

5 Cavendish Road

Birkenhead

CH41 8AX

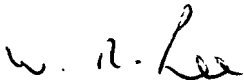
06.01.09

To whom it may concern:

**Re: DB/LD/L8/1313: land at the Warrens**

On behalf of the Wirral Parks Partnership and the various Friends groups which make up the Friends Forum, I would like to express my opposition to the proposed sale of greenbelt land at the Warrens. As you are aware, the land in question is part of the designated greenbelt and there are no special circumstances which justify any sale by the Metropolitan Borough of Wirral. An approval of any development at this juncture would be contrary to official planning legislation at both the national and local authority level.

Yours sincerely,



Professor W R Lee

Chairman, Wirral Parks Partnership

Reference	LD/L8/1313
Service	
Officer	DB



Chairman RODNEY LEGG Charity no 214753 General Secretary KATE ASHBROOK

F.A.O. Mr Best  
Conveyancing Section Asset Management  
Wirral Metropolitan Borough Council  
Town Hall  
Brighton Street  
Wallasey  
Merseyside CH44 8ED

Your ref: DB/LD/L8 1313

6 January 2009

Dear Mr Best

**Re: Section 123 Local Government Act 1972 (as amended) Disposal of 1.68 HA land at the Warrens, Thingwall Road East, Wirral, Merseyside**

The Open Spaces Society (formally the Commons, Open Spaces and Footpaths Preservation Society) was founded in 1865 and is Britain's oldest national conservation body. It campaigns to protect common land, village greens, open spaces and public paths, and people's right to enjoy them.

We object to the disposal of this area of greenbelt open space.

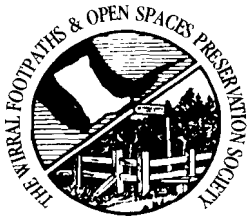
We believe the area is used by local people for recreation and any disposal would be detrimental to the public. The land is part of Arrowe Country Park and should be retained.

The greenbelt designation will not be removed by any disposal, as far as we are aware, and it would still be necessary to show 'special circumstances' if development is proposed.

Yours sincerely

Nicola Hodgson  
Case Officer  
nicolahodgson@oss.org.uk

25A Bell Street, Henley-on-Thames, Oxon RG9 2BA  
tel: 01491 573535 fax: 01491 573051 e-mail: [hq@oss.org.uk](mailto:hq@oss.org.uk) website: [www.oss.org.uk](http://www.oss.org.uk)



Founded 1888  
Registered Charity No. 512633

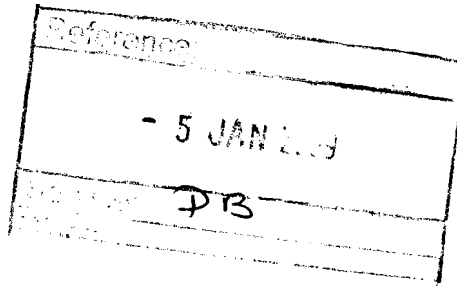
## WIRRAL FOOTPATHS & OPEN SPACES PRESERVATION SOCIETY

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Tel.: 0151-342 4462  
e-mail: [barry.ello@tiscali.co.uk](mailto:barry.ello@tiscali.co.uk)

15 Long Meadow  
Gayton, Wirral  
CH60 8QQ

3 January 2009



The Conveyancing Section  
Wirral MBC  
The Town Hall  
Brighton Street  
Wallasey  
CH44 8ED

Dear Sirs,

**Proposed Sale of 1.68 hectares of land at The Warrens, Thingwall Road East, Thingwall, Wirral. Your Reference: DB/LD/L8/1313**

I am writing on behalf of this Society to object to the above-mentioned proposal, to urge the Council to withdraw the proposal and to retain ownership of this piece of land.

It is commonly accepted that the land in question is part of the Wirral Green Belt. This Society is also of the firm opinion that it is still part of Arrowe Park as it was when the land was acquired by Birkenhead Council some 70 years ago. The fact that the area was used as a horticultural nursery for many years did not, in the Society's opinion, change the fact that this area is an integral part of Arrowe Park.

If the Council has no current use for the facilities at Warrens Nursery then it is the Society's view that the land should be returned to its original condition and treated in every way as part of Arrowe Park.

If financial circumstances require that this piece of land should generate income for the Council then this Society is of the opinion that it should be done by leasing the land, on as short a period as is practicable and preferably for horticultural purposes, but retaining ownership in Council hands.

Yours faithfully,

W B LELLO  
Chairman



The Lodge,  
Barnston Road,  
Barnston, Heswall,  
Wirral CH61 1BN  
4<sup>th</sup> January, 2009-

Conveyancing Section,  
Legal Department,  
Town Hall,  
Brighton Street,  
Wallasey CH44 8ED

B.Norman Esq,

Dear Sir,

Re. ~~Prop~~osed sale of land at The Warrens, Thingwall Road East

With reference to the above, we should like to object to the proposed sale of this land. Although this land has been used for agricultural purposes for many years, it is Green Belt land and if sold will obviously be purchased by a developer or the PCT with a view to development. It will therefore present a further encroachment into the already shrinking Green Belt land.

If it no longer fits the purpose and is surplus to requirements, it should be returned to the parkland from whence it was originally taken, to be enjoyed by the local people which was the original intention of the creation of Arrowe Park.

Yours faithfully,

*E. Rafferty*

(215) E.Rafferty.

# WIRRAL SOCIETY

The Wirral Committee of the Campaign to Protect Rural England

**Founded 1928 – Registered Charity No. 252954 – [www.wirralsociety.net](http://www.wirralsociety.net)**

President : Professor John N Tann OBE DL

14, Beacon Drive,  
West Kirby,  
Wirral  
CH48 7ED  
4<sup>th</sup> January 2009

FAO The Conveyancing Section  
Metropolitan Borough of Wirral,  
Dept of Law, HR & Asset Management,  
Town Hall,  
Brighton Street,  
Wallasey, Wirral,  
CH44 8ED

7.1.2009  
DB

,Dear Sir / Madam

**Ref DB / LD / L8 /1313 - The Proposed sale of 1.68ha of land at the Warrens, Thingwall Road East, Thingwall, Wirral.**

This Society wishes to respond to the Council's invitation to comment on the decision by Cabinet, relating to the sale of this part of 'the Warrens' site, to declare it 'surplus to requirements'.

The Society acknowledges the Council's right to dispose of any land within its ownership. However, the Society wishes to object to the sale of the above portion of land, insofar as we understand that the reason for wishing to sell, is in order to enable the Wirral Primary Care Trust (PCT) to purchase the land for development.

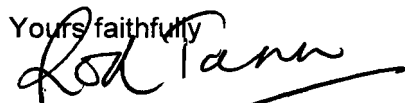
The Society also acknowledges the PCT would still have to obtain Planning Permission from the Council, in order to develop the land, but as custodian of the Wirral Green Belt, we consider that by selling the land, the Council is deliberately encouraging the PCT to try and build on this protected area of land. Should a subsequent Planning Application to build, be approved, the scale of development proposed by the PCT would result in significant urban encroachment.

It is also our understanding that that included in the sale would be the access road into the site, which potentially could result in the loss of access to the footpath leading across the site, to the woodland beyond

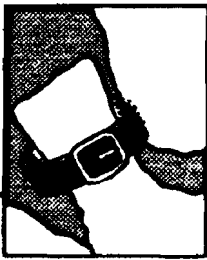
I should be grateful then if you would register our formal objection to this sale.

Thank you.

Yours faithfully



Rod Tann  
Chairman



# WIRRAL *Green Belt* COUNCIL

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The Conveyancing Section.  
Wirral Metropolitan Borough Council.  
Town Hall.  
Brighton Street.  
Wallasey.  
CH44 8ED

"Windrush",  
34 Oldfield Way,  
Heswall  
Wirral  
CH60 6RH

Your Ref: DB/LD/L8/1313  
Location: The Warrens, Thingwall Road East, Thingwall, Wirral  
Subject: Proposed sale of 1.68 hectares of land

Dear Sir,

Formed in 1957 Wirral Green Belt Council is a non political voluntary group which aims to set up in Wirral a Green Belt of the greatest possible natural and rural amenity and to protect and preserve that Green Belt. Membership consists of affiliated voluntary groups whose delegates meet together to discuss all current Green Belt issues. Thus Wirral Green Belt Council has a sound and wide ranging information base amongst the residents of Wirral .We monitor the whole of Wirral and are a formal consultation body for both Wirral planning authorities and on a wider basis as appropriate.

I write in my role of Green Belt Planning Coordinator for Wirral Metropolitan area of Green Belt.

1. The land at The Warrens is designated Green Belt. It has been in Municipal ownership for some 70 years and included as part of Arrowe Park. Wirral Green Belt Council strongly objects to the proposed sale of 1.68 hectares.
2. We also object to the proposed change of use of the land. The change of use is the reason for the proposed sale.
3. The change of use introduces issues which are contrary to Green Belt planning criteria on both local and national scales.
4. We say that this land be retained in public ownership and that it has potential to generate income by continued horticultural uses.

Yours faithfully,

Mrs M.J.Whiteley  
Honorary Planning Co-ordinator

COPY : MR S. MADDOX



9, Marine Park.  
West Kirby,  
Wirral  
CH48 5HN  
23.12.2008



Dear Councillor Foulkes,

### **THE WARRENS, THINGWALL ROAD EAST: PROPOSED PCT HEALTH CENTRE**

The Friends of Ashton Park are a member of the Wirral Parks Friends Forum set up (along with the Wirral Parks Steering Group with senior officers and the relevant councillor constituted in April 2006) to provide a strategic, Wirral-wide dimension to the activities of the Friends Groups drawn from across the Wirral:-

- To serve as a link between the different Friends' Groups on the Wirral.
- To promote the role and development of parks and open spaces on the Wirral.
- To work with staff in Wirral Council's Parks and Countryside Section of the Department of Regeneration to further the above aims.

The agreed objectives of the organisation qualified the Friends of Ashton Park to object to the planning application for "The Warrens" as an encroachment onto land used as a park and open space represented by a fellow Friends' group and we continue to have deep concerns about recent developments relating to the Warrens site as a whole.

The proposals also represent an encroachment that may set a precedent for other parks and open space. The role of parks and open space are diverse as recognised by policies and strategies at both national and Wirral Council levels - recreation, sport, health and well-being, education, entertainment, culture, tourism, biodiversity, sustainability, social and community cohesion, community events, visual amenity, prevention of crime and disorder and promoting urban quality. The aim of the Friends of Ashton Park is to protect and develop this role in West Kirby and support those following similar objectives elsewhere in Wirral.

The Friends of Ashton Park objected to the planning application (and made representations to the now delayed planning enquiry) for a one-stop primary care centre on the Warrens site at Thingwall on various grounds – these were:-

- Encroachment of development onto designated parkland.
- Wirral's failure to comply with PPG 17 guidance for a study of open space, sport and recreation need and provision within the Council's area.
- Development on Green Belt land.
- Visual impact on local and wider landscape.
- Protection of historic areas of distinctive quality and character.
- Need for development of sport and recreational facilities.

- Impact on nature and conservation.

We were most heartened that Wirral Council Planning Committee had recognised some or all of these arguments by making clear to the PCT that the land for the proposed development was not available for their use.

In view of developments surrounding the planned public enquiry and the offer of other land to the PCT for the development within the Warrens site and within the perimeter of Arrowe Park, the Friends of Ashton Park have again mandated me to express concern on these new developments. Therefore, the Cabinet decision on 16<sup>th</sup> October fills us with dismay and some incredulity bearing in mind the u-turn in the Council's position, the closeness of the two sites and that all the basis for objection raised by the Parks Friends Forum, the Friends of Ashton Park and many other community groups still apply.

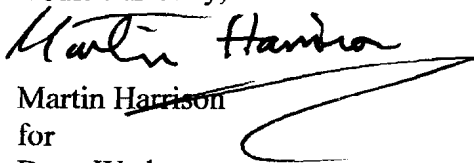
**The Friends of Ashton Park would like to restate its opposition to the use of public open space and Green Belt land and its sale.** It therefore urges the Council to reconsider the decision and so maintain its position established by the Planning Committee which recognised the unsuitability of the site for such use and that Very Special Circumstances were not shown. (whichever of the three elements of land within the Warrens complex are in question).

The Cabinet decision refers to the Warrens Nursery being declared surplus to requirements – it is not clear on what this statement is based bearing in mind the need for facilities for people with disabilities, the pressing need and large demand for allotments and the recommendations of the Wirral Play Strategy for more and more adventurous play areas – a need that is likely to grow even larger with the current concerns on health, fitness, producing locally and sustainability.

Additionally the Council have not, setting aside that the land is Green Belt, demonstrated that the land is surplus for park use, play space or allotments especially as the PPG17 study to be undertaken by the consultancy, Strategic Leisure, has yet to be completed based on advice from Parks officers and this and the results of the Cultural Services Study and neither have been given to us, as promised, to comment on and discuss with Cllr Moon and your officers.

I would like to point out that the Friend of Ashton Park are also keen to see further improvements in the quality and range of medical services throughout Wirral. But the proposal to build a One Stop Primary Care Centre on Green Belt and park land cannot be supported.

Yours sincerely,



Martin Harrison

for

Dave Wade

Chairman, Friends of Ashton Park

Copy: Cllr R Moon, Mr S Maddox