

**From:** [REDACTED]  
**To:** [Local Plan](#)  
**Subject:** Subject: Wirral Local Plan – Consultation on Main Modifications  
**Date:** 30 October 2024 18:22:52

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**To the Wirral Local Plan Examination Planning Inspectors:**

I have read and agree to the 'Consultation Data Protection Notice'.

I have followed the stages of development and support the Wirral Local Plan, and wish it to be adopted immediately as it is long-overdue and vital for the future of Wirral and is a reasonable compromise in the circumstances..

I continue to support the approach and work of Wirral Green Space Alliance (WGSA) and confirm WGSA speaks for me in their responses, but I wish my own responses given below to be considered, recorded and counted as distinct responses in their own right.

Regarding MM1 (Delivering Growth through sustainable low carbon regeneration):

I strongly support the confirmation that “exceptional circumstances to justify alterations to the Green Belt boundaries set out in national planning policy do **NOT** exist in Wirral”.

Regarding MM3 (Housing Need); also MM5 new Para D; MM65 re Appendix 4, and MM6:

I agree with the Local Plan Total Supply figure of 11,814 net additional dwellings over the Plan Period (up to 2040) as it more than adequately and indeed overstates Wirral’s real housing Needs. I also support the case that the figure is a reflection of levels that are currently demonstrably deliverable or developable with the expectation that further sources of Supply will become available over time and as market confidence improves.

Regarding AM32 (Housing Need):

For reasons given regarding MM3 and noting the Council followed legal advice in calculating housing need despite having to apply out-of-date Government-preferred Data to the standard method of producing a need figure which is acknowledged to be inflated, I nevertheless support the Plan as it is a reasonable compromise, is an urgent and overdue necessity to direct and control development and growth, but also because the first plan review would give the opportunity to adjust the housing requirement basis to recognise best practice and accurate data but including local authority-level Census Data thereby reducing the level of risk to achieving the required Delivery.

I suggest that an additional note be included reflecting the suggestion that the first review after adoption of this Local Plan be undertaken using the best and most recent data, methodology and a local objectively assessed requirement.

Regarding MM40 (Policy WP8 Policy for the Rural Area – Agricultural Land):

I believe that the text modification has gone too far, watering down the protection of best & most versatile’ (B&MV) green belt agricultural land and that there is no mention of the council policy, unanimously voted through, **NOT** to release **ANY** productive agricultural land for development, thereby maintaining or enhancing the Rural Economy and food security which is increasingly vital in an uncertain world of conflict, international competition, depleted nature, and climate change.

New Para A:

The sentence, "areas of poorer quality land should be preferred" would be better to read, "areas of poorer quality land must be prioritised and instances of non-use justified.

New Para B:

The addition of, "significant" in the phrase, "significant loss of agricultural land" is supported but undefined as to extent. I suggest adding, "in the opinion of the Council".

Lastly, as a heavy goods driver able to see over motorways-barriers, hedges and walls on long journeys, I can confirm that much of Britain is still a green and pleasant land. However it is also possible to notice that where even a small acreage of greenbelt has been built on, it has resulted in an unpleasant unsightly rash of rabbit-hutch urban sprawl. A grey and unpleasant land in fact, without even the required supporting infrastructure so necessary to a real community. These schemes to allow building on greenbelt acreages between existing residential areas are in fact creating a spreading irreversible blight. A major question to be addressed in all debates about housing requirements should be "what do we want Britain to look like for future generations. Parklike, green and inviting? Or Bombsite-like, grey and repulsive?"

Kind Regards,

Gordon Orr