

Appendix 1 – Summary of Recommended Responses to Consultation on Draft Settlement Area Policies

<b>Comment</b>	<b>Recommended Response</b>
<b>General Comments</b>	
The vision statements should come before rather than after the policies	Amend the order in each section as suggested
Sustainable development should be at the core of each policy	Amend in each policy to clarify that the strategy for each Area is intended to promote sustainable development
Policies should refer to reducing rather than minimising flood risk	Amend in each policy
What is the strategy to address worklessness	Amend in each policy to clarify intention to address worklessness and low incomes within areas of greatest need. Issue is addressed in Strategic Objectives 1 and 3, Policy CS2 - Broad Spatial Strategy and Policy CS44 – Developer Contributions
What is the strategy to address vacant property	Re-using existing buildings and previously developed land is addressed within the Spatial Vision, Strategic Objective 2 and Policy CS2 - Broad Spatial Strategy
Not clear why additional properties are needed when the population is continuing to decline. What is the strategy to manage this decline.	Issue addressed in section 2 of the Proposed Submission Draft (paragraph 2.9) and Policy CS17 - Housing Requirement
There is no reference to the second hand market or housing being provided within adjoining areas	Issue to be addressed in section 2 of the Proposed Submission Draft and section 20 on Housing
There is nothing to address the imbalance between the cost of new build and the additional costs and taxes on renovations	The Core Strategy cannot affect national financial decisions on tax and spending
There is a huge reliance on Liverpool for employment. Is it desirable to change this	Issue addressed in section 2 of the Proposed Submission Draft and under Strategic Objective 1
The scale of development that will be appropriate in each centre should be stated	Issue addressed in Policy CS24 – Hierarchy of Retail Centres
Need to provide for places of worship	Issue addressed in the Spatial Vision, Strategic Objective 4, Policy CS2 – Broad Spatial Strategy and Policy CS25 – Criteria for Development in Existing Centres
Previously developed land should be effectively used to deliver sustainable economic growth	Issue addressed within Spatial Vision and Policy CS2 - Broad Spatial Strategy
Mixed use development should be allowed on employment sites to stimulate economic growth	Issue addressed in Policy CS16 – Protection of Employment Land
“Safeguard and enhance” should be explained in the context of town centres	Issue addressed in Section 21 – Town Centres
A flexible approach is needed to uses in town centres	Issue addressed in Policy CS25 – Criteria for Development in Existing Centres
Additional provision should be made for top-up shopping outside existing centres	Issue addressed in Policy CS28 - Criteria for Out-of-Centre and Edge-of-Centre Facilities
Need to recognise un-designated heritage assets	Amend in each policy
Need to recognise potential for additional historic garden landscapes to be designated	Include text in section 2. Designated and un-designated assets now addressed in each policy.

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Settlement Area policies do not cover the full range of issues identified in Preferred Option 18	Issue addressed in Section 22 - Green Infrastructure
Need to enhance as well as maintain national and international sites	Amend in each policy
Show national and international nature conservation sites on the illustrative maps	Amend each illustrative map
Need to provide additional detail to name each national and international nature conservation site, their condition, the reasons for their designation and the legal procedures that apply	Responding to this comment would include detail which is provided in separate publicly available documentation through the Defra/Natural England website, in the Wirral Biodiversity Audit and in the final Core Strategy Habitats Regulations Assessment Report. Separate legal procedures are already referred to where relevant.
Reference to the protection of Sites of Biological Importance appears to be missing	Issue addressed in Policy CS31 – Biodiversity and Geodiversity
UK Priority Habitats should be listed and to raise awareness and explain their value	Issue addressed in Policy CS31 – Biodiversity and Geodiversity
The provision of wildlife corridors and stepping stones for the movement of species should be addressed	Issue addressed in Policy CS29 - Requirements for Green Infrastructure and Policy CS31 – Biodiversity and Geodiversity
Policies should provide for habitat creation, improved management and better interpretation of nature sites	Issue addressed in Policy CS29 - Requirements for Green Infrastructure and Policy CS31 – Biodiversity and Geodiversity
Need to safeguard the provision of land for essential water infrastructure through Local Plan designations and development management decisions	Amend the relevant policies
Need to ensure that development is only permitted where water infrastructure is capable of supporting it	Amend the reasoned justification to state that developers must clarify the position with the utilities provider before development can be permitted and include Policy CS43 – Phasing and Infrastructure
Playing fields should be supported by an up-to-date playing pitch strategy	Existing data is based on an in-house review of pitch use undertaken during 2011. An up-to-date playing pitch strategy is now being prepared by the Technical Services Department
A Built Facilities Sports Strategy should be prepared	Add additional references to indoor sport in section 2 and in each reasoned justification. An up-to-date strategy is now being prepared by the Technical Services Department
Conservation appraisals should be referred to	Issue addressed in Policy CS42 - Design
Conservation controls should be balanced against the need to retain sustainable communities	Development management processes already allow for wider aspirations to be taken into account as material considerations
Additional characterisation work may be necessary to support implementation	Issue addressed under Policy CS42 - Design

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The development strategy is geographically imbalanced and undeliverable. Settlement Areas 4 to 8 are being consigned to an unsustainably low level of growth. Infill development will not deliver enough jobs or meet the existing needs of the population. The underlying problems of the area will only be addressed by providing for additional development outside the urban area	Issue addressed in the Spatial Vision and Policy CS2 – Broad Spatial Strategy
All new housing should be built to Code for Sustainable Homes Level 6 for physical accessibility	Issue addressed under Policy C20 – Criteria for New Housing Development. Blanket requirement would appear to be too onerous and has not been tested for viability. SHLAA assumes only Code Level 3 will be achieved on new housing sites.
There is an over-reliance on Wirral Waters, with no “Plan B”	Issue addressed in Policy CS19 – Housing Contingencies
Housing restrictions should be removed to assist the economy and allow reasonable infill development to support the vitality of the area, without harming the Green Belt	Issue addressed in Policy CS2 – Broad Spatial Strategy
Need to provide additional information on the likely local impacts of long term climate change	Issue addressed in section 2 of the Proposed Submission Draft
It can no longer be assumed that climate change impacts can be overcome by additional “hard” infrastructure. A different quality of development is needed that places less demand on existing stressed infrastructure.	Issue addressed in the Spatial Vision, Strategic Objective 7, Policy CS2 - Broad Spatial Strategy and Policy CS42 - Design
Improved provision should be made for buses and coaches. Local bus operators as well as Merseytravel should be consulted on issues related to congestion and traffic flow	Issue addressed in Policy CS38 – Transport Requirements. Comment has been forwarded to Technical Services.
The Council should produce supplementary guidance to reduce opposition to infill development by ensuring it looks like the original area	Issue addressed in Policy CS20 – Criteria for New Housing Development.
Development within areas of medium or high flood risk must be considered in line with national policy	Issue addressed in Strategic Objective 6 and Policy CS32 – Flood Risk
Written consent is required for development or planting within 8 metres of the top of the bank or retaining wall of a main river watercourse	Issue addressed in Policy CS29 - Requirements for Green Infrastructure
Any flood defence and infrastructure improvements must protect natural features and habitats	Issue addressed in Policy CS29 - Requirements for Green Infrastructure
Need to follow the Wirral Heritage Strategy	Issue addressed in section 2 of the Proposed Submission Draft
Archaeology should be included and archaeological impact assessments should be required	Designated and un-designated archaeology are addressed under the heading of heritage assets
Need to reflect the latest Wirral Visitor Research Study	Amend the Proposed Submission Draft where relevant

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References to maximising highway efficiency should also maximise comfort and safety for pedestrians and and cyclists	Issue addressed in Policy CS38 – Transport Requirements
The impact of pedestrian and vehicular traffic on level crossings should be addressed	Amend the relevant Settlement Area policies
The findings of the Shoreline Mangement Plan should be referred to	Issue addressed in section 2 of the Proposed Submission Draft
Does not say how the Council will support greater use of the Borderlands railway line	Issue addressed in Policy CS2 – Broad Spatial Strategy, Policy CS39 – Transport Schemes and Policy CS44 – Developer Contributions
There is a lack of information on waste management infrastructure	Issue addressed in section 2 of the Proposed Submission Draft and Policy CS37 – Waste Management
There is a lack of information on energy infrastructure	Issue in section 2 of the Proposed Submission Draft and Policy CS4 – Priorities for the Commercial Core of Birkenhead
<b>Settlement Area 1 - Wallasey</b>	
A farmers market is needed in Liscard or New Brighton	Policy CS25 – Criteria for Development in Existing Centres would not prevent a farmers market in either location, subject to a suitable proposal being submitted
Shortage of allotments	Amend the policy and reasoned justification
Flooding at Cross Lane Industrial Estate	Amend the policy and reasoned justification
Is Liscard still the main centre now Morrisons has opened	Liscard is still the main centre for the Area
Need to reflect previous strategy for Egremont	Strategy is already referred to in the reasoned justification
Refer to the need strengthen green infrastructure throughout the Area	Amend the policy
Water supply infrastructure will need to be upgraded after the first five years	Amend the reasoned justification
Area drains to Birkenhead WWTW, which will have limited capacity if major development occurs at Wirral Waters	Amend the reasoned justification to state that developers must clarify the position with the utilities provider before development can be permitted
Need to improve Liscard Bus Station	The need for improvements is already identified in the reasoned justification
The scope for additional housing appears to be over-estimated. Only the lower figures and brownfield sites should be used	Remove the reference to accommodating additional housing, which was included to provide additional local context on the choices facing the Area
Statements about accommodating additional housing on greenfield sites to provide for a higher level of development contradict statements about the shortage of open space within the Area	Remove the reference to accommodating additional housing on greenfield sites
<b>Settlement Area 2 – Commercial Core</b>	
Inappropriate entertainment uses are being permitted around Argyle Street. Need to encourage more families with children to support more appropriate local services	Argyle Street is designated as a Primarily Commercial Area in the Unitary Development Plan

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Mollington Street/Hind Street should be used for housing	Outline planning permission for mixed commercial uses has recently been renewed by the landowners
There is no capacity for freight along the Liverpool to Chester railway line	The docks freight link currently under investigation would run in the opposite direction through Bidston
The former freight line between Rock Ferry and Bidston Dock should be used as a light-rail route to link Rock Ferry to the town centre and Wirral Waters	The protection of the alignment is already referred to in the reasoned justification and provided for in Policy CS39 – Transport Schemes to allow a relevant project to be drawn up. Comment has been forwarded to Technical Services
Recognise potential for major new development to support new strategic renewable low carbon energy distribution networks	Amend vision statement , policy and reasoned justification
Green infrastructure should link to Bidston Moss	Amend the policy
Why are thousands of flats needed in Wirral as well as Liverpool? How successful are these developments elsewhere?	Wirral Waters is part of a wider sub-region vision for long term economic revitalisation at the core of the conurbation alongside development in Liverpool City Centre and at Liverpool Waters
Why is Pacific Road and the Tram Museum being sold if tourism is still to be promoted in Birkenhead	Sale of these facilities will not prevent other facilities being provided in Birkenhead
The contribution to the offshore renewable energy industry should be more clearly stated	Amend the vision statement and policy
Need to recognise the role of both blue and green infrastructure	Amend the vision statement, policy and reasoned justification
Need to identify the opportunity for a new public realm at East Float	Amend the policy
The need for flood resilient design and further assessment should be clearly stated.	Amend the policy and reasoned justification
The list of principal elements at East Float should be extended to better reflect the mixed-use approach to regeneration	Amend the policy
The integration and improvement of the surrounding areas should be promoted more positively	Amend the policy and reasoned justification
Provision for ongoing investment to enhance port facilities and promote international trade, including at Cammell Lairds, should be included	Amend the vision statement and policy
The New City Neighbourhood is incompatible with safeguarding and enhancing the role of Birkenhead Town Centre	Planning permission links new retail and leisure development to delivery of new housing and employment and is also reflected in Policy CS11 – Wirral Waters
High voltage underground cables cross the Area	Include information in the final Spatial Portrait
Should refer to conserving and enhancing the natural environment in proximity to the Area	Amend the vision statement. The need to meet the Habitats Regulations is already included in the reasoned justification
What are the proposals for green infrastructure and sustainable transport	The policy is intended to provide the basis for proposals to be drawn up and included in a later site-specific Local Plan

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Reinforcement is required between the reservoirs at Crosshill and Gorsehill. Water supply infrastructure will need to be upgraded after the first five years and new water mains will need to be laid to serve Wirral Waters	Amend the reasoned justification
Birkenhead WWTW drains a large area of the Borough. Additional treatment capacity will need to be identified if major development occurs at Wirral Waters	Amend the policy and reasoned justification
Wirral Waters has no residential amenities, facilities or services	Issue addressed in Policy CS11 – Wirral Waters
Additional clarity is required over the location, type and status of future development in the New City Neighbourhood and the timescales for delivery	Issue addressed in Policy CS11 – Wirral Waters
New retail development in Birkenhead Town Centre should reflect its realistic capacity and function	Issue addressed in Policy CS25 – Criteria for Development within Existing Centres
Threats to nature conservation from Wirral Waters, identified in the Preferred Options Habitats Regulations Assessment Report, should be referenced in the reasoned justification	Issue has been addressed in the project level Habitats Regulation Assessment that accompanied the planning application for Wirral Waters and will be addressed in the final Habitats Regulation Assessment for the Core Strategy
<b>Settlement Area 3 – Suburban Birkenhead</b>	
High voltage underground cables cross the Area	Include information in the final Spatial Portrait
Refer to the need strengthen green infrastructure throughout the Area	Amend the policy
What is the green infrastructure referred to	Include definition in glossary
Reinforcement is required between the reservoirs at Crosshill and Gorsehill. Water supply infrastructure will need to be upgraded after the first five years	Amend the reasoned justification
Area drains to WWTW at Birkenhead and Bromborough. Birkenhead will have limited capacity if major development occurs at Wirral Waters. Bromborough may have capacity if trade effluent reduces as expected	No additional text required for this Area. Amend reasoned justifications for Areas 2 and 4 to reflect need to drain Suburban Birkenhead
Birkenhead and Tranmere Ward has one of the lowest provision of allotments in Wirral	Calculations at Settlement Area level do not reveal a significant local shortfall because of the level of provision in adjoining areas
Statements about accommodating additional housing on greenfield sites to provide for a higher level of development contradict statements about the shortage of open space within the Area	Remove the reference to accommodating additional housing on greenfield sites
Bidston Hill and Wirral Ladies Golf Course also have biodiversity value as lowland heath	Amend the reasoned justification
Concern about the loss of open land at Bidston Conservation Area	Policy already provides protection. Comments more directed to the classification of sites in the SHLAA.

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The reference to the evening economy in Oxton has not been included in previous documents	Remove the reference
Given the shortage of open space is there a commitment to protect Ingleborough fields	Reasoned justification refers to a shortage of playing fields. A decision on any future planning application will need to be taken by Planning Committee with all the evidence before them
The scope for additional housing appears to be over-estimated. Only the lower figures and brownfield sites should be used	Remove the reference to accommodating additional housing, which was included to provide additional local context on the choices facing the Area
<b>Settlement Area 4 – Bromborough and Eastham</b>	
The national importance of the Lady Lever Art Gallery and local importance of Port Sunlight Garden Centre are not mentioned	Include reference to Lady Lever Art Gallery
An access strategy is needed for the Business Park to help it compete	A package of junction and access improvements was completed in the late 1990s. The content of the Core Strategy is subject to further transport modelling, which is still to be completed. Comment has been forwarded to Technical Services
A proactive approach is needed to provide a buffer between the Ship Canal and Eastham Village, for example, by using vacant industrial land and landscaping with mature trees. There should be no further tank farms or heavy industry	Maintaining the physical separation of Eastham Village is already identified in the policy
The wider function of centres beyond shopping should be promoted supported by the greater use of public facilities, particularly for younger people	Issue addressed in Policy CS25 – Criteria for Development in Existing Centres
Local access audits should be undertaken to identify barriers to movement for older people and pushchairs etc., such as parking on pavements	Issue addressed in Policy CS38 – Transport Requirements. Comment has been forwarded to Technical Services
There should be a more radical approach to separating cyclists from vehicles along the A41. Railway land from Hooton to Rock Ferry could be used to provide a footpath/cycle way to the north	Include aspiration to increase pedestrian and cycle access to the north in the reasoned justification to allow a scheme to be drawn up when resources allow. Use of railway land would require project-level investigation. Comment has been forwarded to Technical Services
Where is Eastham Village identified as a priority	Eastham Village is identified in the policy and in the reasoned justification, as a Conservation Area, in terms of reducing the impact of HGVs and in terms of maintaining physical separation and local distinctiveness
Physical separation between Ellesmere Port must not compromise linear connectivity to and along the Ship Canal	Amend the policy
Policy should promote economic growth along the frontage to the A41	Policy provides for economic development in appropriate areas
Policy should refer to attractive “tenure balanced” residential areas	Issue is addressed in Policy CS21 – Affordable Housing

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Conservation controls should be balanced against the need to retain sustainable communities	Development management processes already allow for wider aspirations to be taken into account as material considerations
The high level of economic activity in the Area lies in close proximity to internationally designated sites. The Preferred Options Habitats Regulations Assessment Report, should be referred to	Issue will be addressed through the final Habitats Regulation Assessment for the Core Strategy
Increasing access to the coast could cause harm. Existing green infrastructure is already heavily used and cannot take more visitors without additional investment	Amend the policy and vision statement
Additional water demand will exacerbate existing pressure issues. Development will need to be assessed on a case by case	Amend the reasoned justification to state that developers must clarify the position with the utilities provider before development can be permitted
Bromborough WWTW may have capacity if trade effluent reduces as expected but additional facilities may be required	Amend the policy and reasoned justification
Reducing the impact of HGVs on Eastham Village requires greater commitment, for example, to say that all traffic over 7.5 tonnes will be excluded	Meeting this response would require a traffic regulation order, outside the scope of the Core Strategy. Comment has been forwarded to Technical Services
A coastal footpath should be included	Increasing access to and along the coast is already provided for within the vision statement, policy and reasoned justification
The medieval village of Shodwell needs to be identified and protected	The protection of designated and un-designated assets is already provided for. The identification of the siting of the village is outside the scope of the Core Strategy
References to the Mersey Ports Master Plan should be updated	Provide amended text in section 2 of the Proposed Submission Draft
Need to clarify the requirements for appropriate assessments under the Habitats Regulations	Amend the reasoned justification
Insert “village” after Bromborough and Eastham in the names of the Conservation Areas	Amend the text in the reasoned justification
Include Mill Road, Bromborough; Bromborough Road; Bridle Road; Heygarth Road; Raeburn Avenue and Moreland Avenue as main routes	Strategic routes are mapped on the Key Diagram and high frequency public transport corridors on the illustrative maps for each Settlement Area
It is inappropriate to hinder sustainable economic development at Croft Retail and Leisure Park	Issue addressed in Policy CS28 - Criteria for Out-of-Centre and Edge-of-Centre Facilities
<b>Settlement Area 5 – Mid-Wirral</b>	
The significant contribution of out-of-centre development at Upton and Woodchurch Road should be recognised	Issue addressed in the reasoned justification
Greater flexibility is needed at Wirral Business Park to address the oversupply of employment land	Issue addressed in Policy CS2 – Broad Spatial Strategy and Policy CS16 – Protection of Employment Land

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The Reeds Lane Nature Area should be listed. There are hardly any “natural” areas.	The site is shown as washland on the UDP but is not subject to any formal local designation. The shortage of natural and semi-natural greenspace is recognised in the policy and reasoned justification
Allotments should be separated from wider greenspace issues because of their more limited public access	Allotments are just one typology of open space. Separate consideration for allotments is addressed in Policy CS30 – Recreational Open Space
Increasing access to the coast must not harm internationally designated sites	Amend the policy
There is no indication of how increasing the provision of local greenspace will be achieved	Issue addressed in Section 22 - Green Infrastructure and Policy CS44 - Developer Contributions
The vision statement does not mention the North Wirral coastline, despite its importance for recreation, amenity and conservation	The North Wirral coastline to the north of Moreton is in Settlement Area 8
There are some local water supply network issues. Development will need to be assessed on a case by case	Amend the reasoned justification to state that developers must clarify the position with the utilities provider before development can be permitted
Area drains to WWTW at Birkenhead and Meols. Birkenhead will have limited capacity if major development occurs at Wirral Waters. Meols has limited headroom. Moreton pumping station needs to be upgraded/re-located in the next two years	Amend the reasoned justification
Greenfield recreation sites should not be released unless they are robustly proven to be surplus. Disuse is not an indication of lack of demand.	Issue addressed in Policy CS30 – Recreational Open Space
A new railway station at Moreton should be located away from Meols Meadows SSSI	No site is identified in the Core Strategy. Issue would be addressed under Policy CS31 – Biodiversity and Geodiversity
Concerned about the impact of meeting the higher housing numbers mentioned. Only the lower figures and brownfield sites should be used	Remove the reference to accommodating higher levels of housing
Flood risk at Moreton employment sites	Amend the policy and reasoned justification
Should include a commitment to increase local biodiversity	Amend the policy
“Hold the line” should be explained as maintaining existing flood risk defences	Amend the policy and reasoned justification
<b>Settlement Area 6 – Hoylake and West Kirby</b>	
Hoylake should not be demoted to a district centre to favour West Kirby. The centre has already successfully attracted new investment, which could be stopped and/or redirected elsewhere.	Issue addressed in Policy CS24 – Hierarchy of Retail Centres. Hoylake has continued to be identified as a district centre, because of the proximity of the higher level centre at West Kirby and the need to rely on a consistent evidence base. Development will still be permitted in Hoylake in line with Policy CS25 – Criteria for Development in Existing Centres.
The impact of the frequent closure of the railway crossing at Carr Lane should be recognised	Amend the policy

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The separation between Hoylake and West Kirby should also be maintained	Amend the policy
The vision statement should also provide for the enhancement of the features identified	Amend the vision statement and policy
Carr Lane Industrial Estate should be expanded rather than maintained, with a new link road provided from the back of the estate to take traffic away from Market Street	National Green Belt controls would apply to this proposal
Why is Greenbank Road the focus for local improvements	Greenbank Road is identified as an area of greatest need. Amend the text to clarify that the focus will be on tackling worklessness and low incomes in this area
Enhancement should include Red Rocks SSSI which is in unfavourable declining condition	Policy provides for enhancement
Need to work with existing attractions rather than develop new ones	Vision statement and policy include maintaining existing character. New and improved facilities will however be needed to maintain attractiveness
Where is the strategy for the high percentage of older people	All elements of the policy would allow provision to be made for older people.
When was the last incident of flooding in the Birket Valley. The river banks just need clearing	Policy approach is based on national policy and advice from the Environment Agency.
Why is additional water treatment needed if the population is continuing to fall	Additional water treatment may be needed to accommodate development within the wider catchment area of the Meols WWTW, which includes Settlement Areas 5, 6 and 7 based on advice from United Utilities
Victorian and Edwardian heritage should be enhanced as well as maintained	Amend the policy
Lowland heath should also be recognised at Caldry Hill. The value of smaller sites and the North Wirral Coastal Plain should also be recognised	Amend the reasoned justification to include priority habitats. The value of the coastal plain for roosting birds is already recognised in the reasoned justification.
Increasing access to the coast could cause harm	Amend the policy to reflect the need to increase access while protecting other interests
How does the Council's asset transfer fit with the need to support facilities for leisure	The provision of public funded facilities will need to reflect the resources that are available to run them
The vision statement should include more locally specific detail.	The vision statement is only intended to provide a brief summary
The reference to promenades does not reflect the importance of the coastline for recreation, amenity and conservation	Add "recreation" in the vision statement
Area is supplied by borehole sources which may be stretched depending on demand. Additional replacement boreholes or a ring main system may be required. Development will need to be considered case by case	Amend the reasoned justification
Area drains to Meols WWTW, which has limited headroom	Issue is already addressed within the policy and reasoned justification
Changes to surface water drainage should retain	The function and value of these areas is noted in

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the function and value of the flat, low-lying land along the north Wirral coast	the reasoned justification
Developers should meet the entire cost of providing any additional water supply or treatment infrastructure required	Issue addressed in Policy CS44 – Developer Contributions
Bus management needs attention in West Kirby	The need for improved bus interchange facilities is already acknowledged in the reasoned justification
The reference to neighbourhood planning proposals should refer to the Localism Bill and national designation as a front-runner	The Localism Bill has been enacted and new regulations are now in place. There is no need to provide additional explanation
Dedicated is a misleading description of the cycle track along Column Road	Text has been removed to focus only on future proposals
The vision statement is inconsistent with the promotion of 'The Sail' and Golf Resort proposals	Future proposals will need to be consistent with the final adopted vision statement and policy
The scope for additional housing appears to be over-estimated. Only the lower figures and brownfield sites should be used	Remove the reference to accommodating higher levels of housing
The reasoned justification would benefit from a paragraph on cultural heritage assets	Amend the reasoned justification
<b>Settlement Area 7 - Heswall</b>	
The value of smaller sites such as Heswall Beacons, Poll Hill and Puddydale should also be recognised. Heswall Beacons should also be "restored".	The policy is only intended to refer to major strategic sites. It is not appropriate to list the name of every site. Issue also addressed in Policy CS29 - Requirements for Green Infrastructure.
The character and landscaping of Heswall Town Centre should be maintained and enhanced	Policy already provides for this, subject to Policy CS25 – Criteria for Development in Existing Centres
Density and design guidelines should be introduced in Heswall as well as Gayton	This issue could be taken forward under Policy CS42 - Design
How have Irby and Thingwall been safeguarded by moving the medical centres to The Warrens	The decision of Planning Committee was based on national policy and relevant material considerations at that time
How was the shortage of allotments reflected in the decision at The Warrens Nursery	The site was not a public allotment
Access to the open spaces listed should be enhanced as well as maintained	Amend the policy
Maintaining physical separation and local distinctiveness should consider the wider environmental setting of settlements including landscape, biodiversity, open space and accessibility	Issues are addressed throughout the Proposed Submission Draft, in each of the Settlement Area policies and in Policy CS10 – Priorities for the Rural Areas
Area drains to WWTW at Birkenhead, Meols and Heswall. Birkenhead will have limited capacity if major development occurs at Wirral Waters. Meols has limited headroom. Development will need to be considered case by case	Amend the reasoned justification
Why were traffic lights installed at Thingwall corner if congestion was an issue	Traffic lights were installed to provide a safer road crossing for pedestrians
Statements about accommodating additional	Remove the reference to accommodating

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housing on greenfield sites to provide for a higher level of development contradict statements about the shortage of open space within the Area	additional housing on greenfield sites
The scope for additional housing appears to be over-estimated. Only the lower figures and brownfield sites should be used	Remove the reference to accommodating higher levels of housing
Does not say how improvements at Heswall Dales would be achieved	Policy identifies the priority. Implementation is most likely to be through public programmes, possibly supported by Policy CS44 - Developer Contributions
The reasoned justification would benefit from a paragraph on cultural heritage assets	Amend the reasoned justification
<b>Settlement Area 8 – Rural Area</b>	
Policy should allow for a wider range of potential employment uses at Clatterbridge Hospital	Amend the reasoned justification
Will the relocation of services from Clatterbridge lead to a housing development	Issue addressed in the amended reasoned justification
Infill development in the Green Belt could enhance visual amenity and remove eyesores	Development in the Green Belt is subject to national policy controls
Additional detail should be provided on each landscape character area, to set out significant features, sensitivities and recommended management approach	Responding to this comment would include too much detail, which is provided in the Wirral Landscape Character Assessment and referred to in the policy and reasoned justification
Linkages with natural and semi-natural features in the urban areas should be identified and protected	Amend the policy. Issue also addressed in Policy CS29 - Requirements for Green Infrastructure
Where is the commitment to protecting the Green Belt	Issue is addressed in the Spatial Vision, Policy CS2 – Broad Spatial Strategy and Policy CS40 - Green Belt
Speed up the designation of Storeton, Raby and Brimstage as Conservation Areas	Conservation Areas are designed under separate legislation outside the Local Plan process
High voltage overhead electricity transmission lines cross the area, which need to be retained in-situ with appropriate clearances retained	Include information in the final Spatial Portrait
Sustainable economic and housing growth, not just infill, should also be a priority within key rural settlements. The rural economy is not just about farms and land-based business.	Development in the Green Belt is subject to national policy controls
Should define measures to preserve and enhance openness and rural character and appearance	Issue addressed through Policy CS41 - Development Management
The impact of unsustainable agricultural production needs to be recognised	Amend the policy
Needs to minimise the impact of urban services on landscapes and habitats	Amend the policy
Needs to emphasis the importance of recreational routes	Issue is already addressed within the reasoned justification
It is not clear how traffic management will relate to environmental and landscape management	New transport facilities would be classed as urban services. Issue also addressed in Policy CS39 – Transport Schemes
Vision statement needs to provide for the	Amend the vision statement

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enhancement of the assets listed	
There will be problems with water supply and waste water connections for the majority of sites in the Green Belt	Issue is already addressed in the reasoned justification
Reference to the Golf Resort, which has the potential to seriously damage biodiversity, should be removed	Any proposal will be subject to Policy CS31 – Biodiversity and Geodiversity
The reasoned justification would benefit from a paragraph on cultural heritage assets	Amend the reasoned justification
Small development in infill villages should be appropriately designed	Issue is addressed within Policy CS41 – Development Management
It is premature to rely on housing development at Carlett Park	Outline consent was granted for 55 homes in June 2012