

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)	Stoford Properties 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)	
Who are you representing?	
Address	
Postcode	
Telephone number	
Email address	
Objective ID number (if known)	

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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?** (please insert as appropriate)

Main Modification Reference number: MM [1]

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

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.**

The effect of the MM:

The effect of MM1 will be that the employment land supply will be 'stretched' across a longer Plan Period than originally intended. The consequence being less employment land available. The Local Plan reduces the supply of sites to 59.16ha which will further impact on the availability of land. Sites that are allocated, include those for non Main Employment Uses, which is inconsistent with the needs identified in Table 3.5 of the Local Plan.

Further explanation of our position:

The MM proposes a plan period from 2022/23 to 2039/2040. It previously ran from 2021-2037. Despite the extended period, and that no additional windfall employment land sites were consented or came forward as applications within the period 2021-22/23 (and thus the supply remained 'as originally proposed') the Local Plan makes no further allocations to accommodate a longer period.

Part F of the revised policy referenced within MM5, also reduces the available employment land allocations to 59.16ha of land within Main Employment Uses. Again, it is relevant that the MMs do not allocate additional land to account for this reduced supply, which is now to also cover an extended Plan Period.

We note the allocated sites within the Table on page 12 of the MMs, lists allocated sites that include uses that are not Main Employment Uses (as later defined in MM 62). Thus the supply of employment land to meet the needs established within Table 3.5 of the Local plan is further reduced.

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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.

The Local Plan is at such an advanced stage that it is unlikely that additional sites will be allocated to address the failure to meet objectively assessed needs. There are only two available ways to rectify this:

1. Withdraw the Local Plan or
2. Add in additional text within the review and monitoring mechanisms to reflect the strategic employment need for B8 uses will be a matter for triggering an early review, and will a matter for the subsequent Local Plan if that review is done at five years from adoption.

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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.

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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.

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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.

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Thank you for completing this form.

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