

31 October 2024

Wirral Local Plan – Main Modifications
Wirral Council
PO Box 290
Wallasey
CH27 9FQ

Submitted via email: localplan@wirral.gov.uk

Dear Sir/Madam,

Wirral Local Plan – Consultation on Main Modifications

Pegasus Group has been instructed to respond to the consultation on Main Modifications to the Wirral Local Plan on behalf of Mersey Docks and Harbour Company and the Manchester Ship Canal Company (Peel Ports Group).

It is understood that Wirral Council is inviting comments on the proposed Main Modifications considered necessary to make the submitted Local Plan sound and/or legally compliant. This follows examination hearings that took place between the 18th of April 2023 and 8th of November 2023. During the Examination in Public (EiP), and earlier stages of the Local Plan making process, Pegasus Group has made submissions and attended hearings on behalf of Peel Ports Group. This culminated in the agreement of a Supplemental Statement of Common Ground (January 2024) between Peel Ports Group and Wirral Council.

It is further understood that the Main Modifications relevant to Peel Ports Group's interests align with the position set out in the Statement of Common Ground (SoCG). Specifically, the following modifications were outlined in the SoCG and are therefore welcomed and supported:

- Deletion of the Scott's Quay Regeneration Area, RES-RA2.1 and RES RA2.2
- Reference to "Port Wirral, Eastham" has been replaced with "Eastham Dock Estate"
- Allocation EMP-RA6.4 (MEA Park Phase 2) has been amended to include B2, B8 and Port Related uses

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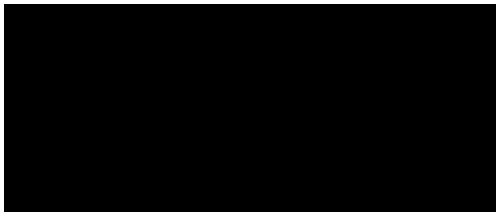
It has also been noted that the Main Modifications include the addition of Policy WD21 Agent of Change. A dedicated policy on the agent of change principle is welcomed and aligns with previous representations made at Regulation 18 and Regulation 19 stages of the Local Plan, and also the response to the Scott's Quay Regeneration Framework consultation.

It is acknowledged that Policy WS4.3 has been deleted and now the Port and Maritime Zone policy forms part of Policy WS 4 titled "Port Related Uses". It is also recognised that allocation EMP RA6.1 (MEA Park West) has been amended to state a site area of 0.3ha instead of 1.8ha and now includes R&D uses alongside B2 and B8.

Peel Ports Group supports the changes set out in the Main Modifications consultation that correspond with the Statement of Common Ground and align with representations made at previous stages of the Local Plan preparation process. Other changes relevant to Peel Ports Group's interests and mentioned in this response are acknowledged.

Peel Ports Group and Pegasus Group appreciate the pro-active engagement with Wirral Council during the Plan making process, and look forward to the adoption of a sound and legally compliant Local Plan.

Yours faithfully



Director – Planning
Pegasus Group

