

# 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)

<b>Title</b>	
<b>First name</b>	
<b>Last name</b>	
<b>Organisation (where relevant)</b>	Stoford Properties Ltd
<b>Address</b>	
<b>Postcode</b>	
<b>Telephone number</b>	
<b>Email address</b>	
<b>Objective ID number (if known)</b>	

### 2. Agent's details (if applicable)

<b>Title</b>	
<b>First name</b>	
<b>Last name</b>	
<b>Job title (where relevant)</b>	
<b>Organisation (where relevant)</b>	
<b>Who are you representing?</b>	
<b>Address</b>	
<b>Postcode</b>	
<b>Telephone number</b>	
<b>Email address</b>	
<b>Objective ID number (if known)</b>	

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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](mailto: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](mailto:localplan@wirral.gov.uk) or by telephone on 0151 691 8235.

# Wirral Local Plan – Main Modifications Response Form

## Part B

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

Main Modification Reference number: MM [ 66 ]

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 MM66 will be that the quantum of identified employment land supply will not be forthcoming.

**Further explanation of our position:**

Main Modification MM66

We object to MM6 and the continued inclusion of sites within the employment land supply that we demonstrated at the hearing sessions were not available for the B2/B8 use class that forms the assessed employment land need within the evidence base. Noting that Table 3.5 of the Wirral Local Plan sets out that the requirement (53ha) comprises Offices, B2 and B8 uses (notably not Port uses), the continued inclusion of sites such as

- RA3: 1.58ha (which benefits from a planning permission for Roll on Roll Off ferries by Stena Line Ltd)
- SA2.2 1.06ha (which has been acquired for Roll on Roll Off ferry operations)

is unjustified. These sites and the total area of 2.62ha should be removed from the employment land supply and the table within MM66.

Within the detailed hearing sessions concerning site delivery we expressed concerns and provided evidence that demonstrated that sites within RA8 (Northside and SMM Business Park) were not available, suitable or achievable for development. We continue to object to their inclusion within MM66. These two sites amount to 11.66ha of the supply of sites – which is almost 20% of the Plan's supply of employment land.

Similarly we stated at the hearings, how land at SA3.1 was not available and was not achievable (given on site biodiversity) and therefore we also object to MM66 including land amounting to 0.58ha; that site SA2.1 was already consented and was a commitment, not a site (5.52ha) for meeting future needs. In a similar context, sites SA4.3 (4.35ha), SA4.5 (9.28ha) are also consented and not available for meeting future employment needs of Policy WS1.2. Land allocated at SA4.4 (2.05ha) also remains unavailable and within the control of a landowner whereby open market B2/B8 uses are not achievable. None of the above points have been reflected in the changes within MM66.

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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.
3. In addition the supply of land and areas arising in MM34 should be corrected to reflect our position expressed within the Hearings (Matter 8 and 9)

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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.**

# Wirral Local Plan – Main Modifications Response Form

## 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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OR

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