site, with double-yellow lines introduced along Devonshire Road. Speeding traffic is also an issue. The area surrounding the site is noted for anti-social behaviour, dog-fouling and fly-tipping. CCTV and appropriate waste collection provisions should be included in any new development. A prior planning permission allowed for 8 new dwellings – this was a more appropriate total than the site capacity of 19 dwellings now given. Development on the site could have an adverse impact on the setting of the listed Kenyon Terrace.	The site has been identified as a potentially suitable but currently uncertain housing site for up to 8 dwellings in Appendix 4.3 of the Local Plan Issues and Options document (SHLAA 0111, sites in Suburban Birkenhead refers). Issues related to parking and the impact on the listed buildings would be considered as part of any future planning application process

Issues relating to development site SHLAA 0424/0956/0957 – Conway Park – North of Station, NE of Crown Hotel and Cinema Frontage

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
1	1068	Support for the allocation of these sites, which are considered to be able to kick-start the creation of a new civic hub in Birkenhead. A strategic masterplan for the sites and other surrounding land should be developed to facilitate this.	These sites have been included as proposed urban housing allocations in Appendix 4.1 of the Local Plan Issues and Options document (SHLAA 0424, SHLAA 0956 and SHLAA 0957, sites in Commercial Birkenhead refers)

Issues relating to development site SHLAA 0478/0752 – Woodside Regeneration Area and Rose Brae, Church Street

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
1	1068	Support for long term ambitions to provide a new commercial hub in this area, with offices, hotel and conference facilities and residential development.	Both sites have been included as proposed urban housing allocations in Appendix 4.1 of the Local Plan Issues and Options document (SHLAA 0478 and SHLAA 0752, sites in Commercial Birkenhead refers)

Issues relating to development site SHLAA 1402 – Land at Park Road East

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
2	1830, 2398	<p>Development on the site will add to existing parking problems on Park Road East.</p> <p>The site is a functional part of Birkenhead Park, and has been used by Hype to create a children's activity area. It should not be proposed as a development site.</p>	The site has been considered in the SHLAA 2019 but has not been included in the SHLAA 2019 housing trajectory.

Bromborough

Settlement-wide issues

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
33	149, 426, 472, 512, 559, 578, 611, 683, 805, 885, 904, 908, 917, 1040, 1057, 1242, 1269, 1353, 1493, 1552, 1592, 1866, 2101, 2186, 2495, 2510, 2549, 2663, 2705, 2754, 2843, 2992, 3047	<p>Plans such as the removal of Bromborough Civic Centre are representative of a wider disregard for quality of life, e.g. introduction of car parking charges at local woodland.</p> <p>Land was previously sold at Bromborough Secondary School to build homes, but no work has taken place. This is unacceptable.</p> <p>A significant amount of development has already been undertaken in Bromborough (e.g. Acre Lane, Archers Public House, near St Barnabus Church). More should not now be needed.</p> <p>Recent development in Bromborough and Eastham has placed significant demands on infrastructure (roads, education, healthcare) but little has been done to address it and more development cannot now be supported.</p> <p>Other recent development at Bromborough Pool has been unsympathetic to the historic character of the surrounding area.</p> <p>Development beyond the existing edge of Bromborough will lead to merging with Storeton, Eastham and Bebington, contrary to the purposes the Green Belt.</p> <p>Land close to Bromborough and towards Storeton was the site of the Battle of Brunnanburh (Bromborough) in 937 AD. Rather than new housing development, the Council should be focussed on tourism and discovery opportunities.</p> <p>Existing employment land at Dock Road South should be reclassified as mixed-use – market conditions for employment-led schemes are increasingly challenging in that location, particularly given other recent non-employment permissions nearby.</p>	<p>A further, more detailed review of the Green Belt has been undertaken by specialist consultants. Only the land to the south of Mill Park, Eastham (SP049) has been included under Option 2A – Potential Dispersed Green Belt Release in the Local Plan Issues and Options document. Appendix 4.7 of the Local Plan Issues and Options document sets out the approach that has been used.</p> <p>Planning permission has now been granted at the former Acre Lane Resource Centre (former Bromborough Secondary School) and the site is under construction. Bromborough Civic Centre has been considered in the SHLAA 2019 but has not been included in the SHLAA 2019 housing trajectory. The boundary to the Primarily Industrial Area at Dock Road South is proposed for amendment and an Infrastructure Delivery Plan Baseline Report and a series of Baseline and Spatial Options Transport Modelling Reports can now be viewed and commented on the Council's website.</p>

Issues relating to development site ELPS 017 – East of Tulip, Riverview Road

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
4	341, 805, 999, 1043	<p>Sites alongside the Mersey need to have regard to wildlife, particularly birds, to avoid pollution and disturbance.</p> <p>This site would better be used for residential development, rather than the construction of new warehouses – it would provide excellent views of the River Mersey.</p>	<p>The site has been included as a proposed urban employment allocation in Appendix 4.6 of the Local Plan Issues and Options document (ELPS 017, sites in Bromborough and Eastham refer)</p>

Issues relating to development site ELPS 049 – Riverside Park (Phases 2b – 4), Southwood Road

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
1	3060	Previous representations and a submitted masterplan have demonstrated that a suitable housing scheme can be delivered on this site. It should not be an employment site.	The site has been identified as part of a potential additional urban housing allocation in Appendix 4.2 of the Local Plan Issues and Options document (SHLAA 4012, sites in Bromborough and Eastham refer).

Issues relating to development site ELPS 074 – Former MOD, Wirral International Business Park

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
1	1068	Support for the site's allocation, but consider a need for a broader mixed-use allocation (i.e. with retail, leisure and residential) rather than purely employment in order for the site to be viable and deliverable.	Part of the site has been identified as a potential additional urban housing allocation in Appendix 4.2 of the Local Plan Issues and Options document (SHLAA 1715, sites in Bromborough and Eastham refers). The remainder of the site has been included as a proposed urban employment allocation in Appendix 4.6 of the Local Plan Issues and Options document (ELPS 074, sites in Bromborough and Eastham refers).

Issues relating to development site ELPS 242 – Slack Wood, Riverview Road

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
3	8, 341, 1043	This site has great historical and archaeological value and should be included as such in the Historic Environment Record. This historical value is not being recognised. Sites alongside the Mersey need to have regard to wildlife, particularly birds, to avoid pollution and disturbance.	The site has been included as a proposed urban employment allocation in Appendix 4.6 of the Local Plan Issues and Options document (ELPS 242, sites in Bromborough and Eastham refer)

Issues relating to development site ELPS 324 – Former Croda, Prices Way

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
4	849, 999, 1044, 2040	Part of this site (or SHLAA 1895/SHLAA 1896) should be used to provide a small car park to serve Port Sunlight River Park – this should be viewed sympathetically, as the Park has helped to make this an attractive location for business. Rather than a purely employment development, this site should be a mixed-use allocation, with some retail and limited residential use in addition. This will aid in its deliverability.	The site has been identified as a potential additional urban housing allocation in Appendix 4.2 of the Local Plan Issues and Options document (SHLAA 2072, sites in Bromborough and Eastham refer). The provision of land for a car park would need to be arranged separately, with the landowners.

Issues relating to development site SHLAA 0683 – Land at The Rake/Park View

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
1	2054	<p>Development on the site will result in a loss of light to neighbouring properties.</p> <p>Development on the site will result in a loss of privacy for neighbouring residents.</p> <p>Development on the site will increase flood risk – it already floods in heavy rain, and that water will now be diverted elsewhere.</p> <p>Development will adversely affect the character of the area surrounding the site – green spaces are an integral part of the planning of the estate.</p>	The site has been considered in the SHLAA 2019 but has not been included in the SHLAA 2019 housing trajectory.

Issues relating to development site SHLAA 1041 – Adjacent 168 Dock Road North

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
1	234	<p>Traffic congestion in the vicinity of the site will be worsened – there is only one entry and exit point to the area via Bolton Road East, a vulnerability which will be worsened.</p> <p>Surface water drainage is already an issue in the surrounding area – can assurances be given that new and existing residents' safety will be considered?</p> <p>There are existing problems with odour from Beaconsfield Sewage Treatment Works, which will be worsened by development.</p>	The site has now been granted planning permission and has been included as a proposed urban housing allocation in Appendix 4.1 of the Local Plan Issues and Options document (HLA691600, sites in Bromborough and Eastham refers)

Issues relating to development site SHLAA 1895 – Former Land and Marine, Dock Road North

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
2	1043, 2040	Part of this site (or ELPS324/SHLAA 1895) should be used to provide a small car park to serve Port Sunlight River Park – this should be viewed sympathetically, as the Park has helped to make this an attractive location for business.	The site has been considered in the SHLAA 2019 but has not been included in the SHLAA 2019 housing trajectory. The Primarily Industrial Area is however proposed to be amended to include areas to the north and south of Dock Road North within the Primarily Residential Area. The provision of land for a car park would need to be arranged separately, with the landowners.

Issues relating to development site SHLAA 1896 – Plant Hire Depot, Dock Road North

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
2	1043, 2040	Part of this site (or ELPS324/SHLAA 1895) should be used to provide a small car park to serve Port Sunlight River Park – this should be viewed sympathetically, as the Park has helped to make this an attractive location for business.	The site has been considered in the SHLAA 2019 but has not been included in the SHLAA 2019 housing trajectory. The Primarily Industrial Area is however proposed to be amended to include areas to the north and south of Dock Road North within the Primarily Residential Area. The provision of land for a car park would need to be arranged separately, with the landowners.

Issues relating to development site SHLAA 2024 – Bromborough Civic Centre, Allport Lane

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
112	66, 75, 76, 77, 79, 80, 141, 181, 235, 247, 255, 269, 297, 300, 316, 330, 341, 345, 356, 357, 358, 364, 365, 366, 388, 456, 459, 461, 524, 537, 559, 565, 571, 588, 606, 631, 647, 847, 936, 942, 998, 1002, 1011, 1022, 1225, 1236, 1260, 1278, 1295, 2022, 2027, 2074, 2084, 2097, 2099, 2115, 2121, 2124, 2152, 2179, 2190, 2192, 2233, 2239, 2243, 2257, 2261, 2284, 2304, 2307, 2359, 2373, 2381, 2416, 2417, 2426, 2439, 2444, 2461, 2464, 2473, 2517, 2520, 2535, 2549, 2589, 2593, 2612, 2622, 2631, 2671, 2676, 2699, 2727, 2755, 2779, 2794, 2810, 2869, 2881, 2910, 2912, 2913, 2946, 2951, 3047, 3118, 3129, 3146, 3147	<p>Redevelopment of the civic centre will result in social isolation – it provides a venue for a number of highly-valued community events, groups and classes. There are no easy alternative venues for these to go to.</p> <p>The civic centre is the heart of the community – without it, there will be no sense of place.</p> <p>In a time of ever greater need to look after people's health and wellbeing, removal of a facility used for sports and exercise classes is short-sighted.</p>	The site has been considered in the SHLAA 2019 but has not been included in the SHLAA 2019 housing trajectory.

Issues relating to development site SHLAA 2025 – Allport Lane Car Park

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
126	66, 75, 141, 146, 181, 247, 255, 269, 297, 300, 316, 330, 341, 345, 349, 356, 358, 361, 364, 365, 366, 388, 456, 459, 461, 481, 503, 524, 537, 559, 565, 578, 588, 631, 805, 847, 936, 955, 1002, 1011, 1022, 1026, 1118, 1185, 1236, 1260, 1278, 1295, 2027, 2042, 2054, 2080, 2084, 2097, 2099, 2115, 2121, 2124, 2127, 2152, 2179, 2190, 2192, 2233, 2239, 2243, 2257, 2261, 2284, 2306, 2307, 2329, 2359, 2373, 2387, 2426, 2444, 2449, 2464, 2473, 2510, 2517, 2520, 2535, 2549, 2558, 2583, 2589, 2593, 2598, 2612, 2622, 2659, 2671, 2676, 2699, 2727, 2755, 2770, 2779, 2794, 2810, 2869, 2881, 2898, 2910, 2912, 2913, 2916, 2946, 2948, 2951, 2975, 3016, 3047, 3114, 3118, 3119, 3125, 3127, 3128, 3129, 3131, 3132, 3146, 3147	<p>The car park already operates close to its capacity – its redevelopment will result in parking problems and congestion elsewhere nearby.</p> <p>A loss of readily available car parking will result in potential trade going elsewhere, where shoppers can easily park.</p> <p>Redevelopment of the car park will result in social isolation – not everyone has easy access to public transport to access shops and services, or has other locations that they can travel to for them.</p> <p>If the car park is to be developed, plans need to ensure that at least as much car parking space is still provided (as was achieved by the new Sainsburys in Neston).</p>	The site has been considered in the SHLAA 2019 but has not been included in the SHLAA 2019 housing trajectory.

Caldy

Settlement-wide issues

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
11	450, 693, 719, 931, 1988, 2191, 2501, 2505, 2749, 2801, 3086	Greater amounts of development need to be proposed in areas such as Caldly – particularly quality, eco-friendly housing.	Relevant sites have been included in the SHLAA 2019, where they are known to be available, suitable and achievable and additional sites could also be suggested for consideration as part of the Local Plan Issues and Options consultation.
		The Merseyrail line to West Kirby should be extended onwards to Caldly	It is no longer possible to re-instate the railway line to the south of West Kirby and the track bed is currently maintained as a Country Park.

Issues relating to development site SP013 – West of Column Road

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
33	189, 239, 279, 341, 347, 353, 441, 693, 719, 794, 925, 931, 1718, 1988, 2024, 2065, 2132, 2174, 2445, 2454, 2577, 2655, 2680, 2757, 2852, 2908, 2918, 2995, 3025, 3041, 3059, 3069, 3108	Traffic congestion in the vicinity of the site will be worsened – Caldly Road is already a congested rat-run into West Kirby, and the chicane by the church is difficult for lorries to navigate.	A further, more detailed review of the Green Belt has been undertaken by specialist consultants. Part of the site, to the east of and excluding Stapedon Wood, is now identified under Option 2A – Potential Dispersed Green Belt Release in the Local Plan Issues and Options document. Appendix 4.7 of the Local Plan Issues and Options document sets out the approach that has been used. The site has been subject to environmental screening for archaeology, ecology, contaminated land, waste and minerals by the Merseyside Environmental Advisory Service; Strategic Flood Risk Assessment; a Transport Accessibility Review; a Landscape Sensitivity Assessment; and is considered in an Agricultural Economy and Land Study, which can now be viewed and commented on the Council's website.
		Development will result in particular danger to highway safety along Column Road, which has a 40mph speed limit.	
		There is insufficient healthcare provision in the vicinity of the site to support development, with doctors and dentists already oversubscribed.	
		There is insufficient public transport provision in the vicinity of the site – there is no rail access, and only a limited daytime bus service.	
		There are insufficient community services and shops in the vicinity of the site.	
		Development will have an adverse impact on wildlife and biodiversity on the site – the fields are home to badgers and curlews (protected species), and other birds and mammals make the fields and hedgerows their home. Caldly Hill and Stapedon Woods are Local Wildlife Sites – no development of them could be accepted, and buffers of at least 50m would be required.	
		Development will adversely affect the natural beauty of the site and its surroundings – the fields and farmland should be protected as part of the area's intrinsic character.	

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
		<p>Green Belt beneficial uses on the site will be lost – paths throughout the site provide vital recreational opportunities and fine vistas outwards onto surrounding countryside.</p> <p>Development on the site will increase flood risk – in heavy rain, torrents of water already flow onto Column Road and floods at the bottom of the hill.</p> <p>United Utilities has significant wastewater infrastructure passing through the site, which will need to have regard to as part of the development process.</p> <p>Development on the site will lead to continuous development from West Kirby to Thurstaston and Caldy, contrary to Green Belt purposes.</p> <p>A low density form of development on the site, with protective measures for remaining area of woodland, would provide a sustainable form of development – there are shops and facilities all within walking or cycling distance.</p>	

Clatterbridge

Issues relating to development site SHLAA 2050 – Vacant land at Clatterbridge Hospital

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
4	621, 1041, 1269, 2766	In combination with other development in the surrounding area, there is concern at the eventual merging of Clatterbridge with Bebington and the wider eastern Wirral built-up area.	A further, more detailed review of the Green Belt has been undertaken by specialist consultants. No sites are now identified around Clatterbridge under either Option 2A or Option 2B in the Local Plan Issues and Options document.
		Support for the allocation of the site in the plan – Homes England is actively pursuing its redevelopment. However, it should be allocated solely for residential use rather than for a mixed-use scheme.	The site has been considered in the SHLAA 2019 but has not been included in the SHLAA 2019 housing trajectory. The site has been identified as a potential additional housing site in Appendix 4.5 of the Local Plan Issues and Options document but is in the Green Belt and could only be brought forward under the provisions for previously developed land in the Green Belt set out in NPPF paragraph 145.

Eastham

Settlement-wide issues

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
90	32, 33, 67, 74, 78, 137, 208, 218, 279, 323, 414, 426, 447, 505, 508, 510, 515, 523, 526, 529, 532, 536, 539, 551, 561, 577, 598, 600, 610, 611, 613, 615, 617, 631, 640, 646, 663, 668, 669, 676, 681, 683, 685, 688, 690, 744, 779, 805, 818, 831, 860, 885, 939, 954, 1094, 1132, 1169, 1224, 1227, 1493, 2035, 2051, 2061, 2163, 2278, 2310, 2363, 2541, 2549, 2625, 2679, 2685, 2772, 2791, 2815, 2826, 2962, 2992, 3122, 3143	<p>General objection to developments on Green Belt land around Eastham.</p> <p>Eastham has a unique historic character, which should be preserved and protected from development. There is a danger of merger with Ellesmere Port – this should not be allowed to happen.</p> <p>The proliferation of ‘to-let’ signs alongside the A41 from Eastham up to Birkenhead suggests that office and industrial uses are already becoming surplus to requirements – there is no need for more.</p> <p>There is insufficient healthcare provision in Eastham to be able to support new development.</p> <p>Eastham Village School was recently closed, despite demographic indications that more places would be needed – now money is having to be spent extending other schools elsewhere.</p> <p>No further development should be permitted around Wharfedale Drive and Ribblesdale Close – parking space for residents is already inadequate, and parked cars can mean that emergency vehicles are unable to access the road.</p>	<p>A further, more detailed review of the Green Belt has been undertaken by specialist consultants. Only the land to the south of Mill Park has been included under Option 2A – Potential Dispersed Green Belt Release in the Local Plan Issues and Options document. An Infrastructure Delivery Plan Baseline Report and a series of Baseline and Spatial Options Transport Modelling Reports, which can now be viewed and commented on the Council’s website. Issues related to parking and access would be considered as part of any future planning application process.</p>

Issues relating to development site ELPS 006 – Eastham Dock Estate, Queen Elizabeth II Dock

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
3	290, 1043, 1530	<p>Given long-established petrochemical/bulk liquids cluster, this land should be safeguarded for port-dependent uses.</p>	<p>The site has been included as a proposed urban employment allocation in Appendix 4.6 of the Local Plan Issues and Options document (ELPS 006, sites in Bromborough and Eastham refer)</p>

Issues relating to development site SHLAA 1974 – Eastham Youth Centre, Lyndale Avenue

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
1	1068	Support for the site's allocation but request an increase in dwelling capacity to 20 based upon a submitted masterplan.	The site is included as a proposed urban housing allocation for up to 20 dwellings in Appendix 4.1 of the Local Plan Issues and Options document (SHLAA 1974, sites in Bromborough and Eastham refers).

Issues relating to development site SHLAA 3040 – Former Acre Lane Resource Centre

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
4	254, 270, 1043, 2859	<p>The use of this site for housing is a poor idea.</p> <p>The number of properties with vehicular access via Meadowside Road should be limited, as it suffers congestion at the junction with Allport Lane.</p> <p>All trees on the site should be retained as part of any redevelopment.</p> <p>Development should be oriented so that car parks associated with mews style houses are not situated close to existing residents.</p>	Planning permission has now been granted and the site is under construction.

Issues relating to development site SP046 – West of Plymyard Dale, Brookhurst

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
10	343, 744, 856, 924, 928, 1540, 1901, 2113, 2263, 2855	<p>Noted that development on the site would result in a reduced physical separation between Eastham and Willaston, Hooton and Ellesmere Port in Cheshire West.</p> <p>Development will have an adverse impact on wildlife and biodiversity on the site – ancient woodland in Plymyard Dale is an important habitat and links to adjacent farmland at Hargrave House Farm.</p> <p>The site has defensible long term Green Belt boundaries, and is among the most sustainable potential development locations in the Borough. It should be allocated.</p> <p>Noted by a resident that the site boundary includes parts of residential properties on Brookhurst Road – the boundaries of these is the Dibbin Brook. Any development should be on the western side of Plymyard Dale only.</p>	A further, more detailed review of the Green Belt has been undertaken by specialist consultants. The site is considered in the Interim Green Belt Assessment in Appendix 4.7 of the Local Plan Issues and Options document and has not been included in either Option 2A or Option 2B in the Local Plan Issues and Options document. The site has been subject to environmental screening for archaeology, ecology, contaminated land, waste and minerals by the Merseyside Environmental Advisory Service; Strategic Flood Risk Assessment; a Transport Accessibility Review; a Landscape Sensitivity Assessment; and is considered in an Agricultural Economy and Land Study, which can now be viewed and commented on the Council's website.

Issues relating to development site SP047 – South of Eastham Rake

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
6	327, 744, 856, 860, 925, 2597	<p>The site does not contribute significantly to Green Belt purposes, and a Landscape and Visual Site Appraisal has concluded that the site can remain open with development in place.</p> <p>Development on the site will help to improve the viability of Eastham Lodge Golf Course by allowing consolidation as a 9-hole course.</p> <p>Development on the site will create opportunities for environmental improvements on previously developed land.</p> <p>The site is densely wooded, and development could therefore result in harm to biodiversity on the site.</p>	<p>A further, more detailed review of the Green Belt has been undertaken by specialist consultants. The site is considered in the Interim Green Belt Assessment in Appendix 4.7 of the Local Plan Issues and Options document and has not been included in either Option 2A or Option 2B in the Local Plan Issues and Options document. The site has been subject to environmental screening for archaeology, ecology, contaminated land, waste and minerals by the Merseyside Environmental Advisory Service; Strategic Flood Risk Assessment; a Transport Accessibility Review; and a Landscape Sensitivity Assessment, which can now be viewed and commented on the Council's website.</p>

Issues relating to development site SP048 – West of Lowfields Avenue

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
12	316, 320, 505, 688, 744, 856, 924, 925, 932, 1018, 2422, 2597	<p>Development will have an adverse impact on wildlife and biodiversity on the site – it is an area of dense ancient woodland, containing the Lowfields Site of Biological Importance, hosts extensive wildlife, and should not be built on.</p> <p>Designation of the site as urban greenspace is not a sufficient substitute protection to its inclusion in the Green Belt.</p> <p>Development on the site would adversely affect the character of the surrounding area – it forms a green buffer between Eastham and the M53.</p> <p>Development on the site will be affected by noise pollution and air quality from the adjacent M53.</p> <p>The majority of the site is located within Flood Zones 2 and 3.</p> <p>The site has defensible long term Green Belt boundaries, and is among the most sustainable potential development locations in the Borough. It should be allocated.</p>	<p>A further, more detailed review of the Green Belt has been undertaken by specialist consultants. The site is considered in the Interim Green Belt Assessment in Appendix 4.7 of the Local Plan Issues and Options document and has not been included in either Option 2A or Option 2B in the Local Plan Issues and Options document. The site has been subject to environmental screening for archaeology, ecology, contaminated land, waste and minerals by the Merseyside Environmental Advisory Service; Strategic Flood Risk Assessment; a Transport Accessibility Review; and a Landscape Sensitivity Assessment, which can now be viewed and commented on the Council's website.</p>

Issues relating to development site SP049 – South of Mill Park

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
10		<p>Development on the site will be affected by noise pollution and air quality from the adjacent M53.</p>	<p>A further, more detailed review of the Green Belt has been undertaken by specialist consultants. The site is now</p>

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
	216, 320, 343, 505, 558, 924, 1424, 2106, 2597, 2658	<p>There is insufficient healthcare and community service provision in the vicinity of the site to support development.</p> <p>Development will have an adverse impact on wildlife and biodiversity on the site – it is host to bats, hedgehogs, foxes, hares, owls and birds which rely on it for food.</p> <p>Noted that development on the site would result in a reduced physical separation between Eastham and Willaston, Hooton and Ellesmere Port in Cheshire West.</p> <p>The site has defensible long term Green Belt boundaries, and is among the most sustainable potential development locations in the Borough. It should be allocated.</p> <p>The site is not well enclosed by existing boundaries, and development would result in encroachment beyond the existing built-up area.</p>	<p>identified under Option 2A – Potential Dispersed Green Belt Release in the Local Plan Issues and Options document. Appendix 4.7 of the Local Plan Issues and Options document sets out the approach that has been used. The site has been subject to environmental screening for archaeology, ecology, contaminated land, waste and minerals by the Merseyside Environmental Advisory Service; Strategic Flood Risk Assessment; a Transport Accessibility Review; a Landscape Sensitivity Assessment; and is considered in an Agricultural Economy and Land Study, which can now be viewed and commented on the Council's website.</p>

Issues relating to development site SP050 – West of Rivacre Road

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
27	62, 205, 206, 207, 316, 320, 343, 505, 515, 623, 639, 669, 676, 688, 744, 849, 856, 921, 924, 925, 965, 1043, 2422, 2597, 2625, 2658, 2735	<p>Further development within the parcel will adversely affect the heritage, townscape and character of Eastham Village Conservation Area. It will best be protected by retention in the Green Belt.</p> <p>Land around Rivacre Road is not served by public transport and development on it would therefore result in additional traffic congestion.</p> <p>Development on the site would completely enclose Eastham Village with urban development (per the 2017 Green Belt Review), whilst the Council's 2010 Eastham Former Wooded Estate document states the need to maintain separation between Eastham Village and the wider conurbation of Eastham.</p> <p>Development of this site would potentially result in the merging of Eastham (and the wider Birkenhead conurbation) with Ellesmere Port, contrary to the Green Belt purpose of preventing towns from merging.</p> <p>The site may not be appropriate for housing, given its proximity to COMAH hazards at Eastham Refinery and other neighbouring employment uses.</p> <p>The site currently provides a buffer between the hazards of the refinery and developed areas – that separation should be maintained.</p> <p>Development of the site may restrict the developability of land at Eastham House.</p>	<p>A further, more detailed review of the Green Belt has been undertaken by specialist consultants. The site has not been included in either Option 2A or Option 2B in the Local Plan Issues and Options document. The site has been subject to environmental screening for archaeology, ecology, contaminated land, waste and minerals by the Merseyside Environmental Advisory Service; Strategic Flood Risk Assessment; a Transport Accessibility Review; a Landscape Sensitivity Assessment; and is considered in an Agricultural Economy and Land Study, which can now be viewed and commented on the Council's website.</p>

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
		<p>Support for development on the site – land such as this is needed to allow people to find new homes. It provides easy access to the M53 and public transport, is largely unconstrained, and ultimately deliverable. The site has defensible long term boundaries, and is among the most sustainable potential development locations in the Borough.</p> <p>The site is not well enclosed by existing boundaries, and development would result in encroachment beyond the existing built-up area.</p>	

Issues relating to development site SP051 – East of Rivacre Road

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
24	62, 205, 206, 207, 316, 320, 343, 504, 505, 515, 623, 669, 676, 688, 744, 856, 860, 925, 1043, 1054, 2422, 2351, 2597, 2658	<p>Further development within the parcel will adversely affect the heritage, townscape and character of Eastham Village Conservation Area. It will best be protected by retention in the Green Belt.</p> <p>The site is all that remains of the former RAF Hooton Park, and houses the hanger used by 610 Squadron. It would be a great shame for it to be developed.</p> <p>Land around Rivacre Road is not served by public transport and development on it would therefore result in additional traffic congestion.</p> <p>Development on the site would completely enclose Eastham Village with urban development (per the 2017 Green Belt Review), whilst the Council's 2010 Eastham Former Wooded Estate document states the need to maintain separation between Eastham Village and the wider conurbation of Eastham.</p> <p>Development of this site and SP051 would potentially result in the merging of Eastham (and the wider Birkenhead conurbation) with Ellesmere Port, contrary to the Green Belt purpose of preventing towns from merging.</p> <p>The site may not be appropriate for housing, given its proximity to COMAH hazards at Eastham Refinery and other neighbouring employment uses.</p> <p>The site currently provides a buffer between the hazards of the refinery and developed areas – that separation should be maintained.</p> <p>Because of noise from the go-karting track to the south of the site, the site cannot be a suitable location for development.</p>	<p>A further, more detailed review of the Green Belt has been undertaken by specialist consultants. The site has not been included in either Option 2A or Option 2B in the Local Plan Issues and Options document. The site has been subject to environmental screening for archaeology, ecology, contaminated land, waste and minerals by the Merseyside Environmental Advisory Service; Strategic Flood Risk Assessment; a Transport Accessibility Review; a Landscape Sensitivity Assessment; and is considered in an Agricultural Economy and Land Study, which can now be viewed and commented on the Council's website.</p>

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
		<p>The site does is not well enclosed by existing boundaries, and development would result in encroachment beyond the existing built-up area.</p> <p>Support for development on the site – land such as this is needed to allow people to find new homes. It provides easy access to the M53.</p> <p>Some limited use of the site for employment may be appropriate, subject to access being taken from West Road and the M53 rather than via Eastham Village.</p>	

Issues relating to development site SP052 – Eastham Village Conservation Area

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
21	62, 72, 316, 320, 515, 669, 688, 772, 856, 889, 924, 939, 1006, 1008, 1038, 1054, 1132, 1242, 2380, 2597, 2658	<p>Too much development has already taken place in recent years within Eastham Village, and more should not be allowed.</p> <p>Further development within the parcel will adversely affect the heritage, townscape and character of Eastham Village Conservation Area. It will best be protected by retention in the Green Belt.</p> <p>Land around Rivacre Road is not served by public transport and development on it would therefore result in additional traffic congestion.</p> <p>The site has defensible long term Green Belt boundaries, and is among the most sustainable potential development locations in the Borough. It should be allocated.</p>	A further, more detailed review of the Green Belt has been undertaken by specialist consultants. The site has not been included in either Option 2A or Option 2B in the Local Plan Issues and Options document. The site has been subject to environmental screening for archaeology, ecology, contaminated land, waste and minerals by the Merseyside Environmental Advisory Service; Strategic Flood Risk Assessment; a Transport Accessibility Review; and a Landscape Sensitivity Assessment, which can now be viewed and commented on the Council's website.

Issues relating to development site SP053 – St David's Road

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
12	62, 515, 669, 688, 849, 860, 924, 939, 1043, 1341, 2422, 2597	<p>Further development within the parcel will adversely affect the heritage, townscape and character of Eastham Village Conservation Area. It will best be protected by retention in the Green Belt.</p> <p>The allotments on the north side of St David's Road are well used for growing food, and form part of a natural break between Eastham and Bromborough.</p> <p>The site has defensible long-term Green Belt boundaries, and is among the most sustainable potential development locations in the Borough. It should be allocated.</p>	A further, more detailed review of the Green Belt has been undertaken by specialist consultants. The site has not been included in either Option 2A or Option 2B in the Local Plan Issues and Options document. The site has been subject to environmental screening for archaeology, ecology, contaminated land, waste and minerals by the Merseyside Environmental Advisory Service; Strategic Flood Risk Assessment; and a Transport Accessibility Review, which can now be viewed and commented on the Council's website.

Issues relating to development site SP054 – North of St David’s Road

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
19	62, 219, 220, 320, 515, 529, 669, 688, 860, 924, 925, 939, 1043, 2210, 2267, 2268, 2422, 2597, 2625	<p>Further development within the parcel will adversely affect the heritage, townscape and character of Eastham Village Conservation Area. It will best be protected by retention in the Green Belt. The dispersed nature of Eastham is a key part of its character, and should remain.</p> <p>Development will reduce the attractiveness of Eastham Woods County Park, also threatening the businesses located there and reducing car parking revenue. The Woodland Burial Ground would also be adversely affected.</p> <p>Traffic congestion in the vicinity of the site will be worsened – Ferry Lane is a narrow and challenging road, and would be difficult to navigate with additional traffic.</p> <p>Green Belt beneficial uses on the site would be lost – it provides important recreation opportunities through Eastham Woods County Park.</p> <p>Development will have an adverse impact on wildlife and biodiversity on the site – Eastham Woods County Park is home to legally protected species such as bats, barn owls, toads and English bluebells.</p> <p>Residents of the Chapel Walk estate pay a fee of thousands of pounds every year to manage and protect land within the site. How can it now be developed?</p> <p>Eastham Lodge Golf Course faces an uncertain future, and needs to secure funds from housing development to survive. This would allow it to also serve as more of a community venue than a private members club.</p>	<p>A further, more detailed review of the Green Belt has been undertaken by specialist consultants. Part of the parcel is considered in the Interim Green Belt Assessment in Appendix 4.7 of the Local Plan Issues and Options document and has not been included in either Option 2A or Option 2B in the Local Plan Issues and Options document. The site has been subject to environmental screening for archaeology, ecology, contaminated land, waste and minerals by the Merseyside Environmental Advisory Service; Strategic Flood Risk Assessment; a Transport Accessibility Review; and a Landscape Sensitivity Assessment, which can now be viewed and commented on the Council's website.</p>

Issues relating to development site SP055 – East of Ferry Road

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
18	62, 88, 219, 220, 320, 362, 529, 669, 688, 860, 924, 925, 939, 1043, 2210, 2422, 2597, 2625	<p>Further development within the parcel will adversely affect the heritage, townscape and character of Eastham Village Conservation Area. It will best be protected by retention in the Green Belt. The dispersed nature of Eastham is a key part of its character, and should remain.</p> <p>Ground levels around the site vary, and risk overshadowing and overlooking to neighbouring residential properties if developed.</p> <p>The 1949 Manchester Ship Canal Act of Parliament required that the Queen Elizabeth Dock be set in a rural landscape, with views to and across the river protected.</p>	<p>A further, more detailed review of the Green Belt has been undertaken by specialist consultants. The site has not been included in either Option 2A or Option 2B in the Local Plan Issues and Options document. The site has been subject to environmental screening for archaeology, ecology, contaminated land, waste and minerals by the Merseyside Environmental Advisory Service; Strategic Flood Risk Assessment; a Transport Accessibility Review; and a Landscape Sensitivity Assessment, which can now be viewed and commented on the Council's website.</p>

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
		<p>Development will have an adverse impact on wildlife and biodiversity on the site – areas once proposed for a gas station have become unmanaged and are now a haven for insects and butterflies. It is also located adjacent to a SSSI.</p> <p>Development on the site would be affected by noise and air pollution – the adjacent Queen Elizabeth Dock is in use for most of the day with large ships.</p> <p>The site has defensible long term Green Belt boundaries, and is among the most sustainable potential development locations in the Borough. It should be allocated.</p>	

Egremont

Issues relating to development site SHLAA 2005/2006 – Land at Gibson House, Seabank Road

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
1	2256	Respondent would like to know whether the site would be developed for private or council homes	Planning permission has now been approved in principle and the documents can be viewed on the Council's website at https://www.wirral.gov.uk/planning-and-building/planning-permission (APP/18/00786 refers). The sites have been included as proposed urban housing allocations in Appendix 4.1 of the Local Plan Issues and Options document (SHLAA 2005 and SHLAA 2006, sites in Wallasey refer)

Frankby

Settlement-wide issues

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
9	243, 291, 450, 802, 877, 993, 1024, 1906, 2703	<p>The Council has already allowed too much development in Frankby and its conservation area in recent years. Any further development will harm the character of the hamlet permanently.</p> <p>There is no need for new development in Frankby – homes that come on the market take already take many years to sell.</p> <p>There are no shops or amenities in Frankby, and it is not a suitable location for infill development.</p>	A further, more detailed review of the Green Belt has been undertaken by specialist consultants. No sites have now been identified within Frankby under Option 2A or 2B in the Local Plan Issues and Options document.

Gayton

Issues relating to development site SP071 – Land at Chester Road

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
23	21, 160, 174, 203, 244, 407, 448, 462, 657, 680, 819, 924, 928, 1085, 1091, 1146, 2203, 2703, 2773, 2791, 2821, 3056, 3068	<p>The site is well-contained, with limited conflict with Green Belt purposes, and is readily able to support development.</p> <p>Traffic congestion in the vicinity of the site will be worsened – the A540 adjacent to the site already has a poor accident record. Links through into the area around Suncroft Road would result in unacceptable rat-running.</p> <p>Air pollution in the vicinity of the site will be worsened.</p> <p>There is insufficient utilities capacity in the vicinity of the site to support development.</p> <p>There is insufficient public transport provision in the vicinity of the site.</p> <p>There are insufficient community services and shops in the vicinity of the site – particularly education, with the local schools already oversubscribed.</p> <p>Development will have an adverse impact on wildlife and biodiversity on the site.</p> <p>Development will adversely affect the natural beauty of the site and its surroundings – the site has inherent beauty, and Heswall is already a sprawling settlement and this would be worsened.</p> <p>Development on the site will affect the privacy of existing neighbouring residents.</p> <p>Support for the site's allocation – it will help to contribute to the supply of affordable and market housing across Wirral.</p>	<p>A further, more detailed review of the Green Belt has been undertaken by specialist consultants. The site is now identified under Option 2A – Potential Dispersed Green Belt Release in the Local Plan Issues and Options document. Appendix 4.7 of the Local Plan Issues and Options document sets out the approach that has been used. The site has been subject to environmental screening for archaeology, ecology, contaminated land, waste and minerals by the Merseyside Environmental Advisory Service; Strategic Flood Risk Assessment; a Transport Accessibility Review; a Landscape Sensitivity Assessment; and is considered in an Agricultural Economy and Land Study, which can now be viewed and commented on the Council's website.</p>

Issues relating to development site SP109 – Boathouse Lane

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
4	680, 1091, 1629, 2203	<p>Development on the site will impact on wildlife and biodiversity on the site – it is habitat for protected trees, bats, newts and fish owls.</p> <p>Development on the site will increase flood risk – the site currently contains ponds and watercourses that naturally drain the area.</p> <p>The site is considered to make a limited contribution to the purposes for including land within the Green Belt, is in a sustainable location and able to provide durable future Green Belt boundaries.</p> <p>Sufficient water supply capacity exists to serve the site.</p>	<p>A further, more detailed review of the Green Belt has been undertaken by specialist consultants. The site has not been included in either Option 2A or Option 2B in the Local Plan Issues and Options document. The site has been subject to environmental screening for archaeology, ecology, contaminated land, waste and minerals by the Merseyside Environmental Advisory Service; Strategic Flood Risk Assessment; a Transport Accessibility Review; and a Landscape Sensitivity Assessment, which can now be viewed and commented on the Council's website.</p>

Greasby

Settlement-wide issues

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
33	179, 370, 371, 746, 1078, 1087, 1273, 1448, 1505, 1508, 1521, 1547, 1552, 1665, 1716, 1854, 1896, 1906, 2088, 2107, 2149, 2253, 2542, 2548, 2670, 2703, 2801, 2807, 2848, 2886, 2301, 2303, 3106	General objection to the development of Green Belt land in Greasby.	A further, more detailed review of the Green Belt has been undertaken by specialist consultants. No sites have now been identified at Greasby under Option 2A or 2B in the Local Plan Issues and Options document. An Infrastructure Delivery Plan Baseline Report and a series of Baseline and Spatial Options Transport Modelling Reports, which can now be viewed and commented on the Council's website.
		Community infrastructure in Greasby, particularly the health surgery, is already under strain and could not cope with additional development.	
		Traffic congestion in and around Greasby will be worsened by development – roads are already at capacity (Girtrell Road / Saughall Massie Road specifically identified).	The site was in the shopping centre and was not available for housing development
		Land has recently been used to build a new Sainsburys in Greasby, which was unneeded because there is already a Co-op. Why couldn't that site have been used to meet some of the housing need?	
		Land north of Arrowse Brook Road (currently in use as a vacant B8 warehouse) should be identified as a housing allocation in the plan, for approximately 120 new homes.	
Land to the north of Hill Bark Road [<i>Site SP007, not identified as a site for further investigation in the Development Options Review</i>] should be allocated for a care home and retirement village. Supporting evidence has been provided to demonstrate that the site is deliverable and unconstrained.	The land at Hillbark Road is considered in the Interim Green Belt Assessment in Appendix 4.7 of the Local Plan Issues and Options document and has not been included in either Option 2A or Option 2B in the Local Plan Issues and Options document. The site has been subject to environmental screening for archaeology, ecology, contaminated land, waste and minerals by the Merseyside Environmental Advisory Service; Strategic Flood Risk Assessment; and Transport Accessibility Review, which can now be viewed and commented on the Council's website.		

Issues relating to development site SP001 – North of Greasby

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
16	140, 296, 341, 504, 794, 1049, 1055, 1070, 1083, 1377, 1629, 2325, 2828, 2886, 3138, 3140	Development will have an adverse impact on wildlife and biodiversity on the site – Great Crested Newts have been recorded on the site, and SUDS will be needed to maintain existing pond water levels. Nesting birds will need to be studied, and 50m buffer zones applied either side of Arrowse Brook to protect from pollution and disturbance.	A further, more detailed review of the Green Belt has been undertaken by specialist consultants. The site has not been included in either Option 2A or Option 2B in the Local Plan Issues and Options document. Appendix 4.7 of the Local Plan Issues and Options document sets out the approach that has been used. The site has been subject to

	<p>Development will adversely affect the character of the area surrounding the site, particularly impacting views into and out of Saughall Massie Conservation Area.</p> <p>Development of the site will lead to urban sprawl and the merger of Greasby and Saughall Massie, contrary to the purposes of the Green Belt.</p> <p>Parts of the site are located within Flood Zones 2 and 3.</p> <p>United Utilities has significant wastewater infrastructure passing through the site, which will need to have regard to as part of the development process.</p> <p>Support for the site's allocation for development – it makes a limited contribution to the purposes for including land within the Green Belt.</p>	<p>environmental screening for archaeology, ecology, contaminated land, waste and minerals by the Merseyside Environmental Advisory Service; Strategic Flood Risk Assessment; a Transport Accessibility Review; a Landscape Sensitivity Assessment; and is considered in an Agricultural Economy and Land Study, which can now be viewed and commented on the Council's website.</p>
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Issues relating to development site SP010A – East of Rigby Drive

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
76	85, 194, 198, 210, 223, 283, 286, 337, 340, 341, 464, 466, 557, 657, 738, 802, 835, 852, 854, 867, 924, 925, 959, 960, 1019, 1046, 1049, 1116, 1164, 1174, 1176, 1190, 1205, 1220, 1238, 1240, 1259, 1298, 1332, 1406, 1471, 1508, 1538, 1568, 1622, 1633, 1637, 1666, 1779, 1781, 1785, 1832, 1848, 1853, 1959, 1963, 2006, 2039, 2050, 2060, 2107, 2144, 2185, 2301, 2323, 2361, 2385, 2430, 2387, 2677, 2790, 2799, 2961, 3120, 3123, 3135, 3139	<p>Traffic congestion in the vicinity of the site will be worsened.</p> <p>There is insufficient healthcare provision in the vicinity of the site to support development.</p> <p>There are insufficient community services and shops in the vicinity of the site.</p> <p>There is insufficient public transport provision in the vicinity of the site – the closest bus stop is 800m away, despite recommendations of development having bus services no more than 400m away.</p> <p>Development will have an adverse impact on wildlife and biodiversity on the site – there are protected bats present, and rare geese use the site for rest during migration. Greasby Copse Local Wildlife Site sits at the heart of the site – even if protected from development, it would become cut-off from wider ecological networks unless very carefully managed and buffered.</p> <p>Planning permission was refused on the site in 1999 for a new phone mast, given impacts on wildlife. Why would development be OK now?</p> <p>Development will adversely affect heritage within the site – it is known to have Neolithic and Roman remains, and the copse within the site contains one of the earliest known settlements in Britain from 8500BC.</p> <p>Green Belt beneficial uses on the site would be lost – Arrowe Brook Farm and its campsite is an asset to Greasby and the wider Wirral. Concerns also exist about the loss of Appleby's Dairy Farm and economic impacts as a result.</p>	<p>A further, more detailed review of the Green Belt has been undertaken by specialist consultants. The site has not been included in either Option 2A or Option 2B in the Local Plan Issues and Options document. The site has been subject to environmental screening for archaeology, ecology, contaminated land, waste and minerals by the Merseyside Environmental Advisory Service; Strategic Flood Risk Assessment; a Transport Accessibility Review; a Landscape Sensitivity Assessment; and is considered in an Agricultural Economy and Land Study, which can now be viewed and commented on the Council's website.</p>

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
		<p>The site plays an important role in separating Greasby from Irby, and its development would be contrary to the purposes of inclusion in the Green Belt.</p> <p>The site does not benefit from any long term defensible Green Belt boundaries that are readily recognisable and likely to remain permanent. Development will therefore lead to pressure to extend development further in the future.</p> <p>Any partial release of parts of the site for development in order to 'save' the remainder should not be considered.</p>	

Heswall

Settlement-wide issues

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
151	39, 44, 45, 49, 52, 56, 147, 166, 175, 184, 212, 224, 225, 226, 227, 228, 250, 258, 271, 276, 280, 289, 282, 375, 376, 377, 436, 501, 527, 546, 625, 626, 656, 648, 687, 691, 722, 730, 736, 752, 770, 779, 783, 831, 833, 839, 844, 848, 853, 864, 877, 883, 897, 898, 902, 910, 916, 919, 952, 953, 969, 977, 987, 988, 989, 1001, 1015, 1050, 1052, 1077, 1081, 1084, 1135, 1170, 1178, 1181, 1182, 1183, 1186, 1187, 1188, 1189, 1191, 1192, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1210, 1211, 1212, 1213, 1214, 1216, 1217, 1218, 1221, 1287, 1288, 1329, 1330, 1371, 1391, 1523, 1552, 1583, 1601, 1647, 1737, 1749, 1918, 1945, 2019, 2020, 2029, 2092, 2114, 2265, 2270, 2290, 2349, 2356, 2393, 2406, 2435, 2457, 2470, 2497, 2523,	<p>Traffic congestion and highway safety around Heswall will be worsened as a result of new development – specific issues identified include the junctions of Farr Hall Drive / Wittering Lane and Delavor Drive / Wittering Lane; on Milner Road; within Heswall Town Centre; and on roads towards Barnston, Thingwall and Arrowe Park.</p> <p>Additional traffic from new development in Heswall will result in worsened air quality.</p> <p>There is insufficient healthcare provision in the vicinity of the site to support development – existing surgeries within Heswall are already operating over capacity and cannot accommodate any more demand.</p> <p>There is insufficient education capacity in the vicinity of the site to support development – existing schools within Heswall are already operating over capacity and cannot accommodate any more demand.</p> <p>There is insufficient public transport provision within Heswall to support major new development – Heswall is not served by any direct rail services into Liverpool, which makes the train an unattractive commuting option.</p> <p>There are insufficient community services and shops in Heswall to support the amount of development proposed.</p> <p>Development will adversely affect the natural beauty of land surrounding Heswall – particularly if allowed to take place to the west of the Wirral Way (between it and the Dee Estuary) where there are unspoilt views of the estuary and North Wales.</p> <p>The current balance of urban and rural land uses around Heswall helps to attract tourism – this will be lost if significant new development goes ahead.</p> <p>Development around Heswall will worsen existing flood problems – specific issues identified include Parkwest.</p> <p>Land at Riverbank Road (SHLAA 1968/1969) has been unfairly assessed and is much more enclosed than suggested – it would form a sustainable location for development and should be allocated.</p> <p>Development around Thingwall, Irby, Pensby, Barnston and Heswall will cumulatively result in the merging of settlements and urban sprawl, damaging the character of</p>	<p>A further, more detailed review of the Green Belt has been undertaken by specialist consultants. A number of sites for potential release from the Green Belt have been included around Heswall under Option 2A and Option 2B in the Local Plan Issues and Options document. Although land at Cottage Road West (Arup parcel ref 7.5) has been considered in the Interim Green Belt Assessment in Appendix 4.7 of the Local Plan Issues and Options document it has not been included in either Option 2A or Option 2B in the Local Plan Issues and Options document. No other sites to the west of the Wirral Way have been included. An Infrastructure Delivery Plan Baseline Report and a series of Baseline and Spatial Options Transport Modelling Reports can now be viewed and commented on the Council's website.</p>

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
	2557, 2629, 2635, 2643, 2661, 2664, 2683, 2703, 2704, 2729, 2733, 2734, 2747, 2773, 2782, 2795, 2808, 2974, 3133, 3134	these separate settlements and being contrary to the purpose of the Green Belt. Concerns regarding potential development on Riverbank Road, and Seabank Road, Lower Heswall.	

Issues relating to development site SHLAA 0708 – Land at The Akbar

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
4	240, 628, 680, 1176	The site is held in trust by six surrounding landowners (the 'Lower Field Trust', including the commenters who have indicated they will not sell their stakes. It should therefore be disregarded as a development option. The access roads to the site are nearby impassable and are not maintained by the Council – development cannot be supported.	The site has been considered in the SHLAA 2019 but has not been included in the SHLAA 2019 housing trajectory.

Issues relating to development site SP058C/058D/058E – East and West of Pipers Lane

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
34	39, 69, 262, 276, 301, 314, 648, 680, 697, 716, 773, 788, 850, 882, 990, 1020, 1035, 1056, 1119, 1176, 1279, 1284, 1865, 2135, 2251, 2279, 2399, 2458, 2477, 2529, 2532, 2734, 2746, 3137	Traffic congestion in the vicinity of the sites will be worsened – traffic jams already occur at the top of Delavor Road, and recent building work in the surrounding area has demonstrated the potential impacts of further development. The road is unable to accommodate traffic associated with development – it is a single-track lane. There is insufficient healthcare provision in the vicinity of the site to support development. There is insufficient utility capacity in the vicinity to support development – the sites are in an isolated, rural location where limited provision can be made. There are insufficient community services and shops in the vicinity of the site – the sites are at some distance from the centre of Heswall. Development will have an adverse impact on wildlife and biodiversity on these sites – they are functionally linked to the Dee Estuary, nationally significant for its bird life, and the sites are actively used as nesting grounds by birds. It also has bat roost potential, and hosts badgers.	A further, more detailed review of the Green Belt has been undertaken by specialist consultants. The sites have not been included in either Option 2A or Option 2B in the Local Plan Issues and Options document. The site has been subject to environmental screening for archaeology, ecology, contaminated land, waste and minerals by the Merseyside Environmental Advisory Service; Strategic Flood Risk Assessment; a Transport Accessibility Review; a Landscape Sensitivity Assessment; and is considered in an Agricultural Economy and Land Study, which can now be viewed and commented on the Council's website.

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
		Development will adversely affect the natural beauty of the site and its surroundings – it is highly valued for its location alongside the estuary and attracts walkers from far afield.	
		Development adversely affect the character of the area surrounding the site.	
		Green Belt beneficial uses of the sites and Pipers Lane will be lost – they host rights of way and importance access to countryside and recreation alongside the Dee Estuary.	

Issues relating to development site SP064E – North of Whitehouse Lane

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
14	52, 175, 176, 183, 231, 794, 854, 924, 1176, 1858, 2157, 2366, 2460, 2851	Traffic congestion in the vicinity of the site will be worsened – Barnston Road, leading to Arrowe Park already suffers significant congestion during peak times.	A further, more detailed review of the Green Belt has been undertaken by specialist consultants. The site has not been included in either Option 2A or Option 2B in the Local Plan Issues and Options document. The site has been subject to environmental screening for archaeology, ecology, contaminated land, waste and minerals by the Merseyside Environmental Advisory Service; Strategic Flood Risk Assessment; a Transport Accessibility Review; a Landscape Sensitivity Assessment; and is considered in an Agricultural Economy and Land Study, which can now be viewed and commented on the Council's website.
		There is insufficient healthcare and education provision in the vicinity of the site to support development.	
		There is insufficient utility capacity in the vicinity of the site to support development, and the provision of new utilities will cause significant disruption.	
		There is insufficient public transport provision in the vicinity of the site to support development.	
		Development will have an adverse impact on wildlife and biodiversity on the site – it is home to a wide array of hares, foxes, badgers, pheasants, owls and other birds.	
		Development of the site would reduce the separation between Hoylake and Barnston, leading to the potential merger of the two and urban sprawl contrary to Green Belt purposes.	

Hoylake

Settlement-wide issues

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
64	30, 217, 288, 336, 369, 372, 495, 633, 694, 707, 719, 781, 783, 800, 809, 931, 839, 848, 922, 924, 941, 950, 1027, 1120, 1354, 1391, 1435, 1451, 1503, 1586, 1598, 1613, 1625, 1634, 1662, 1664, 1699, 1843, 2119, 2158, 2216, 2275, 2349, 2437, 2465, 2505, 2621, 2642, 2698, 2791, 2982, 3022, 3085, 3112	The Hoylake Golf Resort is a vanity project which should be cancelled. There is no local need for it, and the millions it would cost would be better spent on infrastructure.	The Golf Resort proposals are not included in the Local Plan Issues and Options document

Issues relating to development site SP016 – West of Meols Drive

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
16	341, 809, 924, 1027, 1043, 1100, 1120, 1176, 1242, 1270, 1314, 1337, 1391, 1435, 2369, 3019	<p>Development in this parcel would have a severe impact on wildlife and biodiversity – part is within the Red Rocks SSSI, also a Cheshire Wildlife Trust nature reserve, and the remainder is a Local Wildlife Site host to a number of protected species. The site is also functionally linked to the Dee Estuary Special Protection Area for birds, amphibians and plants, and therefore inappropriate for development.</p> <p>Development will adversely affect tourism in the vicinity of the site – the Royal Liverpool Golf Club is a hugely important asset for the Wirral and must be protected.</p> <p>The site is not a SHLAA site, so is surely not available for development.</p> <p>The site plays an essential role in separating Hoylake from West Kirby. Only an ongoing Green Belt designation will ensure that the two towns are prevented from merging.</p>	A further, more detailed review of the Green Belt has been undertaken by specialist consultants. The site has not been included in either Option 2A or Option 2B in the Local Plan Issues and Options document.

Irby

Settlement-wide issues

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
132	2, 29, 46, 166, 167, 169, 170, 175, 192, 194, 224, 225, 226, 227, 228, 279, 293, 294, 309, 321, 348, 370, 371, 375, 376, 377, 419, 450, 603, 625, 643, 652, 720, 729, 734, 779, 802, 803, 838, 846, 853, 877, 883, 911, 919, 920, 949, 950, 1016, 1024, 1042, 1092, 1138, 1161, 1268, 1276, 1318, 1326, 1352, 1418, 1439, 1445, 1450, 1467, 1474, 1481, 1524, 1531, 1579, 1589, 1594, 1601, 1613, 1621, 1733, 1737, 1746, 1762, 1780, 1787, 1798, 1805, 1823, 1850, 1874, 1879, 1889, 1906, 1907, 1935, 1945, 1949, 2019, 2046, 2081, 2108, 2140, 2168, 2349, 2374, 2395, 2413, 2448, 2502, 2515, 2516, 2548, 2554, 2566, 2573, 2591, 2615, 2629, 2670, 2682, 2685, 2702, 2703, 2720, 2729, 2741, 2742, 2747, 2758, 2785, 2801, 2812, 2840, 2865, 2889,	<p>Traffic congestion and highway safety around Irby will be worsened as a result of new development – specific issues identified include Thingwall Road; and on roads towards Barnston and Arrowse Park.</p> <p>Additional traffic from new development in Irby will result in worsened air quality.</p> <p>There is insufficient healthcare provision in the vicinity of the site to support development – the Warrens Medical Centre in Thingwall is already operating over capacity and cannot accommodate any more demand.</p> <p>There is insufficient education capacity in the vicinity of the site to support development – the village's primary school was closed a few years ago, meaning that new pupils will have nowhere to go.</p> <p>There is insufficient public transport provision within Irby to support major new development – there is no railway station, and bus services are relatively infrequent.</p> <p>Development will adversely affect the natural beauty of land surrounding Irby.</p> <p>The current balance of urban and rural land uses around Irby helps to attract tourism – this will be lost if significant new development goes ahead.</p> <p>Development around Irby will worsen existing flood problems – soils in the area are predominantly clay, and do not drain well.</p> <p>A loss of grazing land for horses around Irby should be resisted – horses need homes too.</p> <p>The level of growth proposed will turn Irby from a village into a town, and change its fundamental character.</p> <p>Proposals for development will result in reduced property values across the village.</p> <p>Development around Thingwall, Irby, Pensby, Barnston and Heswall will cumulatively result in the merging of settlements and urban sprawl, damaging the character of these separate settlements and being contrary to the purpose of the Green Belt.</p>	<p>A further, more detailed review of the Green Belt has been undertaken by specialist consultants. A number of sites for potential release from the Green Belt have been included around Irby under Option 2A – Potential Dispersed Green Belt Release in the Local Plan Issues and Options document. Appendix 4.7 of the Local Plan Issues and Options document sets out the approach that has been used. The sites have been subject to environmental screening for archaeology, ecology, contaminated land, waste and minerals by the Merseyside Environmental Advisory Service; Strategic Flood Risk Assessment; a Transport Accessibility Review; a Landscape Sensitivity Assessment; and are considered in an Agricultural Economy and Land Study, which can now be viewed and commented on the Council's website. An Infrastructure Delivery Plan Baseline Report and a series of Baseline and Spatial Options Transport Modelling Reports can now also be viewed and commented on the Council's website.</p>

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
	2909, 3028, 3043, 3120, 3130		

Issues relating to development site SP019B – West of Glenwood Drive

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
31	47, 305, 340, 341, 350, 351, 375, 557, 745, 802, 891, 924, 925, 1009, 1086, 1176, 1240, 1298, 1328, 1418, 1594, 1698, 1738, 2030, 2198, 2334, 2729, 2850, 2892, 2903, 2904, 2905, 2956, 2977	<p>Traffic congestion in the vicinity of the site will be worsened.</p> <p>There is insufficient healthcare provision in the vicinity of the site to support development.</p> <p>Development will have an adverse impact on wildlife and biodiversity on the site – it includes Limbo Lane Pond Local Wildlife Site, which is anticipated to be of good quality and support a population of newts. The site is also used as a feeding ground by migrating Canadian Geese, and Greater Crested Newts breed in the adjacent Arrowe Park.</p> <p>Development will adversely affect the natural beauty of the site and its surroundings.</p> <p>Development on the site will increase flood risk – drainage will be impossible without building up ground levels.</p> <p>Because homes surrounding the site were purchased to reflect their Green Belt setting, development will result in reductions in property prices.</p> <p>Different documents have referred to the site variously as SP019 and SP019B – the impacts would be different, and this has been confusing.</p>	A further, more detailed review of the Green Belt has been undertaken by specialist consultants. The site has not been included in either Option 2A or Option 2B in the Local Plan Issues and Options document. The site has been subject to environmental screening for archaeology, ecology, contaminated land, waste and minerals by the Merseyside Environmental Advisory Service; Strategic Flood Risk Assessment; a Transport Accessibility Review; a Landscape Sensitivity Assessment; and is considered in an Agricultural Economy and Land Study, which can now be viewed and commented on the Council's website.

Issues relating to development site SP059B/059C/059D – Land at 41-61 Thurstaston Road

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
15	166, 191, 328, 961, 1072, 1268, 1283, 1291, 1612, 1738, 1845, 2729, 2889, 2892, 3218	<p>Development will adversely affect the heritage of the area surrounding the site – the adjacent Irby Hall is a scheduled monument.</p> <p>Development will have an adverse impact on wildlife and biodiversity on the site – it borders Beckford Road pond, which hosts newts.</p> <p>There is insufficient public transport provision in the vicinity of the site.</p> <p>Access is likely to need to be via Penrhyd/Blackford Road, neither could accommodate additional traffic.</p>	A further, more detailed review of the Green Belt has been undertaken by specialist consultants. The sites are now identified under Option 2A – Potential Dispersed Green Belt Release in the Local Plan Issues and Options document. Appendix 4.7 of the Local Plan Issues and Options document sets out the approach that has been used. The sites have been subject to environmental screening for archaeology, ecology, contaminated land, waste and minerals by the Merseyside Environmental Advisory Service; Strategic Flood Risk Assessment; a Transport Accessibility Review; a

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
		Additional housing will increase pressure on local schools – Daw Pool and Irby Primary Schools are already oversubscribed.	Landscape Sensitivity Assessment; and is considered in an Agricultural Economy and Land Study, which can now be viewed and commented on the Council's website.
		Traffic congestion in the vicinity of the site will be worsened.	
		Development on the site would potentially impact the setting of a scheduled ancient monument.	
		These sites are poorly drained, low-lying and feature boggy vegetation. Development will make existing flooding issues worse.	
		There are insufficient community services and shops in the vicinity of the site.	
		Site 059B is well-contained within clear existing boundaries, and does not make a contribution to Green Belt purposes such as preventing settlements from merging.	

Issues relating to development site SP059E – Rear of Irby Hall

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
16	166, 191, 2030, 2207, 2348, 2446, 2452, 2554, 2566, 2591, 2657, 2729, 2747, 2841, 2892, 2930	Development will adversely affect the heritage of the area surrounding the site – the adjacent Irby Hall is a scheduled monument.	A further, more detailed review of the Green Belt has been undertaken by specialist consultants. The site is considered in the Interim Green Belt Assessment in Appendix 4.7 of the Local Plan Issues and Options document and has not been included in either Option 2A or Option 2B in the Local Plan Issues and Options document. The site has been subject to environmental screening for archaeology, ecology, contaminated land, waste and minerals by the Merseyside Environmental Advisory Service; Strategic Flood Risk Assessment; a Transport Accessibility Review; a Landscape Sensitivity Assessment; and is considered in an Agricultural Economy and Land Study, which can now be viewed and commented on the Council's website.
		Access is likely to need to be via Penrhyd/Blackford Road, neither could accommodate additional traffic.	
		Development will have an adverse impact on wildlife and biodiversity on the site – it borders Beckford Road pond, which hosts newts.	
		There is no clear or defensible boundary to the west of the site, meaning that it will be difficult to prevent any future development or sprawl.	
		The site is poorly drained, low-lying and features boggy vegetation. Development will make existing flooding issues worse.	

Issues relating to development site SP060 – South of Thingwall Road

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
43	52, 166, 191, 219, 220, 221, 246, 278, 299, 304, 440, 449, 572, 891, 1009, 1016, 1072, 1086, 1088,	Traffic congestion in the vicinity of the site would be worsened – Menlo Avenue and Elm Road already suffer traffic and parking difficulties.	A further, more detailed review of the Green Belt has been undertaken by specialist consultants. The site is now identified under Option 2A – Potential Dispersed Green Belt Release in the Local Plan Issues and Options document. Appendix 4.7 of the Local Plan Issues and Options document
		Air pollution in the vicinity of the site would be worsened by additional traffic.	

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
	1443, 1176, 1309, 1337, 1738, 1845, 2030, 2207, 2302, 2334, 2348, 2446, 2554, 2591, 2729, 2747, 2841, 2892, 2930, 2952, 2956, 2996, 3061, 3130	<p>There is insufficient healthcare provision in the vicinity of the site to support development.</p> <p>There is a lack of public transport provision in the vicinity of the site – travel to it would have to be largely car-based.</p> <p>Development will have an adverse impact on wildlife and biodiversity on the site – the adjacent Harrock Wood and Wych Elm are havens for bats, ducks, owls, woodpeckers, nuthatches and newts.</p> <p>Development will adversely affect the natural beauty of the site and its surroundings – views out from Thingwall Road need to be protected.</p> <p>Green Belt beneficial uses on the site will be lost – they are often used by walkers.</p> <p>The prospect of development on the site has already had an adverse impact on adjoining property values.</p> <p>Previous proposals for development on this site have previously been rejected, including an appeal in 2003, which resulted in a small amount of land being added to the Green Belt here in the Unitary Development Plan. Development should not now be allowed.</p> <p>Support for development on the site – a sustainable form of development can be provided, respecting local character and mitigating flood risk issues.</p> <p>The site has defensible long term Green Belt boundaries, and is among the most sustainable potential development locations in the borough. It should be allocated.</p>	<p>sets out the approach that has been used. The site has been subject to environmental screening for archaeology, ecology, contaminated land, waste and minerals by the Merseyside Environmental Advisory Service; Strategic Flood Risk Assessment; a Transport Accessibility Review; a Landscape Sensitivity Assessment; and is considered in an Agricultural Economy and Land Study, which can now be viewed and commented on the Council's website.</p>

Leasowe

Settlement-wide issues

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
1	1082	Promotion of Green Belt land north of Leasowe Road (SHLAA site 0637) for development – it is largely unconstrained and needed to address shortfalls in housing supply.	A further, more detailed review of the Green Belt has been undertaken by specialist consultants. The site has not been included under either Option 2A and Option 2B in the Local Plan Issues and Options document.

Issues relating to development site SHLAA 2068/ELPS 008 – East of Typhoo Tea, Reeds Lane

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
2	45, 1329	Land is not contaminated, and factory is clean and quiet – why is no housing development proposed?	Part of the site has been included as a proposed urban housing allocation in Appendix 4.1 of the Local Plan Issues and Options document (SHLAA 2068, sites in Mid Wirral refers)

Liscard

Settlement-wide issues

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
6	1268, 1510, 1595, 1690, 2038, 2322	Liscard should not be ignored by the development strategy – regeneration of deprived areas of Wirral is required. This is where Wirral’s need for new homes and investment is, not in other areas.	Relevant sites have been included in the SHLAA 2019, where they are known to be available, suitable and achievable and additional sites could also be suggested for consideration as part of the Local Plan Issues and Options consultation.

Meols

Settlement-wide issues

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
3	1523, 1972, 2551	The merger of settlements such as Meols and Moreton must be avoided.	A further, more detailed review of the Green Belt has been undertaken by specialist consultants. Land between Meols and Moreton and around Rycroft Road and Birch Road has not been included under either Option 2A and Option 2B in the Local Plan Issues and Options document.
		Land around Rycroft Road and Birch Road must not be development – existing traffic congestion onto Birkenhead Road would be significantly worsened.	

Issues relating to development site SP015A – West of 13 Acres Road

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
3	187, 372, 1047	The site is enclosed on all four sides by existing boundaries, and is well screened, so would not be an intrusion if it was developed.	A further, more detailed review of the Green Belt has been undertaken by specialist consultants. The site has not been included under either Option 2A and Option 2B in the Local Plan Issues and Options document. The site has been subject to environmental screening for archaeology, ecology, contaminated land, waste and minerals by the Merseyside Environmental Advisory Service; Strategic Flood Risk Assessment; a Transport Accessibility Review; and a Landscape Sensitivity Assessment, which can now be viewed and commented on the Council's website.
		The site is well located for public and active travel routes, and would form a sustainable location for development.	
		Development on the site would offer an opportunity to improve access to Birkenhead Road.	
		There are no known wildlife concerns on this site.	

Moreton

Settlement-wide issues

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
13	35, 68, 143, 575, 602, 664, 728, 776, 1503, 1523, 2013, 2209, 2253	Land on Upton Road (next to the Scouts HQ) has mistakenly been classified as Urban Green Space – it is a brownfield site, and is shown as having been swimming baths on historic maps from 1935 and 1960.	The woodland at Paulsfield Drive has been designated as an Urban Greenspace since February 2000 and is a Site of Biological Importance. Paulsfield Drive Woodland is proposed to be protected as open space in Appendix of the Local Plan Issues and Options document (Site ref OS254 refers).
		Suggestion of additional land which could be allocated for housing – Edgehill Road adjacent to Lingham Park, Burden Road at Bermuda Road, either side of Curlew Road at Curlew Way, and adjacent to Moreton Library Car Park.	The sites have been considered as part of the SHLAA 2019 (sites SHLAA 4049, SHLAA 0723 and SHLAA 0722 and sites SHLAA 2007, 2008 and 2010 refer). Land at Curlew Way (SHLAA 0723) and at Lingham Park (SHLAA 4049) is proposed for protection as open space in Appendix 4.8 of the Local Plan Issues and Options document (OS247 and OS246, sites in Mid Wirral refers). Land adjacent to Moreton Library Car Park is included as a series of proposed urban housing allocations for up to 106 dwellings in Appendix 4.1 of the Local Plan Issues and Options document (SHLAA 2007, 2008 and 2010, sites in Mid Wirral refers).
		There is insufficient utility and infrastructure capacity in Moreton to support development.	An Infrastructure Delivery Plan Baseline Report and a series of Baseline and Spatial Options Transport Modelling Reports can now also be viewed and commented on the Council's website.
		Moreton does not need any more flats or bungalows – it is already overpopulated and congested. Too much development is being proposed.	
		The merger of settlements such as Meols and Moreton must be avoided.	A further, more detailed review of the Green Belt has been undertaken by specialist consultants. Land between Meols and Moreton and around Rycroft Road and Birch Road has not been included under either Option 2A and Option 2B in the Local Plan Issues and Options document.
Request to build more affordable family homes in Moreton.	Proposed urban housing allocations in Moreton are identified in Appendix 4.1 of the Local Plan Issues and Options document (sites in Mid Wirral refer)		

Issues relating to development site ELPS 024 – Premier Brands, Reeds Lane – North of Access Road

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
12	45, 341, 631, 711, 742, 811, 868, 917, 981, 1043, 1150, 1329	Land is not contaminated, and factory is clean and quiet – why is no housing development proposed?	The site has been included as a proposed urban employment allocation in Appendix 4.5 of the Local Plan Issues and Options document (ELPS 024, sites in Mid Wirral refers). Issues related to the Birket would be considered as part of
		Sites along the Birket host important wildlife habitats (such as hedges and grassland) which should be retained.	

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
		Support for the site's allocation for employment purposes.	any future planning application process. Land to the south of the access road has, however, been included as a proposed urban housing allocation in Appendix 4.1 of the Local Plan Issues and Options document (SHLAA 2068 sites in Mid Wirral refers)

Issues relating to development site ELPS 070 – Peninsula Business Park

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
1	341	Sites along the Birket host important wildlife habitats (such as hedges and grassland) which should be retained.	The site has been included as a proposed urban employment allocation in Appendix 4.5 of the Issues and Options document (ELPS 070, sites in Mid Wirral refers). Issues related to the Birket would be considered as part of any future planning application process.

Issues relating to development site SHLAA 1827 – Former Foxfield School

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
2	1068, 2584	Support for the site's allocation but request an increase in dwelling capacity to 63 2/3/4 bedroom homes based upon a submitted masterplan.	The site has been considered in the SHLAA 2019. The site is included as a proposed urban housing allocation for up to 69 dwellings in Appendix 4.1 of the Local Plan Issues and Options document (SHLAA 1827, sites in Mid Wirral refers)
		If development takes place on the site, sufficient parking provision needs to be ensured for businesses on Hoylake Road and Ely Avenue	These issues will need to be considered in any future planning application for the site.

Issues relating to development site SHLAA 2007/2008/2009/2010/2096/2097 – Land North of Moreton District Centre

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
1	1068	Support for the allocation of the site – this is a sustainable location for mixed-use development.	The site has been considered in the SHLAA 2019. The site is included as a series of proposed urban housing allocations for up to 106 dwellings in Appendix 4.1 of the Local Plan Issues and Options document (SHLAA 2007, 2008 and 2010, sites in Mid Wirral refers)

New Brighton

Settlement-wide issues

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
1	1068	Promotion of land at Marine Park as a potential development site for housing.	An Open Space Assessment has now been undertaken by specialist consultants. Marine Park is proposed to be protected as a facility for sport and recreation in Appendix of the Local Plan Issues and Options document (Site ref OS38 refers).

Issues relating to development site SHLAA 0020 – Former Grand Hotel, Marine Promenade

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
1	2280	Parking and traffic on Wellington Road is a challenge – mixed-use development shouldn't be favoured and any housing should include on-site parking provision.	The site has been considered in the SHLAA 2019 and has been identified as a potentially suitable but currently uncertain housing site in Appendix 4.3 of the Local Plan Issues and Options document (sites in Wallasey refer). Issues related to parking would be considered as part of any future planning application process

Issues relating to development site SHLAA 1171 – Land at Egerton Street

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
1	2829	The site is only derelict because the playground previously occupying it was never maintained. Nearby provision on Tower Grounds is also badly maintained – more play facilities are needed, not less.	The site has been considered in the SHLAA 2019. The site has been included as a proposed urban housing allocation in Appendix 4.1 of the Local Plan Issues and Options document (SHLAA 1171, sites in Wallasey refers) A planning application for 7 houses and 5 flats is awaiting determination, which can be viewed on the Council's website at https://www.wirral.gov.uk/planning-and-building/planning-permission (APP/18/00889 refers).

New Ferry

Settlement-wide issues

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
43	43, 75, 146, 177, 307, 472, 481, 488, 510, 539, 611, 706, 911, 920, 936, 945, 949, 1012, 1032, 1033, 1264, 1266, 1318, 1400, 1418, 1482, 1498, 1537, 1597, 1643, 2023, 2077, 2246, 2278, 2292, 2333, 2339, 2544, 2550, 2598, 2673, 2686, 3199	<p>The whole of New Ferry is covered in weeds and litter</p> <p>New Ferry should not be ignored by the development strategy – regeneration of deprived areas of Wirral is required. This is where Wirral's need for new homes and investment is, not in other areas.</p> <p>It is unacceptable that the no money has come from the government following the explosion in New Ferry, but money can be found to build in other areas.</p>	<p>Provision for the future redevelopment of New Ferry has been subject to public consultation and the preferred development option for New Ferry can now be viewed on the Council's website at http://democracy.wirral.gov.uk/ieDecisionDetails.aspx?Id=4619&LLL=0</p> <p>The sites at Bebington Road, Olinda Street and Woodhead Street have been included as proposed urban housing allocations in Appendix 4.1 of the Local Plan Issues and Options document (SHLAA 1833, SHLAA 4079 and SHLAA 4080, sites in Bebington, Bromborough and Eastham refers)</p>

Issues relating to development site SHLAA 1658 – Olinda Street Car Park

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
1	548	Objection to any change of use of the car park.	<p>The site has been considered in the SHLAA 2019 and has been included as a proposed urban housing allocation in Appendix 4.1 of the Local Plan Issues and Options document (SHLAA 4080, sites in Bromborough and Eastham refers). Proposals for this site have been subject to public consultation and the preferred development option for New Ferry can now be viewed on the Council's website at http://democracy.wirral.gov.uk/ieDecisionDetails.aspx?Id=4619&LLL=0</p>

Pensby

Settlement-wide issues

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
73	46, 87, 147, 166, 175, 192, 200, 224, 225, 226, 227, 228, 279, 293, 294, 309, 370, 371, 375, 376, 377, 568, 603, 625, 652, 657, 660, 770, 779, 835, 844, 846, 853, 854, 877, 883, 908, 911, 919, 949, 950, 952, 971, 1016, 1052, 1072, 1138, 1161, 1268, 1276, 1318, 1326, 1391, 1523, 1601, 1918, 1945, 2019, 2265, 2349, 2374, 2383, 2448, 2515, 2516, 2629, 2682, 2702, 2703, 2729, 2741, 2742, 2747, 3120, 3133, 3134	<p>Traffic congestion and highway safety around Irby will be worsened as a result of new development – specific issues identified include Thingwall Road, Gills Road and on roads towards Barnston and Arrowe Park.</p> <p>Additional traffic from new development in Pensby will result in worsened air quality.</p> <p>There is insufficient healthcare provision in the vicinity of the site to support development – the Warrens Medical Centre in Thingwall is already operating over capacity and cannot accommodate any more demand.</p> <p>There is insufficient education capacity in the vicinity of the site to support development.</p> <p>There is insufficient public transport provision to support major new development – Heswall is not served by any direct rail services into Liverpool, which makes the train an unattractive commuting option, and the only other public transport provision in Pensby is buses.</p> <p>The current balance of urban and rural land uses around Pensby helps to attract tourism – this will be lost if significant new development goes ahead.</p> <p>Development around Thingwall, Irby, Pensby, Barnston and Heswall will cumulatively result in the merging of settlements and urban sprawl, damaging the character of these separate settlements and being contrary to the purpose of the Green Belt. A planning application at Townsend Avenue has already been refused for this reason.</p>	<p>A further, more detailed review of the Green Belt has been undertaken by specialist consultants. A number of sites for potential release from the Green Belt have been included around Pensby, Irby, Thingwall and Barnston under Option 2A and Option 2B in the Local Plan Issues and Options document. Appendix 4.7 of the Local Plan Issues and Options document sets out the approach that has been used. The sites have been subject to environmental screening for archaeology, ecology, contaminated land, waste and minerals by the Merseyside Environmental Advisory Service; Strategic Flood Risk Assessment; a Transport Accessibility Review; a Landscape Sensitivity Assessment; and are considered in an Agricultural Economy and Land Study, which can now be viewed and commented on the Council's website. An Infrastructure Delivery Plan Baseline Report and a series of Baseline and Spatial Options Transport Modelling Reports can now also be viewed and commented on the Council's website.</p>

Issues relating to development site SHLAA 1742 – Rear of Pensby Children's Centre, Fishers Lane

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
64	60, 70, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116,	<p>Traffic congestion in the vicinity of the site will be worsened – Fishers Lane is already busy</p> <p>Now that Pensby Boys School has closed, playing fields there should be used for development instead.</p> <p>Existing bungalows on Copeland Close will be overlooked by any new development on the site, meaning that all</p>	<p>Planning permission has now been granted and the site is under construction.</p>

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
	117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 161, 162, 163, 164, 165, 200, 767, 2383, 2611, 2731	<p>privacy will be lost – if development does take place, the properties to developed should also be bungalows.</p> <p>The children’s centre is a valued community asset, and should be protected.</p> <p>Allocation of the site for development is supported – it is surplus to sporting requirements, and in a sustainable location.</p>	

Issues relating to development site SP061 – North of Gills Lane

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
36	52, 57, 87, 147, 175, 176, 183, 230, 231, 251, 281, 295, 315, 377, 401, 424, 435, 449, 467, 2157, 2208, 2221, 2235, 2366, 2460, 2603, 2681, 2704, 2714, 2729, 2735, 2791, 2954, 2979, 2986	<p>Traffic congestion in the vicinity of the site will be worsened – existing issues at Thingwall Roundabout, Arrowe Park and Barnston Dip will be worsened.</p> <p>There is no pedestrian footway on Gills Lane, making access to the site other than by car very dangerous.</p> <p>Air pollution in the vicinity of the site will be worsened by pollution from additional traffic.</p> <p>There is insufficient healthcare provision in the vicinity of the site.</p> <p>There is insufficient education capacity in the vicinity of the site to be able to support additional development.</p> <p>There is insufficient public transport provision within Pensby to support major new development – there is no railway station, and buses are the only alternative.</p> <p>Development will have an adverse impact on wildlife and biodiversity on the site – there are Great Crested Newts present, as well as hares, foxes, and a variety of birds.</p> <p>Existing flooding issues on Barnston Dale will be worsened by run-off from the site, in combination with site SP062.</p> <p>Development on part of this farmland will render the remainder of the farm economically unviable, resulting in its inevitable closure and further takeover by development.</p> <p>Development of the site will lead to the merger of Pensby, Barnston and Thingwall, contrary to the purposes of including land within the Green Belt. This will also harm local character.</p>	<p>A further, more detailed review of the Green Belt has been undertaken by specialist consultants. The site is now identified under both Option 2A – Potential Dispersed Green Belt Release and Option 2B – Single Urban Extension in the Local Plan Issues and Options document. Appendix 4.7 of the Local Plan Issues and Options document sets out the approach that has been used. The site has been subject to environmental screening for archaeology, ecology, contaminated land, waste and minerals by the Merseyside Environmental Advisory Service; Strategic Flood Risk Assessment; a Transport Accessibility Review; a Landscape Sensitivity Assessment; and is considered in an Agricultural Economy and Land Study, which can now be viewed and commented on the Council’s website.</p>

Prenton

Settlement-wide issues

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
14	8, 528, 541, 580, 695, 779, 781, 820, 870, 885, 888, 912, 1231, 2091	<p>Development in Prenton will adversely affect its character and that of the surrounding area.</p> <p>Too much development is being proposed in Prenton.</p> <p>Traffic congestion in Prenton will be worsened by new development.</p> <p>There is insufficient healthcare, utilities and public transport provision in Prenton to allow new development to be accommodated.</p> <p>Green Belt development around Prenton will result in urban sprawl and merging with Bebington and Storeton, contrary to the purposes of the Green Belt.</p>	<p>A further, more detailed review of the Green Belt has been undertaken by specialist consultants. No sites for potential release from the Green Belt have been included around Prenton under Option 2A and Option 2B in the Local Plan Issues and Options document. An Infrastructure Delivery Plan Baseline Report and a series of Baseline and Spatial Options Transport Modelling Reports can now also be viewed and commented on the Council's website.</p>

Issues relating to development site ELPS 094 – North of Prenton Way Business Park

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
1	946	<p>Given the potential for land to the south of the site (incorporating offices and Total Fitness) to become inactive in the future, the boundary of the allocation should be extended to the south).</p>	<p>Planning permission has now been granted for a two-storey restaurant with drive-through and the documents can be viewed on the Council's website at https://www.wirral.gov.uk/planning-and-building/planning-permission (APP/17/00779 refers). The site has not been included as a proposed urban employment allocation in the Local Plan Issues and Options document.</p>

Raby Mere

Issues relating to development site SP044 – West of Dibbinsdale Road

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
23	42, 61, 63, 81, 238, 744, 796, 856, 885, 899, 924, 925, 1158, 1176, 1347, 1422, 2033, 2143, 2195, 2272, 2397, 2464, 2805	<p>Traffic congestion in the vicinity of the site will be worsened – and Spital Crossroads is already an accident blackspot, yet traffic volumes will be increased.</p> <p>There is insufficient healthcare provision in the vicinity of the site to support development on the site.</p> <p>There is insufficient utility capacity and community services in the vicinity of the site to support development on the site.</p> <p>It is perverse to consider land adjacent to Dibbinsdale SSSI for development – new development will result in significant disturbance to the site.</p> <p>Development will adversely affect the heritage of the site and its surroundings – it contains a listed historic house, and land of archaeological interest.</p> <p>Development will adversely affect the character of the surrounding area – Poulton Hall Road has a rural and open feel, and makes an important contrast to surrounding urban areas.</p> <p>The area including the site is low-lying, and will require sewage to be pumped uphill. A failure of pumping equipment will therefore result in sewage running into the Dibbinsdale SSSI.</p> <p>The site has defensible long term Green Belt boundaries, and is among the most sustainable potential development locations in the borough. It should be allocated.</p>	<p>A further, more detailed review of the Green Belt has been undertaken by specialist consultants. The site is considered in the Interim Green Belt Assessment in Appendix 4.7 of the Local Plan Issues and Options document and has not been included in either Option 2A or Option 2B in the Local Plan Issues and Options document. The site has been subject to environmental screening for archaeology, ecology, contaminated land, waste and minerals by the Merseyside Environmental Advisory Service; Strategic Flood Risk Assessment; a Transport Accessibility Review; a Landscape Sensitivity Assessment; and is considered in an Agricultural Economy and Land Study, which can now be viewed and commented on the Council's website.</p>

Issues relating to development site SP045 – West of Raby Mere

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
13	42, 238, 744, 856, 899, 924, 925, 1043, 1176, 1347, 1540, 2143, 2272	<p>Development on the site will be affected by noise pollution and air quality from the adjacent M53.</p> <p>Objection to suggestions that land inside the M53 can easily be 'boxed-off' with that forming a new settlement boundary.</p> <p>Traffic congestion in the vicinity of the site will be worsened.</p> <p>Development will have an adverse impact on wildlife and biodiversity on the site – the M53 corridor is an important habitat.</p>	<p>A further, more detailed review of the Green Belt has been undertaken by specialist consultants. The site is considered in the Interim Green Belt Assessment in Appendix 4.7 of the Local Plan Issues and Options document and has not been included in either Option 2A or Option 2B in the Local Plan Issues and Options document. The site has been subject to environmental screening for archaeology, ecology, contaminated land, waste and minerals by the Merseyside Environmental Advisory Service; Strategic Flood Risk</p>

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
		<p>It is perverse to consider land adjacent to Dibbinsdale SSSI for development – new development will result in significant disturbance to the site.</p> <p>The area including the site is low-lying, and will require sewage to be pumped uphill. A failure of pumping equipment will therefore result in sewage running into the Dibbinsdale SSSI.</p> <p>Green Belt beneficial uses around the site will be lost – Raby Mere is an important natural asset.</p> <p>The site has defensible long term Green Belt boundaries, and is among the most sustainable potential development locations in the borough. It should be allocated.</p> <p>Part of the site is located within Flood Zone 3.</p>	<p>Assessment; a Transport Accessibility Review; a Landscape Sensitivity Assessment; and is considered in an Agricultural Economy and Land Study, which can now be viewed and commented on the Council's website.</p>

Rock Ferry

Settlement-wide issues

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
13	241, 310, 605, 611, 695, 870, 992, 1255, 1264, 1537, 1597, 1974, 2318	<p>There is insufficient education infrastructure to support development in Rock Ferry</p> <p>Areas such as Rock Ferry should not be ignored by the development strategy – regeneration of deprived areas of Wirral is required.</p>	Relevant sites have been included in the SHLAA 2019, where they are known to be available, suitable and achievable and additional sites could also be suggested for consideration as part of the Local Plan Issues and Options consultation. An Infrastructure Delivery Plan Baseline Report can now be viewed and commented on the Council's website.

Issues relating to development site SHLAA 0500 – North of 2-4 Thorburn Close

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
1	3117	Losses of trees from the site will expose nearby residents to additional pollution.	The site has been considered in the SHLAA 2019 but has not been included in the SHLAA 2019 housing trajectory.

Issues relating to development site SHLAA 0763 – Former Nelson House

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
1	1209	Parking and access along Nelson Road is extremely challenging, and it will be worsened by further development accessed along the road.	The site has been considered in the SHLAA 2019. The site has been included as a potential additional urban housing allocation in Appendix 4.2 of the Issues and Options document (sites in Suburban Birkenhead refer). Highway access would need to be considered as part of the planning application process.

Issues relating to development site SHLAA 1232 – Former 46-48 Egerton Park

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
2	985, 2198	<p>Plans to bring derelict plots of land within Egerton Park into an active residential use are broadly supported.</p> <p>Large scale development, such as commercial or flatted schemes, will however put unsustainable pressure on infrastructure.</p> <p>In new development, the Tree Protection Order covering Egerton Park needs to be better upheld than it has been previously.</p>	SHLAA 1232 has been included as a potentially suitable but currently uncertain site in Appendix 4.3 of the Local Plan Issues and Options document (SHLAA 1232, sites in Suburban Birkenhead refers). Issues related to highways and trees would be considered as part of any future planning application process. Other sites in Egerton Park have been considered in the SHLAA 2019 but have not been included in

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
		New development within Egerton Park should be covered by a covenant requiring developers to improve highways and pay a service charge towards the upkeep of infrastructure.	the SHLAA 2019 housing trajectory (SHLAA 1507, SHLAA 1795, SHLAA1834 and SHLAA 1922 refer).

Issues relating to development site SHLAA 1249/1250/1418/2049/3034 – Land at Bedford Place

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
3	317, 318, 319	<p>These sites are within the consultation distance of the Tranmere Oil Terminal, a major hazard, and have previously had planning permission refused following advice from the Health & Safety Executive. They are not suitable locations for development.</p> <p>These sites are variously in use for public recreation, and/or host significant mature trees which should be covered by Tree Protection Orders and protected from development.</p>	The sites have been considered in the SHLAA 2019 but have not been included in the SHLAA 2019 housing trajectory.

Issues relating to development site SHLAA 1507 – 77 Egerton Park

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
5	789, 970, 985, 2198, 2693	<p>Plans to bring derelict plots of land within Egerton Park into an active residential use are broadly supported.</p> <p>Large scale development, such as commercial or flatted schemes, will however put unsustainable pressure on infrastructure.</p> <p>In new development, the Tree Protection Order covering Egerton Park needs to be better upheld than it has been previously.</p> <p>New development within Egerton Park should be covered by a covenant requiring developers to improve highways and pay a service charge towards the upkeep of infrastructure.</p>	The site has been considered in the SHLAA 2019 but has not been included in the SHLA 2019 housing trajectory.

Issues relating to development site SHLAA 1622 – St Paul's Road Car Park

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
1	548	Objection to any change of use of the car park.	The site has been considered in the SHLAA 2019 but has not been included in the SHLAA 2019 housing trajectory.

Issues relating to development site SHLAA 1922 – Former 42-44 Egerton Park

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
2	985, 2198	<p>Plans to bring derelict plots of land within Egerton Park into an active residential use are broadly supported.</p> <p>Large scale development, such as commercial or flatted schemes, will however put unsustainable pressure on infrastructure.</p> <p>In new development, the Tree Protection Order covering Egerton Park needs to be better upheld than it has been previously.</p> <p>New development within Egerton Park should be covered by a covenant requiring developers to improve highways and pay a service charge towards the upkeep of infrastructure.</p>	The site has been considered in the SHLAA 2019 but has not been included in the SHLAA 2019 housing trajectory.

Saughall Massie

Settlement-wide issues

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
30	140, 143, 179, 194, 261, 282, 284, 291, 306, 372, 605, 776, 802, 861, 875, 914, 925, 976, 978, 1055, 1070, 1131, 1455, 1545, 2167, 2551, 2807, 2855, 2886, 2927	<p>Development around Saughall Massie will result in its merger with Greasby – this would be unacceptable and erode the unique character of the village and its status as a Conservation Area.</p> <p>The recent development of a new fire station in Saughall Massie has already caused significant harm to the character of the village, and set an unwelcome precedent for development.</p> <p>Saughall Massie is an important area for archaeological remains, and has been the location for Viking battles. Caution needs to be taken.</p> <p>Significant recent development has already taken place around Saughall Massie and Moreton – more development cannot be necessary.</p> <p>Traffic congestion around Saughall Massie will be worsened by new development – it is also a frequent accident location.</p> <p>There are insufficient community services, healthcare provision and education capacity to support new development in the area.</p> <p>SHLAA site 1770 in the Green Belt to the north east of West Kirby has not been included in the consultation as a potential development site, but should have been – it is clearly defined and enclosed, well situated for facilities and infrastructure and should be allocated for development.</p>	<p>A further, more detailed review of the Green Belt has been undertaken by specialist consultants. Sites at Garden Hey Road and to the north of Saughall Massie Conservation Area have been included under Option 2A – Potential Dispersed Green Belt Release in the Local Plan Issues and Options document. Appendix 4.7 of the Local Plan Issues and Options document sets out the approach that has been used. The sites have been subject to environmental screening for archaeology, ecology, contaminated land, waste and minerals by the Merseyside Environmental Advisory Service; Strategic Flood Risk Assessment; a Transport Accessibility Review; a Landscape Sensitivity Assessment; and are considered in an Agricultural Economy and Land Study, which can now be viewed and commented on the Council's website. An Infrastructure Delivery Plan Baseline Report and a series of Baseline and Spatial Options Transport Modelling Reports can now also be viewed and commented on the Council's website.</p>

Issues relating to development site SP002A/002B – Garden Hey Nursery

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
5	296, 1377, 2344, 2828, 2886	<p>The site is situated on one of the last country lanes left in the area. Green Belt beneficial uses will be lost – the lanes are used by dog walkers and the site provides a green lung around Saughall Massie.</p> <p>The redevelopment of this site is supported, given its derelict nature.</p>	<p>A further, more detailed review of the Green Belt has been undertaken by specialist consultants. The sites have not been included in either Option 2A or Option 2B in the Local Plan Issues and Options document. The site has been subject to environmental screening for archaeology, ecology, contaminated land, waste and minerals by the Merseyside Environmental Advisory Service; Strategic Flood Risk Assessment; a Transport Accessibility Review; a Landscape Sensitivity Assessment; and is considered in an Agricultural</p>

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
			Economy and Land Study, which can now be viewed and commented on the Council's website.

Issues relating to development site SP002C – Barnacre Lane

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
7	296, 849, 980, 1377, 2344, 2828, 2886	<p>The site is situated on one of the last country lanes left in the area. Green Belt beneficial uses will be lost – the lanes are used by dog walkers and the site provides a green lung around Saughall Massie.</p> <p>The site provides a green buffer to the west of Saughall Massie and helps to preserve the rural, agricultural character of the conservation area – it should not be developed.</p>	A further, more detailed review of the Green Belt has been undertaken by specialist consultants. The site has not been included in either Option 2A or Option 2B in the Local Plan Issues and Options document. The site has been subject to environmental screening for archaeology, ecology, contaminated land, waste and minerals by the Merseyside Environmental Advisory Service; Strategic Flood Risk Assessment; a Transport Accessibility Review; a Landscape Sensitivity Assessment; and is considered in an Agricultural Economy and Land Study, which can now be viewed and commented on the Council's website.

Issues relating to development site SP003 – Saughall Massie Conservation Area

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
16	177, 178, 188, 190, 204, 250, 253, 259, 260, 267, 273, 341, 451, 2344, 2828, 2886	<p>The principal reason for preserving Saughall Massie Conservation Area is to protect its semi-rural character; including farms and equestrian uses. Removal from the Green Belt will allow infill development that would harm that character.</p> <p>Development on the site could increase the village's population by up to 100 people. Where will they work?</p> <p>In the event of any future building within the site, buffers of at least 50m wide would be needed either side of the Arrowe Brook to prevent from pollution and disturbance.</p>	A further, more detailed review of the Green Belt has been undertaken by specialist consultants. The conservation area has not been included in either Option 2A or Option 2B in the Local Plan Issues and Options document. The site has been subject to environmental screening for archaeology, ecology, contaminated land, waste and minerals by the Merseyside Environmental Advisory Service; Strategic Flood Risk Assessment; a Transport Accessibility Review; a Landscape Sensitivity Assessment; and is considered in an Agricultural Economy and Land Study, which can now be viewed and commented on the Council's website.

Issues relating to development site SP004A/004B – North of Saughall Massie

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
12	172, 296, 341, 451, 849, 925, 980, 1377, 1655, 2344, 2828, 2886	The site is situated on one of the last country lanes left in Wallasey. Green Belt beneficial uses will be lost – the lanes are used by dog walkers and the site provides a green lung around Saughall Massie.	A further, more detailed review of the Green Belt has been undertaken by specialist consultants. The site is now identified under Option 2A – Potential Dispersed Green Belt Release in the Local Plan Issues and Options document.

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
		<p>Development will have an adverse affect on wildlife and biodiversity on the site – Arrowe Brook will need a 50m wide buffer zone to protect from pollution and disturbance.</p> <p>There are reports of wintering and breeding birds on the site, which need further study.</p> <p>Development on the site will increase flood risk – the adjacent Arrowe Brook places much of the site at risk of flooding.</p> <p>The site provides a green buffer to the north of Saughall Massie and helps to preserve the rural, agricultural character of the conservation area – it should not be developed. In combination with site SP005, this site would also result in the merger and Saughall Massie and Moreton.</p>	<p>Appendix 4.7 of the Local Plan Issues and Options document sets out the approach that has been used. The site has been subject to environmental screening for archaeology, ecology, contaminated land, waste and minerals by the Merseyside Environmental Advisory Service; Strategic Flood Risk Assessment; a Transport Accessibility Review; a Landscape Sensitivity Assessment; and is considered in an Agricultural Economy and Land Study, which can now be viewed and commented on the Council's website.</p>

Issues relating to development site SP005A – East of Garden Hey Road, Saughall Massie

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
9	296, 341, 849, 980, 1377, 1896, 2344, 2828, 2886	<p>The site is situated on one of the last country lanes left in Wallasey. Green Belt beneficial uses will be lost – the lanes are used by dog walkers and the site provides a green lung around Saughall Massie.</p> <p>There are reports of wintering and breeding birds on the site, which need further study.</p> <p>The site provides a green buffer to the north of Saughall Massie and helps to preserve the rural, agricultural character of the conservation area – it should not be developed. In combination with site SP004, this site would also result in the merger and Saughall Massie and Moreton.</p>	<p>A further, more detailed review of the Green Belt has been undertaken by specialist consultants. The site is now identified under Option 2A – Potential Dispersed Green Belt Release in the Local Plan Issues and Options document.</p> <p>Appendix 4.7 of the Local Plan Issues and Options document sets out the approach that has been used. The site has been subject to environmental screening for archaeology, ecology, contaminated land, waste and minerals by the Merseyside Environmental Advisory Service; Strategic Flood Risk Assessment; a Transport Accessibility Review; a Landscape Sensitivity Assessment; and is considered in an Agricultural Economy and Land Study, which can now be viewed and commented on the Council's website.</p>

Seacombe

Settlement-wide issues

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
7	173, 664, 853, 920, 1271, 1655, 1271	Areas such as Seacombe should not be ignored by the development strategy – regeneration of deprived areas of Wirral is required.	Relevant sites have been included in the SHLAA 2019, where they are known to be available, suitable and achievable and additional sites could also be suggested for consideration as part of the Local Plan Issues and Options consultation.
		The Mariners Home is understood to be due for refurbishment but should be more widely transformed into sheltered housing or a residential care home.	Planning permission has now been approved in principle and the documents can be viewed on the Council's website at https://www.wirral.gov.uk/planning-and-building/planning-permission (APP/18/00786 refers).
		A house on Mainwaring Road has stood empty and derelict for a number of years, and should be addressed.	The site will be referred to the Council's Empty Property Team, to see if it can be brought back into use

Issues relating to development site ELPS 035 – North of Oakdale Road

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
1	2719	There are already significant issues with parking in the vicinity of the site – development will worsen this.	The site has been included as a proposed urban employment allocation in Appendix 4.6 of the Local Plan Issues and Options document (ELPS 035, sites in Commercial Birkenhead refer). Issues related to parking would be considered as part of any future planning application process.
		Development on the site will worsen existing local issues with litter and antisocial behaviour.	

Issues relating to development site SHLAA 0462/1744 – Land at Rappart Road Car Park

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
2	548, 1246	Objection to any change of use of the car park.	The sites have been considered in the SHLAA 2019 but have not been included in the SHLAA 2019 housing trajectory.

Issues relating to development site SHLAA 1127 – St Johns Church, Liscard Road

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
2	89, 849	Building in such proximity to the respondent's house will result in land movement, given the age of the property and small amount of topsoil.	The site has been identified as a potentially suitable but currently uncertain housing site in Appendix 4.3 of the Local Plan Issues and Options document (SHLAA 1127, sites in Wallasey refer). Issues related to parking, drainage and the
		Parts of the site, and access to it, have been adopted by the respondent and neighbours and used as garden land	

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
		<p>for at least 15 years. Parts of the site are also necessary for bin storage for local residents.</p> <p>There is already inadequate parking in the local area and development on the site will worsen this.</p> <p>Development on the site will increase flood risk – it drains poorly, and is prone to flooding.</p>	<p>relationship to adjoining properties would be considered as part of any future planning application process</p>

Spital

Settlement-wide issues

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
31	82, 378, 386, 426, 434, 553, 562, 581, 611, 616, 887, 943, 958, 963, 1353, 1380, 1446, 1504, 1522, 1827, 1902, 1911, 1941, 2073, 2101, 2171, 2313, 3053, 3064, 3065, 3115	<p>Traffic congestion in and around Spital would be worsened as a result of new development – a number of issues already exist, such as Spital Crossroads</p> <p>New development will destroy the soul of Spital, once recognised as having one of the best qualities of life in the area.</p> <p>Recent experience in Ellesmere Port has demonstrated the harm of mass development – it should not be repeated in Spital.</p> <p>Development on land around Spital will result in a loss of access to the Green Belt for recreation.</p> <p>Development beyond the existing edge of Spital will lead to merging with Storeton, Eastham and Bromborough, contrary to the purposes the Green Belt.</p>	A further, more detailed review of the Green Belt has been undertaken by specialist consultants. Although land at Old Clatterbridge Road (SP040) and East of Poulton Road (SP043) has been considered in the Interim Green Belt Assessment in Appendix 4.7 of the Local Plan Issues and Options document they have not been included in either Option 2A or Option 2B in the Local Plan Issues and Options document. No other sites to the east of the M53 Motorway Way have been included. An Infrastructure Delivery Plan Baseline Report and a series of Baseline and Spatial Options Transport Modelling Reports can now also be viewed and commented on the Council's website.

Issues relating to development site SHLAA 1616 – Rear of Dutton Drive

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
1	2564	This piece of land was given to the Council by the Broseley Estate, on the condition that it be used as a children's playground. How can it now be proposed for development?	The site has been considered in the SHLAA 2019 but has not been included in the SHLAA 2019 housing trajectory.

Issues relating to development site SP042 – North of Poulton Hall Road

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
24	42, 238, 449, 567, 611, 744, 856, 899, 924, 925, 943, 958, 1162, 1176, 1347, 2033, 2143, 2195, 2272, 2401, 2464, 2951, 2955, 3101	<p>Traffic congestion in the vicinity of the site will be worsened – and Spital Crossroads is already an accident blackspot, yet traffic volumes will be increased.</p> <p>There is insufficient healthcare provision in the vicinity of the site to support development on the site.</p> <p>There is insufficient utility capacity and community services in the vicinity of the site to support development on the site.</p> <p>Development on the site will be affected by noise pollution and air quality from the adjacent M53.</p> <p>It is perverse to consider land adjacent to Dibbinsdale SSSI for development – new development will result in significant disturbance to the site.</p>	A further, more detailed review of the Green Belt has been undertaken by specialist consultants. The site has not been included in either Option 2A or Option 2B in the Local Plan Issues and Options document. The site has been subject to environmental screening for archaeology, ecology, contaminated land, waste and minerals by the Merseyside Environmental Advisory Service; Strategic Flood Risk Assessment; a Transport Accessibility Review; a Landscape Sensitivity Assessment; and is considered in an Agricultural Economy and Land Study, which can now be viewed and commented on the Council's website.

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
		<p>The site forms part of the area on which the ancient Battle of Brunanburgh took place, and is expected to be listed by Historic England as an ancient battlefield site.</p> <p>Development will adversely affect the character of the surrounding area – Poulton Hall Road has a rural and open feel, and makes an important contrast to surrounding urban areas.</p> <p>The site forms part of the Clatterbrook and Dibbin Valley Landscape Character Area, for which the strategy is to enhance. The Liverpool City Region Ecologist Network's priority is to use the site to create new woodland.</p> <p>The area including the site is low-lying, and will require sewage to be pumped uphill. A failure of pumping equipment will therefore result in sewage running into the Dibbinsdale SSSI.</p> <p>Development on the site will endanger the future of Claremont Farm, with its highly-valued farm shop and café which draw visitors from across the Wirral which are crucial community assets.</p> <p>The site forms an important Green Belt role in separating Poulton and Spital from Heswall – the M53 would not be able to perform the same role, as it is man-made and can potentially be re-routed.</p> <p>The site has defensible long term Green Belt boundaries, and is among the most sustainable potential development locations in the borough. It should be allocated.</p>	

Issues relating to development site SP043 – East of Poulton Road

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
56	42, 61, 63, 81, 238, 379, 380, 434, 484, 553, 581, 611, 616, 623, 634, 663, 725, 744, 856, 899, 924, 925, 1031, 1139, 1162, 1176, 1347, 1366, 1385, 1422, 1452, 1485, 1506, 1522, 1567, 1677, 1756, 1772, 1788,	<p>Traffic congestion in the vicinity of the site will be worsened – and Spital Crossroads is already an accident blackspot, yet traffic volumes will be increased.</p> <p>There is insufficient healthcare provision in the vicinity of the site to support development on the site.</p> <p>There is insufficient utility capacity and community services in the vicinity of the site to support development on the site.</p> <p>It is perverse to consider land adjacent to Dibbinsdale SSSI for development – new development will result in significant disturbance to it. The site itself is also host to a variety of animals and birds.</p>	A further, more detailed review of the Green Belt has been undertaken by specialist consultants. The site is considered in the Interim Green Belt Assessment in Appendix 4.7 of the Local Plan Issues and Options document and has not been included in either Option 2A or Option 2B in the Local Plan Issues and Options document. The site has been subject to environmental screening for archaeology, ecology, contaminated land, waste and minerals by the Merseyside Environmental Advisory Service; Strategic Flood Risk Assessment; a Transport Accessibility Review; a Landscape Sensitivity Assessment; and is considered in an Agricultural

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
	1852, 1859, 1902, 1930, 2004, 2033, 2041, 2099, 2118, 2143, 2195, 2272, 2313, 2423, 2464, 2907, 3102	<p>The site forms part of the area on which the ancient Battle of Brunanburgh took place, and is expected to be listed by Historic England as an ancient battlefield site.</p> <p>Development will adversely affect the character of the surrounding area – Poulton Road has a rural and open feel, and makes an important contrast to surrounding urban areas.</p> <p>The area including the site is low-lying, and will require sewage to be pumped uphill. A failure of pumping equipment will therefore result in sewage running into the Dibbinsdale SSSI.</p> <p>Green Belt beneficial uses on the site would be lost – Brotherton Park, Dibbinsdale SSSI and public footpaths from Poulton to Bromborough Rake are valued assets.</p> <p>The site provides a buffer to Bromborough, and therefore helps to preserve the separate character and identity of Spital and Clatterbridge.</p> <p>The site has defensible long term Green Belt boundaries, and is among the most sustainable potential development locations in the borough. It should be allocated.</p>	Economy and Land Study, which can now be viewed and commented on the Council's website.

Storeton

Settlement-wide issues

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
89	3, 241, 291, 362, 373, 374, 396, 400, 402, 414, 426, 437, 450, 460, 532, 540, 570, 576, 586, 593, 597, 600, 604, 619, 625, 663, 672, 683, 684, 690, 701, 705, 712, 744, 753, 755, 764, 779, 801, 803, 811, 813, 820, 831, 837, 870, 879, 885, 888, 957, 1021, 1023, 1059, 1063, 1079, 1080, 1136, 1272, 1546, 1581, 1646, 2005, 2047, 2077, 2091, 2095, 2101, 2234, 2278, 2333, 2362, 2586, 2587, 2669, 2685, 2691, 2705, 2708, 2732, 2766, 2777, 2855, 2947, 2970, 2976, 3057, 3111, 3116, 3143	<p>Traffic congestion around Storeton will be worsened by any additional development in the vicinity of the village and towards Prenton, Bebington and Spital – local roads already suffer significant congestion, particularly Mount Road.</p> <p>There is insufficient healthcare provision in the local area to support new development – surgeries are already over-subscribed.</p> <p>There is insufficient education provision in the local area to support new development – schools are already over-subscribed.</p> <p>Development around Storeton will lead to merging with Prenton, Bebington and Spital, contrary to the purposes for including land within the Green Belt.</p>	<p>A further, more detailed review of the Green Belt has been undertaken by specialist consultants. No sites around Storeton have been included under either Option 2A or Option 2B in the Local Plan Issues and Options document. An Infrastructure Delivery Plan Baseline Report and a series of Baseline and Spatial Options Transport Modelling Reports can now also be viewed and commented on the Council's website.</p>

Issues relating to development site SP030 – North of Lever Causeway

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
173	4, 14, 15, 28, 233, 327, 359, 362, 376, 391, 393, 394, 397, 399, 402, 403, 404, 408, 409, 410, 413, 418, 421, 422, 423, 425, 427, 428, 430,	<p>Traffic congestion in the vicinity of the site will be worsened – Storeton and Mount Road already suffer significant rush hour traffic congestion.</p> <p>Air pollution in the vicinity of the site will be worsened.</p> <p>There is insufficient healthcare provision in the vicinity of the site to support development – local surgeries are already over-subscribed.</p>	<p>A further, more detailed review of the Green Belt has been undertaken by specialist consultants. The site has not been included in either Option 2A or Option 2B in the Local Plan Issues and Options document. The site has been subject to environmental screening for archaeology, ecology, contaminated land, waste and minerals by the Merseyside Environmental Advisory Service; Strategic Flood Risk</p>

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
	436, 437, 438, 442, 443, 444, 452, 457, 465, 468, 473, 475, 479, 480, 482, 490, 492, 493, 500, 517, 525, 527, 528, 533, 535, 540, 554, 566, 570, 574, 575, 580, 582, 586, 589, 593, 604, 607, 609, 612, 619, 625, 672, 675, 682, 684, 691, 701, 712, 737, 744, 753, 755, 764, 766, 787, 790, 801, 811, 813, 820, 821, 837, 856, 858, 869, 873, 879, 890, 896, 908, 913, 925, 933, 940, 956, 964, 1005, 1017, 1021, 1022, 1058, 1062, 1063, 1065, 1073, 1074, 1098, 1103, 1109, 1110, 1113, 1122, 1127, 1136, 1144, 1149, 1167, 1171, 1175, 1176, 1177, 1262, 1311, 1335, 1337, 1403, 1528, 1546, 1914, 2043, 2094, 2111, 2138, 2147, 2183, 2187, 2215, 2220, 2222, 2248, 2298, 2299, 2336, 2339, 2355, 2431, 2475, 2567, 2595, 2652, 2667, 2708, 2713, 2732, 2756, 2792, 2814, 2816, 2820, 2844, 2964, 3057	<p>There is insufficient education provision in the vicinity of the site to support development – local schools are already over-subscribed.</p> <p>Development will have an adverse impact on wildlife and biodiversity on the site.</p> <p>Development will adversely affect the natural beauty of the site and its surroundings – Lever Causeway is in an elevated location across the centre of the Wirral, and provides much-valued long-distance views.</p> <p>Development will adversely affect the character of the area surrounding the site – the tree-lined Lever Causeway is unique in the local area, and is valued for its rural backdrop on either side. Sprawl alongside the existing urban area in Bebington will also destroy the rural outlook which forms a key part of its character.</p> <p>Development on the site would harm the character of the adjacent Mountwood Conservation Area, Bebington.</p> <p>There are likely to be archaeological remains on the site – Anglo-Saxon battles are known to have taken place in the vicinity.</p> <p>Green Belt beneficial uses on the site will be lost – Lever Causeway provides access to open space and public footpaths, as well as the cycle path along the road itself, which are relied upon as an escape and refuge from urban areas.</p> <p>The site includes Prenton Golf Course, Prenton RUFC, Prenton Golf Driving Range, Marsh Hey Covert, Cow Hey Covert and a Roman Road – it is inexplicable why these are not noted on the assessment of this site.</p> <p>Development on the site will increase flood risk – properties around Stanley Avenue already suffer flooding due to sodden land, and the site is marsh land which helps to absorb water.</p> <p>The site is not well bounded by defensible future Green Belt boundaries, and its development would therefore result in further uncontrolled urban sprawl in the future.</p> <p>Development around Storeton will lead to merging with Prenton, Bebington and Spital, contrary to the purposes for including land within the Green Belt.</p>	<p>Assessment; a Transport Accessibility Review; a Landscape Sensitivity Assessment; and is considered in an Agricultural Economy and Land Study, which can now be viewed and commented on the Council's website.</p>

Issues relating to development site SP031 – West of Landican Lane

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
35	400, 402, 586, 744, 837, 856, 900, 925, 933, 1005, 1060, 1403, 1546, 2043, 2094, 2111, 2138, 2147, 2183, 2187, 2215, 2220, 2222, 2248, 2298, 2299, 2336, 2339, 2355, 2431, 2475, 2567, 2595, 2756, 2964	<p>Traffic congestion in the vicinity of the site will be worsened – Storeton and Mount Road already suffer significant rush hour traffic congestion.</p> <p>Air pollution in the vicinity of the site will be worsened.</p> <p>There is insufficient healthcare provision in the vicinity of the site to support development – local surgeries are already over-subscribed.</p> <p>There is insufficient education provision in the vicinity of the site to support development – local schools are already over-subscribed.</p> <p>Development will have an adverse impact on wildlife and biodiversity on the site.</p> <p>Development will adversely affect the character of the area surrounding the site – the tree-lined Lever Causeway is unique in the local area, and is valued for its rural backdrop on either side.</p> <p>There are likely to be archaeological remains on the site – Anglo-Saxon battles are known to have taken place in the vicinity. Stone age relics have also been found in a number of locations around Storeton. There are also well preserved ancient ridge and furrow farming systems evident.</p> <p>Green Belt beneficial uses on the site will be lost – the site provides access to open space and public footpaths, which are relied upon as an escape and refuge from urban areas.</p> <p>Development around Storeton will lead to merging with Prenton, Bebington and Spital, contrary to the purposes for including land within the Green Belt.</p>	<p>A further, more detailed review of the Green Belt has been undertaken by specialist consultants. The site has not been included in either Option 2A or Option 2B in the Local Plan Issues and Options document. The site has been subject to environmental screening for archaeology, ecology, contaminated land, waste and minerals by the Merseyside Environmental Advisory Service; Strategic Flood Risk Assessment; a Transport Accessibility Review; a Landscape Sensitivity Assessment; and is considered in an Agricultural Economy and Land Study, which can now be viewed and commented on the Council's website.</p>

Issues relating to development site SP032 – Little Storeton

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
31	402, 683, 744, 856, 933, 1005, 1403, 1546, 2043, 2094, 2111, 2138, 2147, 2183, 2187, 2215, 2220, 2222, 2248, 2298, 2299, 2336, 2339, 2355, 2431, 2475, 2567, 2595, 2652, 2756, 2964	<p>Traffic congestion in the vicinity of the site will be worsened – Storeton and Mount Road already suffer significant rush hour traffic congestion.</p> <p>Air pollution in the vicinity of the site will be worsened.</p> <p>There is insufficient healthcare provision in the vicinity of the site to support development – local surgeries are already over-subscribed.</p> <p>There is insufficient education provision in the vicinity of the site to support development – local schools are already over-subscribed.</p>	<p>A further, more detailed review of the Green Belt has been undertaken by specialist consultants. The site has not been included in either Option 2A or Option 2B in the Local Plan Issues and Options document. The site has been subject to environmental screening for archaeology, ecology, contaminated land, waste and minerals by the Merseyside Environmental Advisory Service; Strategic Flood Risk Assessment; a Transport Accessibility Review; a Landscape Sensitivity Assessment; and is considered in an Agricultural</p>

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
		Development will have an adverse impact on wildlife and biodiversity on the site.	Economy and Land Study, which can now be viewed and commented on the Council's website.
		Development will adversely affect the character of the area surrounding the site – the tree-lined Lever Causeway is unique in the local area, and is valued for its rural backdrop on either side.	
		There are likely to be archaeological remains on the site – Anglo-Saxon battles are known to have taken place in the vicinity. Stone age relics have also been found in a number of locations around Storeton. There are also well preserved ancient ridge and furrow farming systems evident.	
		Green Belt beneficial uses on the site will be lost – the site provides access to open space and public footpaths, which are relied upon as an escape and refuge from urban areas.	
		Development around Storeton will lead to merging with Prenton, Bebington and Spital, contrary to the purposes for including land within the Green Belt.	

Issues relating to development site SP033 – North of Rest Hill Road

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
82	14, 15, 219, 220, 233, 275, 402, 421, 422, 423, 427, 428, 429, 436, 438, 442, 443, 444, 452, 465, 468, 473, 475, 479, 480, 482, 490, 492, 493, 540, 575, 744, 837, 856, 925, 933, 1005, 1065, 1335, 1403, 1528, 1546, 1884, 2043, 2094, 2111, 2138, 2147, 2183, 2187, 2215, 2220, 2222, 2248, 2298, 2299, 2305, 2313, 2335, 2336, 2339, 2355, 2362, 2431, 2475, 2567, 2595, 2610, 2652, 2708, 2713, 2732, 2756, 2792, 2844, 2861,	Traffic congestion in the vicinity of the site will be worsened – Storeton and Mount Road already suffer significant rush hour traffic congestion.	A further, more detailed review of the Green Belt has been undertaken by specialist consultants. The site has not been included in either Option 2A or Option 2B in the Local Plan Issues and Options document. The site has been subject to environmental screening for archaeology, ecology, contaminated land, waste and minerals by the Merseyside Environmental Advisory Service; Strategic Flood Risk Assessment; a Transport Accessibility Review; a Landscape Sensitivity Assessment; and is considered in an Agricultural Economy and Land Study, which can now be viewed and commented on the Council's website.
		Air pollution in the vicinity of the site will be worsened.	
		There is insufficient healthcare provision in the vicinity of the site to support development – local surgeries are already over-subscribed.	
		There is insufficient education provision in the vicinity of the site to support development – local schools are already over-subscribed.	
		Development will have an adverse impact on wildlife and biodiversity on the site – the adjacent Storeton Woods is a haven for wildlife, and will be adversely affected by development in close proximity.	
		Development will adversely affect the natural beauty of the site and its surroundings – Lever Causeway is in an elevated location across the centre of the Wirral, and provides much-valued long-distance views.	
		Development will adversely affect the character of the area surrounding the site – the tree-lined Lever Causeway is unique in the local area, and is valued for its rural backdrop on either side. Sprawl alongside the existing urban area in	

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
	2907, 2951, 2964, 2988, 3057	<p>Bebington will also destroy the rural outlook which forms a key part of its character.</p> <p>There are likely to be archaeological remains on the site – Anglo-Saxon battles are known to have taken place in the vicinity.</p> <p>Green Belt beneficial uses on the site will be lost – Lever Causeway provides access to open space and public footpaths, as well as the cycle path along the road itself, which are relied upon as an escape and refuge from urban areas. Adverse impacts from development adjacent to Storeton Woods would also limit its attractiveness for walks and recreation.</p> <p>The site is not well bounded by defensible future Green Belt boundaries, and its development would therefore result in further uncontrolled urban sprawl in the future.</p> <p>Development around Storeton will lead to merging with Prenton, Bebington and Spital, contrary to the purposes for including land within the Green Belt.</p>	

Issues relating to development site SP034 – Storeton Village Infill

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
	402, 540, 744, 856, 933, 1005, 1403, 1546, 2043, 2094, 2111, 2138, 2147, 2183, 2187, 2215, 2220, 2222, 2248, 2298, 2299, 2336, 2339, 2355, 2431, 2475, 2595, 2756, 2964, 2988	<p>Traffic congestion in the vicinity of the site will be worsened – Storeton and Mount Road already suffer significant rush hour traffic congestion.</p> <p>There is insufficient healthcare provision in the vicinity of the site to support development – local surgeries are already over-subscribed.</p> <p>There is insufficient education provision in the vicinity of the site to support development – local schools are already over-subscribed.</p> <p>Development within Storeton Village will adversely affect its character.</p> <p>There are likely to be archaeological remains within Storeton Village – Anglo-Saxon battles are known to have taken place in the vicinity. Stone age relics have also been found in a number of locations around Storeton. There are also well preserved ancient ridge and furrow farming systems evident.</p> <p>Greater urbanisation within Storeton (and development around the village) will lead to merging with Prenton, Bebington and Spital, contrary to the purposes for including land within the Green Belt.</p>	<p>A further, more detailed review of the Green Belt has been undertaken by specialist consultants. The site has not been included in either Option 2A or Option 2B in the Local Plan Issues and Options document. The site has been subject to environmental screening for archaeology, ecology, contaminated land, waste and minerals by the Merseyside Environmental Advisory Service; Strategic Flood Risk Assessment; a Transport Accessibility Review; a Landscape Sensitivity Assessment; and is considered in an Agricultural Economy and Land Study, which can now be viewed and commented on the Council's website.</p>

Issues relating to development site SP035 – North of Marsh Lane

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
44	233, 402, 575, 744, 837, 856, 890, 925, 933, 1005, 1065, 1403, 1546, 2043, 2094, 2111, 2138, 2147, 2183, 2187, 2215, 2220, 2222, 2248, 2298, 2299, 2336, 2339, 2355, 2431, 2457, 2475, 2567, 2595, 2652, 2708, 2713, 2732, 2756, 2792, 2844, 2964, 2988, 3057	<p>Traffic congestion in the vicinity of the site will be worsened – Storeton and Mount Road already suffer significant rush hour traffic congestion.</p> <p>Air pollution in the vicinity of the site will be worsened.</p> <p>There is insufficient healthcare provision in the vicinity of the site to support development – local surgeries are already over-subscribed.</p> <p>There is insufficient education provision in the vicinity of the site to support development – local schools are already over-subscribed.</p> <p>Development will have an adverse impact on wildlife and biodiversity on the site – the adjacent Storeton Woods is a haven for wildlife, and will be adversely affected by development in close proximity.</p> <p>Development will adversely affect the character of the area surrounding the site – the tree-lined Lever Causeway is unique in the local area, and is valued for its rural backdrop on either side.</p> <p>There are likely to be archaeological remains on the site – Anglo-Saxon battles are known to have taken place in the vicinity.</p> <p>Development around Storeton will lead to merging with Prenton, Bebington and Spital, contrary to the purposes for including land within the Green Belt.</p> <p>Support for the release of the site from the Green Belt and allocation for development – it is well contained, with clear defensible future Green Belt boundaries, and is well located to provide sustainable development.</p>	<p>A further, more detailed review of the Green Belt has been undertaken by specialist consultants. The site has not been included in either Option 2A or Option 2B in the Local Plan Issues and Options document. The site has been subject to environmental screening for archaeology, ecology, contaminated land, waste and minerals by the Merseyside Environmental Advisory Service; Strategic Flood Risk Assessment; a Transport Accessibility Review; a Landscape Sensitivity Assessment; and is considered in an Agricultural Economy and Land Study, which can now be viewed and commented on the Council's website.</p>

Issues relating to development site SP036 – North of Red Hill Road

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
25	402, 504, 540, 744, 856, 925, 933, 1005, 1110, 1176, 1403, 2210, 2305, 2313, 2335, 2362, 2595, 2610, 2652, 2756,	<p>Traffic congestion in the vicinity of the site will be worsened – Storeton and Mount Road already suffer significant rush hour traffic congestion.</p> <p>Air pollution in the vicinity of the site will be worsened.</p> <p>There is insufficient healthcare provision in the vicinity of the site to support development – local surgeries are already over-subscribed.</p>	<p>A further, more detailed review of the Green Belt has been undertaken by specialist consultants. The site has not been included in either Option 2A or Option 2B in the Local Plan Issues and Options document. The site has been subject to environmental screening for archaeology, ecology, contaminated land, waste and minerals by the Merseyside Environmental Advisory Service; Strategic Flood Risk</p>

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
	2792, 2861, 2907, 2951, 2988	<p>There is insufficient education provision in the vicinity of the site to support development – local schools are already over-subscribed.</p> <p>Development will have an adverse impact on wildlife and biodiversity on the site – the adjacent Storeton Woods is a haven for wildlife, and will be adversely affected by development in close proximity.</p> <p>Development will adversely affect the character of the area surrounding the site, and destroy the rural outlook which forms a key part of Bebington's character.</p> <p>There are likely to be archaeological remains on the site – Anglo-Saxon battles are known to have taken place in the vicinity.</p> <p>Green Belt beneficial uses on the site will be lost the site provides access to open space and public footpaths which are relied upon as an escape and refuge from urban areas. Adverse impacts from development adjacent to Storeton Woods would also limit its attractiveness for walks and recreation</p> <p>Development around Storeton will lead to merging with Prenton, Bebington and Spital, contrary to the purposes for including land within the Green Belt.</p>	<p>Assessment; a Transport Accessibility Review; a Landscape Sensitivity Assessment; and is considered in an Agricultural Economy and Land Study, which can now be viewed and commented on the Council's website.</p>

Issues relating to development site SP037 – East of Brimstage Lane

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
10	402, 744, 856, 925, 1005, 1176, 1403, 2345, 2907, 2988	<p>Given the requirements of the Waste Local Plan and presence of Clatterbridge Household Waste Recycling Centre, this site would be better suited to an industrial use (B1, B2, B8).</p> <p>Development will have an adverse impact on wildlife and biodiversity on the site.</p> <p>Development will adversely affect the natural beauty of the site and its surroundings – there are superb views of Wales and Storeton Woods.</p> <p>The site is detached from any existing settlement and would be an incongruous and illogical location for development.</p>	<p>A further, more detailed review of the Green Belt has been undertaken by specialist consultants. The site has not been included in either Option 2A or Option 2B in the Local Plan Issues and Options document. The site has been subject to environmental screening for archaeology, ecology, contaminated land, waste and minerals by the Merseyside Environmental Advisory Service; Strategic Flood Risk Assessment; a Transport Accessibility Review; a Landscape Sensitivity Assessment; and is considered in an Agricultural Economy and Land Study, which can now be viewed and commented on the Council's website.</p>

Issues relating to development site SP041 – West of Brimstage Lane

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
9	744, 849, 856, 925, 1005, 1403, 2143, 2272, 2805	<p>Development on the site will be affected by noise pollution and air quality from the adjacent M53.</p> <p>Objection to suggestions that land inside the M53 can easily be 'boxed-off' with that forming a new settlement boundary. The site is detached from existing settlements.</p> <p>Traffic congestion in the vicinity of the site will be worsened.</p> <p>Development will have an adverse impact on wildlife and biodiversity on the site – the M53 corridor is an important habitat.</p> <p>Green Belt beneficial uses around the site will be lost – quiet lanes provide important safe havens for cyclists, recreation and exercise.</p>	<p>A further, more detailed review of the Green Belt has been undertaken by specialist consultants. The site has not been included in either Option 2A or Option 2B in the Local Plan Issues and Options document. The site has been subject to environmental screening for archaeology, ecology, contaminated land, waste and minerals by the Merseyside Environmental Advisory Service; Strategic Flood Risk Assessment; a Transport Accessibility Review; a Landscape Sensitivity Assessment; and is considered in an Agricultural Economy and Land Study, which can now be viewed and commented on the Council's website.</p>

Thingwall

Settlement-wide issues

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
92	46, 56, 87, 147, 175, 192, 224, 225, 226, 227, 228, 293, 294, 295, 309, 352, 370, 371, 375, 377, 568, 569, 600, 603, 650, 652, 657, 770, 779, 800, 803, 805, 835, 846, 853, 854, 877, 883, 911, 919, 949, 952, 1016, 1016, 1052, 1072, 1138, 1161, 1178, 1181, 1182, 1183, 1186, 1187, 1188, 1191, 1192, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1210, 1211, 1212, 1213, 1214, 1216, 1217, 1218, 1221, 1268, 1318, 1326, 1391, 1525, 1534, 1552, 1601, 1945, 2019, 2349, 2374, 2448, 2515, 2670, 2702, 2703, 2729, 2741, 2742, 2747, 3113, 3134	<p>Traffic congestion around Thingwall will be significantly worsened by new development – the Thingwall Road/Barnston Road roundabout is already regularly gridlocked.</p> <p>West Wirral is fundamentally constrained by being on the furthest side of the peninsula to Liverpool – areas such as Thingwall primarily have one way in and one way out, making congestion difficult to address.</p> <p>There is insufficient healthcare provision in the vicinity of the site to support development – The Warrens Medical Centre is already overstretched.</p> <p>There is insufficient public transport provision in the vicinity of the site – Heswall is not served by direct trains into Liverpool, and the majority of commuting therefore has to be by bus (or in reality, by car).</p> <p>Development in Thingwall could have an adverse impact on wildlife and biodiversity – sites such as Harrock Wood and Wych Elm are important sites and must be preserved.</p> <p>Development will adversely affect heritage assets in the vicinity of Thingwall – surrounding agricultural land is of significant archaeological importance, with remnants of ancient field and farming systems.</p> <p>Development around Thingwall and other areas of West Wirral will take away the character that makes the area special, and harm its attractiveness as a tourist attraction.</p> <p>Development around Thingwall, Irby, Pensby, Barnston and Heswall will cumulatively result in the merging of settlements and urban sprawl, damaging the character of these separate settlements and being contrary to the purpose of the Green Belt.</p>	<p>A further, more detailed review of the Green Belt has been undertaken by specialist consultants. A number of sites for potential release from the Green Belt have been included around Thingwall, Irby and Barnston under Option 2A and Option 2B in the Local Plan Issues and Options document. Appendix 4.7 of the Local Plan Issues and Options document sets out the approach that has been used. The sites have been subject to environmental screening for archaeology, ecology, contaminated land, waste and minerals by the Merseyside Environmental Advisory Service; Strategic Flood Risk Assessment; a Transport Accessibility Review; a Landscape Sensitivity Assessment; and are considered in an Agricultural Economy and Land Study, which can now be viewed and commented on the Council's website. An Infrastructure Delivery Plan Baseline Report and a series of Baseline and Spatial Options Transport Modelling Reports can now also be viewed and commented on the Council's website.</p>

Thornton Hough

Settlement-wide issues

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
31	142, 145, 180, 182, 185, 197, 263, 265, 268, 274, 583, 621, 652, 665, 711, 713, 714, 750, 759, 761, 798, 831, 908, 926, 974, 1028, 1146, 1166, 1272, 2116, 2197, 3005	<p>Objection to development and any release of land from the Green Belt in and around Thornton Hough.</p> <p>Objection to development on land close to Oxford Drive within the village (site SP072) – its development would harm the historic character of the village, and endanger wildlife and biodiversity on the site.</p> <p>There is insufficient public transport and community service provision within Thornton Hough to accommodate new development.</p> <p>The previous Green Belt Review observed that Thornton Hough is part of the wider Thornton Hough Rural Farmland Landscape Character Area, where the strategy is to conserve the landscape. Development would be contrary to this.</p> <p>Objection to the elimination of Green Belt parcel SP072 from any further assessment for its release from the Green Belt.</p>	<p>A further, more detailed review of the Green Belt has been undertaken by specialist consultants. No sites around Thornton Hough have been included under either Option 2A or Option 2B in the Local Plan Issues and Options document. An Infrastructure Delivery Plan Baseline Report can now also be viewed and commented on the Council's website.</p>

Tranmere

Settlement-wide issues

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
7	310, 600, 605, 695, 992, 1581, 1861	Areas such as Tranmere should not be ignored by the development strategy – regeneration of deprived areas of Wirral is required.	Relevant sites have been included in the SHLAA 2019, where they are known to be available, suitable and achievable and additional sites could also be suggested for consideration as part of the Local Plan Issues and Options consultation.

Issues relating to development site SHLAA 0483 – 13 Green Lane Scrap Yard

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
3	317, 317, 319	This site will be contaminated given its use – remediation costs might exceed its value for housing. Preservation of the Green Belt should not be at the expense of harm to residents.	The site has been considered in the SHLAA 2019 but has not been included in the SHLAA 2019 housing trajectory.

Issues relating to development site SHLAA 0689 – Former Liberal Club, Dial Road

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
1	3107	Development on the site will result in a loss of light and overshadowing to adjacent properties. Development on the site will worsen existing local parking problems.	The site has been included as a proposed urban housing allocation in Appendix 4.1 of the Local Plan Issues and Options document (SHLAA 0689, sites in Suburban Birkenhead refers). Issues related to parking, loss of light and overshadowing would be considered as part of any future planning application process

Upton

Settlement-wide issues

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
12	35, 172, 671, 779, 792, 941, 1068, 1503, 1666, 1730, 1823, 2331	A significant amount of development has already taken place within Upton – the limited Green Belt land left is too precious to lose.	A further, more detailed review of the Green Belt has been undertaken by specialist consultants. No sites around Upton have been included under either Option 2A or Option 2B in the Local Plan Issues and Options document. An Infrastructure Delivery Plan Baseline Report and a series of Baseline and Spatial Options Transport Modelling Reports can now also be viewed and commented on the Council's website.
		Traffic is already regularly gridlocked at the Sainsburys roundabout and at Arrowe Park Hospital – local roads will not be able to cope with additional development.	
		Development of Green Belt land in Upton will adversely affect wildlife and biodiversity.	
		Development of Green Belt land in Upton will adversely affect the townscape and character of the area.	
		Green Belt land south of Upton Road could continue to be used for development, following the recent construction of new homes on part of the site.	
		SHLAA site 3037 (Upton Cricket Club) should not be a consideration for development – it is not surplus for requirement, and its value is recognised in the Council's Playing Pitch Strategy.	The site has been considered in the SHLAA 2019 but has not been included in the SHLAA 2019 housing trajectory. The site is proposed for protection as a facility for sport and recreation in Appendix 8.1 of the Local Plan Issues and Options document (Site ref OS283, sites in Mid Wirral refer).
		Promotion of land at Ivy Farm, Woodchurch as a potential development site for housing.	The site is in the Green Belt and could only be brought forward under the provisions for previously developed land in the Green Belt set out in NPPF paragraph 145 (SHLAA 4070 refers).

Wallasey

Settlement-wide issues

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
45	34, 169, 229, 241, 285, 307, 340, 568, 575, 589, 659, 683, 706, 737, 771, 781, 787, 797, 846, 945, 1099, 1230, 1231, 1271, 1370, 1374, 1418, 1441, 1457, 1597, 1605, 1609, 1632, 1730, 1800, 1866, 1900, 1919, 1934, 1947, 2057, 2721, 2818, 2872, 2888	There is an empty property on Belvedere Road, which should be taken over by the Council and returned to use.	The site will be referred to the Council's Empty Property Team, to see if it can be brought back into use
		Areas such as Wallasey should not be ignored by the development strategy – regeneration of deprived areas of Wirral is required.	Relevant sites have been included in the SHLAA 2019, where they are known to be available, suitable and achievable and additional sites could also be suggested for consideration as part of the Local Plan Issues and Options consultation.
		Insufficient housing is being proposed in areas such as Wallasey and Birkenhead – these are the areas of highest demand.	
		New Brighton Cricket & Bowling Club on Rake Lane should be considered as a development site. There is another cricket ground in Wallasey which could be shared by both clubs – as it is, the site is an inefficient use of what could be prime development land given its infrequent use.	The site is proposed to be protected as a facility for sport and recreation in Appendix 8.1 of the Local Plan Issues and Options document (Site ref OS43, sites in Wallasey refers).

Issues relating to development site SHLAA 2022/2023 – Wallasey Town Hall Annexes

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
3	1068, 1246, 2719	Support for the site's allocation but request an increase in dwelling capacity to 96 1/2 bedroom apartments based upon a submitted masterplan.	The sites have been considered in the SHLAA 2019. The sites have been included as proposed urban housing allocations for up to 64 dwellings in Appendix 4.1 of the Local Plan Issues and Options document (sites in Wallasey refer). The Council offices are proposed to be relocated to Birkenhead as part of the proposals associated with Wirral Growth Company.
		Development on the site will result in additional traffic – Rappart Road already suffers significant traffic and parking pressure.	
		Redevelopment of these sites will result in a loss of jobs from the surrounding area, with potential knock-on effects for local businesses.	

Issues relating to development site SP108 – Land at Wallasey Loop

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
1	924	The site is entirely surrounded by dual carriageway slip lanes and should be regarded as fundamentally constrained and unable to be developed.	A further, more detailed review of the Green Belt has been undertaken by specialist consultants. The site has not been included in either Option 2A or Option 2B in the Local Plan Issues and Options document. The site has been subject to environmental screening for archaeology, ecology, contaminated land, waste and minerals by the Merseyside

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
			Environmental Advisory Service; Strategic Flood Risk Assessment; a Transport Accessibility Review; a Landscape Sensitivity Assessment; and is considered in an Agricultural Economy and Land Study, which can now be viewed and commented on the Council's website.

West Kirby

Settlement-wide issues

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
14	1068, 1253, 1988, 2028, 2070, 2191, 2375, 2505, 2689, 2749, 2791, 2801, 2823, 2846	<p>Promotion of land at Dee Lane Car Park and the Leisure Centre / Civic Centre as a potential development site for housing.</p> <p>Suggestion to build a multi-storey car park on the fire station site, to provide new car parking capacity.</p> <p>There are already large numbers of homes for sale in West Kirby – there therefore cannot be a need for any more.</p> <p>More needs to be done to address underfunding in West Kirby – the town suffers from antisocial behaviour.</p> <p>West Kirby has already been overdeveloped – highways are now under significant strain. Undeveloped land also needs to be left as such to allow recreational opportunities.</p> <p>High housing prices help to keep West Kirby a desirable place to live – the availability of more affordable homes will spoil the town's character.</p> <p>Greater amounts of development need to be proposed in areas such as West Kirby – particularly quality, eco-friendly housing.</p>	<p>Relevant sites have been included in the SHLAA 2019, where they are known to be available, suitable and achievable and additional sites could also be suggested for consideration as part of the Local Plan Issues and Options consultation. West Kirby Concourse (SHLAA 3099) has been considered in the SHLAA 2019 but has not been included in the SHLAA 2019 trajectory. An Infrastructure Delivery Plan Baseline Report and a series of Baseline and Spatial Options Transport Modelling Reports can now also be viewed and commented on the Council's website.</p>

Issues relating to development site SHLAA 0716 – North of 90-92 Grange Road

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
15	245, 491, 1115, 2056, 2057, 2070, 2174, 2309, 2410, 2534, 2618, 2662, 2689, 2908, 2949	<p>Traffic congestion in the vicinity of the site will be worsened – it can already be very challenging to turn into and out of the road</p> <p>Air pollution in the vicinity of the site will be worsened</p> <p>There is insufficient healthcare provision in West Kirby to support development</p> <p>Development will have an adverse impact on wildlife and biodiversity on the site – it is home to badgers, foxes and many types of birds</p> <p>Development will adversely affect the character of the area surrounding the site – it is situated at the entrance to West Kirby, and butes to its rural feel</p> <p>Development on the site will increase flood risk – green spaces are important to soak up rain and should not be lost.</p>	<p>The site has been considered in the SHLAA 2019. The site has been included as a proposed urban housing allocation in Appendix 4.1 of the Local Plan Issues and Options document (SHLAA 3095, sites in West Kirby and Hoylake refers). The site has been subject to Strategic Flood Risk Assessment and an Infrastructure Delivery Plan Baseline Report can now be viewed and commented on the Council's website. Issues related to highway access would be considered as part of any future planning application process.</p>

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
		Support for development on the site – it is within the existing settlement boundary of West Kirby and is a sustainable location for development.	

Issues relating to development site SHLAA 0718 – East of 92 Grange Road

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
13	491, 719, 824, 1115, 1321, 1569, 1940, 2410, 2618, 2662, 2689, 2908, 2949	<p>Traffic congestion in the vicinity of the site will be worsened – it can already be very challenging to turn into and out of the road</p> <p>Air pollution in the vicinity of the site will be worsened</p> <p>Development will adversely affect the character of the area surrounding the site – it is situated at the entrance to West Kirby, and contributes to its rural feel</p> <p>Support for development on the site – it is within the existing settlement boundary of West Kirby, and is a sustainable location for development.</p>	The site has been considered in the SHLAA 2019. The site has been included as a proposed urban housing allocation in Appendix 4.1 of the Local Plan Issues and Options document (SHLAA 3095, sites in West Kirby and Hoylake refer). Issues related to highway access would be considered as part of any future planning application process.

Issues relating to development site SHLAA 0916/3009 – Land at Grange Hill Farm

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
14	55, 245, 506, 719, 824, 1176, 1569, 1714, 2070, 2205, 2410, 2500, 2618, 2689	<p>Development cannot come forward on the site, because of restrictive covenants.</p> <p>Development cannot come forward on the site, because it is used as a right of way to facilitate access to the war memorial on Grange Hill on Remembrance Sunday and is also needed to provide firefighting access to the hill if required.</p> <p>Traffic congestion and highway safety in the vicinity of the site would be worsened by development – Grange Road is already dangerous, and further development would worsen this.</p> <p>Because the site is overlooked by the Grange Hill war memorial, development on it would be disrespectful.</p> <p>The land in question is currently used for animal grazing – this provides an important opportunity for local people to enjoy seeing animals and should be preserved.</p> <p>Development will adversely affect the character of the area surrounding the site.</p> <p>The site is situated close to sensitive receptors (e.g. residents of a nearby nursing home), and the additional</p>	The sites have been considered in the SHLAA 2019. The sites have been included as a proposed urban housing allocation in Appendix 4.1 of the Local Plan Issues and Options document (SHLAA 0916, sites in West Kirby and Hoylake refer). Approval has been given for the lifting of the restrictive covenants and any rights of way could be included in any future layout. The sites have been subject to Strategic Flood Risk Assessment and environmental screening by the Merseyside Environmental Advisory Service, which can now be viewed and commented on the Council's website. Issues related to highway access would be considered as part of any future planning application process.

		noise pollution to be created would therefore make development unacceptable.	
		Development on the site will increase flood risk – it provides an important break in surrounding urban development that is currently able to act as a soakaway.	
		Development will have an adverse impact on wildlife and diversity – the adjacent Grange Hill is a Regionally Important Geological Site (RIGS) and Local Site of Biological Interest, with a population of common lizards which would be disturbed.	

Issues relating to development site SHLAA 2042/2043 – Ashton Court

Total comments	Comment IDs	Summary of issue raised in comments	Wirral Council response to issue
4	1257, 1644, 2174, 2908	Support the development of this derelict site.	The sites have been included as a proposed urban housing allocation in Appendix 4.1 of the Local Plan Issues and Options document (SHLAA 2042, sites in West Kirby and Hoylake refer)
		This site has deliberately and incorrectly been listed as being in Hoylake, to try and distract from its dubious planning history.	The sites are in West Kirby but fall within the Electoral Ward of Hoylake and Meols.