

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)	

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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.

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Part B

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

Main Modification Reference number: MM 23

Policies Map Reference number: PM 44

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.**

Objects

This representation relates to MM 23 and the linked Plan Modification Reference PM 44. It reiterates representations made regarding Main Modification MM5.

Peel objects to the removal of Scotts Quay (RA 2) as a housing allocation. The level of evidence presented during the examination was not considered robust enough to justify the retention of the site as a housing allocation. However, Peel considers that a mixed-use allocation would be appropriate. The suggested change is outlined in section 4 and was detailed in the letter dated 8 November 2023, submitted during the examination.

It is further emphasised that there should be a commitment to revisit this allocation as part of the next Local Plan review. It remains Peel's ambition to deliver housing at Scotts Quay, at least in part. The Council, supported by Peel, will be committed to delivering further evidence to satisfy the agent of change principle in the Framework, enabling Scotts Quay to be allocated for residential use.

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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.

We propose that, instead of accepting the removal of the Scotts Quay housing allocation (RA 2), it could be designated as a Mixed-Use Area allocation. This suggestion is detailed in the letter dated 8 November 2023. This change would reduce the proposed quantity of housing and allow for a buffer to be designed in accordance with the existing, conservative mitigation proposed within the Council's evidence. The suggested modification would retain the requirement to satisfy the agent of change principle set out in the NPPF while ensuring that the policy wording for the allocation does not impose unreasonable restrictions on adjacent existing businesses, uses, or sites. It would enable Scott's Quay to deliver housing, at least in part.

To ensure the policy is positively prepared, we suggest the following modification:

Policy MUA-TBC - Land East of Birkenhead Road, Seacombe (North)

The area at Scotts Quay, North (MUA-TBC), identified on the Policies Map, is designated for mixed commercial and residential uses, which will be supported where it is demonstrated through the planning application process that (i) a high standard of residential amenity for all future occupiers will be achieved, and (ii) there will be no unreasonable restrictions on the operation of adjacent businesses, uses, or sites as a result of the development.

Supporting Text: Within the mixed-use neighbourhood at Scotts Quay, North (MUA-TBC), identified on the Policies Map, change is anticipated to be delivered incrementally as developers and landowners respond to the new planning context, investment in the public realm, and the delivery of masterplan development. There is an opportunity for more comprehensive delivery as the site is under single ownership. Design guidance for these mixed-use neighbourhoods will be set out in the Birkenhead Design Guide SPD. The Council will work positively with private landowners to progress public realm improvements, investment, and development plans across these neighbourhoods.

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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.

N/A

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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.

PM 44 proposes the removal of RA2.2 as a housing allocation and suggests that the site be allocated as a primarily employment area. We request that the site be allocated for mixed-use, which includes some housing provision in part, in line with our letter dated 8 November 2023, and supported by the policy set out in that letter, which is copied in this representation at section 4.

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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.

N/A

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