

From: [REDACTED]
To: [Local Plan](#)
Subject: Re: Local Plan Consultation
Date: 05 November 2024 09:25:04
Attachments: [REDACTED]

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear Katie Miller - Green,

Thank you for letting me know that you received my email, I am sorry that the attachment would not open. I'm afraid I am not very "techy" but I have attempted to turn my Apple generated document into a Word document and I hope that this will enable you to read it.

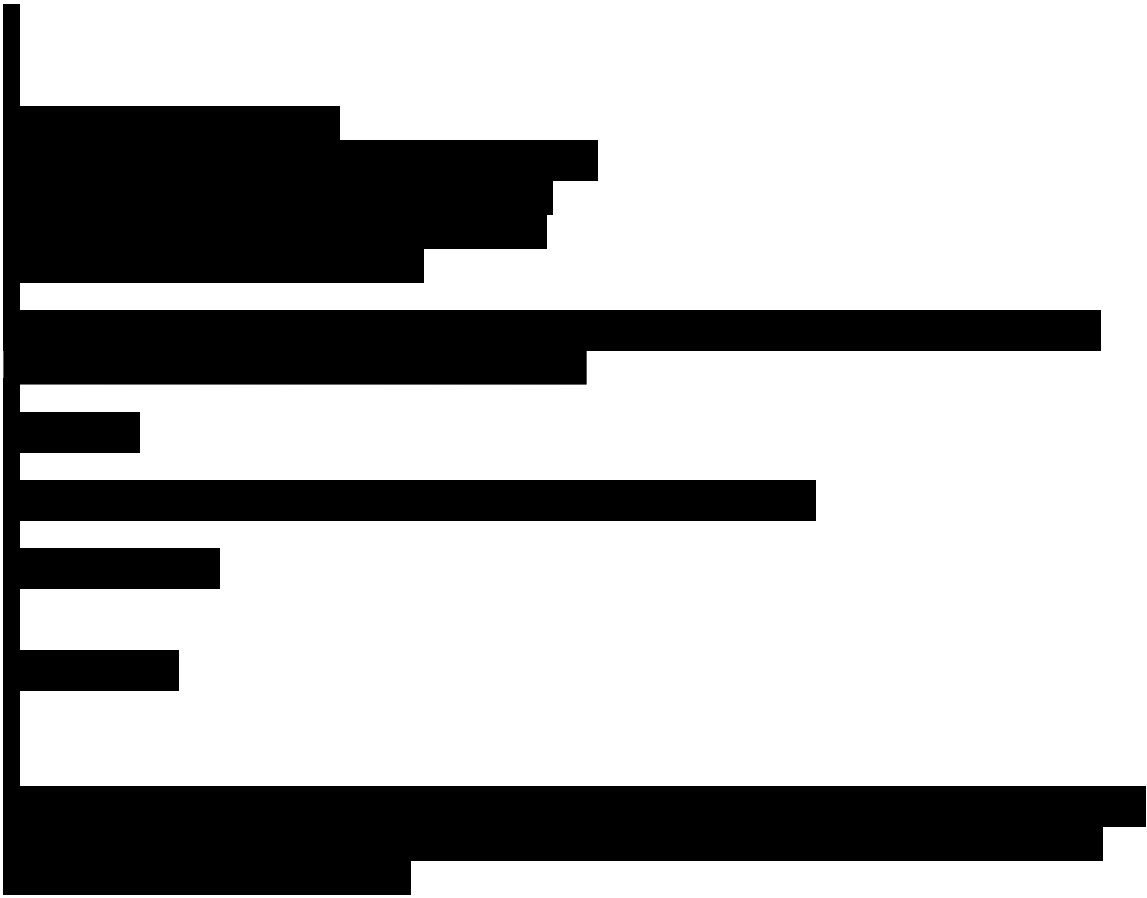
I have previously written to the Planning Department to object to applications which rely on building on Green Belt and Agricultural land and I was delighted that recent applications from Leverhulme estates were refused and also lost their Appeal. I was also very pleased to read that the proposed Local Plan established the principle of building on Brownfield sites and protecting Wirral's precious and threatened Green Belt. I am worried that the Plan may be modified to deviate from this intention and will give an opening to developers to be able to build on Green Belt. I am now responding to the Consultation to request that the Local Authority maintains its original intention to protect Green Belt and prioritise Brown Belt for development. I also believe that the figures for projected housing need should not be increased.

If my formal response contained in the attachment cannot be opened then please consider this letter as my response to the Consultation. My formal response is detailed and you will no doubt recognise that it is based on information supplied by the Green Alliance, a group whose aims I fully support. The points they make are full of details and expressed in a way which is appropriate to a formal Consultation and it is for that reason that I used it as a framework for my response to you, but if I fail to be able to send it to you then, as I have already stated, please accept my previous paragraph as a Response.

Yours sincerely

Julie Axford

[REDACTED]



'Wirral Local Plan – Consultation on Main Modifications'

[REDACTED]

To the Wirral Local Plan Examination Planning Inspectors:

Dear Sirs,

The following Statements apply to each 'Modification' to which I respond below:

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 asap (as it is long-overdue and vital for the future of Wirral) and is '**Sound**'.

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 the 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 very much 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 support the Local Plan with the Total Supply figure of 11,814 net additional dwellings over the Plan Period (up to 2040) as it more than adequately caters for Wirral's real 'Housing Need'. I also support the recognition 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 'Regeneration' improves Market Confidence.

Regarding AM32 (Housing Need):

For reasons given regarding MM3 and noting the Council followed legal advice in calculating 'Housing Need' (applying out-of-date Government-preferred Data to the 'Standard Method' producing a 'Need' figure acknowledged to be inflated), **I nevertheless support the Plan** as it is considered to be good and '**sound**' overall, 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 Need' basis to recognise best practice and accurate Data (including Local Authority-level Census Data), thereby reducing the level of risk to achieving the required Delivery. **It is my suggestion therefore**

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 up-to-date Data, methodology and a locally 'Objectively Assessed Need'.

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

I consider that modification of the text has gone too far, resulting in the watering down of prescriptive protection of 'Best & Most Versatile' (B&MV) Green Belt Agricultural Land and also 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. Suggest adding, "in the opinion of the Council".

It will be obvious to you that this letter has been modelled on suggestions provided by an organisation which is concerned with the protection of the Green Belt in the Wirral. I fully support their aims and decided to use their detailed suggestions for my response. However, my desire to protect the Green Belt on the Wirral and to urge developers to build on Brown land is firmly held by me and I wish my views to be taken into account by the Committee.

Kind Regards,

Julie Axford