

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 9

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 support the inclusion of text explicitly referring to the Council's role in securing funding to facilitate redevelopment in parts of the Borough. It states:

"In pursuit of development delivery, the Council will build on its success by applying for public funding to support development in the Regeneration Areas, which will pump-prime key sites and enable public realm improvements to support placemaking."

Requiring developers to pursue funding streams is also reasonable, although the current wording is not effective, as it is vague regarding which developers are considered "relevant" and how a decision-maker would determine if adequate attempts to secure funding have been made. It is strongly considered there should be a collaborative approach to leveraging public sector financial support and the Local Plan should reflect this. A joint or partnership approach proves to be more effective in securing funding.

The current draft text is below, and we have suggested amendments to improve its clarity and ensure a collaborative approach is encouraged in section 4:

"In addition, there are grants available directly to developers of sites, and relevant site developers are expected to apply for such grants to enable development to proceed."

The opportunity to engage with the Council and explore viability at an early stage via the pre-application service is welcomed, although for this to be effective, the Council must have adequate resources to support this process, which is a concern.

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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.

Where the supporting text in MM 9 discusses the circumstances in which planning applications would be refused, we suggest the following amendment to ensure this policy is positively prepared:

"Planning applications that do not comply with the policy requirements established in the Local Plan will normally be refused unless justified by viability evidence."

This amendment gives developers the opportunity to demonstrate that a development proposal could reasonably be delivered.

Policy WS2 B.2 should also be amended for justification as follows:

"That opportunities to obtain external funding towards meeting funding gaps, either identified by the applicant or by the Local Authority prior to the submission of a planning application, have been fully explored and maximised collaboratively between the applicant and Local Authority "

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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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