

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)	Peel Waters
Address	c/o Agent
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)	Eden Planning
Who are you representing?	Peel Waters
Address	
Postcode	
Telephone number	
Email address	
Objective ID number (if known)	

Wirral Local Plan – Main Modifications Response Form

3. Data Protection Notice

x	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.

Wirral Local Plan – Main Modifications Response Form

Part B

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

Main Modification Reference number: MM 19

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

Sound – No

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.**

We welcome the clarity provided on the required provision of infrastructure and developer contributions through MM 19. More detail has now been given on how educational and healthcare capacity will be assessed and calculated. It is now made clear that student accommodation and housing for older people will be exempt from education contributions. These changes are welcomed.

To make this policy effective, we believe that it should include a caveat to safeguard developers should the viability of a development change. This aligns with the proposed modification pursuant to Policy WS 2.

Wirral Local Plan – Main Modifications Response Form

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

As included in MM9 (part c) as a modification to Policy WS 2, we propose that MM 19 contains a caveat requiring a fallback mechanism to enable a review of contributions if the viability of a development changes:

“Where deemed appropriate, a review and clawback mechanism will be incorporated into legal agreements to ensure that additional contributions are provided over time as viability improves.”

Wirral Local Plan – Main Modifications Response Form

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.

N/A

Wirral Local Plan – Main Modifications Response Form

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

N/A

Wirral Local Plan – Main Modifications Response Form

Part C

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

N/A

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Thank you for completing this form.

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