

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 [34]

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 M34 will be that the quantum of identified employment land supply will not be forthcoming because land will be used for port related uses and no main employment uses.

Further explanation of our position:

MM34

Page 132 of the Main Modifications refers to site RA2.2, Twelve Quays and 1.06ha of employment land. The MM refers to this site offering land for Main Employment Uses. It refers to priority given to uses that support the Roll on Roll off ferry operations, however the acquisition of the site is for RORO uses which do not fall within the definition of Main Employment Uses, and neither do the uses that might support the RORO operation. The definition of Main Employment Use is set out in the Main Modifications (see MM62). This is further evidence of the inconsistencies within the Plan and that site RA2.2 should not form part of the employment land supply.

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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 be 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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