

Wirral Local Plan – Main Modifications Response Form

Part A

1. Personal details

(if an agent is appointed, please complete only the title, name and organisation in the boxes below but complete the full contact details of the agent in section 2 below)

Title	
First name	
Last name	
Organisation (where relevant)	Derwent Development Management Ltd
Address	
Postcode	
Telephone number	
Email address	
Objective ID number (if known)	

2. Agent's details (if applicable)

Title	
First name	
Last name	
Job title (where relevant)	
Organisation (where relevant)	ATP
Who are you representing?	Derwent Development Management Ltd
Address	
Postcode	
Telephone number	
Email address	
Objective ID number (if known)	Person ID 1240223

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3. Data Protection Notice

	Please tick this box to confirm that you understand that your name and your response will be published, that your full name and details will be passed to the Planning Inspectors, and that you have read and understood the Council's privacy notice.
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Please note that all comments will be held by Wirral Council and made available in accordance with our privacy notice, which can be viewed at <https://www.wirral.gov.uk/planning-and-building/local-plans-and-planning-policy/forward-planning-privacy-notice> or obtained from one of the addresses below.

Please read all the information related to this consultation on the Council's webpage at <https://www.wirral.gov.uk/new-local-plan> or which has been placed in public libraries, and the Wirral Local Plan Modifications Response Form Background Note before you make your representations.

4. Completed Responses

Please submit your completed Response Form/s **to arrive at one of the addresses below no later than 5pm on Friday 8 November 2024.**

- by email to: localplan@wirral.gov.uk, clearly marked as 'Wirral Local Plan – Consultation on Main Modifications'
or
- by post to: Wirral Local Plan - Main Modifications, Wirral Council, PO Box 290, Wallasey CH27 9FQ

Please note that comments received after this deadline will not be accepted.

Please use a separate Response Form for each modification that you wish comment on.

If you require any further information, please contact the Council's Forward Planning Team by e-mail at localplan@wirral.gov.uk or by telephone on 0151 691 8235.

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Part B

1. To which Modification does your representation relate? (as appropriate)

Main Modification Reference number: **MM 11**

Policies Map Reference number: PM []

Additional Modification Reference number: AM []

2. If your comment is on a Main Modification, do you consider that the Main Modification is:

Legally Compliant – **Yes** (please delete as appropriate)

Sound – **No** (please delete as appropriate)

3. Please explain why you consider a Main Modification does not assist in achieving legal compliance or soundness or provide any other comments on it in the box below. Please be as precise as possible.

Please provide all the information and evidence necessary to support or justify your comment. If you wish to support the legal compliance or soundness of a Main Modification, please clearly state that you support it and set out your comments in this box.

MM11 is concerned with employment needs and includes consideration of existing developed areas as well as new allocations to meet future needs. These representations are concerned with Designated Employment Areas.

Under Policy WS4, numerous areas are identified as Designated Employment Areas such as a wider area to the east of the M53 which encompasses Junction One Retail Park.

Junction One Retail Park is a very long-established retail and leisure park and whilst this is economic development it does not support the B2/B8 uses which are typically associated with this designation.

The effect of the designation would be to require planning applications for retail/leisure uses to have to demonstrate why they cannot be utilised for traditional employment uses. Whilst we accept that such applications should properly be subject of a framework for the consideration of main town centre uses, it is not appropriate or reasonable for them to have to go through a detailed exercise regarding employment uses which would never have been appropriate to the location.

The policies map should be amended so that Junction One Retail Park is omitted from the Designated Employment Area allocation, but remaining within the development limit.

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4. Please set out in the box below the changes you consider necessary to make the Main Modification legally compliant and sound.

Please say why each change you consider necessary will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

The policies map should be amended so that Junction One Retail Park is omitted from the Designated Employment Area allocation, but remaining within the development limit.

This will ensure that the WS4 requirement which seeks to safeguard existing employment land is properly focused on land which actually supports those types of use.

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- 5. Do you have any comments on the Sustainability Appraisal or to the Habitats Regulations Assessment in respect of this particular Main Modification? Please provide them in the box below.**

Please state the document to which you refer, with the relevant paragraph, page and table number. Please be as concise as possible.

We make no comment on this matter.

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6. Do you have any comments on a Proposed Change to the Policies Map? Please provide them in the box below.

Please state the proposed change to which you refer (in the format 'PMxx'). Please state as concisely as possible how you think the Policies Map should be changed. Please include or attach a map showing your proposed change, if you are able to do so.

Land at Junction One Retail Park (please see enclosed plan) should be excluded from the Designated Employment Area allocation.

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Part C

Do you have any comments on one of the Councils Additional Modifications? Please provide them in the box below.

Please state the additional modification to which you refer (in the format 'AMxx') and provide your comments as concisely as possible

We make no comment on this matter.

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Thank you for completing this form.

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OR

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