

Question 2.1 Do you agree with the Council's calculations using the standard method set out in national Guidance (Ref 26) ? If not, please explain why.

I do not agree with the Council's calculations using the standard method set out in national guidance because I see no evidence within the options and issues document to support the amount of growth that the Council are projecting. Indeed, in their own Compendium of Statistics 2019 it clearly states that there should be 327 homes per year, not 803. This is also confirmed by the Government's Queen's speech where National Housing Figures have been dropped from 300,000 per year to 200,000 per year. I believe the Council should recalculate their figures based on local projections and government national housing targets.

Question 2.2 Do you think there are exceptional local circumstances to deviate from the standard method for calculating local housing need? If you believe there are exceptional local circumstances, please let us know what they are.

Yes, there are exceptional circumstances for deviations from the standard method because there is absolutely no evidence to suggest that Wirral needs anywhere near 12,000 homes. Wirral Borough Council have already made it clear that there is very low growth on Wirral for either economic or population growth. Indeed, between 1997 and 2017 population growth was just 100.

Question 2.3 Can you suggest an alternative approach that would also comply with national policy?

My suggestion would be that WBC take notice of and stick with their own Compendium of Statistics, which is produced every year, has been since 2008 and costs the tax payer £1000's to produce.

Question 2.4 Do you agree with the proposed settlement hierarchy set out in Table 2.2 and an approach based towards focusing investment and regeneration toward the Urban Conurbation to the east of the M53 Motorway? If not, what alternative approach would you consider and why?

I do agree with WBC over their approach to focussing investment and regeneration toward the Urban Conurbations 1-4 in options review. Because my opinion and that of people I meet is that regeneration of our town is long overdue. Any regeneration should include new job prospects in their 1000's by new businesses. Therefore people (workers) need to be able to travel the shortest possible distance to work, therefore cutting fuels emissions helps with the Council's own climate change emergency.

Question 2.5 Do you agree with the settlement definitions and groupings, and if not, what changes would you wish to see and why?

I do not agree with the term settlement areas, these are not defined in the NPPF. Rural and Urban areas should have their own identities. To become a settlement area would mean it is far too easy for council/developers to create huge areas of greenbelt for building on. THERE SHOULD BE NO BUILDING ON OUR GREENBELT.

Question 2.6 Do you agree that the Council should calculate the need for employment land based on the Past Completions approach? If not please provide your reasons.

Throughout the issues and options document, the Council project economic growth and jobs growth, so much so, that their figures make Wirral sound like it's on a par with Hong Kong. Whilst I agree with development and regeneration of our docklands and run down areas it is imperative that the Council give realistic figures, I suggest that they are not.

Question 2.7 If the Council were to calculate the need for employment land based on the lower Baseline or Growth scenarios, do you believe that potentially surplus employment land should be re-designated for alternative uses, including, where suitable, new housing development?

Employment land around the docklands and run down areas, once industrial areas should be regenerated. However, the Council figures on housing are completely extortionate. Therefore, we should have enough brownfield employment land for industry and housing.

Question 2.8 Do you agree that densities should be increased whilst maintaining good design to ensure the maximum use of suitable urban land?

If we consult the compendium of statistics it is clear that densities within urban areas WILL/SHOULD have good design. Design should include solar panelling, electric vehicle points, insulation from base footings to top of roof space.

Question 2.9 Are there any particular sites or areas where you believe that this would be most or least appropriate? Please give your reasons.

Yes, on greenbelt land, parks and open spaces.

Question 2.10 Do you agree with the findings of the Economic Viability Study Baseline Assessment? If not, please give your reasons.

This question tells all. Developers will not want to build in Zones 1 or 2 but will want Zones 3 & 4. This study on viability is completely for a developer. Therefore, I strongly reject the Economic Viability Study Baseline Assessment. If developers want to build houses, then they should foot the costs of remediation.

Question 2.11 Are you aware of any other ways that potential gaps in viability could be addressed in the Local Plan, to bring more urban brownfield sites forward for development?

The gaps in viability comes down to Council in days gone by having no foresight in growth, either economic or population. This still applies today. These studies should be scrapped and redone realistically.

Question 2.12 Do you agree with our proposed approach to enable the positive regeneration and development of Birkenhead to maximise its potential to accommodate a significant proportion of the borough's development needs?

I certainly agree with this approach. Bringing regeneration to Birkenhead is a must, developing our waterfront like that of Liverpool is a must. We look at Liverpool waterfront in all its splendour and beauty. If you were to cross the river and look the other way Birkenhead Wirral waterfront looks like it did when King John granted the ferry charter. This is where development and housing are needed, NOT the greenbelt

Question 2.13 Do you agree with the preferred approach for delivering the strategic sites/development areas through the Local Plan as set out in Appendix 2.1?

I agree that there should be more acceleration of pace for brownfield land through Housing Zone status. Council needs to secure more funding from the Housing Infrastructure Fund and Homes England.

Question 2.14 Do you support the establishment of a dedicated delivery model for the Regeneration of Birkenhead?

I support the regeneration of Birkenhead.

Question 2.15 Do you have any alternative ideas for the regeneration of Birkenhead?

Birkenhead was the first for introducing a tram system. This and other forms of transport should be reinstated along with regeneration.

Question 2.16 Do you agree with the classification of sites set out within the 2019 Green Belt Review? If not, please state your reasons

I do not agree with the classification of weakly performing parcels or settlements. Agricultural land MUST be kept as such. Wirral Borough Council passed a motion in October 2019 to the effect that Agricultural land should not be included in any SHLAA.

Question 2.17 Do you agree with our analysis of the key messages from the evidence we have collected so far? If not, please state what you disagree with and why.

I believe that much of the evidence collected is dubious to say the least and should be looked at again giving residents the opportunity to take part.

Question 3.1 Do you agree with our proposed Vision?

As previously said, I do not agree with Council's projections.

Question 3.2 Do you agree with our proposed objectives? Are there any objectives you would want to change or remove?

I agree on the brownfield first approach, I do not agree with including any greenbelt release. I do agree with Wirral Waters objectives.

Question 3.2(b) Are there any additional objectives you would want to include? Please state your reasons.

Council's objectives should involve being more conclusive with their own climate change emergency. More homes mean more carbon monoxide, more particulate pollution. Building the correct number of homes (327 per year) would obviously reduce massively that pollution risk.

Question 4.1 Is there anything else that you think the Council could do to ensure that a sufficient urban land supply capable of meeting the Borough's development needs is identified?

Yes, there is something Council could do to ensure sufficient urban space is used - they could be more realistic with their figures. Liverpool City Council are not going to build on any greenbelt, all homes will be on brownfield sites.

Question 4.2 Do you have any comments on the proposed urban housing allocations set out in Appendix 4.1? Are they deliverable or developable?

This question is misleading. Urban housing allocations should be brownfield only or used land not urban green space. All deliverable land on brownfield sites should have been made deliverable prior to plan adoption. There is evidence that Council are not considering brownfield land that is being made available.

Question 4.3 Do you have any comments on the potential additional urban housing allocations set out in Appendix 4.2? Will they also be deliverable or developable?

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

Question 4.4 Do you have any comments on the other suitable but currently uncertain sites set out in Appendix 4.3? Are they also deliverable or developable within the Plan period?

Yes there are urban sites available in the north of the town.

Question 4.5 Do you agree with the Preferred Approach to identify Broad Locations for growth based on regeneration opportunities and priorities in the Local Plan?

I agree with identifying Wirral Waters, Hind Street and Birkenhead regeneration.

Question 4.6 Are there any other areas which should be identified as Broad Locations for Growth?

There is huge opportunity to identify and develop the coastline as identified in my answer in question 2.12

Question 4.7 Are there any other sites within the urban area that you think should be considered for future housing development? Please identify each site and say why you think they would be suitable. Please also submit these sites through the separate 'Call for Sites' Consultation event and tell us how many homes these sites will deliver and when.

This question is obviously, clearly no written for Wirral residents. It is a developer's question which I believe should not be asked.

Question 4.8 Do you have any comments on the proposed urban employment allocations set out in Appendix 4.6? Are they deliverable and developable?

I do not agree with Eastham SHLAA 1850 or any of the green spaces being developed.

Question 4.9 Are there any other urban sites which you think should be allocated for future employment development? Please identify each site and say why you think they would be suitable

I would not like to suggest any further sites for development.

Question 4.10 Do you agree with our assessment of the advantages and disadvantages of the Urban Intensification Option? Are there any other advantages or disadvantages that you believe we should take into account?

Urban intensification should not encroach in anyway on greenbelt. There are not advantages of urban intensification to encroachment.

Question 4.11 Do you believe that a 'stepped approach' would be appropriate to apply, to reflect the complicated nature of many of the proposed sites for development and their longer lead in times, provided that this is made up in the later years of the plan period to take account of the need to bring forward brownfield sites?

Stepped approaches should be to the land that landowners of brownfield sites are proposing to sell within the Birkenhead zone.

Question 4.12 Do you have any views on the sites that have been currently identified under the Dispersed Green Belt Release option, shown in Table 4.5 and on Figure 4.6?

Totally disagree with any greenbelt release at all. Irby, Greasby, Frankby are historic villages and should not lose any identity through building houses businesses or otherwise.

Question 4.13 Do you think that any of the other weakly performing land identified in the Green Belt Review should be considered for release to meet any residual housing or employment requirements?

I totally disagree with any release of greenbelt. Weakly performing parcels are still greenbelt, open spaces and should NOT be touched.

Question 4.14 Do you agree with our assessment of the advantages and disadvantages of a dispersed approach to releasing sites from the Green Belt under Option 2A? Are there any other advantages or disadvantages that you believe we should take into account?

There should not be ANY options to build on greenbelt. It is not what the majority of Wirral residents want.

Question 4.15 Do you have any views on the areas that have been currently identified for the single large scale urban extension, shown in Table 4.7 and on Figure 4.7?

Table 4.7 shows parcels that are not acceptable for release, I strongly disagree. Option 2b, must be taken out of the issues and options document.

Question 4.16 Are there any other areas that you think should be considered for a single large scale urban extension to meet any residual housing or employment requirements?

Large scale single urban extensions should be confined to Wirral Waters. The development of Wirral Waters MUST be sorted at a much quicker rate.

Question 4.17 Do you agree with our assessment of the advantages and disadvantages of a more concentrated approach to releasing a single urban extension from the Green Belt under Option 2B? Are there any other advantages or disadvantages that you believe we should take into account?

I do not agree at all at the approach to release any single scale greenbelt in option (2b).

Question 4.18 Do you agree with our preferred approach to meeting demands in Wirral through Urban Intensification?

I agree with Urban Intensification on Wirral Waters and on the land known as 'Rose Brae'. We need an attractive skyline on the Wirral banks of the River Mersey.

Question 4.19 If it was necessary to supplement urban intensification by releasing land from the Green Belt, would you prefer to see a dispersed release of land, a single larger urban extension, or a hybrid of the two options, and why?

I would prefer no release whatsoever.

Question 4.20 Do you have an alternative option you would like to propose that would also meet the housing and employment land requirements for Wirral over the Plan period?

As suggested, I would like to see the development of Wirral Waters and the Wirral waterfront.

Question 5.1 Do you agree with our preferred approach to seeking to ensure an appropriate mix of dwelling type and size by requiring developers to take account of the proportions set out, while taking account of any site-specific opportunities or constraints, which could also include the need for a higher density of development on appropriate sites? If not, what alternative approach would you suggest and why?

Our borough does not need the number of houses (12,000) suggested. There is no evidence for this.

Question 5.2 Do you agree with our preferred approach of seeking to achieve up to 30% affordable housing from all new developments of 10 dwellings or over, subject to viability, based on the mix of size and tenure recommended in the SHMA 2019? If not, what alternative approach would you suggest and why?

No, I disagree with 30% affordable dwellings, there should be social housing / council housing in the areas that need them. However, I disagree with the housing numbers.

Question 5.3 Do you agree with our approach to the provision of specialist housing for older people and for ensuring that a proportion of all new homes meet optional accessibility standards? If not, what alternative approach would you suggest could be adopted?

I agree with specialist housing for older people and that a proportion of new homes should be provided this way. I would suggest apartments on Wirral waterfront.

Question 5.4 Do you have any views on our preferred approach for promoting the re-use of empty homes and buildings to provide for additional housing within the Plan period?

I most definitely agree that all empty properties should be brought back into use, by compulsory purchase if necessary.

Question 5.5 Do you think there is anything else that the Council could do to promote the reuse of empty homes within the Local Plan?

As suggested compulsory purchase orders should be implemented on owners who continually leave properties empty.

Question 5.6 Do you agree with our preferred approach to meeting any future housing needs for Gypsies and Travellers, if they arise during the Plan period? If not, what alternative approach do you think we should follow?

I agree that travellers should have the chance of a home. I don't necessarily agree that there should be new homes specially built.

Question 5.7 Do you agree with the boundaries to the Primarily Residential Areas that the Council proposes to include on the new Local Plan Policy Map? If not, please say where they should be revised and why?

The boundaries should reflect an area. A boundary should not be extended to satisfy a council that a 'settlement' is created.

Question 5.8 Do you agree with the Draft Policy for Houses in Multiple Occupation, which the Council proposes to use in the determination of planning applications as set out in Appendix 5.1? If not, please say how it should be revised and why?

Houses in Multiple Occupancy is a complex issue. I do not see why homes of this nature are not considered as apartments.

Question 6.1 Do you agree with our preferred or the alternative approach to meet current and future employment demands in Wirral for everyone in our community?

Wirral needs to attract more business and REAL jobs. Wirral needs industry to provide jobs. 40% of working age people are unemployed. Without growth this will not decrease but increase.

Question 6.2 Do you agree with the proposed release of some employment land in Bromborough for housing (as set out in paragraphs 6.1.19 and 6.1.22)?

If this land is already designated as employment land and is not either considered as greenbelt or impacts on greenbelt, then I would agree.

Question 6.3 Do you agree that strategic employment land at Wirral Waters should be made available for general employment use?

I would agree to some land within Wirral Waters being made available for employment use.

Question 6.4 Do you agree with the boundaries to the Primarily Industrial Areas that the Council proposes to include on the new Local Plan Policy Map? If not, please say where they should be revised and why?

I agree only if there is not an encroachment on greenbelt and open spaces are provided.

Question 6.5 What is your view of providing for a wider range of uses within these Areas and which uses do you think should be included?

There needs to be leisure services, parks and open spaces provided.

Question 6.6 Do you agree with the Council's preferred approach to protect all sites currently in use, or allocated, for employment and resist development change of use to ensure continuation of employment uses for those sites? Or Do you think that the alternative approach whereby the Council will not take forward a policy to protect existing employment land and will let the market determine future use, taking account of tests for sustainable development should be adopted?

I believe that employment land should be protected for employment use.

Question 6.7

Do you agree with our Preferred Approach to meet retail demands in Wirral for everyone in our community? Would you suggest an alternative approach?

Retail use can be a saturation that people don't want or like. It could be moderated.

Question 6.8 Do you agree with our preferred approach to seek to maximise the potential of town centres' vitality and viability including residential development? Would you suggest an alternative approach?

I agree with this approach.

Question 6.9 Do you agree with our preferred approach to defining a locally set threshold for retail impact assessments? Would you suggest an alternative approach?

Agreeable to this approach as long as it is a sensible approach.

Question 6.10 Do you agree with the boundaries to the town centres shown on the Council's website? If not, please say how they should be amended and why.

Town Centre boundaries should be just that. Extensions should only be considered if there was growth, which at present there isn't.

Question 6.11 Do you agree with our preferred approach for planning for tourism within Wirral?

Planning for tourism is to develop the asset we already have. Not to increase building on greenbelt land.

Question 7.1 Do you agree with our preferred approach for planning for infrastructure within Wirral? Do you have a suggested alternative approach?

Infrastructure should include all points, bus service, tram system and improved mid-Wirral rail network. Schools, hospitals, GP services should be considered.

Question 7.2 Do you agree with our approach to prioritise public and active transport improvements and electric vehicle charging infrastructure provision in new development, and to support the construction of major new roads only where they are related to achieving sustainable development, environmental enhancement, public transport or road safety benefits?

I do not agree with major new roads on greenbelt, I do agree with improvements in public transport and electric vehicle charging.

Question 7.3 Do you agree with our approach to consider the cumulative impact of development on the utilities networks to ensure resilience, where possible reduce reliance

on fossil fuels, improve water efficiency and sustainable drainage and to monitor and respond to future technological advances?

I agree in part as long as there is not destruction of farms, fields and open spaces.

Question 7.4 Do you agree with our approach to support a choice of digital infrastructure providers for new developments and to support the expansion of electronic communications networks?

Agree in part

Question 7.5 Do you agree with our approach to work with our partners to undertake capacity assessments of existing social infrastructure, identify needs arising from growth and the opportunity for potential expansion or new provision as appropriate?

Council should be improving existing social infrastructure and review it on a regular basis. If in the future there were to be any growth in our Borough then this should be used in a positive way, not always for unnecessary building of more and more houses. Growth in industry and business should always be welcome.

Question 8.1 Do you have any views on our preferred approach to plan for Climate Change in Wirral?

My opinion is solar panels on every new build, electric power points for electric vehicles. Properly insulated homes both new and old properties.

Question 8.2 Would you support including additional measures within the Local Plan to plan for Climate Change, including allocating sites for renewable energy or including additional requirements on housing, employment, retail, leisure and tourism developments to meet higher standards of energy efficiency?

I would support this measure.

Question 8.3 Do you think there is anything else that the Council could do to address or plan for Climate Change within the Local Plan?

Yes, there is plenty the Council could do. Reduce the amount of vehicles on our roads by reducing the amount of properties to be built within the plan. Be more realistic in your approaches.

Question 8.4 Do you have any views on our preferred approach for planning for Green and Blue Infrastructure within Wirral?

You need to be honest and sincere in your approach to people. At present I feel we are not being told the truth about this plan.

Question 8.5 Do you have any views as to how the Local Plan should promote tree planting?

I believe that Wirral should create a Wirral Forest on hundreds of acres of land. This would be a massive tourist attraction and a good revenue earner.

Question 8.6 Do you have any ideas as to where the Council should promote new tree planting as part of its Tree Planting strategy?

Tree planting should be used to extend our parks and woodlands as well as more trees in the urban areas, in particular Birkenhead.

Question 8.7 Do you have any views on the Council's proposed approach to the provision of open space and sport and recreation facilities?

Council should make it a priority to supply green and open spaces. To also protect ALL agricultural farmland.

Question 8.8 Do you agree with the list of open spaces identified for protection from development set out in Appendix 8.1 and the boundaries shown on the Council's website? If not, please state how they should be revised and why.

Yes I agree with this protection.

Question 8.9 Do you support the designation of ‘the Glebe land’ at West Kirby as a Local Green Space?

Not familiar with this one.

Question 8.10 Are there any other sites which you think should be considered for designation as a Local Green Space? Please provide a map with a proposed boundary marked on it or provide a clear description of the location of the site so that we can identify it and tell us how you think it meets the criteria set out in paragraph 100 of the National Planning Policy Framework.

There are many sites on Wirral that should be considered as ‘Local Green Space’. It is not clear if this is to include farmland. This question makes it impossible for many residents to answer accurately. PLEASE WITHDRAW THIS QUESTION.

Question 8.11 Do you have any views on our preferred approach for protecting and conserving landscapes within Wirral through the Local Plan?

All landscapes should be protected from the unnecessary development that Council promotes.

Question 8.12 What are your views on the Council using a sequential risk-based approach to direct development to areas at lowest risk of flooding?

Any area which is prone to flooding (no matter how small) should be risk assessed vigorously, with preventative measures put in place and monitored.

Question 8.13 Do you think there is anything else that the Council could do to address or plan for flood risk and coastal change within the Local Plan?

There is more that Council can do to address flood risk. It is NOT to build on flood plains.

Question 8.14 Do you have any views on the Council’s approach to ensuring biodiversity is properly addressed within the Local Plan and that important species and habitats are protected?

Biodiversity should be addressed at ALL times and monitored. Habitats should have legal protection.

Question 8.15 Do you have any views on the Council’s approach to ensuring that new development will take account of health and wellbeing through the Local Plan?

Health and wellbeing of a community’s residents should be paramount to our Council. Building on greenbelt, open spaces and farmland is not conducive to health and wellbeing, neither is increased vehicle use.

Question 8.16 Do you think there is anything else that the Council could do to address health and wellbeing within the Local Plan?

More can be done to reduce traffic, reduce the erosion of green & open spaces. Planning committees MUST also be accountable on this issue.

Question 8.17 Do you agree with the Council’s approach to how Heritage is dealt with in the Local Plan?

More can be done to protect our heritage sites.

Question 8.18 Do you agree with the Council’s approach to ensuring heritage assets are preserved or enhanced?

Again, more could and should be done to preserve & protect heritage.

Question 8.19 Do you have any views on our preferred approach for planning for minerals within Wirral?

Not conversant with this issue.

Question 8.20 Do you have any views on our preferred approach for planning for waste within Wirral as part of a wider City Region partnership?

Wirral should work with the City Region partnership but should protect Wirral’s environment.

Question 9.1 Do you have any comments on any of the detailed policy subjects?

My comments have been expressed as best as I can. However, the questions contained within the Local plan are misguided and complicated to many, many residents. They are/will be acceptable to developers. This can not be a fair and proper way to conduct a questionnaire.

Question 9.2 Are there any additional detailed development management policies you suggest are included?

Development management policies should be done on an accurate and proportionate basis. Wirral's Compendium of Statistics proves this plan is NOT.

Question 9.3 Are there any of the detailed development management Local Plan policies you do not think are needed in the Wirral Local Plan

Yes, we do not need or want 12,000 properties. A more realistic figure is set out in the 2019 Compendium of Statistics.

Question 10.1 What section or subject would you like to make a comment on? What is your comment?

I would like to comment that the plan for schools, health, leisure, special needs going forward is extremely poor. The housing figures are extortionate and exaggerated and do not represent future projections. This consultation and plan should be scrapped and started again with real inputs by residents.