

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 5

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.

General Comment

Infrastructure

The addition and clarity regarding the definition of Critical, Essential, and Desirable Infrastructure is supported. This directly responds to our previous representations made at the Regulation 19 stage in 2022. The addition creates a hierarchy for infrastructure delivery. It is important that this clarity, distinguishing whether infrastructure is critical, essential, or desirable, recognises that infrastructure delivery is a shared responsibility between both the Council and prospective developers.

Peel Waters reemphasises the importance of the Council's commitment to infrastructure delivery, which is intrinsic to the achievement of the Local Plan vision, particularly the delivery of key strategic sites in the Borough, such as Wirral Waters. The new mass transit system, to address the poor last mile connectivity at Wirral Waters, is a commitment that Peel Waters have repeatedly expressed as crucial to supporting the ambitions for the highly sustainable neighbourhoods planned at Wirral Waters. This position is reflected in the Infrastructure Delivery Plan (IDP).

Homes (Policy WS 1)

Peel Waters supports the explicit inclusion of residential care places for older people as part of the housing requirement.

The amended trajectory for RA6 is also supported, which suggests an overall reduction of 474 in the minimum number of homes to be delivered at Wirral Waters. This reflects the delivery programme of Peel and its partners over the plan period.

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Employment

Peel Waters notes the amended figures relating to RA6 (Wirral Waters) employment. The 15% reduction has been applied to reflect net rather than gross developable areas. This also accounts for the loss of an approximately 10-metre-wide strip along the Wallasey Bridge Road and Beaufort Road frontages, as per Matter 9: Area-based Policies, Examination Hearing Statement, September 2023, paragraph 111.

There is no objection to these revised trajectory figures.

Objects

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 support the retention of the site as a housing allocation. However, Peel considers that a mixed-use allocation would be more appropriate. The suggested change is set out in section 4 and was detailed in the letter dated 8 November 2023, which was 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. Peel remains committed to delivering housing at Scotts Quay. With the support of the Council, Peel will be dedicated to providing 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 have put forward that accepting the removal of the Scotts Quay housing allocation (RA 2), it could instead be a Mixed-Use Area allocation. This is as per suggestions detailed in the letter of 08 November 2023. This would reduce the quantum of housing proposed and enable 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 whilst ensuring the policy wording for the allocation does not place unreasonable restrictions on adjacent, existing businesses, uses or sites.

The suggested modification is as follows:

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 public realm and delivery of masterplan development. There is an opportunity for more comprehensive delivery as the site is in single ownership. Design guidance for this 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.

N/A.

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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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