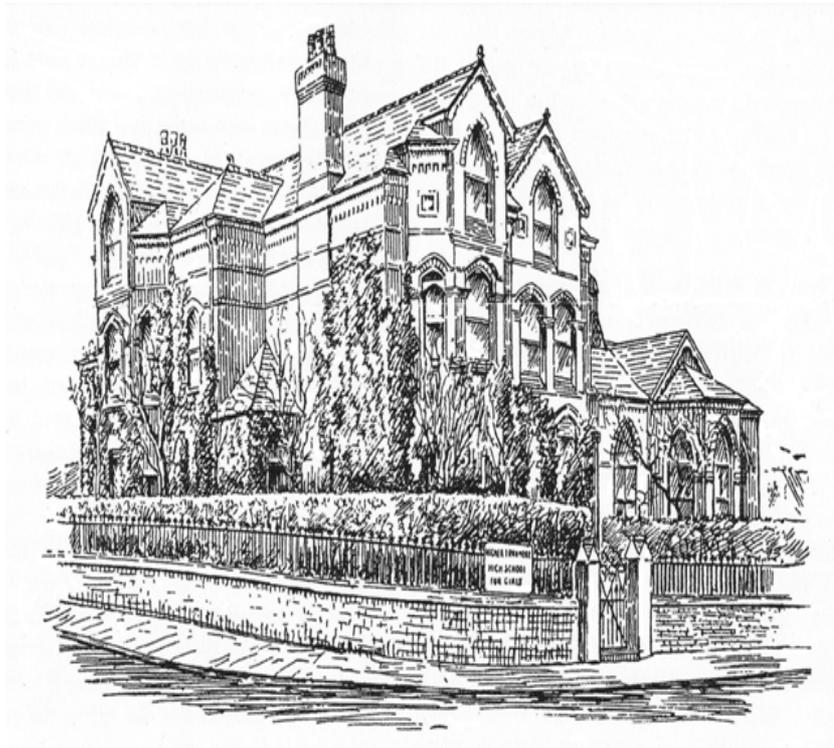


**WIRRAL COUNCIL AND DEVONSHIRE PARK
RESIDENTS ASSOCIATION**



DEVONSHIRE PARK NEIGHBOURHOOD PLAN

DEVONSHIRE PARK NEIGHBOURHOOD PLAN – PUBLIC CONSULTATION**Devonshire Park Residents Association****Neighbourhood Plan for Devonshire Park****Devonshire Park Residents Association Goal:**

‘Preserving the character and balance of our unique neighbourhood’

1. Introduction

- 1.1 As one of the oldest residential areas in the historic town of Birkenhead, Devonshire Park has a unique identity born of its heritage and character.
- 1.2 The Neighbourhood Plan area is defined by the borders of North Road, Borough Road, Prenton Road East and Greenway Road. There are 654 dwellings in Devonshire Park (increased from 647 at 2001 Census), with a population estimated at 1,350 in 2001.¹ The area is largely residential, with good access to Birkenhead and Liverpool by bus.
- 1.3 The population is served by Devonshire Park Primary School, just outside the boundary of the plan area on Temple Road, and local shops at the perimeter along Borough Road. Nearby, Tranmere Rovers football club is a focal point for leisure and community activity.
- 1.4 St Joseph’s Parish Centre is at the centre of community life. Much use is made of the parish hall and social club for public meetings, interest groups and family ceremonies. There is a Kingdom Hall on Stuart Road and a GP Health Centre on Greenway Road.
- 1.5 Devonshire Park is a peaceful enclave, typified by broad streets with well-spaced houses set back from the road, enhanced by attractive gardens and original features such as York stone pavements, ornate Victorian drain covers and garden walls built with much sought after Sherwood sandstone quarried locally at nearby Hinderton and Storeton Quarry, which has now closed.
- 1.6 Residents take great pride in the appearance of their homes and gardens. The area benefits from many mature trees. There is an assortment of flowering plants and a thriving bird population including sparrows, blackbirds, mistlethrush, tits, a variety of finches, housemartins and bats. The heron is a frequent visitor to local garden ponds, and there are occasional sightings of the sparrow hawk.

Housing Stock

- 1.7 The Devonshire Park Neighbourhood Development Plan area is uniquely characterised by large, Victorian and early Edwardian housing, alongside some contemporary properties built post-World War Two.

¹ 2001 Census, Office for National Statistics (ONS), Tables UV55 and KS02

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- 1.8 There are a number of buildings of particular interest, including the Victorian cottages on Willowbank Road and the Merseyside Bridge Club on Clarence Road. A greater proportion of the Victorian housing consists of 4-7 bedroom properties of which a significant number have been converted to flats or bedsits.
- 1.9 Of the residences within Devonshire Park, over 30% are already flats/bedsits, which is significantly above the national average of 17%. The comparable figure for Wirral Borough is 15%². In addition there are 16 supported housing facilities that reside within our boundary.

Community

- 1.10 Devonshire Park is home to a population of approximately 1,000 residents of electoral age (est.)³
- 1.11 All members of the community are valued and respected. There is particular concern for the protection of vulnerable members of the community, benefiting from supported living in the area.
- 1.12 Our community has formed a vibrant Residents' Association tasked by its constitution to:
- 'represent and promote the interests of all residents within the Devonshire Park area'*
- 1.13 The Association is a diverse group and takes its communal and civic role seriously and a number of members enrolled on a Government sponsored 'Community Development' course in 2010/11.
- 1.14 The Residents' Association was established in 2006, initially to co-ordinate local representations on a commercial housing scheme for a large scale development. This development was replicating a model used elsewhere which had adversely impacted on another local community. Since that time our Association has flourished into a strong and progressive vehicle for positive community engagement, extending its reach and influence into community engagement, development, safety, conservation and planning. Within an overall aim of bringing together a community spirit that is lacking in so many areas today.
- 1.15 Members stay in constant touch through a community Blog, regular newsletters hand delivered to every home, weekly face-to-face contact, well attended community meetings and organised social events using the local parish centre.

² At the 2001 Census (ONS), the figures were 28% for enumeration districts including Devonshire Park and 15% for Wirral Borough

³ 2001 Census (ONS) total residents estimated at 1,350 Table KS02

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1.16 Devonshire Park has in many ways a definition of community that other areas could aspire to. By getting as many people as possible involved in building and growing community spirit, protecting what we have then also building on it, and by valuing every member, a strong sense of pride and local identity has been grown within Devonshire Park. To this effect, all the wheelie bins within the area are now displaying the Devonshire Park logo.

2. Devonshire Park Residents Association Objectives:

1. 'To create and sustain a stable and supportive community consistent with national norms in terms of modes of occupation of properties to preserve the character of the area. Working together to ensure developments are compatible with the historical nature and ambience of the estate.'
2. 'To pursue as a matter of first priority the interests of those residents with a long-term investment in the community but, also to give transient and temporary residents a stake in the maintenance of standards of good neighbourliness, care for properties and respect for the environment in general.'
3. 'To engender a meaningful community spirit and supplement the valued efforts of the Local Authority and the professional support services on a voluntary basis by:
 - Establishing points of contact and support for the vulnerable, isolated and lonely; whether this be by age, creed, disability or status;
 - Preventing crime and providing support for those in fear of crime and anti-social behaviour;
 - Fostering, through community activity, a sense of involvement for the disengaged and disaffected – in particular young residents;
 - Producing information on matters relevant to the community on a regular and accessible basis;
 - Actively fostering pride in the cleanliness, maintenance and appearance of all of the public and private areas of the Estate and in standards of behaviour in and around the area;
 - Co-ordinating, harnessing and maximising the capacity of people in the community to improve the lives of fellow residents.'
4. 'To maintain the diverse nature of our community, within Devonshire Park we will seek to preserve or enhance our:
 - 2 centres of religion
 - Social care housing (from nursing to outreach)
 - Homes with from 1 to 8 bedrooms
 - A convent
 - Small business
 - A medical centre
 - Properties aged from 20 to 150 years old'

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5. 'To contribute to the wellbeing of Wirral as a whole by establishing modes of local co-operation which may successfully be copied elsewhere.'
- 2.1 Our Residents' Association is developing ties with other bodies within our area and further afield. Close contact with other Associations within the area to assist with their own issues has been developed. We have also formed a relationship with Communities Department in CLG London, gaining the prestigious position of 1 from 17 of the initial wave of 'Front Runners' within the planning development scheme.
- 2.2 Through the powerful medium of the Residents' Association, Devonshire Park residents have formed a strong partnership with the local police team.
- 2.3 Community Support Officers attend the regular community meetings and issue local information for communication through Devonshire Park's website and newsletters. The Residents' Association has a designated Community Safety Officer appointed by the local Inspector.
- 2.4 Most residents believe that Devonshire Park is a relatively safe place to live, due mainly to the residential family balance of the area and a relatively settled population.⁴
- 2.5 In recent years, the Devonshire Park Community Safety Officer has worked closely with the Police Community Support Officers, to allay residents' anxiety and fear in relation to crime and incidents that at times have occurred. We have made every effort to assist with the needs of the vulnerable members of our community. Residents and police make a connection between levels of crime and flats/bedsits; a link verified by Home Office statistics.

3. Devonshire Park Neighbourhood Plan Aims

- 3.1 Based on clear values and aspirations, Devonshire Park is a community seeking to take a lead in rejuvenation and 'preserving the character and balance of our unique neighbourhood'. Thus encouraging appropriate complementary development whilst nurturing a thriving and sustainable community for the future.
- 3.2 The following aims are considered integral to the future viability and character of Devonshire Park:

1. Building a sustainable community of individuals and families with a long term commitment to the area, a place where people want to be.
2. Preserving the existing family balance and encouraging other families into the area.

⁴ See Appendix 1 'Devonshire Park Neighbourhood Plan - Statement of Public Consultation – First Stage Questionnaire', September 2011 and Appendix 2 'Devonshire Park Neighbourhood Plan - Anonymised Questionnaire Responses', September 2011

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3. Providing a safe, secure, neighbourly environment for residents and visitors
4. Protecting the environment through conservation of the area's trees, walled gardens and green spaces
5. Preservation or enhancement of the fabric and architectural features that combine to provide Devonshire Park with its unique aesthetic and social character
6. Developing strong and effective links with Wirral Council officers, Councillors, local Police and other key partners
7. Giving local people a direct influence in the issues and decisions that affect their lives

- 3.3 This last point is considered to be of critical importance with an initial emphasis on planning issues and securing a 'local planning initiative'.
- 3.4 The community holds that preservation or enhancement of the current stock of family housing is essential to a sustainable future for Devonshire Park; in order to encourage families into the area and preserve the residential family balance.
- 3.5 The predominance of families and family housing is considered to be a fundamental aspect that contributes to the unique character of our area in terms of its peaceful and aesthetic environment.
- 3.6 This is therefore the statement and vision for our Neighbourhood Plan, designed from the bottom up by residents.
- 3.7 Any proposals for development within Devonshire Park can be discussed with the Residents' Association, who can be contacted at <http://devonshirepark.wordpress.com/>

4. National context for the Neighbourhood Development Plan

- 4.1 The Devonshire Park Neighbourhood Development Plan has been brought forward in the context of the Government's Neighbourhood Planning 'Front Runner' project. Whilst the planning policies must be developed under the existing Development Plan Regulations, this Neighbourhood Development Plan is a statement of the community's aspirations for their neighbourhood, reflecting the freedoms proposed by the Coalition Government.
- 4.2 The Neighbourhood Development Plan has been prepared in accordance with the principles set out in Planning Policy Statement 12 'Creating Strong Safe and Prosperous Communities Through Local Spatial Planning'⁵:

⁵ Planning Policy Statement 12, Communities and Local Government, May 2008

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- 4.3 Spatial planning is a process of place shaping and delivery. It includes aims to:
1. Produce a vision for the future of places that responds to the local challenges and opportunities, and is based on evidence, a sense of local distinctiveness and community derived objectives, within the overall framework of national policy and regional strategies;
 2. Translate this vision into a set of priorities, programmes, policies, and land allocations together with the public sector resources to deliver them;
 3. Create a framework for private investment and regeneration that promotes economic, environmental and social wellbeing for the area;
 4. Contribute to the achievement of Sustainable Development
- 4.4 This document sets out the community's vision for the future of our neighbourhood, Devonshire Park. It is based on evidence of existing conditions, community derived objectives and a sense of the local distinctiveness of our area. The proposed policies will create a framework for private investment that promotes economic, environmental and social wellbeing for our area.
- 4.5 The Residents' Association therefore considers that this Neighbourhood Development Plan is consistent with national planning policy.

5. Wirral Development Plan Context

- 5.1 The development plan for Wirral consists of the Wirral Unitary Development Plan (adopted February 2000) and the Regional Strategy – North West of England Plan – Regional Spatial Strategy to 2021 (approved by the Secretary of State September 2008). The Council is preparing its Local Development Framework Core Strategy, which is at pre-publication stage (January 2012).
- 5.2 The Regional Strategy shows the Devonshire Park area within the Outer Area of the Liverpool City Region, subject to Policy LCR3, which particularly sets out that Plans and strategies should 'expand the quality and choice of housing in line with the approach set out in Policy L4'.⁶
- 5.3 The full range of existing Development Plan policies is set out in Appendix 3 to this Neighbourhood Development Plan and shows how the plan is in general conformity with the strategic policies of the existing Development Plan.

6. Wirral Local Development Framework Core Strategy

- 6.1 Wirral Council is preparing its Local Development Framework Core Strategy for publication during 2012. The Core Strategy currently carries little weight but as it advances and the Devonshire Park Neighbourhood Development

⁶ Regional Strategy policies are listed in Appendix 3 to this plan

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Plan progresses, more weight will be attached to the Core Strategy. The emerging Neighbourhood Development Plan is considered to be in general conformity with the strategic policies of the emerging Core Strategy and where appropriate, will supersede the policies of the Unitary Development Plan.

7. Evidence

Historical Development

- 7.1 At the beginning of the 19th Century, the emerging economy of both Liverpool and Birkenhead produced not only magnificent civic buildings but also a massive increase in housing needed specifically for the labour force, reflected in the increase in population in Birkenhead from 100 in 1800 to 2,500 by 1830. Although these terraced and ‘dock cottages’ had every amenity they were criticised for their lack of space. It was decided in the 1830’s a new type of development was needed, that of the ‘Villa Estate’, particularly for the merchants and professional classes, who could cross the River Mersey using the new steam ferries.
- 7.2 These estates immediately improved the character and appearance of Birkenhead and became much sought after dwellings. These spacious family homes were built from high quality local brick and sandstone, and the estates were often gated (although these gates only survive at Rock Park and Egerton Park). The estates not only acted as an impressive adjunct to Birkenhead’s on-going improvements, but acted as a foundation for community life.
- 7.3 The Devonshire Park area was developed from the 19th Century as one of a series of five Victorian ‘Villa Estates’ in Wirral (Parkfield, Rock Park, Egerton Park, Clifton Park and Devonshire Park). Devonshire Park became the last ‘Villa Estate’ to be built, with rapid development from 1877. The status of Rock Park (dating from the 1830’s) and Clifton Park (dating from the 1840’s) has been reflected by their designation as Conservation Areas (designated in 1979 and 2004 respectively).

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House Types

7.4 Devonshire Park had 647 dwellings at the 2001 Census, with a vacancy rate in 2001 very similar to that for Wirral (4.2% in Devonshire Park and 4.1% in Wirral). However, the type of housing is markedly different from the pattern across Wirral:

	Devonshire Park			Wirral	
	Number 2011	% 2011	% 2001	Number 2001	% 2001
Total dwellings	654 (647)			138,954	
All flats	281	43.0%	28.0%	21,429	15.4%
Purpose-built flats	56	8.6%	10.3%	13,884	10%
Flats – part of a converted or shared house	220	33.6%	15%	5,707	4.1%
Flats above commercial property	5	0.8%	2.8%	1,838	1.3%
Source: 2011 Property count 2001 Census (ONS) Table CAS048					
Notes: Total dwellings 647 at 2001 Census and estimated at 654 in 2011. % 2001 from constituent enumeration districts					

7.5 The total number of dwellings had increased to 654 by 2011. The proportion of flats/bedsits is very high, at 43% of the total 2011 stock. Of the 8.6% of purpose-built flats, 30 are within the sheltered housing scheme at Maritime View in Stuart Road and 12 in the flatted scheme at 1-23 Stuart Road.

7.6 The level of properties converted from large single dwellings to flats/bedsits is now estimated at over 33%. The 2001 Census figures in the table above include areas outside Devonshire Park, because no Census enumeration districts coincide with the Devonshire Park area. When adjoining areas are taken into account the level of conversion to flats/bedsits decreases but is still well above the figure for Wirral.

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Age Structure

7.7 The age structure of Devonshire Park is similar to Wirral Borough, although the proportion of young adults (18-29 years old) and 30-44 years old adults is higher than the proportion across Wirral.

	Devonshire Park		Wirral	
	Number 2001	% 2001	Number 2001	% 2001
Total residents	1364		312,293	
Age				
0-4	65	4.8%	17,475	5.6%
5-9	85	6.2%	20,202	6.5%
10-14	86	6.3%	22,474	7.2%
15-17	63	4.6%	13,442	4.3%
18-19	37	2.7%	6,951	2.2%
20-24	72	5.3%	14,321	4.6%
25-29	89	6.5%	16,625	5.3%
30-44	319	23.4%	65,762	21.1%
45-59	276	20.2%	62,083	19.9%
60-64	68	5.0%	16,384	5.3%
65-74	96	7.0%	29,842	9.6%
75-84	79	5.8%	19,736	6.3%
85-89	21	1.5%	4,760	1.5%
90+	9	0.7%	2,236	0.7%
Source: 2001 Census (ONS) Table KS02				
Notes: % 2001 from constituent enumeration districts				

Household Structure

7.8 Whilst Devonshire Park's age structure is broadly similar to that for Wirral as a whole, the concentration within the dwelling stock of flats and bedsits is reflected in the household structure, which has a lower proportion of single pensioners than Wirral but a markedly higher proportion of single non-pensioner households (25% in the Devonshire Park area compared to 15.5% across Wirral).

7.9 All other family groups (couples and lone parents) are under-represented in Devonshire Park, compared to the pattern across Wirral. The only two groups of households apart from adult single person households to have a higher representation are lone parents with dependent children and the 'Other households' group, which consists of non-related adults living together and sharing dwellings (often flats and bedsits).

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	Devonshire Park		Wirral	
	Number 2001	%2001	Number 2001	% 2001
Total households	586		133,345	
One person – Pensioner	88	15.0%	22,400	16.8%
One person -Other	146	25.0%	20,677	15.5%
One family and no others – All Pensioners	31	5.2%	12,507	9.4%
One family and no others – couple – no children	77	13.1%	19,562	14.7%
One family and no others – couple – dependent children	91	15.6%	25,619	19.2%
One family and no others – couple – no dependent children	39	6.7%	9,163	6.9%
One family and no others – lone parent – dependent children	55	9.4%	11,815	8.9%
One family and no others – lone parent – no dependent children	20	3.5%	5,036	3.8%
Other households – other	39	6.6%	6,566	4.9%
Source: 2001 Census (ONS) Table CAS056				
Notes: % 2001 from constituent enumeration districts				

Townscape Character

7.10 Devonshire Park is set on the western side of the Tranmere ridge to the south of Birkenhead Town Centre. The street pattern is predominantly north-south, with cross streets climbing up the hill completing the grid. The grid layout was set in the 1870's and the pairs of houses were placed within it. By the 1890's a large number of pairs of semi-detached villas were completed, setting the space standards of the estate, with front to front elevation distances of between 22 and 25 metres, together with the form of front garden walls and gate-piers. At that time, land to the west of Borough Road was undeveloped, although the tramline ran along Borough Road to Prenton Road West (finishing just before the present Tranmere Rovers football ground).

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- 7.11 The majority of dwellings in the area are 2-3 storey Victorian/Edwardian semi-detached villas, although there is a short terrace of cottages in Willowbank Road, which predates the main building of the estate and have long front gardens set above the street. A two storey block of more modern flats is at the top of Stuart Road, opposite a Maritime Housing Association Sheltered housing scheme built in 1984 on the site of a water reservoir.
- 7.12 The eastern end of Stuart Road has a tighter form of layout than the rest of the estate, with dwellings set closer together and front elevation distances of 18 metres. The shorter front gardens in this area and the steepness of the street enhance this tighter feel.
- 7.13 Only North Road and Prenton Road East have long views, up to the Tranmere Ridge. Elsewhere, east-west views are shorter, as streets such as South Road and Clarence Road terminate at Willowbank Road. The north south streets are curved at their northern ends, leading the eye towards North Road.
- 7.14 The area is therefore visually contained and there are few views out of the estate to the wider area. There is however, a view north from Heathbank Road, which is close to the top of the Tranmere ridge, towards Birkenhead Town Centre.
- 7.15 There are no formal areas of public landscaping or greenspace and the character of the area is given by landscaping of individual residential plots. The Residents' Association has encouraged garden and boundary wall maintenance, through 'Best Kept Garden' and 'Hanging Basket' competitions. Mersey Park and Victoria Park are nearby and provide open space for the estate's residents.
- 7.16 The boundary treatments to buildings within the area are varied, from brick and stone walls, sometimes with formal capping, to timber fences and hedges on some elevations. A variety of heights and materials, together with instances of neglect and poor repair give some parts of the area a poor appearance. In some cases, front walls have been demolished to allow for off-street parking, although gate piers may still be in place. Flat conversions often have unsuitable tarmac car parking areas taking up a large proportion of the site.
- 7.17 During the first consultation exercise, carried out by the Residents' Association in the summer of 2011, many residents commented on the loss of historic pavement materials, where York stone slabs have been replaced by tarmac.

Building materials

- 7.18 Most of Devonshire Park's dwellings are of brick, with some stone or terracotta detailing on the Victorian and Edwardian property. Roofs were originally of slate and many were consequently steep-pitched. Windows were originally large sash of timber construction. There are no listed buildings in

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the area but the character is given by the homogeneity of many of the dwellings, in spite of some unsympathetic redevelopment. Modern houses are of brick with concrete roof tiles.

Negative Factors

- 7.19 The Residents' Association questionnaire responses highlighted the problem of the high proportion of flat and bedsit conversions, which have often resulted in detrimental impacts on the built environment and social character of the area. In physical terms, the conversion to flats has involved the demolition of front garden walls and the laying of tarmac across front gardens for off-road parking, with a consequent loss of mature trees and shrubs.
- 7.20 In social terms, the lack of interest shown by absentee landlords has resulted in poor property and garden maintenance, with for some properties a damaging effect on the quality of the landscape. The area is predominantly residential and disturbance can be caused by the behaviour of some, particularly short-term residents, who tenant some of the flats and bedsits.

8. Neighbourhood Development Plan Policies

Devonshire Park Policy 1

The development of new purpose-built blocks of flats and the conversion of existing property into self-contained flats or bedsits will not be permitted.

Policy Justification

- 8.1 The Devonshire Park area contains a number of large Edwardian and Victorian villas and semi-villas, of which a high proportion has been converted into bedsits and small flats. These conversions have often had a detrimental effect on the character of the neighbourhood, with front garden walls demolished to provide paved parking areas on former front gardens. The additional households also result in high levels of on-street parking (particularly as the neighbourhood is close to the Tranmere Rovers Football ground, which on match days generates a lot of non-resident parking).
- 8.2 The overall level of converted flats is 4.1% in Wirral⁷, whilst there are 220 buildings converted into flats in Devonshire Park, representing 34% of the total dwellings in the area.
- 8.3 This level of over-development has been highlighted as a problem by 69% of respondents to the Residents' Association questionnaire, carried out over the summer of 2011.

⁷ 2001 Census, ONS, CAS 048

DEVONSHIRE PARK NEIGHBOURHOOD PLAN – PUBLIC CONSULTATION**Devonshire Park Policy 2**

New family and sheltered housing will be permitted, both as new development and conversion of existing property. Front and rear separation distances, building heights, plot frontages and set backs should be comparable to those of plots in close proximity. Open plan frontages will not be permitted in order to restore and preserve the predominant character of the area. Development should complement or enhance the local distinctiveness of its surroundings through sensitive design, including appropriate siting, orientation, scale, materials, landscaping, boundary treatment and detailing.

Policy Justification

- 8.4 The principle of re-introducing family housing to the area has been highlighted by the majority of respondents to the Residents' Association questionnaire.
- 8.5 Re-use of existing buildings for family housing will help to restore the balance of households within the Devonshire Park area. Some buildings have already been converted back from bedsits to single family dwellings and this is to be encouraged.
- 8.6 Where re-use of existing buildings for family housing is not viable or practicable, the policy allows for the redevelopment of the property for 2 or 3 storey family dwellings, of an appropriate scale and setting to match adjoining property. The retention of garden walls and front gardens will be encouraged by the restriction of open plan frontages.
- 8.7 Sheltered housing is housing that is purpose built or converted exclusively for sale or rent to elderly people with a package of estate management services and which consists of grouped, self-contained accommodation with an emergency alarm system, usually with communal facilities and normally with a resident warden.

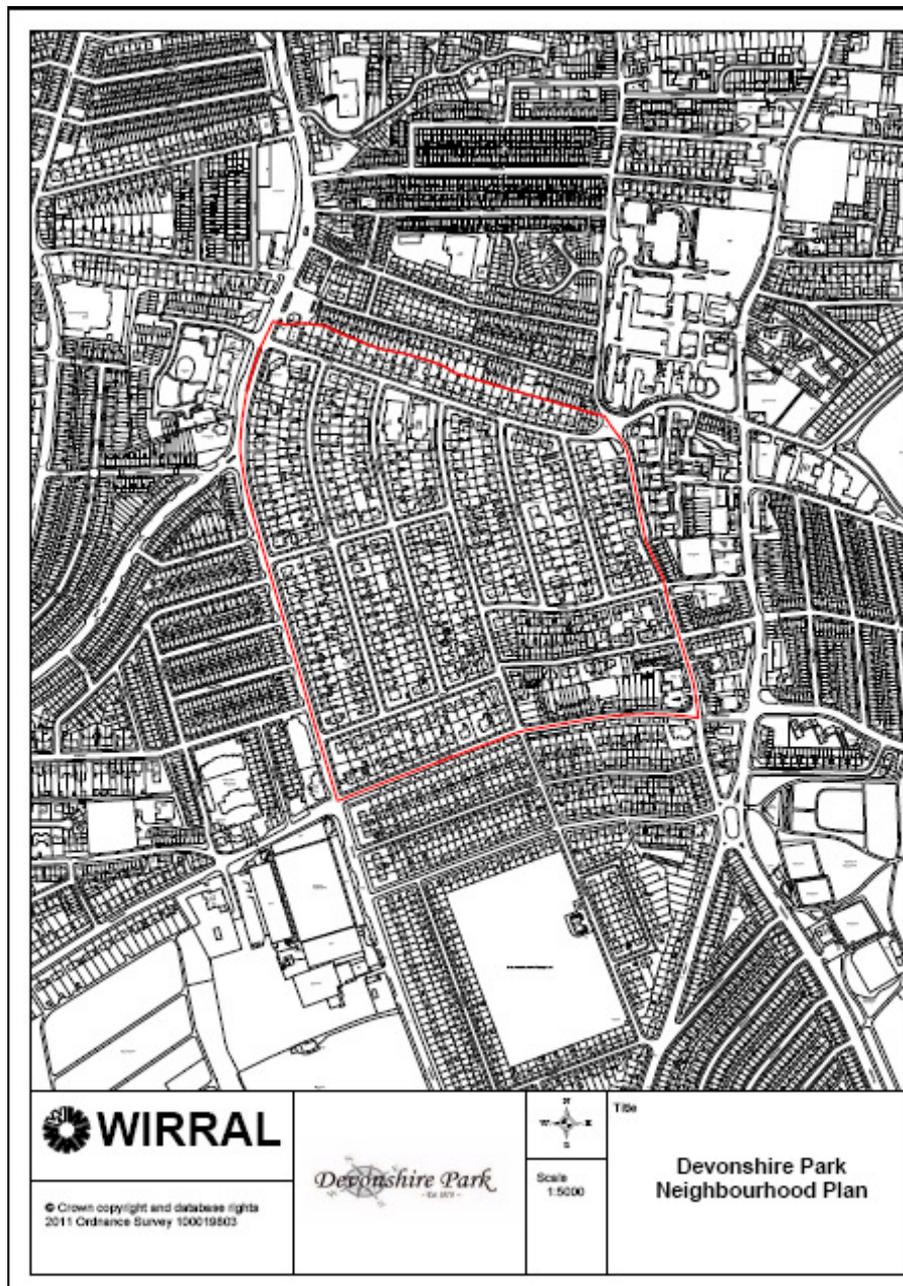
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Fig 1 - Neighbourhood Plan Area

For further information please contact: Wirral Council, Strategic Development, Town Hall, Brighton Street, Wallasey CH44 8ED – telephone 0151 691 8222 – fax 0151 691 8188 – email richardlewis@wirral.gov.uk or Devonshire Park Residents Association, <http://devonshirepark.wordpress.com/>

DEVONSHIRE PARK NEIGHBOURHOOD PLAN – PUBLIC CONSULTATION

Appendix 1 - Statement of Public Consultation – First Stage Questionnaire

1. Background to the Consultation

- 1.1 Devonshire Park Residents' Association is a first wave Front Runner for the Government's Neighbourhood Planning project. Application was made to the Communities and Local Government Department (CLG) in spring 2011, supported by the Cabinet at Wirral Council, which agreed to endorse the submitted bid at its meeting on 3rd February 2011 (minute 320 refers).
- 1.2 Government (CLG) agreed to support the Devonshire Park proposal with £20,000 of unring-fenced funding¹, awarded to Wirral Council, to assist the Association in its preparation of a Neighbourhood Plan.
- 1.3 This Statement of Public Consultation is an important first stage in the preparation of a planning document for Devonshire Park, following a series of 8 public meetings within the area. The form of that planning document is dependent upon the issues arising from this consultation and an analysis of the planning framework for the area.
- 1.4 The next step will be to prepare a draft planning document, to address the issues raised by the public. Further consultation on that planning document will lead to a final document, which will be presented to the Council for verification and then submitted for an independent examination and a public referendum. The referendum will be open to all residents in Devonshire Park and will determine whether or not residents agree with the Association's planning document. If agreed by Devonshire Park residents, the final document will then be adopted by the Council as part of its statutory planning policies for the area.

2. The Consultation Process

- 2.1 Devonshire Park Residents' Association has held a number of public meetings and has met with residents across Devonshire Park in recent years, with a view to establishing issues and objectives for the planning of the area. For the last 12 months, these public meetings have been monthly. A regular newsletter has been produced and the Association also operate a Facebook site and blog, which has been a very useful tool for community engagement and consultation. Notes of public meetings are appended to this document.
- 2.2 In order to gather the widest range of views, the Association proposed to carry out a questionnaire, together with the Council, which would pay for the questionnaire and its analysis, from the £20,000 allocated to the Devonshire Park Residents' Association Neighbourhood Plan.

¹ Unring-fenced funding can be spent on any eligible expenditure as agreed between the parties to the grant
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- 2.3 The questionnaire was drafted by the Association, with assistance from the Council. It was agreed that the questionnaire would be jointly issued by the Association and the Council for a period of 6 weeks, from 12th August to 5pm on 23rd September 2011. A copy of the questionnaire is at Appendix 1 to this report.
- 2.4 A total of 2,000 questionnaire forms were published and distributed in the Devonshire Park area, either hand-posted to each dwelling by the Association, or made available at the Parish Centre and at public meetings. Devonshire Park contains 657 dwellings and there are 1,034 people enrolled on the electoral register. The questionnaires were on a single A4 sheet, with a gummed strip for privacy and FREEPOST return to the Council. No personal details were sought but a postcode included for reference.
- 2.5 118 completed questionnaires were returned, the majority (109/118 92%) from residents of the area. This represents more than 10% of the local electorate and nearly 20% of households within the Devonshire Park area.
- 2.6 The Council was also holding a consultation on its wider neighbourhood Area Forum planning process in Autumn 2011 across the Borough and appropriate responses from the two exercises have been shared. In addition to responses about planning issues in the area, the Devonshire Park questionnaire responses also raised a series of 'non-planning' issues, such as highway maintenance and dog-fouling, which have been passed to the appropriate Council Departments for action.

3. Analysis of the Responses Received

- 3.1 The following sections summarise the comments received from the Residents' Association questionnaire. A full listing of all the responses is at Appendix 2 to this report.

Q1a What is your connection with this place?

Live	109
Work	4
Landowner	9
Visiting	4
Supported Living	0
Other	0
Total respondents	118

Nb. some respondents are in two categories (eg live and work in Devonshire Park)

Q1b What is your postcode?

The majority of respondents live in CH42 7

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DEVONSHIRE PARK NEIGHBOURHOOD PLAN – PUBLIC CONSULTATION**Q2 What do you like about this neighbourhood?**

All respondents answered this question. The major positive elements raised included the sense of community (particularly since the Devonshire Park Residents Association was formed), friendly neighbours and the overall quietness of the area.

Residents were often long-standing and appreciated the local shops (on Borough Road) and the frequent bus services along Borough Road. The transport links resulted in short journey times to Birkenhead and Liverpool. The proximity to two parks at Victoria Park and Mersey Park was a positive feature, as was being close to Tranmere Rovers Football Ground.

The presence of street and garden trees was welcomed, as was the effort that some residents put into maintaining their homes and gardens. The varied types of housing and its architectural character were appreciated, particularly as residents felt a strong sense of belonging to this 'villa' suburb. Streets were often spacious.

Q3 What do you dislike about this neighbourhood?

Only two respondents did not answer this question. The biggest issue was dog fouling, which along with litter, anti-social behaviour, graffiti and inconsiderate parking (particularly of vans) affected residents' enjoyment of the area.

The number of flats and bedsits was a major issue for residents. In addition, the lack of maintenance by absent landlords and anti-social behaviour (including drug abuse) by some of their tenants were key issues raised by respondents.

In addition to better maintenance (which also affects some family houses' gardens), residents want to see a greater police presence and enforcement against speeding cars (particularly on North Road). Better parking enforcement was important, including a fairer system for dealing with match-day and resident parking to address Tranmere Rovers home games.

In terms of maintenance of public areas, a number of residents raised the issue of faulty street lights and the poor quality of maintenance and repair of pavements and roads. Many respondents were unhappy that 'York' stone flags were being removed when footways were repaired. Residents were concerned at the replacement of all types of paving flags with tarmac and that some surfaces were left irregular, causing trip hazards, particularly for the elderly and infirm.

Q4 What changes/improvements would you like to see?

All respondents answered this question. Better road, pavement and lighting maintenance would improve the public environment, as would trimming overhanging trees. Encouraging more families into the area is seen as very important. Resisting pressure for more flats and bedsits would improve the area's character.

DEVONSHIRE PARK NEIGHBOURHOOD PLAN – PUBLIC CONSULTATION
Q5 Which of the following should be a priority for Devonshire Park in the new Neighbourhood Development Plan.

The questionnaire asked a series of direct questions on planning issues, aimed at reflecting the need to maintain and enhance the character of the built environment.

Although respondents were asked to rank only their first 3 issues, some respondents did not rank their selections, or listed more than 3 issues. Where selections were not ranked all selections have been ranked as 1. Where more than 3 issues were ranked, only the top three have been included in the analysis.

Issue	No. of respondents	% of all respondents	Rank 1	Rank 2	Rank 3
Providing affordable housing for local people	21	17.8%	13	3	5
Support the conversion of properties back to single family dwellings	81	68.6%	47	19	15
Providing additional or better local community services	32	27.1%	10	12	10
Repairing and re-using existing buildings	57	48.3%	27	13	17
Encouraging more families into the area by marketing the area as family orientated with large properties suitable for families	75	63.6%	32	29	14
Protecting the local character, historic buildings, features and environment	89	75.4%	43	19	27
Other (text below)	18	15.3%			

Whilst over 75% of respondents put 'Protecting the local character, historic buildings, features and environment' in their top 3 issues, 'Support the conversion of properties back to single family dwellings' was the number 1 issue for 47 respondents (39.8% of all respondents).

'Other' issues raised included: the need for a planning tool to prevent inappropriate development; the need to engender pride in the area's buildings (including the use of grants if possible); tidying of individual gardens; properly maintained street lighting; 'sensible' enforcement of parking, particularly on match days (including residents' parking permits); more facilities for children (at St Joseph's Centre); no more flats; more family housing; Devonshire Park signage; the use of vacant land for residents' parking; the need to confront crime, anti-social behaviour and graffiti. Whilst maintenance of individual properties and gardens is not a matter for a planning document, it would clearly enhance the character of the area, particularly if private landlords could maintain and improve their properties.



DEVONSHIRE PARK NEIGHBOURHOOD PLAN – PUBLIC CONSULTATION

For further information please contact: Wirral Council, Strategic Development, Town Hall, Brighton Street, Wallasey CH44 8ED – telephone 0151 691 8222 – fax 0151 691 8188 – email richardlewis@wirral.gov.uk or Devonshire Park Residents Association, <http://devonshirepark.wordpress.com/>

September 2011

**Devonshire Park
Questionnaire**

September 2011

Q1a What is your connection with this place?

Live	y	y
Work		
Landowner		
Visiting		
Supported Living		
Other		

Postcode CH42 7 CH42 7

Total forms 1 2

Q2 What do you like about this neighbourhood? "Great history, safe area, seeing the area revert back to family homes, good variety of local shops, beautiful period homes, area is spacious and not congested."

"Community spirit, character of buildings, easy access to local amenities and low crime rate compared to other areas."

Q3 What do you dislike about this neighbourhood? "Litter, dog fouling, WBC replacing street furniture without considering the style/period buildings, eg period posts that have been replaced 1900's - 1940's -1970's - 1990's now. 2011 steel posts over time, this changes the identity of this historic villa estate. Historic pavement blocks replaced with tarmac, this shouts as no care and no forward planning - just 'make do'."

"The number of flats does not present issues in itself it is the residents of these flats that have caused many issues in the past."

Q4 What changes/improvements would you like to see? "Replacement of street furniture, ie pavements and street lights and roads should be done in consultation with DPRA and BE. Consistent with the majority of these period properties. Replacements should be approved by the residents not imposed by WBC."

"Visible police presence on an ad-hoc basis and to continue the preservation of a quite and respected area."

Q5 Which of the following should be a priority for Devonshire Park in the new Neighbourhood Development Plan?

Providing affordable housing for local people	1	
Support the conversion of properties back to single family dwellings		2
better local community services	3	
Repairing and re-using existing buildings	2	
Encouraging more families into the area by marketing the area as family orientated with large		1
Protecting the local character, historic buildings, features and environment		3

Other (please state)

**Devonshire Park
Questionnaire**

September 2011

Q1a What is your connection with this place?

Live	y	y	y
Work			
Landowner			
Visiting			
Supported Living			
Other			

Postcode	CH42 7	CH42 7	CH42 7
Total forms	3	4	5

Q2 What do you like about this neighbourhood?

"I have lived here for 30 years- for most of these years I have not encountered many problems. It has a great community feel and would like this to remain so."	"Houses are large and characteristic. Each road has its own individuality, and houses are unique. There is a good community spirit. The church appears to be a good focal point for the neighbourhood."	"This is a lovely place to live in, the people are friendly, they are helpful to one another and since the Residents Association has arrived we have got to know so many people."
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Q3 What do you dislike about this neighbourhood?

"There have been problems with people in rented accommodation (close neighbours) regarding alcohol related incidents and drug use."	"Some bedsits and flats within the area need attention. Graffiti on the black box on Willowbank road, a children playing football in the road on Willowbank road and eyesore in Rocky Bank road - previous nursery."	"My concern in the area is the fear of houses being turned into flats, this will ruin the area and bring anti-social behaviour and burglaries which will affect the community."
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Q4 What changes/improvements would you like to see?

"Some of the lighting is very dim - needs overhauling. Increased vetting of rented accommodation."	"Proper pavements in North road, home watch scheme, and something done with old Days nursery in Rocky Bank."	"The area is fine, my only concern is the top of North road, with the increase of vehicles on a fast rate. I really would like to see the addition of traffic lights before an accident occurs."
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Q5 Which of the following should be a priority for Devonshire Park in the new Neighbourhood Development Plan?

Providing affordable housing for local people			
Support the conversion of properties back to single family dwellings	1		1
better local community services			
Repairing and re-using existing buildings	3	3	
Encouraging more families into the area by marketing the area as family orientated with large	2	2	3
Protecting the local character, historic buildings, features and environment		1	2

Other (please state)

**Devonshire Park
Questionnaire**

September 2011

Q1a What is your connection with this place?

Live	y	y	y
Work			
Landowner			
Visiting			
Supported Living			
Other			

Postcode	CH42 7	CH42 9	CH42 7
Total forms	6	7	8

Q2 What do you like about this neighbourhood?	"Established cohesive family-orientated, as a 'villa' estate architecturally interesting with implicit character."	"I like the fact that the houses are mostly Edwardian and it is extremely convenient for shops etc. Most of the residents are of the same social class as I am, this gives a feeling of community to the area."	"Quiet streets, good location, nice large buildings with character, not a lot of traffic, nice neighbourhoods, clean and safe."
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Q3 What do you dislike about this neighbourhood?	"Too many 'houses' that are flats. Transients who have no stake in the community or its well-being."	"I don't like bed-sits primarily because nobody in the house is concerned about the outside of the house and they generally look shabby and unkempt and they could very quickly deteriorate into a slum, with lots of single people with no interest in the buildings or the general ambience of the neighbourhood."	"Surrounding streets where its not so quiet and there is dog mess! There have been issues around hostels applying to turn houses into supported living - so far these have been rejected - thankfully!"
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Q4 What changes/improvements would you like to see?	"Return flats to houses for families. Re-establish and re-invigorate Devonshire Park as an attractive residential estate. Associated signage, no tarmac pavements please!"	"Repairing surfaces of the road, do away with 'sleeping policemen' on the road, good street lighting and policing of the area particularly at night."	"The building in Westbank road that was to be converted into supported living is an eyesore - needs cleaning up."
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Q5 Which of the following should be a priority for Devonshire Park in the new Neighbourhood Development Plan?

Providing affordable housing for local people			2
Support the conversion of properties back to single family dwellings	2	1	
better local community services			
Repairing and re-using existing buildings		3	
Encouraging more families into the area by marketing the area as family orientated with large	1	2	3
Protecting the local character, historic buildings, features and environment	3		1
Other (please state)	"We need a plan to stop 'Developers' burdening us with inappropriate developments and removing the 'under siege' feeling we have."		

**Devonshire Park
Questionnaire**

September 2011

Q1a What is your connection with this place?

Live	y	y	y
Work			
Landowner			
Visiting			
Supported Living			
Other			

Postcode	CH42 7	CH42 7	CH42 7
Total forms	9	10	11

Q2 What do you like about this neighbourhood?

"Nice friendly people and availability to most amenities."	"Good neighbours, lots of green areas, mixed community, good shops at Mount road and Borough road."	"Character with great differences from each other. In the main, they are well cared for and gardens tended. Also, people stay rather than move on. We have been in the same home for 46 years and our neighbours have been here for many years, so a good place to live."
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Q3 What do you dislike about this neighbourhood?

"Private landlords not keeping there property up to standards and some private houses let to run down. Landlords should veto people they let into there flats, builders leaving materials in road for a long time."	"Dog fouling, I am always cleaning up outside my house and sometimes it is walked into the house - disgusting! Also litter! I am not criticising the waste disposal firm as they are very efficient - it is the lazy people who drop everything on the pavement and don't think to pick it up - both young and old. People who use their car horns late at night - unnecessary."	"Most importantly changes to the neighbourhood by turning lovely family homes into flats and bedsits, and allowing change of use of family homes into institutions or hostels which makes the families vulnerable and feeling unsafe."
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Q4 What changes/improvements would you like to see?

"All pavements and kerbstones modernised, to many broken ones. All weeds eradicated from lampposts and pavements, when builders do work in road they clean up after themselves."	"More trees on the pavements which encourage wildlife into the town, and brighten up the area. Better lighting on streets."	"Properties to remain as family homes, level pavements to avoid accidents, good lighting and a clamp down on dog fouling. Incidentally the street lamp outside no.38 Greenbank road has not functioned for many years."
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Q5 Which of the following should be a priority for Devonshire Park in the new Neighbourhood Development Plan?

Providing affordable housing for local people	3		
Support the conversion of properties back to single family dwellings	2	3	1
better local community services		2	
Repairing and re-using existing buildings	1		1
Encouraging more families into the area by marketing the area as family orientated with large			1
Protecting the local character, historic buildings, features and environment		1	1
Other (please state)	"Tell residents to keep there properties up to standard, maybe with grants available for building and improvement work. Be proud of your property."		

**Devonshire Park
Questionnaire**

September 2011

Q1a What is your connection with this place?

Live	y	y	y
Work			
Landowner			
Visiting			
Supported Living			
Other			

Postcode CH42 7 CH42 7 CH42 7

Total forms 12 13 14

Q2 What do you like about this neighbourhood? "Handy for town centre, quiet and well behaved neighbourhood." "Character houses with great differences from each other. In the main, they are well cared for and gardens tended. Also, people stay rather than move on. We have been in the same home for 46 years and our neighbours have been here for many years." "It is a very friendly neighbourhood, where everybody looks out for each other."

Q3 What do you dislike about this neighbourhood? "Parking and dog fouling in Clarence road." "Most importantly, changes to the neighbourhood by turning lovely family homes into flats and bedsits, and allowing family homes to be turned into institutions or hostels which makes the families vulnerable." "Because most of the houses in this area are big, they are slowly being turned into flats/bedsits."

Q4 What changes/improvements would you like to see? "Resident parking in Greenbank road, better lighting and more residents using St. Josephs centre." "Properties to remain as family homes, level pavements to avoid accidents, good lighting and a clamp down on dog fouling. Incidentally the street lamp outside no.38 Greenbank has not functioned for several years." "A safer environment for our children."

Q5 Which of the following should be a priority for Devonshire Park in the new Neighbourhood Development Plan?

Providing affordable housing for local people			
Support the conversion of properties back to single family dwellings	1	1	3
better local community services			
Repairing and re-using existing buildings		1	
Encouraging more families into the area by marketing the area as family orientated with large	2	1	1
Protecting the local character, historic buildings, features and environment	3	1	2

Other (please state)

**Devonshire Park
Questionnaire**

September 2011

Q1a What is your connection with this place?

Live	y	y	y
Work			
Landowner			
Visiting			
Supported Living			
Other			

Postcode CH42 7 CH42 7 CH42 7
Total forms 15 16 17

Q2 What do you like about this neighbourhood? "Mainly quiet. Has a distinctive character and variety of architecture. Food transport links, handy shops, plenty of trees, green spaces - 2 parks within walking distance. The Residents Association gives a feeling of community."
 "Neighbourhood and good neighbours."
 "The growing desire to work together to achieve high standards in Devonshire Park, shown most recently in the gardens and hanging baskets initiative. We have a reasonable mix of local shops, enjoy easy access to public transport and have two public parks close by."

Q3 What do you dislike about this neighbourhood? "Sometimes speeding motorists - too many flats and bedsits. A few houses spoiling the neighbourhood, because they are poorly maintained, but mainly the eyesore, the former nursery on Rocky Bank road."
 "The number of flats/bedsits, litter and dog fouling. (I had the council put up signs, but nobody take any notice)."
 "Traffic speed, especially in Willowbank road, is cause for concern, as is road surface condition. Dog fouling is also an issue. The most critical negative aspect has, in recent years, been the need to prevent the repeated attempts to redevelop good family houses into multi-occupancy premises."

Q4 What changes/improvements would you like to see? "Less flats. The former nursery in Rocky Bank road pulled down and new houses built there."
 N/A
 "Good maintenance of roads, pavements and pavements are important. More important, however, would the right of our elected (DPRA) reps to be involved in all planning applications affecting our community."

Q5 Which of the following should be a priority for Devonshire Park in the new Neighbourhood Development Plan?

Providing affordable housing for local people			
Support the conversion of properties back to single family dwellings	2		2
better local community services			
Repairing and re-using existing buildings			
Encouraging more families into the area by marketing the area as family orientated with large	3	1	3
Protecting the local character, historic buildings, features and environment	1	1	1

Other (please state) "I would like to see no.17 Westbank road, front tidied up as it's an eyesore. (mess)"

**Devonshire Park
Questionnaire**

September 2011

Q1a What is your connection with this place?

Live	y	y	y	y
Work				
Landowner				
Visiting				
Supported Living				
Other				

Postcode	CH42 7	CH42 7	CH42 9	CH42 7
Total forms	18	19	20	21

Q2 What do you like about this neighbourhood?

"Good neighbourhood to live, friendly and look after each other."	"Quiet, dignified area and nice neighbours."	"The atmosphere is really pleasant. The houses are attractive and mostly well kept and smart. The shops are near, and the bus service and stops are handy to go to town or over to Liverpool."	"Quiet enclave, spacious housing and gardens. Impressive buildings, adequate services and space to live."
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Q3 What do you dislike about this neighbourhood?

"Number of flats/bedsits are at high numbers - no more would keep community together and extremely happy."	"There is still a problem with dog fouling, but there has been an improvement."	"The lack of on street parking and too many flats/bedsits in converted houses. The street parking - visitors + workmen doing jobs are unable to park in front of their house, because of yellow lines. The people in flats have no interest in the area as a lot are 'short stay'."	"Erosion of properties, neglect due to some multi occupancy dwellings."
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Q4 What changes/improvements would you like to see?

"Some road surfaces have been re-laid, though some (ie Heathbank road) are in a bad state and would benefit being tarmaced before winter sets in."	"Too many cars speeding through our minor roads, in particular North road and Clarence road."	"Repairs of holes in roads. Removal of some of the 'sleeping policemen' on the road. No more concreted front gardens for parking, and stone flags or gravel is acceptable."	"A greater identity for area, a halt to any further erosion, and mismanagement of this important area."
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Q5 Which of the following should be a priority for Devonshire Park in the new Neighbourhood Development Plan?

Providing affordable housing for local people		1		
Support the conversion of properties back to single family dwellings	1		1	1
better local community services				
Repairing and re-using existing buildings	3			
Encouraging more families into the area by marketing the area as family orientated with large	2	2	2	3
Protecting the local character, historic buildings, features and environment	4	3	3	2

Other (please state)

**Devonshire Park
Questionnaire**

September 2011

Q1a What is your connection with this place?

Live	y	y	y
Work			
Landowner			
Visiting			
Supported Living			
Other			

Postcode	CH42 7	CH42 7	CH42 7
Total forms	22	23	24

Q2 What do you like about this neighbourhood? "The eclectic mix of buildings/houses adds interest without looking odd, there are plenty of shops in every direction so it is very central, also it is hard to put into words, but we love living here and have done from day one." "Safe area for my children to play, strong family values, friendly neighbours and community spirit." "Its quiet and not much traffic."

Q3 What do you dislike about this neighbourhood? "On Tranmere match days I have been hemmed in my drive and could not get out when cars park on each side of the road, there are no yellow lines but it is just too narrow a space to get car out safely. There is quite a bit of dog mess in the area. In the winter our road is like an ice-
ring, very dangerous!" "To many flats, should be more families in these fantastic houses." "Dog fouling and its in Birkenhead."

Q4 What changes/improvements would you like to see? "Grit boxes would be great to ensure not only us residents were safer, but visitors too." N/A N/A

Q5 Which of the following should be a priority for Devonshire Park in the new Neighbourhood Development Plan?

Providing affordable housing for local people			
Support the conversion of properties back to single family dwellings		2	
better local community services			
Repairing and re-using existing buildings	3		2
Encouraging more families into the area by marketing the area as family orientated with large	2	1	3
Protecting the local character, historic buildings, features and environment	1	3	1

Other (please state)

**Devonshire Park
Questionnaire**

September 2011

Q1a What is your connection with this place?

Live	y	y	y
Work			
Landowner			
Visiting			
Supported Living			
Other			

Postcode CH42 7 CH42 7 CH42 7
Total forms 25 26 27

Q2 What do you like about this neighbourhood? "Character properties, peaceful environment, family orientated for the main part and retail facilities/amenities within walking distance." "Community working together, normally a quiet and safe place to live." "Quiet, nice neighbours and not much traffic."

Q3 What do you dislike about this neighbourhood? "Unmannered and possibly drunk/drugs youths outside the co-op, dog poo on the pavements and not enough road parking." "Dog fouling." "Dog fouling."

Q4 What changes/improvements would you like to see? "Speed restrictions/traffic calming measures on Westbank road, off the main road." "Re-instatement of concrete flag pavement, which make the area look nicer. Resurface the roads to an even level, and improve lighting." "Residents parking when big match on, hard to park."

Q5 Which of the following should be a priority for Devonshire Park in the new Neighbourhood Development Plan?

Providing affordable housing for local people	1		
Support the conversion of properties back to single family dwellings		3	
better local community services			
Repairing and re-using existing buildings	3		
Encouraging more families into the area by marketing the area as family orientated with large		1	
Protecting the local character, historic buildings, features and environment	2	2	1

Other (please state)

**Devonshire Park
Questionnaire**

September 2011

Q1a What is your connection with this place?

Live	y		y
Work			
Landowner		y	
Visiting			
Supported Living			
Other			

Postcode	CH42 7	CH42 7	CH42 7
Total forms	28	29	30

Q2 What do you like about this neighbourhood?

"Peace and quiet, Character properties, sandstone walls, York stone, Victorian features, trees, plants and gardens, feeling safe and part of a strong and supportive community."	"It is a reasonably quiet area, and houses are in good condition, which will attract people to buy in the area."	"Devonshire Park is a good area to live, it is family friendly, and residents try hard to keep there homes in good repair."
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Q3 What do you dislike about this neighbourhood?

"The constant threat of inappropriate development, eg the so called 'bed and breakfast hotel' on Rockybank and bedsits for teenagers on Westbank. Having to battle against the conversion of family houses into other usage categories and continually feeling that our beautiful area and way of life are under threat. Traffic speed is also a worry."	"Flats/bedsits have reached a maximum. In Heathbank road there are a couple of very large conifers, which have damaged pavements, these should be lowered. Dog fouling isn't a problem, but dog barking is."	"There appears to be to many bedsits and flats for a residential area of our size. Dog fouling is a problem. Also dog owners allowing their dogs out late night barking."
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Q4 What changes/improvements would you like to see?

"Reinstatement of paving flags (no tarmac). Devonshire Park to be a 20mph residential zone. Agreed policy of no more conversion of houses into flats/HMOs, or redesignation for commercial use/ reclassification, more trees, plants and greenery, extend garden festival and hanging baskets from lamp posts, etc."	"Speed limit should be lowered, ensure roads and pavement are kept clean and free of weeds."	"I would like to see the council put salt bins in winter at the bottom of our road (not at the top). To prevent people slipping on the hill and, also preventing children (when icy) using the hill as a toboggan run. The hill is accident waiting to happen with a fatality."
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Q5 Which of the following should be a priority for Devonshire Park in the new Neighbourhood Development Plan?

Providing affordable housing for local people			1
Support the conversion of properties back to single family dwellings	3	1	1
better local community services			
Repairing and re-using existing buildings		1	1
Encouraging more families into the area by marketing the area as family orientated with large	2	1	1
Protecting the local character, historic buildings, features and environment	1		

Other (please state)

"It would be good for the area, if the street lighting was upgraded, at the moment its very poorly lit at night, casting lots of shade."

**Devonshire Park
Questionnaire**

September 2011

Q1a What is your connection with this place?

Live	y	y	y
Work			
Landowner			
Visiting			
Supported Living			
Other			

Postcode CH42 7 N/A CH42 7
Total forms 31 32 33

Q2 What do you like about this neighbourhood?

"Community spirit (D.P.R.A). Retaining old buildings as part of history, generally a safe and quiet place to live."	"I enjoy living in a tree lined road wide grass verges, most people are pleasant very quiet apart when there is a football match."	"Good neighbours, community feel, beautiful mix of architecture and people have pride in their surroundings generally."
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Q3 What do you dislike about this neighbourhood?

"Dog fouling, Over grown hedges and trees blocking pavements, and increase in flats/bedsits in area."	"Rubbish blowing out waste bins, people passing throwing rubbish into my front garden, impolite car parking."	"A lot of dog fouling. Some flats (not-owner occupied) have undesirable anti-social tenants which can spoil the area especially the shouting, swearing and drinking late at night. Need to keep control of the number of non owner-occupiers who have little or no respect for their neighbours or neighbourhood."
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Q4 What changes/improvements would you like to see?

"Some areas are dark at night so think the lighting could be improved."	"To make sure York stone paving is kept and maintained."	"Removal of any tenant who displays anti-social behaviour. Clean up certain house frontages which are an eyesore and spoil an otherwise beautiful area. A minimum standard should be expected and somehow forced."
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Q5 Which of the following should be a priority for Devonshire Park in the new Neighbourhood Development Plan?

Providing affordable housing for local people	3		
Support the conversion of properties back to single family dwellings	5	1	2
better local community services	6		
Repairing and re-using existing buildings	4	1	3
Encouraging more families into the area by marketing the area as family orientated with large	2	1	
Protecting the local character, historic buildings, features and environment	1		1

Other (please state)

**Devonshire Park
Questionnaire**

September 2011

Q1a What is your connection with this place?

Live	y	y	y
Work			
Landowner			
Visiting			
Supported Living			
Other			

Postcode	CH42 7	CH42 7	CH42 7
Total forms	34	35	36

Q2 What do you like about this neighbourhood?

"Close to all local amenities and it is nice that Devonshire Park has its own identity and will enhance people perception of the area."	"Quiet mostly, neighbourhood with access to many shops, amenities such as doctors, dentists and etc, all within walking distance. 2 lovely parks at the top of the road."	"Proximity to public transport and shops. Relatively quiet as no pubs near, most residents well established and friendly."
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Q3 What do you dislike about this neighbourhood?

"Tranmere Rovers parking restrictions. I have been prosecuted 4 times and my daughter 3 times simply because we have no interest in football, and forget to put the pass in the car. Any tickets given out seem to be to residents and their visitors, scrap the scheme or come up with something better."	"I dislike the taking away of a lovely playing field to get more houses, the area has plenty of property now. The traffic needs controlling speed humps maybe."	"Street used as 'rat run' to avoid traffic lights at Tranmere Rovers corner."
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Q4 What changes/improvements would you like to see?

"Remove very tall trees as they hinder natural light and could be a danger in bad weather, eg South road. If necessary replace with smaller flowering trees, improve pavements and get rid of weeds."	"Proper paving stones, not tarmac. Speed traffic control devises, such as humps. Maybe CCTV along Borough road, make a play area for children eg, Ingleborough playing field."	"Repairs to roads and footways - not to tarmac as it would be lethal in icy weather. Traffic calming, tho I recognise that this would be difficult."
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Q5 Which of the following should be a priority for Devonshire Park in the new Neighbourhood Development Plan?

Providing affordable housing for local people	1		
Support the conversion of properties back to single family dwellings	2	3	1
better local community services			
Repairing and re-using existing buildings		2	3
Encouraging more families into the area by marketing the area as family orientated with large	3		2
Protecting the local character, historic buildings, features and environment		1	

Other (please state) "Put pressure on the department who employ traffic wardens, so as to get their employees to use common sense on match days."

**Devonshire Park
Questionnaire**

September 2011

Q1a What is your connection with this place?

Live	y	y
Work		
Landowner		
Visiting		
Supported Living		
Other		

Postcode CH42 7 CH42 9
Total forms 37 38

Q2 What do you like about this neighbourhood? "Heathbank road is a relatively quiet road, with good neighbours and a good community spirit." "Large dwellings, walled gardens, close proximity to transport services, local shops, active residents association. Fortunate in having Borough road cleared of litter on a daily basis although this does exclude litter in close by roads which connect to Borough road ie, side roads which suffer littering from local businesses."

Q3 What do you dislike about this neighbourhood? "There is a high proportionate of flats/bedsits in Devonshire Park. I would like to see these big houses, occupied by families and not turned into flats or bedsits." "Litter from items purchased from shops/take aways. Properties with poorly maintained gardens - often flats and bedsits. Apparent apathy in reporting low level crime ie, property intrusion minor theft."

Q4 What changes/improvements would you like to see? "I would like to see Heathbank road resurfaced, instead of just patched up. I would also like to see speed ramps to slow down the traffic as there are a lot of children who play in the street. I would also like to see community police in the area getting to know the local youths." "There have been a few replacement lamp posts installed recently where the existing post stump has been left in, and the new lighting left unconnected! Residents being forced to cut back hedges and other shrubbery which limits pavement access. This work could be done by people on community service orders and costs incurred added to the property's community charge bill."

Q5 Which of the following should be a priority for Devonshire Park in the new Neighbourhood Development Plan?

Providing affordable housing for local people		
Support the conversion of properties back to single family dwellings	1	
better local community services	3	
Repairing and re-using existing buildings		1
Encouraging more families into the area by marketing the area as family orientated with large	2	1
Protecting the local character, historic buildings, features and environment		1

Other (please state)

**Devonshire Park
Questionnaire**

September 2011

Q1a What is your connection with this place?

Live	y	y	y
Work			
Landowner			
Visiting			
Supported Living			
Other			

Postcode	CH42 7	CH42 7	CH42 7
Total forms	39	40	41

Q2 What do you like about this neighbourhood?	"Devonshire Park residents association, and the diverse number of older properties in the area."	"I love the spacious family houses, the wide tree lined roads and the sense of community. Although work commitments clash with residents association meetings and I love the fact that we have a supportive D.P.R.A."	"Quiet, good neighbours and centrally located."
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Q3 What do you dislike about this neighbourhood?	"Number of flats/bedsits, dog fouling on pavements, litter and vehicles parked on pavements forcing people with prams to go onto the road."	"I dislike the amount of bedsits and flats, I would like to see more families enjoying Devonshire Park rather than corporate interest, I do not like the amount of conversions for vulnerable people, it makes me feel vulnerable."	"Willowbank road used as a racetrack by through traffic. Church users disregarding rules of the road when parking and no control over it. No police or traffic warden presence, don't think church reminds them of residential area."
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Q4 What changes/improvements would you like to see?	"Reinstatement of pavements, speed limit on North road, renewal of street lighting, vehicles parked in drives/garages (not on the road) and more open spaces (ie, a small park)."	"Reinstatement of pavements and trees."	"Speed humps on Willowbank road to stop boy racers, and CCTV cameras around Devonshire Park."
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Q5 Which of the following should be a priority for Devonshire Park in the new Neighbourhood Development Plan?

Providing affordable housing for local people		6	
Support the conversion of properties back to single family dwellings	3	1	1
better local community services		5	
Repairing and re-using existing buildings		4	
Encouraging more families into the area by marketing the area as family orientated with large	2	2	2
Protecting the local character, historic buildings, features and environment	1	3	3

Other (please state)

**Devonshire Park
Questionnaire**

September 2011

Q1a What is your connection with this place?

Live	y	y	y	y
Work				
Landowner				
Visiting				
Supported Living				
Other				

Postcode	CH42 7	CH42 7	CH42 7	CH42 7
Total forms	42	43	44	45

Q2 What do you like about this neighbourhood?	"The look of the place, good solid family houses, nice gardens, quiet, convenient for town centre and Liverpool yet easy access to countryside, and good neighbours."	"South road needs speeds ramps, way to many flats or bedsitters in the area."	"Quiet residential area."	"The houses are of good standard and the area is quiet."
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Q3 What do you dislike about this neighbourhood?	"Dislike multi-occupancy dwellings as unsuitable to friendly family atmosphere of area. Difficulty parking when church in use, and cars speeding down road (dangerous)."	"Flats they are spoiling this residential area."	"Inconsiderate dog walkers - not cleaning up after their pets, proposed 20 mph limit, and poor quality street lighting."	"Parking and dog fouling."
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Q4 What changes/improvements would you like to see?	"Like to see speed reducing humps in Willowbank road, as is the only one straight through from Prenton road estate to North road and so gets fast traffic."	"Flats made into single dwellings again."	"Green lane train station is a disgrace and should be decorated."	"Traffic wardens and bins."
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Q5 Which of the following should be a priority for Devonshire Park in the new Neighbourhood Development Plan?

Providing affordable housing for local people	5			6
Support the conversion of properties back to single family dwellings	1	1		2
better local community services				4
Repairing and re-using existing buildings	4		1	3
Encouraging more families into the area by marketing the area as family orientated with large	3	2		1
Protecting the local character, historic buildings, features and environment	2	3	2	5

Other (please state)

**Devonshire Park
Questionnaire**

September 2011

Q1a What is your connection with this place?

Live	y	y	y	y
Work				
Landowner				
Visiting				
Supported Living				
Other				

Postcode

CH42 7

CH42 7

CH42 7

CH42 7

Total forms

46

47

48

49

Q2 What do you like about this neighbourhood?

"Family orientated and clean."

"Some good neighbours, tends to be clean area. Devonshire Park residents group: notice big houses becoming flats with large turnover of tenants, and notice people are chopping trees down a pity."

"Attractive and spacious accommodation, convenient location for travel, and our location is quiet."

"It is a pleasant environment with lovely houses and good neighbours. It feels very safe."

Q3 What do you dislike about this neighbourhood?

"Family homes being turned into flats, number of white vans parked anywhere they like and bon fires."

"Have no problem telling dog foulers to pick it up. Have a few alcoholics in flats, but manage to get on."

"Number of flats which sometimes lead to undesirable visitors, and dog fouling."

"I am concerned about the increasing number of bedsits/flats. There seems little control over the standard of behaviour of some tenants."

Q4 What changes/improvements would you like to see?

"Devonshire Park needs repaving and traffic wardens, and a reminder this is a smoke free zone."

"Would like to see a couple of 'speed reducers', in road to stop lunatics speeding up and down, mainly late evening."

"Council taking action to prevent houses being turned into bedsits/flats. Reinstatement of pavements - by flagging and not tarmacadam."

"Pavements are not good for wheelchair use. It is quite difficult to get out because of this, and the kerbs are not adapted."

Q5 Which of the following should be a priority for Devonshire Park in the new Neighbourhood Development Plan?

Providing affordable housing for local people				
Support the conversion of properties back to single family dwellings	3		2	2
better local community services		3		
Repairing and re-using existing buildings		2		
Encouraging more families into the area by marketing the area as family orientated with large	1		3	1
Protecting the local character, historic buildings, features and environment	2	1	1	3

Other (please state)

**Devonshire Park
Questionnaire**

September 2011

Q1a What is your connection with this place?

Live	y	y	y
Work			y
Landowner			
Visiting			
Supported Living			
Other			

Postcode	CH42 7	CH42 7	CH42 7
Total forms	50	51	52

Q2 What do you like about this neighbourhood?

"A good location with easy access to local and town shopping. I enjoy having a football ground close by. Some handsome buildings with character."	"Buildings are built in two's. Houses all different as you walk along a road. Excellent close bus stops for all directions of the Wirral and Liverpool. Good selection of shops on Borough road. The start of a 'garden festival', this has brought residents together and neighbours are talking to each other - a good thing."	"Quiet, friendly, close proximity to 2 parks, shops, buses and plenty of garden spaces for each house."
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Q3 What do you dislike about this neighbourhood?

"Anti-social behaviour from people passing through the area, or coming home from bubs. Litter and dog fouling are problems that bring the area down."	"Dog fouling, nearest public rubbish bins on Borough road, bins to be put on Devonshire Park for responsible dog owners and to encourage those not responsible. The amount of cold calling. Devonshire Park residents association should finish the collection of signatures to make Devonshire Park a registered 'no cold calling, area.'"	"Rubbish and unusable cars left in a few people's front gardens."
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Q4 What changes/improvements would you like to see?

"I think the area should be policed on an occasional basis for people dropping litter. The culprits should be fined and then this could be publicised as a deterrent to others."	"Renewal of street lighting. No half concrete posts left for months on an unlit pavement. Bus route that went through centre of Devonshire Park to help residents who need to get to Greenway road (doctor's) eventually St. Catherine's hospital for the doctors. Also to connect those who cannot walk to the bus stops to Birkenhead. More warnings given to residents whose hedges or trees obstruct walking safely along the pavement. Trees not to hide what street lighting there is."	"17-23 Rocky Bank road to be upgraded to select apartments for families or demolished and two homes to replace the large building. The trees at the back, are far too high."
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Q5 Which of the following should be a priority for Devonshire Park in the new Neighbourhood Development Plan?

Providing affordable housing for local people			2
Support the conversion of properties back to single family dwellings		1	
better local community services	2		
Repairing and re-using existing buildings	1		1
Encouraging more families into the area by marketing the area as family orientated with large		2	3
Protecting the local character, historic buildings, features and environment	3	3	

Other (please state)

"Thank you for all your wonderful, expert work over the past year to make Devonshire Park a happy neighbourhood."

**Devonshire Park
Questionnaire**

September 2011

Q1a What is your connection with this place?

Live	y	y	y	y
Work				
Landowner				
Visiting				
Supported Living				
Other				

Postcode	CH42 7	CH42 7	CH42 7	CH42 7
Total forms	53	54	55	56

Q2 What do you like about this neighbourhood?

"Friendly neighbours, and Devonshire Park Association."	"The community spirit, good neighbours and privacy. Distant between houses leads to little noise, space to park, limited noise from people using roads as short cuts, etc."	"It is a beautiful quiet retiring area. Close to bus stops. Football, pubs and food areas. Little bus which is helpful, nice bin-men and polite street cleaners."	"Closeness to shops, and transport."
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Q3 What do you dislike about this neighbourhood?

"Anti-social behaviour."	"Speed of cars on North road. Noisy neighbours at back North road from Fountain street."	"Some flats and dog fouling."	"Dog noise, loud music, dog fouling, football day car parking, and road used like a race track."
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Q4 What changes/improvements would you like to see?

N/A	"Speed restrictions on North road."	"No more flats."	"Speed bumps - 20MPH speed limit."
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Q5 Which of the following should be a priority for Devonshire Park in the new Neighbourhood Development Plan?

Providing affordable housing for local people				
Support the conversion of properties back to single family dwellings	1	3	1	1
better local community services				1
Repairing and re-using existing buildings				1
Encouraging more families into the area by marketing the area as family orientated with large	1	1		
Protecting the local character, historic buildings, features and environment	1	2	1	1

Other (please state)

**Devonshire Park
Questionnaire**

September 2011

Q1a What is your connection with this place?

Live	y	y	y	y
Work				
Landowner				
Visiting				
Supported Living				
Other				

Postcode CH42 7 CH42 7 CH42 7 CH42 7
Total forms 57 58 59 60

Q2 What do you like about this neighbourhood? "Good neighbourhood, friendly and helpful people, nice, and generally quiet area." "Close to shops and local transport." "Mostly very good neighbours, but have one with problems, and bye bye to quality of life." "Near to bus routes and shops."

Q3 What do you dislike about this neighbourhood? "Some anti-social behaviour by 1 neighbour and by kids or people walking back from the pub at night. Poor pavement/road surface in areas." "Number of flats/bedsits, litter, dog fouling, neighbours letting dogs bark long periods, and loud music." "People coming from pub on Saturday night, stealing my car, dog fouling, and anti-social behaviour." "Number of bedsits and kids home, anti-social behaviour, dog fouling, barking all day and into the night, and speeding cars."

Q4 What changes/improvements would you like to see? N/A "Re-instatement of pavements, renewal lighting, and cleaning streets." "Police patrol evenings." "Speed bumps, and repairs to roads."

Q5 Which of the following should be a priority for Devonshire Park in the new Neighbourhood Development Plan?

Providing affordable housing for local people		1	1	
Support the conversion of properties back to single family dwellings	1		1	1
better local community services	1	1	1	
Repairing and re-using existing buildings	1	1	1	1
Encouraging more families into the area by marketing the area as family orientated with large			1	
Protecting the local character, historic buildings, features and environment		1	1	1

Other (please state)

**Devonshire Park
Questionnaire**

September 2011

Q1a What is your connection with this place?

Live	y	y	y	y
Work				y
Landowner		y		
Visiting				
Supported Living				
Other				

Postcode	CH42 7	CH42 7	CH42 7	N/A
Total forms	61	62	63	64

Q2 What do you like about this neighbourhood?

"I like the spacious wide roads and the large Victorian and Edwardian semi-detached houses, which are close to all amenities."	"Friendly, clean, local shops, also the work being done to make Devonshire Park an excellent place to live."	"Large properties, quiet roads, and close to shops."	"I like living here, as its near two parks. Its close to the shops and near very good schools, both primary and secondary. I also like that a lot of the houses are different this makes it a unique place to live."
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Q3 What do you dislike about this neighbourhood?

"I don't have anything negative about living on Devonshire Park, yes we do have flats and some behavioural problems to a lesser degree. But D.P.R.A are actively seeking to resolve these issues."	"Dog fouling, bedsits, and any anti-social behaviour."	"Parking, and dog fouling."	"I dislike the amount of social housing as it has a negative effect on the area, there are also too many flats, the old style large house should be kept as large family houses. The lighting in some parts of the area is very poor."
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Q4 What changes/improvements would you like to see?

"I would like to see a review of all lighting an Devonshire Park, I do find it inadequate and needs some upgrading. And a bus route from Borough road via Clarence road, up to Greenway road, to the doctors surgery would help."	"Pavements to be made safe, 20 mph speed limit on side roads, and better night lighting."	N/A	"The lighting needs to be improved, we also have a large hill in Heathbank road, and in the icy weather, needs salt adding to it. But, there is no grit bin and in my opinion there should be, as it can be very dangerous."
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Q5 Which of the following should be a priority for Devonshire Park in the new Neighbourhood Development Plan?

Providing affordable housing for local people				
Support the conversion of properties back to single family dwellings	3	1	1	2
better local community services			1	
Repairing and re-using existing buildings		1		
Encouraging more families into the area by marketing the area as family orientated with large	1	1	1	1
Protecting the local character, historic buildings, features and environment	2	1		3

Other (please state)

"Maybe something for young children at St.Josephs centre."

**Devonshire Park
Questionnaire**

September 2011

Q1a What is your connection with this place?

Live	y	y	y	y
Work		y		
Landowner				
Visiting				
Supported Living				
Other				

Postcode	CH42 7	CH42 7	CH42 7	CH42 7
Total forms	65	66	67	68
Q2 What do you like about this neighbourhood?	"It's a family friendly area which is quiet and you feel safe walking on your own in most bits."	"Devonshire Park is distinctive to surrounding areas, the housing stock is unique and lends itself to a relatively quiet and nice area to live and enclave."	"Quiet."	"Central location, close to parks, shops and amenities. Quiet area and character of properties."
Q3 What do you dislike about this neighbourhood?	"Sometime flats that are for needy people can be a pain!"	"Far too many flats with transient residents who don't have a stake in the community wasting large buildings."	N/A	"Dog fouling, minority of inconsiderate neighbours: those that allow persistent barking by their dogs! The number of cats! The bedsits/flats and people (usually drug/alcohol/mental problem people)."
Q4 What changes/improvements would you like to see?	"Less flats, and new pavement."	"Signage and greater use of parish centre for community activities."	N/A	"Many pavements need attention, dog litter, and bins that are emptied as regularly as the roads are swept!"

Q5 Which of the following should be a priority for Devonshire Park in the new Neighbourhood Development Plan?

Providing affordable housing for local people				
Support the conversion of properties back to single family dwellings		1		2
better local community services				3
Repairing and re-using existing buildings	2		2	
Encouraging more families into the area by marketing the area as family orientated with large	1	2		
Protecting the local character, historic buildings, features and environment	3	3	1	1

Other (please state)

"Residents parking permits especially during football season."
"Family housing for all is a great community platform."

**Devonshire Park
Questionnaire**

September 2011

Q1a What is your connection with this place?

Live	y		y	y
Work				
Landowner	y			
Visiting		y		
Supported Living				
Other				

Postcode	CH42 7	Manchester	CH42 7	CH42 7
Total forms	69	70	71	72

Q2 What do you like about this neighbourhood?

"Friendly, clean, and neighbourly."	"Friendly people, it seems like a little village. People just say hello and talk."	"By Prenton Park, also by local parks Mersey and Victoria. Easy transport links."	"Good bus services, local shops, very friendly, and clean & tidy."
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Q3 What do you dislike about this neighbourhood?

"Dog fouling, weeds on pavements, street lighting, car speeding and cars parking only on one side."	"Dogs fouling pavements as I have young children, and better parking."	"Noise from flats, and litter."	"I don't mind large properties being utilised for multiple occupancy so long as it is used properly and monitored. I wouldn't want the Residents Association to get too powerful, and refuse peoples right to change."
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Q4 What changes/improvements would you like to see?

"Better pavements and lighting, speed restrictions, car parking, and policing."	"Lighting very dark in the winter."	"More bins, more knowledge about who is moving into the flats or houses, and less flats."	"More designated areas for parking by shops, people always park over my driveway to go to Blockbusters/Freshway - extend bus lane to allow better parking. CCTV by shops to make area safer."
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Q5 Which of the following should be a priority for Devonshire Park in the new Neighbourhood Development Plan?

Providing affordable housing for local people			1	
Support the conversion of properties back to single family dwellings	1		1	
better local community services	2			1
Repairing and re-using existing buildings		1		2
Encouraging more families into the area by marketing the area as family orientated with large			1	
Protecting the local character, historic buildings, features and environment	3	1		3

Other (please state)

**Devonshire Park
Questionnaire**

September 2011

Q1a What is your connection with this place?

Live		y	
Work			
Landowner			y
Visiting	y		
Supported Living			
Other			

Postcode	Mold, North Wales	CH42 7	CH42 9
Total forms	73	74	75

Q2 What do you like about this neighbourhood?

"I visit my parents and find the neighbours and the shops very friendly."	"Quiet area, strong residents association, and well built building stock."	"It is so conveniently situated for travelling to anywhere in the Wirral and Liverpool by private or public transport, and the convenience of the shops nearby. (For forty six years we have enjoyed fantastic neighbours too)."
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Q3 What do you dislike about this neighbourhood?

"Parking."	"Number of flats/bedsits/HMO's. Properties allowed to fall into disrepair by absent landlords, commercial businesses being run from domestic dwellings and causing parking issues."	"A large percentage of the houses are very large and this is sometimes too expensive to maintain without letting off parts and subsequent flattening follows"
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Q4 What changes/improvements would you like to see?

"Pavements and lighting."	"Area formally recognised as Devonshire Park, ie street signs, and etc. Higher levels of community policing."	"Some parking improvements are badly needed, especially for main road house occupiers"
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Q5 Which of the following should be a priority for Devonshire Park in the new Neighbourhood Development Plan?

Providing affordable housing for local people			
Support the conversion of properties back to single family dwellings		1	
better local community services		2	3
Repairing and re-using existing buildings	1		
Encouraging more families into the area by marketing the area as family orientated with large			2
Protecting the local character, historic buildings, features and environment	1	3	

Other (please state)

"There is a vacant piece of land at the bottom of Singleton Avenue and Borough road could that not be made into parking for local residents only?"

**Devonshire Park
Questionnaire**

September 2011

Q1a What is your connection with this place?

Live	y	y	y	y
Work				
Landowner				
Visiting				
Supported Living				
Other				

Postcode	CH42 7	CH42 7	CH42 7	CH42 7
Total forms	76	77	78	79

Q2 What do you like about this neighbourhood?

"Quiet, nice range of Edwardian, Victorian and fairly modern designs."	N/A	"Quality of houses and neighbours."	"I think Devonshire Parks family community spirit is fantastic. I have a real feeling of belonging here. We are striving to give our families a lovely, safe place to grow up. I feel on the whole Devonshire Park does this, people try to look out for each other."
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Q3 What do you dislike about this neighbourhood?

"Inconsiderate parking, especially when Tranmere play."	N/A	"Houses that need repair, no more flats needed in area, and dog fouling."	"There are a number of large dwellings converted into flats and let out to young men, who play loud music and have a disregard for others. This causes concern and makes you watch peoples whereabouts. It makes me feel a little, 'on edge'."
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Q4 What changes/improvements would you like to see?

"Black paving is worn and messy - reinstate flag stones."	"I would like a bus service going up Clarence road to Greenway doctors, as I go there a lot."	"Repairs to houses."	"It would be nice to see a couple of benches placed at the top of South road (corner) and part way up North road, for some of the elderly residents to stop and have a rest on, if this was not possible maybe put them part way up Prenton road West?"
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Q5 Which of the following should be a priority for Devonshire Park in the new Neighbourhood Development Plan?

Providing affordable housing for local people			5	
Support the conversion of properties back to single family dwellings			1	3
better local community services			6	4
Repairing and re-using existing buildings	2		4	
Encouraging more families into the area by marketing the area as family orientated with large		1	2	2
Protecting the local character, historic buildings, features and environment	1	1	3	1

Other (please state)

"No more flats."

**Devonshire Park
Questionnaire**

September 2011

Q1a What is your connection with this place?

Live	y	y
Work		
Landowner	y	y
Visiting		
Supported Living		
Other		

Postcode CH42 7 CH42 7
Total forms 80 81

Q2 What do you like about this neighbourhood? "I value the bus service, doctors and the parks. But could do with more buses as there is hardly any at weekends." "I value the park. We could do with more buses of a night and weekends."

Q3 What do you dislike about this neighbourhood? "Dog fouling is a disgrace and there is never a dog warden. As to anti-social behaviour we have had wing mirrors broken on cars and bin's pushed over, about bins when they empty them they never put them back outside, they are half way up the road. We also have to put with people's parking outside when they have their own drive ways, this causes lots of friction between neighbours, our side is residents' parking only." "Dog fouling, litter, anti-social behaviour on cars and bins being pushed over. We also have cars parked outside our house, by people across the road who have drive ways, and never use them, it causes a lot of friction between neighbours, as our own families can not park outside their own house."

Q4 What changes/improvements would you like to see? "About changes I think, something should be done about the signs as people take no notice. They think they can park any time they want, people from the Sportsmans, and as I said people across the road with there own drive ways. You can never get outside your own house, and the elderly on our side struggle to get into ambulances. So, I would like to see some changes." "About changes, something should be done about the signs so people across the road with, park in their own drive ways, you can never get outside your own house. The elderly and the disabled, have a very hard time to get to a car or ambulance."

Q5 Which of the following should be a priority for Devonshire Park in the new Neighbourhood Development Plan?

Providing affordable housing for local people		
Support the conversion of properties back to single family dwellings		3
better local community services	1	2
Repairing and re-using existing buildings	3	
Encouraging more families into the area by marketing the area as family orientated with large		
Protecting the local character, historic buildings, features and environment	2	1

Other (please state)

"I would like to see changes to residents parking signs, so people know it is for our side only." "Changes to the Residents Parking Signs, so we can have our own parking spaces."

**Devonshire Park
Questionnaire**

September 2011

Q1a What is your connection with this place?

Live	y	y	y	y
Work				
Landowner				
Visiting				
Supported Living				
Other				

Postcode	CH42 7	CH42 7	CH42 7	CH42 7
Total forms	82	83	84	85

Q2 What do you like about this neighbourhood?

The strong residents association that supports the area. The quiet nature of the community	Good residents association. Good family environment	The residents association that was set up and is there to support everyone in the community. A lovely quiet area to live in.	It is a clean area. Well maintained dwellings. Local activities for adults and children at parish centre, Greenbank Road
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Q3 What do you dislike about this neighbourhood?

Dog dirt that litters every street in the area. It can particularly be troublesome in Willowbank Road and South Road. The number of flats and bedsits I would not like to see increase any more! Those that frequent those properties are often DSS and do not respect the area or property.	Dog fouling, excessive flats, parking on pavements, especially firms vehicles parked overnight which adds to residential parking difficulties	No more flats and bedsits in the area some do not respect the area and walk round with bottles and cans of beer which lowers the tone of the area. The amount of dog walkers and dog dirt!	The speed limit on North Road is exceeded by a lot of drivers. Service covers are badly maintained and on caused a bad accident to a youngster on North Road.
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Q4 What changes/improvements would you like to see?

Higher Police presence	Repair of cracked pavements. Speed restrictions	Parking on pavements seem to be normal especially firm vehicles kept over night. Should they be kept on firms premises as they take up residential parking spaces.	More trees. The pavement reinstated to York stone flags. Old rusty lamp posts renewed outside 46 North Road.
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Q5 Which of the following should be a priority for Devonshire Park in the new Neighbourhood Development Plan?

Providing affordable housing for local people				
Support the conversion of properties back to single family dwellings	1	1	1	3
better local community services				4
Repairing and re-using existing buildings	2	3	3	5
Encouraging more families into the area by marketing the area as family orientated with large	3	2	2	1
Protecting the local character, historic buildings, features and environment				2

Other (please state)

**Devonshire Park
Questionnaire**

September 2011

Q1a What is your connection with this place?

Live	y	y	y	y	y
Work					
Landowner					
Visiting					
Supported Living					
Other					

Postcode	CH42 7	CH42 9	CH42 7	CH42 9	CH42 7
Total forms	86	87	88	89	90

Q2 What do you like about this neighbourhood?	Great location for travel. 2 parks on doorstep. Plenty of local shops nearby. Church and community centre	Good shops. Good park. Good schools	Quiet with good neighbours	Everything. Good local shops. Excellent schools. Good bus services. Beautiful parks within walking distance. Best little community on the Wirral	The neighbours and its quiet
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Q3 What do you dislike about this neighbourhood?	Living opposite flats and bedsits and drug rehabilitation house. Which sometimes causes problems, like anti-social behaviour. Dog fouling is sometimes a problem, would like poo bags available and bins, like Oxton Village have and anti-fouling signs	Dog fouling. Noise after 12 o'clock. Speed of cars mainly at night	Amount of gangs of children congregating on the corners	Only thing I dislike is the amount of flats occupied by either drug addicts or drunks who cause so much noise and damage.	Dog fouling, people from other parts of the Borough who walk their dogs here
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Q4 What changes/improvements would you like to see?	Better dog fouling signs. More police on the beat. Reinstatement of pavements but think would be too expensive	Pavements. Speed camera on Borough Road	Better pavements, lighting, signage	More local policing to try and stop the above	Better pavements
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Q5 Which of the following should be a priority for Devonshire Park in the new Neighbourhood Development Plan?

Providing affordable housing for local people		1		1	
Support the conversion of properties back to single family dwellings	1	2		2	2
better local community services	2	3	1	4	
Repairing and re-using existing buildings				3	
Encouraging more families into the area by marketing the area as family orientated with large			2	5	1
Protecting the local character, historic buildings, features and environment	3		3	6	3

Other (please state)

**Devonshire Park
Questionnaire**

September 2011

Q1a What is your connection with this place?

Live	y		y	y
Work				
Landowner				
Visiting		y		
Supported Living				
Other				

Postcode	CH42 7	CH42 1	CH42 7	CH42 7
Total forms	91	92	93	94

Q2 What do you like about this neighbourhood?

A quiet area not much through traffic. Large family housing, with good room sizes and a real feel of community since the Residents' Association was formed	Its friendly and pleasant neighbours	Friendly	Large property - quiet location. Strong community spirit - St Josephs Parish Centre located in heart of community - Neighbourly help to one another. Friendly environment
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Q3 What do you dislike about this neighbourhood?

The fact that property developers keep trying to buy up the houses and turn them into flats or shared accommodation	They sweep the streets on Tuesdays and empty the bins on Wednesdays	A high number of flats/bedsits already exist. Encourage owners/tenants to become part of the community and not merely transients. Fast cars and motorbikes using the estate as a race track. Too much tarmac used on repairs to pavements
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Q4 What changes/improvements would you like to see?

The existing HMO's are kept tidy. Some are quite run-down and street lighting could be better and maintenance of roads and pavements improved especially for the elderly	The old nursery on Rocky Bank Road is a mess. Needs to be made nice	Pavements replaced particularly in North Road, which is a nightmare for the partially sighted	Better lighting. More attention to repairs/upgrade of roads and pavements. 20 mph signs becoming permanent. Permanent signage displaying the name Devonshire Park
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Q5 Which of the following should be a priority for Devonshire Park in the new Neighbourhood Development Plan?

Providing affordable housing for local people	4	3		
Support the conversion of properties back to single family dwellings	1		1	1
better local community services	2	2		
Repairing and re-using existing buildings	2		1	1
Encouraging more families into the area by marketing the area as family orientated with large	1		1	1
Protecting the local character, historic buildings, features and environment	1	1		1

Other (please state)

Reinstate the 'villa' appeal of the area by promoting a close, friendly, caring community by having signs at each corner of the area

**Devonshire Park
Questionnaire**

September 2011

Q1a What is your connection with this place?

Live	y	y
Work		
Landowner		
Visiting		
Supported Living		
Other		

Postcode CH42 9 CH42 9
Total forms 95 96

Q2 What do you like about this neighbourhood?

We enjoy the shops and general atmosphere of the area. It is lively but also serene and peaceful. The many lovely gardens are a delight and the people are friendly.	Good access to amenities - local shops, town centre shops, Tranmere Rovers. Excellent bus services to Birkenhea and Liverpool. Excellent residents' association. Generally but not totally good neighbours. Interesting traditional housing stock
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Q3 What do you dislike about this neighbourhood?

Too many flats etc. Pavements in a terrible state as people constantly trip over the edges of mis-placed and cracked paving stones	The usual! Litter from Borough Road shops, dog fouling, anti-social behaviour from people living locally and passers by. Illegal, dangerous and inconsiderate parking. Too many transients in rented flat accommodation
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Q4 What changes/improvements would you like to see?

Remove some of the 'sleeping policemen' in Temple Road. There are 7 in the length of the road and make driving - even slowly - a very uncomfortable thing. Taxi drivers avoid the road and use the others, which is difficult because some are one way and <u>no right turn</u> at Singleton Avenue	Less conversion of large houses into flats. Better policing. PCO's are useless and a complete waste of public money. No authority, no powers, no respect among anti-social element., fixated with the rights of transgressors rather than victims. The sort of people who you would normally expect to be lollipop ladies. Motto should be 'sorry we can't do anything about that'
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Q5 Which of the following should be a priority for Devonshire Park in the new Neighbourhood Development Plan?

Providing affordable housing for local people		
Support the conversion of properties back to single family dwellings	2	1
better local community services		2
Repairing and re-using existing buildings		
Encouraging more families into the area by marketing the area as family orientated with large	3	
Protecting the local character, historic buildings, features and environment	1	3

Other (please state)

**Devonshire Park
Questionnaire**

September 2011

Q1a What is your connection with this place?

Live	y	y	y
Work			
Landowner			
Visiting			
Supported Living			
Other			

Postcode	CH42 7	CH42 7	CH42 7
Total forms	97	98	99

Q2 What do you like about this neighbourhood? Everything: neighbours, property and the surrounding area House, area, people I am pleased with the progress the area has made in improving the gardens and general aesthetics of the properties

Q3 What do you dislike about this neighbourhood? Nightmare parking. Impossible to park your car and with bad weather on way should be able to park closer to home Parking. Cannot find parking space when come home from work. People with drives opposite park up leaving empty drive way and people going to pub leave car and pick up next day park to go doctors or to go shop I do not like the youths that play on the bikes at St Joseph's car park, I think there should be a suitable play area/skate park created for the local community

Q4 What changes/improvements would you like to see? Parking permits permanent for residents without off-street parking as the other side leave drives free of cars and park outside, leaving us nowhere to park Stricter guidelines for parking. I have 4 grandchildren all 4 yrs and under, 1 being new born. I have to walk from another road probably taking someone else's parking space with little girls and have to leave shopping in car because I can't manage it home. As above, I would like to see a family park/play area created in the local area. I think a section of St Joseph's care park would be utilised very well.

Q5 Which of the following should be a priority for Devonshire Park in the new Neighbourhood Development Plan?

Providing affordable housing for local people		1	
Support the conversion of properties back to single family dwellings			1
better local community services	3	2	3
Repairing and re-using existing buildings	1	3	
Encouraging more families into the area by marketing the area as family orientated with large			
Protecting the local character, historic buildings, features and environment	2		2

Other (please state)

**Devonshire Park
Questionnaire**

September 2011

Q1a What is your connection with this place?

Live	y	y	y
Work			
Landowner		y	
Visiting			
Supported Living			
Other			

Postcode	CH42 7	CH42 7	CH42 7
Total forms	100	101	102

Q2 What do you like about this neighbourhood?

I like that many of the buildings are period buildings. I like that the neighbourhood is becoming more family orientated. I like the efforts the Devonshire Park have made to improve the area	Only lived here 12 months. Neighbours and passers by very friendly. Helpful. Keep houses and gardens tidy. Keep their eye on each other etc.	The friendliness, care, support and kindness of neighbours in my road. Feeling of security, knowing we all look out for one another. Varied house shapes makes it interesting to live here. Quiet area, no problems. Good size gardens. Good old-fashioned values shared amongst community
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Q3 What do you dislike about this neighbourhood?

I do not like the amount of properties that have become flats as the tenants do not take responsibility for the outside of the property making the area look uncared for. I do not like that there are no family friendly areas (ie no park, play areas) without crossing main roads.	<u>Dog fouling</u> . Racing cars (youngsters) might calm down now with 20 mph. This is a nice area for retiring and being with people your own age etc.	No litter problem but dog fouling has become a habit again in most neighbourhoods unfortunately. This is <u>not</u> acceptable, when owners do not clear up. Too many houses being converted into bedsits from which many social problems may arise causing concern.
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Q4 What changes/improvements would you like to see?

I would like to see the street lamp outside of No. 8 Greenbank Road fixed, as it is always turned on. I would like a child's play area to be introduced (ie St Joseph's car park)	Better lighting. Grit bins. Pavements are <u>ok</u> far better than tarmac it would change the area.	More lighting needed especially in these <u>old</u> roads with looming buildings and long pathways to houses, which are so dark and frightening to pas by if one is walking at night. Pavements checked and levelled if necessary. I have to use a walking stick or staff.
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Q5 Which of the following should be a priority for Devonshire Park in the new Neighbourhood Development Plan?

Providing affordable housing for local people		1	3
Support the conversion of properties back to single family dwellings	1	1	
better local community services	3	1	
Repairing and re-using existing buildings		1	1
Encouraging more families into the area by marketing the area as family orientated with large			2
Protecting the local character, historic buildings, features and environment	2	1	

Other (please state)

Perhaps buildings that are converted into flats in this particular area should be left as use for single family properties and more modern houses elsewhere, used to house young mothers with children.

**Devonshire Park
Questionnaire**

September 2011

Q1a What is your connection with this place?

Live	y	y
Work		
Landowner		y
Visiting		
Supported Living		
Other		

Postcode CH42 7 CH42 7
Total forms 103 104

Q2 What do you like about this neighbourhood? A quiet neighbourhood generally, with its own traditional and historic atmosphere of mainly Edwardian houses, varied in style. Quiet, clean and good local services

Q3 What do you dislike about this neighbourhood? Dog fouling on pavements. Drunken screaming and occasional vandalism, especially on Friday nights after the Youth Club. Sometimes screaming cars speeding between parked cars at night. Parking on match and bridge days. We should have resident parking on all roads in park

Q4 What changes/improvements would you like to see? Some pavements are irregular, as are some road services Police patrols (foot)

Q5 Which of the following should be a priority for Devonshire Park in the new Neighbourhood Development Plan?

Providing affordable housing for local people	3	
Support the conversion of properties back to single family dwellings		
better local community services		1
Repairing and re-using existing buildings	2	
Encouraging more families into the area by marketing the area as family orientated with large		2
Protecting the local character, historic buildings, features and environment	1	3

Other (please state)

**Devonshire Park
Questionnaire**

September 2011

Q1a What is your connection with this place?

Live		y	y
Work		y	
Landowner		y	
Visiting	y		
Supported Living			
Other			

Postcode	CH61 8	CH42 7	CH42 7
Total forms	105	106	107

Q2 What do you like about this neighbourhood?	The history of the area. Many large houses - each different, make this extremely interesting. Although this is quite a built up area with not a lot of open space, it still feels very suburban. It is obvious that most house owners are caring for their properties and that there is a good community feeling.	The neighbours. Pleasant place to live	Full of character, quiet roads, sense of space, friendly neighbours. Sense of community. Good area. Good school nearby
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Q3 What do you dislike about this neighbourhood?	Generally speaking, houses that have been converted to flats are not well looked after and spoil the neighbourhood. The way the Council are infilling the pavements with tarmac looks horrible and pulls the area down.		Dog fouling, parking problems (living over the road from St Josephs Social Club). Landlords owning property with no responsibilities to keep a house looked after, overdevelopment of family houses into flats etc.
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Q4 What changes/improvements would you like to see?	The planting of suitable trees by the Council or householders should be encouraged. The pavements should be reinstated and properly maintained. It would be good to see the area signed as Devonshire Park, certainly on the perimeter - and what about proper signs erected by the Council (as they have for 'Bidston Rise' for example). Maybe special street lights.	Pavements and road surfaces	Landlords held to account for their own property and not allowed to 'ruin' a street. Consultation on changes in fabric of houses and area - properly done
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Q5 Which of the following should be a priority for Devonshire Park in the new Neighbourhood Development Plan?

Providing affordable housing for local people			
Support the conversion of properties back to single family dwellings	3		
better local community services			3
Repairing and re-using existing buildings		1	1
Encouraging more families into the area by marketing the area as family orientated with large	2		
Protecting the local character, historic buildings, features and environment	1	1	2

Other (please state)

**Devonshire Park
Questionnaire**

September 2011

Q1a What is your connection with this place?

Live	y	y	y
Work			
Landowner			
Visiting			
Supported Living			
Other			

Postcode CH42 7 CH42 7 CH42 7
Total forms 108 109 110

Q2 What do you like about this neighbourhood? Quiet, good housing stock. Friendly family neighbourhood. Peaceful, good neighbours
 Strong residents association Good access to local transport, shops and schools

Q3 What do you dislike about this neighbourhood? Too many flats and bedsits, anymore too many. Dog fouling. North Road used as a rat run, fast cars up and down. Litter from shop areas. Street parking on Sundays Flats, Flats, more flats as big houses companies etc seem to think an ideal place to have special housing eg young mums, half way housing

Q4 What changes/improvements would you like to see? Permanent 20 mph speed restrictions. No more conversion of family houses into flats or bedsits. We have enough Road repairs. Pavement repairs More '1' family housing

Q5 Which of the following should be a priority for Devonshire Park in the new Neighbourhood Development Plan?

Providing affordable housing for local people		1	
Support the conversion of properties back to single family dwellings	1	6	1
better local community services		4	2
Repairing and re-using existing buildings	2	3	
Encouraging more families into the area by marketing the area as family orientated with large		2	
Protecting the local character, historic buildings, features and environment	3	5	3

Other (please state)

**Devonshire Park
Questionnaire**

September 2011

Q1a What is your connection with this place?

Live	y	y	y
Work			
Landowner			
Visiting			
Supported Living			
Other			

Postcode	CH42 7	CH42 7	CH42 7
Total forms	111	112	113

Q2 What do you like about this neighbourhood?	It's a happy and friendly neighbourhood	Established home owners resident. Sense of community, low crime	Friendly neighbourhood, supportive community
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Q3 What do you dislike about this neighbourhood?	The youngsters who drive up North Road at high speed	Too many transients, too many HMOs; North Road and the 'Banks'. Greenway Road with Hawthorne Road is dangerous	Flats, how fast cars drive on North Road
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Q4 What changes/improvements would you like to see?	Refurbishing old properties and renovating flats	Our road has not been properly tarmaced for over 30 years. The grids need cleaning. Abakan's causes parking issues	<u>More</u> family houses <u>instead</u> of flats (in converted houses)
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Q5 Which of the following should be a priority for Devonshire Park in the new Neighbourhood Development Plan?

Providing affordable housing for local people	2		
Support the conversion of properties back to single family dwellings	3	1	1
better local community services			2
Repairing and re-using existing buildings	1		
Encouraging more families into the area by marketing the area as family orientated with large			3
Protecting the local character, historic buildings, features and environment		2	

Other (please state)		3 Stop the war of attrition we face from non-stakeholding property speculators	
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**Devonshire Park
Questionnaire**

September 2011

Q1a What is your connection with this place?

Live	y	y	y
Work			
Landowner			
Visiting			
Supported Living			
Other			

Postcode	CH42 7	CH42 7	CH42 7
Total forms	114	115	116

Q2 What do you like about this neighbourhood?	Strong community. Active resident's association	Compact, friendly neighbours, residents' association	The fact that it is a settled, long-standing community, that has managed to retain, even develop, elements of a community spirit. We also appreciate the traditional houses that have been maintained.
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Q3 What do you dislike about this neighbourhood?	Threat from commercial landlords due to size of properties	Lack of parking but nothing to be done - when houses built, cars did not exist!	Disturbances are rare but happen occasionally, as in any community
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Q4 What changes/improvements would you like to see?	Tougher restrictions on commercial landlord planning applications	Footways repaired but given the severity of the slopes, tarmac would be treacherous	We have well over the norm of multiple occupation houses, so capping any further such properties would have a community benefit
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Q5 Which of the following should be a priority for Devonshire Park in the new Neighbourhood Development Plan?

Providing affordable housing for local people	5		
Support the conversion of properties back to single family dwellings	3	2	
better local community services	6		
Repairing and re-using existing buildings	4	2	3
Encouraging more families into the area by marketing the area as family orientated with large	1	3	1
Protecting the local character, historic buildings, features and environment	2		2

Other (please state)

**Devonshire Park
Questionnaire**

September 2011

Q1a What is your connection with this place?

Live	y	y	109
Work	y		4
Landowner			9
Visiting			4
Supported Living			0
Other			0

Postcode	CH42 7	N/A	
Total forms	117	118	118

Q2 What do you like about this neighbourhood?	Houses, gardens, trees, peace and quiet, near to local amenities and transport. Sense of community.	It is quiet and friendly, most people look after their homes and gardens	118
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Q3 What do you dislike about this neighbourhood?	Litter, graffiti, crime, derelict buildings, dog fouling, cars parking on pavements, people dealing drugs with impunity, anti-social behaviour, arrogant yobs dominating public spaces, riding bikes on the pavements, landlords not maintaining their properties or supervising tenants.	People who don't clean up after their dogs. Driving too fast down the roads. Flats and rehabilitation homes. Parking on the pavements opposite drives. Nowhere near for youngsters to play.	116
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Q4 What changes/improvements would you like to see?	Dealing consistently with all of the above	Somewhere for children and young people to play. Proper resurfacing of roads NOT RECYCLED! TRAFFIC SLOWING measures.	118
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Q5 Which of the following should be a priority for Devonshire Park in the new Neighbourhood Development Plan?

Providing affordable housing for local people	7	5	
Support the conversion of properties back to single family dwellings	2	4	
better local community services	6	6	
Repairing and re-using existing buildings	1	3	
Encouraging more families into the area by marketing the area as family orientated with large	4	2	
Protecting the local character, historic buildings, features and environment	3	1	

Other (please state)

Confront crime, anti-social behaviour, vandalism, graffiti etc. 7 Childrens Play Area

DEVONSHIRE PARK NEIGHBOURHOOD PLAN – PUBLIC CONSULTATION**Appendix 3 – Existing Development Plan policy context for Devonshire Park****Regional Strategy**

The Regional Strategy shows Devonshire Park within the policy area set out in Policy LCR3, which sets out that Plans and strategies should 'expand the quality and choice of housing in line with the approach set out in Policy L4'.

Policy LCR3 – Outer part of the Liverpool City Region.

In the outer part of the City Region Plans and strategies should:

- Focus economic development in the town/cities as set out in RDF1 and at other locations which accord with the spatial principles (policies DP1-9), policies W2 and W3 and LCR1. Particular attention should be given to addressing worklessness;
- Support significant intervention in areas where housing market restructuring is required in line with the approach set out in Policies L3 and L4;
- Expand the quality and choice of housing in line with the approach set out in Policy L4;
- Maintain and enhance the roles of the regional towns, key service centres and local centres in accordance with Policy RDF2;
- Identify, define and maintain the role of suburban centres in accordance with RDF1 and spatial principles DP1-9.

Policy L4 – Regional Housing Provision

Local Authorities should monitor and manage the availability of land identified in plans and strategies and through development control decisions on proposals and schemes, to achieve the housing provision (net of clearance replacement) set out in Table 7.1.

In doing so they should:

- Work in partnership with developers and other housing providers to address the housing requirements (including local needs and affordable housing needs) of different groups, (for example disabled people, students, older people, black and minority ethnic communities and families with children including single headed households) to ensure the construction of a mix of appropriate house types, sizes, tenures and prices, in line with policies L2, L3 and L5;
- Use the results of up-to-date Strategic Housing Market Assessments and Strategic Housing Land Availability Assessments to inform the allocation of and development control decisions upon specific sites;
- Encourage new homes to be built to Code for Sustainable Homes standards and promote the use of the Lifetime Homes standard;
- Ensure that new housing development does not have an adverse cumulative impact on the existing housing stock and market;

DEVONSHIRE PARK NEIGHBOURHOOD PLAN – PUBLIC CONSULTATION

- Ensure that new dwellings will be served by adequate water supply and sewage management facilities;
- Allow for clearance replacement to reflect local circumstances, as a mechanism for the recreation of viable and sustainable neighbourhoods;
- Introduce phasing policies which secure the orderly and managed release of housing land over the period of the plan in line with the sequential approach set out in Policy DP4, taking into account the need for co-ordinated provision of necessary infrastructure and the overall availability of land for housing;
- Ensure that the transport networks (including public transport, pedestrian and cycle) can accommodate additional demand generated by new housing; and
- Maximise the use of vacant and under-used brownfield land and buildings in line with Policy DP4 and indicative targets set out in Table 7.1.

For the purpose of producing Local Development Frameworks, local planning authorities should assume that the average annual requirement set out in Table 7.1 will continue for a limited period beyond 2021.

Other key Regional Strategy policies include:

Policy DP1 – Spatial Principles

Includes the need to ‘promote sustainable communities’, ‘make the best use of existing resources and infrastructure’, ‘marry opportunity and need’ and ‘promote environmental quality’.

Policy DP2 – Promote Sustainable Communities

Building sustainable communities – places where people want to live and work – is a regional priority in both urban and rural areas. Sustainable communities should meet the diverse needs of existing and future residents, promote community cohesion and equality and diversity, be sensitive to the environment, and contribute to a high quality of life, particularly by:

- Fostering sustainable relationships between homes, workplaces and other concentrations of regularly used services and facilities;
- Taking into account the economic, environmental, social and cultural implications of development and spatial investment decisions on communities;
- Improving the built and natural environment, and conserving the region’s heritage;
- Promoting community safety and security...;
- Encouraging leadership, joint working practices, community consultation and engagement;

Policy DP4 – Making the Best Use of Existing Resources and Infrastructure

Sets out a sequential approach, which first uses existing buildings and previously developed land within settlements.

DEVONSHIRE PARK NEIGHBOURHOOD PLAN – PUBLIC CONSULTATION**Policy DP5 – Manage Travel Demand; Reduce the Need to Travel, and Increase Accessibility**

Includes the need to locate development so as to reduce the need to travel, especially by car, and to enable people as far as possible to meet their needs locally.

Policy DP7 – Promote Environmental Quality

Environmental quality should be protected and enhanced, especially by:

- Understanding and respecting the character and distinctiveness of places and landscapes;
- Promoting good quality design in new development and ensuring that development respects its setting taking into account relevant design requirements...;

The Devonshire Park Neighbourhood Plan is consistent with many of the Regional Strategy policies, in that it promotes a sustainable development of the neighbourhood, respecting its context and the promotion of community consultation and engagement.

Wirral Unitary Development Plan

Devonshire Park is within the Primarily Residential Area in the Wirral UDP, subject to:

Policy HS4 – Criteria for New Housing Development

Proposals for new housing development on allocated sites and within the Primarily Residential Areas shown on the Proposals Map will be permitted subject to the proposal fulfilling all the following criteria:

- (i) the proposal being of a scale which relates well to surrounding property, in particular with regard to existing densities and form of development;
- (ii) the proposal not resulting in a detrimental change in the character of the area;
- (iii) access and services being capable of satisfactory provision, particularly for off-street car parking areas and garages, and adequate vehicular access;
- (iv) the provision of appropriate landscaping and boundary treatment which relates the proposed development to its surroundings, paying particular attention to the maintenance of existing natural features and vegetation in accordance with Policy GR5;
- (v) the appropriate provision of design features which contribute to a secure environment and reduce the likelihood of crime;
- (vi) incorporating provision for accessible public open space and children's play areas in accordance with Policy GR6; and
- (vii) the provision of adequate individual private or communal garden space to each dwelling.

DEVONSHIRE PARK NEIGHBOURHOOD PLAN – PUBLIC CONSULTATION

For all proposals whose main elevations are parallel, or nearly so, an adequate distance should be kept between habitable rooms in separate dwellings. In addition, where the gable end of one property fronts onto the rear elevation of another, then an adequate separation should be achieved.

The Devonshire Park Neighbourhood Plan accepts the principles of UDP Policy HS4 but, in the same way that UDP Policy HS5 sets out more detailed policies for Design and Density Guidelines areas, the Neighbourhood Plan provides further detail to determine planning applications within our neighbourhood.

There are a number of other UDP policies that should also be considered in the determination of planning applications within Devonshire Park:

Policy HSG2 – Affordable Housing**Policy HS6 – Principles for Affordable Housing****Policy HS7 – Sheltered Housing (see also Supplementary Planning Guidance Note 18)****Policy HS8 – Nursing Homes/Residential Care Homes (see also Supplementary Planning Guidance Note 18)****Policy HS11 - House Extensions (see also Supplementary Planning Guidance Note 4)****Policy HS12 – Pre-School Day Care (see also Supplementary Planning Guidance Note 17)****Policy HS13 – Self-Contained Flat Conversions (see also Supplementary Planning Document 2)****Policy HS14 – Houses in Multiple Occupation****Policy HS15 – Non-Residential Uses in Primarily Residential Areas****Policy GR5 – Landscaping and New Development (see also Supplementary Planning Guidance Note 21)****Policy GR7 – Trees and New Development (see also Supplementary Planning Guidance Note 9)****Policy RE10 – Criteria for Community Centres and Facilities****Policy RE11 – Criteria for Children’s Play Facilities****Policy TR9 – Requirements for Off-Street Parking (see also Supplementary Planning Document 4)**



DEVONSHIRE PARK NEIGHBOURHOOD PLAN – PUBLIC CONSULTATION

The Devonshire Park Neighbourhood Plan policies will supersede these UDP policies as appropriate.

For further information please contact: Wirral Council, Strategic Development, Town Hall, Brighton Street, Wallasey CH44 8ED – telephone 0151 691 8222 – fax 0151 691 8188 – email richardlewis@wirral.gov.uk or Devonshire Park Residents Association, <http://devonshirepark.wordpress.com/>



DEVONSHIRE PARK NEIGHBOURHOOD PLAN – CONSULTATION DRAFT

Devonshire Park Residents' Association and Wirral Council have published a draft Neighbourhood Plan for Devonshire Park, Tranmere. Your comments are invited.

The Neighbourhood Plan aims to put in place planning policies for the control of development in Devonshire Park that are specific to the neighbourhood. The draft Plan is accompanied by Appendix 1 – Statement of Public Consultation – First Stage Questionnaire, Appendix 2 – First Stage Questionnaire – Anonymised results and Appendix 3 – Existing Development Plan policy context for Devonshire Park.

The draft Neighbourhood Plan and its accompanying documents can be viewed at <http://www.wirral.gov.uk/my-services/environment-and-planning/planning/local-development-framework/neighbourhood-planning> . Paper copies are also available for public inspection at Birkenhead Library, One-Stop Shops, at the counter of the Technical Services Department at Cheshire Lines, Canning Street, Birkenhead CH41 1ND, during normal opening hours and at St Joseph's Parish Centre in Greenbank Road, Tranmere CH42 7JS. Additional electronic and paper copies can also be made available on request.

The final deadline for comments to be received on-line or at the address below is 5pm on Friday 23rd March 2012. Comments may be submitted in writing, by letter, e-mail or fax. Please state if you wish to be notified of future stages of the plan preparation, including when the plan is submitted for independent examination, the publication of the examiner's report and the adoption of the Neighbourhood Plan by the Council.

For further information please contact Richard Lewis, Investment Strategy Manager, Regeneration, Housing and Planning Department, Wirral Council, North Annexe, Town Hall, Brighton Street, Wallasey CH44 8ED on 0151 691 8222 or visit the Devonshire Park website at

to

date 8th February 2012

your ref
my ref
service Strategic Development
tel 0151 691 8222 Please ask for Richard Lewis
fax 0151 691 8188
email richardlewis@wirral.gov.uk

Dear Sir or Madam

**DEVONSHIRE PARK RESIDENTS ASSOCIATION – DRAFT NEIGHBOURHOOD
PLAN FOR DEVONSHIRE PARK – CONSULTATION DRAFT**

This letter is to inform you of the opportunity to comment on the draft Neighbourhood Plan for Devonshire Park.

The draft Neighbourhood Plan has been prepared by the Devonshire Park Residents' Association, who were granted Neighbourhood Planning 'Front Runner' status by the Government in April 2011.

The Residents' Association has carried out a series of public meetings to gather information and views. It has also carried out a questionnaire survey within the area between August and September 2011. This questionnaire was analysed by the Council and the results used by the Residents' Association to prepare the draft Neighbourhood Plan.

The draft Neighbourhood Plan is accompanied by a statement of public consultation. Copies of the questionnaire responses are available by request and on the website, <http://wirral-consult.limehouse.co.uk/portal>, where all the documents can be viewed. The deadline for comments to be received on-line or in writing by letter or e-mail to Richard Lewis, Strategic Development, North Annexe, Brighton Street, Wallasey, Wirral, Merseyside CH44 8ED will be **5.00 p.m. on Friday 23rd March 2012.**

Paper copies will also be made available for public inspection at Birkenhead Library, Birkenhead and Seacombe One-Stop Shops, at the public counter of the Technical Services Department at Cheshire Lines, Canning Street, Birkenhead CH41 1ND,

during normal opening hours and at St Joseph's Parish Centre in Greenbank Road. Additional electronic and paper copies can also be made available on request.

The comments submitted will be publicly reported and will be used to inform the Final Neighbourhood Plan for Devonshire Park, which will be published for final comments on its soundness later in the year. The Plan will then be submitted to the Council for its views on the Plan's conformity with planning policies. Following submission, the Plan will be subject to independent examination, a referendum of local residents and then adopted by the Council.

If you have any questions about this consultation or the Neighbourhood Planning process, please contact Richard Lewis on 0151 609 8222 or visit the Devonshire Park website at <http://devonshirepark.wordpress.com/>

Yours faithfully

Richard Lewis
Investment Strategy Manager

APPENDIX 3.1

DEVONSHIRE PARK NEIGHBOURHOOD PLAN – LIST OF STAKEHOLDERS CONSULTED IN FEBRUARY 2012

A2 Architects	Mathews & Goodman
Age Concern Wirral	McCormick Architecture
Ainsley Gomon Architects	McDyre & Co
Airwave MMO2	Mersey Forest
Alinbrook Ltd	Merseyside & West Cheshire Ramblers
Allerton Trust	Merseyside & West Lancashire Bat Group
Alpha Homes	Merseyside Archaeological Service
Alyn Nicholls & Associates	Merseyside Civic Society
Anchor Trust	Merseyside Cycling Campaign (Wirral)
Ancient Monuments Society	Merseyside Environmental Advisory Service
Arena Housing	Merseyside Environmental Trust
Arriva North West Limited	Merseyside Fire & Rescue Service
Athertons	Merseyside Fire Service Headquarters
Barton Willmore	Merseyside Police
BE Group	Merseyside Police Authority
Bell Developments	Merseyside Waste Disposal Authority
Bell Ingram Pipelines Ltd	Merseytravel
Bellway Homes Ltd	Methodist Church Property Division
Bett Limited	Michael Cunningham Architects
Biffa Waste Services	Miller Town Planning
Bloomfields Limited	Mobile Operators Association
Blue Sky Planning Limited	Mono Consultants
BNP Paribas Real Estate	Morecrofts Solicitors
Bovis Homes Limited	Morris Homes (North) Limited
Brady Chartered Surveyors	Mouchel Parkman
Braithwaite Associates	Mr B Legan Dip TP DMS
Bride Hall Holdings Ltd	Mr C M Brand
Bridgewater Meeting Room Trust	Mr C R Hutchinson
British Aerospace	Mr C W Dent BA Dip TP RIBA MRTPI
Broadway Malyan Planning	Mr F Burgana BA MCD MRTPI
Brockway Dunn Limited	Mr Hussenbux
Brodies Solicitors	Mr J A Wright BA (Hons) MRTPI
BT	Mr M Kivlehan
C A Planning	Mr P Barton MCD BA (Hons)
C D Hughes	Muir Associates
Carey Jones Architects	Multiple Sclerosis Society
Cass Associates	Npower Renewables
CB Richard Ellis	Nathaniel Lichfield & Partners
CDP Limited	National Grid
CDS Housing	National Trust
CgMs Consulting	National Wind Power Limited
Chart Plan (2004) Ltd	Natural England, Consultation Service
Cheshire & Wirral Partnership NHS Trust	NJL Consulting
Cheshire Gardens Trust	North Country Homes Group Limited
Cheshire RIGS Group	North Western Baptist Association
Cheshire Wildlife Trust	Northern Trust
Chris Thomas Limited	NTL
Cliff Walsingham & Company	O2 UK Limited
Clive Watkin Partnership	P H Property Holdings Limited
Colliers CRE	Paddock Johnson Partnership
Colliers International	Partnership for Racial Equality

Contour Homes	Paul Butler Associates
Corporate Property Solutions	Peacock & Smith
Cosmopolitan Housing	Persimmon Homes North West
Council for British Archaeology	Peter Brett Associates
Countryside Properties	Pierhead Housing
Cunnane Town Planning	Pine Court Housing
Cycling Project	Planning and Environmental Services Ltd
D J Cooke & Company Limited	Planning Bureau Limited
D2 Planning	Planning Potential
Dalton Warner Davies	Ramblers Association (Wirral Group)
Daly International	Redrow Homes
De Pol Associates	RGB
Denis Wilson Partnership	Robinson Architects
Denton Clark	Rodney Housing Association
Design Planning Developments	Roger Tym & Partners
Development Planning & Design Services	Roman Catholic Church
Devonshire Park Residents Association	Royal Estates
Dickinson Dees	RPS Planning Transport & Environment
Dickman Associates Limited	RSPB
Diocese of Chester	Salisbury Developments
Diocese of Shrewsbury	Salvation Army
Dixon Webb	Sanderson Weatherall LLP
DPP	Savills
Drivers Jonas Deloitte	Secretary of State for Transport
DTZ Pieda Consulting	Seddon Homes Limited
E M Enterprises	Shire Consulting
EDAW Plc	Signet Planning
Edmund Kirby	Smith & Sons Property Consultants
Emerson Group	Society for Protection of Ancient Buildings
Emery Planning Partnership	SP Manweb
Energy Projects Plus	Spawforths
English Churches	Sport England North West
English Heritage (North West)	Steer Davies Gleave
Entec UK Ltd	Steven Abbott Associates
Envirolink Northwest	Stewart Ross Associates
Family Housing Association	Storey Sons & Parker
Fire Safety Command (Wirral District)	Street Design Partnership
Fisher German Chartered Surveyors	Strutt & Parker
Forestry Commission (NW Conservancy)	Suburban Studios
Forster and Company	Sustrans
Forum Housing	T Mobile (UK) Ltd
Fuller Peiser	Taylor Wimpey UK Limited
FWT	Taylor Woodrow Developments
Garden History Society	Taylor Young
Garry Usherwood Associates	Terence O'Rourke
General Aviation Awareness Council	Tetlow King Planning
Gerald Eve	The Compendium Group (Riverside)
Gilling Dod Architects	The Co-operative
Gilmore Developments Limited	The Environment Agency
GL Hearn	The Gauchwin Group
Gladman Developments	Thomas Estates Limited
Goodwin Planning Services	Townswomen Wirral 101-25
Grosscurth & Co	Turley Associates
Guardian Retirement Housing	Tweedale
GVA Grimley	Twentieth Century Society
Halcrow Consulting Business Group	United Utilities

Halcyon Properties	VCAW Bebington
Hallam Land Management Ltd	Venture Housing Association
Harlor Homes	Vodafone Ltd
Haston Reynolds Partnership	Welcome Home Developments
Hawarden Airport (Airbus)	White Young Green
Health & Safety Executive	WIRED
Henry Boot Developments Limited	Wirral & Cheshire Badger Group
Hickling Gray Associates	Wirral Association for Disability
Higham & Co	Wirral Autistic Society
Highways Agency	Wirral Barn Owl Trust
Home Builders Federation	Wirral Chamber of Commerce
Homes and Communities Agency	Wirral Community Engagement Team
Hornby Homes	Wirral Community Safety Team
Hourigan Connolly	Wirral Council - Children & Young Persons Department
Housing 21	Wirral Council – Learning and Achievement
HOW Planning LLP	Wirral Council – Wirral Community Services
Hutchison 3G UK Limited	Wirral CVS
Hylgar Properties	Wirral Disabled Peoples Partnership
Indigo Planning	Wirral Environmental Network
Inglewood Properties	Wirral Footpaths and Open Spaces Society
Irvin Consultants	Wirral Friends of the Earth
J10 Planning	Wirral Green Party
JASP Planning	Wirral Hospitals Trust
JMP Consulting	Wirral Investment Network
Job Centre Plus	Wirral Jehovah's Witnesses
Jones Lang LaSalle	Wirral Local Strategic Partnership
JWPC Limited	Wirral Magistrates
Kemp & Kemp	Wirral Methodist Housing Association
Kersh Commercial	Wirral Multicultural Organisation
King Sturge	Wirral NHS Trust
Knight Frank LLP	Wirral Partnership Homes
Lambert Smith Hampton	Wirral PCT, Public Health Department
Land Planning Group	Wirral Planning Advice & Appeals Service
Land Projects UK Associates	Wirral Primary Care Trust
Landmark Information Group Ltd	Wirral Society
Leith Planning Limited	Wirral Sustainable Transport Co-ordinator
Liverpool Housing Trust	Wirral Transport Users Association
MacIntosh Communications Limited	Wirral Victim Support
Malcolm Scott Consultants Ltd	Wirral VCS Network
Maritime (Regenda Group)	Wirral Wildlife
Mason Owen	Walton & Co

[296 entries]

Comments

Devonshire Park Neighbourhood Plan Consultation (08/02/12 to 23/03/12)

Comment ID	8
Response Date	21/03/12 21:00
Consultation Point	1 Introduction (View)
Status	Processed
Submission Type	Web
Version	0.1

Please add your comments here:

Since the Resident's Association formed Devonshire Park has become more of a community. Their work for the Neighbourhood Plan will hopefully preserve the character of our beautiful Villa Estate. In our road we have flats, private houses, Mencap and Phoenix House and we all live together. But since the Resident's Association we now talk to each other as well. Hoping that the Neighbourhood Plan would come into effect when it is developers targeting our area for profit only.

Comment ID	7
Response Date	19/03/12 12:00
Consultation Point	8 Neighbourhood Development Plan Policies (View)
Status	Processed
Submission Type	Web
Version	0.2

Please add your comments here:

Support these policies, as the key to keeping the existing birds and bats is the retention and cultivation of the mature gardens, especially their trees and shrubs. Conversion, re-roofing and other works should take care not to remove bat roosts and bird nesting sites, or to replace with suitable artificial bat and bird boxes. Advice can be had from RSPB and Bat Conservation Trust..

Comment ID	6
Response Date	28/02/12 23:23
Consultation Point	7 Evidence (View)
Status	Processed
Submission Type	Web

Version 0.2

Please add your comments here:

Establishing a Conservation Area would be the most appropriate solution to the vast majority of these concerns. Most of the remaining issues are related to neighbourhood management and cannot be effectively addressed by planning policies alone. It is not a legitimate objective of the planning system to achieve policies of social engineering.

Comment ID 5
Response Date 28/02/12 23:18
Consultation Point 5 Wirral Development Plan Context ([View](#))
Status Processed
Submission Type Web
Version 0.3

Please add your comments here:

Residential development should be concentrated in the Inner Area, where Housing Market Renewal (HMR) is taking place. So, the Devonshire Park area ought not have been subject to the sort of development the neighbourhood forum (NF) opposes. I suspect that the high number of demolitions within the HMR area is partly responsible for the increase in conversions due to the number of displaced people. The Government's social housing reforms will add to this problem, as "overaccommodated" social tenants will be forced to move out of their 2-bedroom social rent flats into 1-bedroom flats or bedsits in the private rented sector (because registered social landlords (RSL) have very few 1-bedroom places). According to one RSL Manager, about 100 of their tenants in the vicinity of Devonshire Park will be affected. Families will not be unaffected. A couple below retirement age in receipt of housing benefit (due to unemployment and/or disability) who have 2 sons away at university, if they rent a 3-bedroom house, will be forced to pay 28% of their full rent for these unoccupied rooms even though their sons come home out of term time. If they cannot afford this, they will have to move to a 1-bedroom flat. So, the NF's objectives could well lead to the community being broken up because of a lack of choice of accommodation size.

Comment ID 4
Response Date 28/02/12 22:57
Consultation Point 4 National Context for the Neighbourhood Development Plan ([View](#))
Status Processed
Submission Type Web
Version 0.2

Please add your comments here:

Social engineering is not a legitimate objective of the Planning System. Neighbourhood Plans are not supposed to deliver less development than the Local Plan already allows for. The wording of the proposed policies restrict development in a manner than is inconsistent with this principle. It would also have the effect of displacing "harmful" development to neighbouring areas, thereby simply moving the problem onto someone else's patch. Disagree that the proposed policies are consistent with local and national planning policy and guidance.

Comment ID	3
Response Date	28/02/12 22:50
Consultation Point	3 Devonshire Park Neighbourhood Plan Aims (View)
Status	Processed
Submission Type	Web
Version	0.2

Please add your comments here:

A Neighbourhood Plan (NP) is not the best way to deliver the vast majority of what the Neighbourhood Forum (NF) wants to see. It would be much better to follow the lead of Clifton Park Resident's Association and lobby for the creation of a Conservation Area. A Conservation Area Appraisal could address design issues in far more detail and local (and/or national) listing could protect key buildings far more effectively than the very general Development Management policies that are proposed. I expect this is not favoured by residents because they want the freedom to add conservatories, porches, extensions etc. without having to seek Conservation Area Consent or be forced to use more expensive building materials. As far as I can see, the problems identified by the NF have been created by planners taking their eye off the ball and allowing too many residential conversions from single dwelling to flats. This should not have happened because existing saved Unitary Development Plan (UDP) policies already require decision makers to ensure that the character of an area is not harmed. Moreover, all residential development (including sub-divisions) are supposed to take place within the Housing Market Renewal (HMR) area, which does not extend to the Devonshire Park NF area. Senior Council Officers have stated publicly that HMR priorities still drive development management priorities, so, if the Council had been doing its job properly this situation would not have arisen. Replacing comprehensive UDP policies with very specific policies for the NF area is not therefore the best solution. Better development management is the key. Without it, the same mistakes will be made all over again. This is a persuasive reason why the creation of a Conservation Area would be a much better way to establish the additional protections (i.e. those of the Listed Buildings and Conservation Areas Act (1991) as well as those of the Town and Country Planning Act (1990) and the presumption in favour of good design in the 2004 and 2008 Planning Acts) that should be sufficient to achieve most of the NF's objectives in relation to protecting and preserving the built environment.

Comment ID	2
Response Date	28/02/12 22:21
Consultation Point	2 Devonshire Park Residents Association Objectives (View)
Status	Processed
Submission Type	Web
Version	0.3

Please add your comments here:

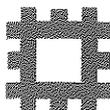
Some worthy objectives but question the ability of the neighbourhood forum (NF) to achieve Objective 4 in particular. One of the places of worship is a Kingdom Hall. Jehovah's Witnesses (JWs) are strictly non-ecumenical and, to all intent and purpose, isolationist. Their proselytising does have social value but not of the sort that would directly contribute to the objectives of the NF. It is a community within a community and it is unlikely in the extreme that the NF would be able to persuade the congregation elders to abandon their modus operandi in favour of helping to achieve NF objectives instead. Exactly how does the NF expect to "preserve or enhance" the Kingdom Hall (or any other privately owned

buildings for that matter)? It has no control whatsoever over how it is managed. Furthermore, JWs have a long-standing policy of self-reliance and separation from the State and the "established" church. I have seen no statement from the congregation stating its support for NF objectives. The same can be said for the convent too. Local businesses are mentioned but, again, there seems to be no explanation as to how they will be supported or provide support in delivering NF objectives. Given the extreme overtones present throughout this proposal, I shudder at the thought of this model being replicated across Wirral in the manner suggested by Objective 5.

Comment ID	1
Response Date	28/02/12 21:50
Consultation Point	1 Introduction (View)
Status	Processed
Submission Type	Web
Version	0.2

Please add your comments here:

This neighbourhood plan (NP) represents exactly the sort of NIMBYist charter that the Government has been at pains to stress NPs cannot be allowed to become. There are also very disturbing overtones of social engineering that must be resisted by the decent majority of Wirral residents. The consultation questionnaire contains some intolerant comments about people living in supported housing and it is noteworthy that no responses were received from people living in supported accommodation. Is this because they felt afraid to openly challenge people who want them expelled, along with most other single people of working age? The Residents Association selectively uses Home Office statistics which suggest that people who live in flats are more likely to commit crimes, which is not scientific and based on the fallacy is that everyone in a particular statistical group (i.e. "everyone who lives in flats") conforms strictly to the mean and there is no attempt to define a standard deviation. The inference that forcing single people of working age out of the area will automatically lead to a reduction in crime is therefore unjustifiable and unfairly discriminates against people who live in flats. Similarly unjustified assumptions are made about the abuse of alcohol. This sort of empiricist nonsense is very unhelpful and would lead to the ghettoisation of particular social groups if repeated across Wirral.



ENGLISH HERITAGE

NORTH WEST

Wirral Council
Strategic Development
Attn Richard Lewis
North Annexe
Brighton Street
Wallasey
Wirral
CH44 8ED

Our ref: 838

Your ref:

Telephone: 0161 242 1423

8th March 2012

Dear Mr Lewis

Devonshire Park Draft Neighbourhood Plan Consultation: February 2012

Thank you for your letter dated 8th February 2012 consulting English Heritage on the above draft document.

The Neighbourhood Plan process has demonstrated how people in Devonshire Park feel about their local surroundings highlighting the importance of local historic buildings and places and English Heritage would support the goal of preserving the character of the area. In order to successfully achieve this goal it is necessary to understand the key components of this character and I note that the NP includes a section on Townscape Character. I suggest it would be useful to illustrate this analysis of the area on a map which can then be used to inform decisions on development proposals in the area. The map could show the different character areas; "buildings of particular interest" (paragraph 1.8); "original features" (paragraph 1.5); views (paragraph 7.13). It could also be used to highlight problem areas, such as "demolition of garden walls" (paragraph 7.19).

I suggest a stand alone objective covering the conservation and enhancement of Devonshire Park rather than including this as part of Objective 1. This would in effect be aim 5 in paragraph 3.2.

The neighbourhood plan concludes with 2 policies. Policy 1 places a blanket embargo on new flats and bedsits. The justification for this includes the detrimental effect which past conversions have had on the character of the area. I suggest that a more nuanced approach should be considered. There may be cases where the only viable future for a building is through conversion to flats. It is more important to apply stringent controls to ensure a high quality scheme of conversion which safeguards and enhances the building and its surroundings. I suggest an alternative wording

SUITES 3.3 AND 3.4 CANADA HOUSE 3 CHEPSTOW STREET MANCHESTER M1 5FW

Telephone 0161 242 1400 Facsimile 0161 242 1401

www.english-heritage.org.uk

Please note that English Heritage operates an access to information policy.
Correspondence or information which you send us may therefore become publicly available



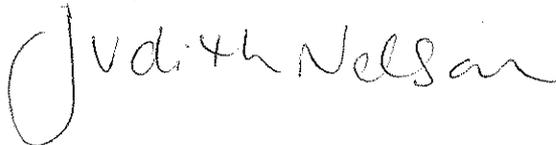
which would only permit conversion to flats where the character and appearance of the building and its surroundings are conserved and enhanced.

Policy 2 encourages the conversion of existing property to new family and sheltered housing. Though it is not stated in the policy this presumably relates to the conversion of houses in multiple occupation back to single family homes, as is explained in the justification. This policy does refer to design considerations.

The NP has highlighted where the character and appearance of parts of the area has been eroded and harmed by past developments. It is suggested that a policy 3 could be included which looks to enhance and repair these past mistakes, where locally important buildings, features and places are identified and protected and where the sustainable management and maintenance of the area is set out.

I hope these comments and suggestions will be helpful in developing the NP.

Yours sincerely



Judith Nelson
Planner – North West

E-mail: judith.nelson@english-heritage.org.uk



SUITES 3.3 AND 3.4 CANADA HOUSE 3 CHEPSTOW STREET MANCHESTER M1 5FW

Telephone 0161 242 1400 Facsimile 0161 242 1401

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*Please note that English Heritage operates an access to information policy.
Correspondence or information which you send us may therefore become publicly available*

15 March 2012

Our ref: SBH/45883

Your ref:

Richard Lewis
Investment Strategy Manager
Strategic Development
Wirral Council
CH44 8ED



For the attention of Richard Lewis

BY EMAIL ONLY

Land Use Operations
Team
Natural England
Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire CW1 6GJ

T 0300 060 3900

Dear Mr Lewis

DEVONSHIRE PARK DRAFT NEIGHBOURHOOD PLAN (OUR REFERENCE 45883)

Thank you for your consultation on the above dated 8 February 2012, which was received by Natural England on 13 February 2012.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

While we welcome the preparation of neighbourhood plans, we do not wish to raise specific comments on the Devonshire Park draft plan. We do, however, have guidance on the preparation of neighbourhood plans, in a guidance note prepared jointly by Natural England, the Environment Agency, English Heritage and the Forestry Commission. This is available from the Environment Agency's website at <http://publications.environment-agency.gov.uk>. For convenience, we have attached a copy of the joint guidance to the email which accompanies this letter.

Further Information / Consultations

For any correspondence or queries relating to this consultation response please do not hesitate to contact me using the contact details below. For all other correspondence, please contact the address above or the Natural England consultations email address at consultations@naturalengland.org.uk

Yours sincerely

STEPHEN HEDLEY
Lead Adviser
Land Use Operations Team
Direct dial: 07900608442
Email: stephen.hedley@naturalengland.org.uk

Wirral Metropolitan Borough Council
Forward planning

FAO Richard Lewis

Our ref: SO/2006/000255/OR-
04/IS1-L01

Your ref:

Date: 09 March 2012

Dear Sir

DEVONSHIRE PART NEIGHBOURHOOD PLAN - DRAFT

Thank you for forwarding the above document for comments received in this office 8 February 2012.

We have reviewed the documents submitted and would advise that Devonshire Park is located about a Source Protection Zone 2 & 3. However it is unlikely that this will provide any constraints to the objectives of the plan.

We therefore have nothing further to add at this stage. Should the Residents Association wish to speak to us they should not hesitate to contact me.

Yours faithfully

Mr Stephen Sayce
Planning Liaison Officer

Direct dial 01925 542518

Direct fax N/A

Direct e-mail stephen.sayce@environment-agency.gov.uk

Wirral Council (Strategic Development)
Regeneration Housing and Planning
North Annexe
Town Hall
Wallasey
Wirra
CH44 8ED

Damien Holdstock
Consultant Town Planner

Tel: 01926 439127
damien.holdstock@amec.com

23 March 2012

Dear Sir / Madam

**Wirral Council: Devonshire Park Neighbourhood Plan Consultation
SUBMISSION ON BEHALF OF NATIONAL GRID**

National Grid has appointed AMEC to review and respond to development plan consultations on its behalf. We are instructed by our client to submit the following representation with regards to the current consultation on the above document.

Overview – National Grid

National Grid is a leading international energy infrastructure business. In the UK National Grid's business includes electricity and gas transmission networks and gas distribution networks as described below.

Electricity Transmission

National Grid, as the holder of a licence to transmit electricity under the Electricity Act 1989, has a statutory duty to develop and maintain an efficient, co-ordinated and economical transmission system of electricity and to facilitate competition in the supply and generation of electricity.

National Grid operates the national electricity transmission network across Great Britain and owns and maintains the network in England and Wales, providing electricity supplies from generating stations to local distribution companies. We do not distribute electricity to individual premises ourselves, but our role in the wholesale market is key to ensuring a reliable and quality supply to all. National Grid's high voltage electricity system, which operates at 400,000 and 275,000 volts, is made up of approximately 22,000 pylons with an overhead line route length of 4,500 miles, 420 miles of underground cable and 337 substations. Separate regional companies own and operate the electricity distribution networks that comprise overhead lines and cables at 132,000 volts and below. It is the role of these local distribution companies to distribute electricity to homes and businesses.

To facilitate competition in the supply and generation of electricity, National Grid must offer a connection to any proposed generator, major industry or distribution network operator who wishes to generate electricity or requires a high voltage electricity supply. Often proposals for new electricity projects involve transmission reinforcements remote from the generating site, such as new overhead lines or new development at substations. If there are significant demand increases across a local distribution electricity network area then the local network distribution operator may seek reinforcements at an existing substation or a new grid supply point. In addition National Grid may undertake development works at its existing substations to meet changing patterns of generation and supply.

Gas Transmission

National Grid owns and operates the high pressure gas transmission system in England, Scotland and Wales that consists of approximately 4,300 miles of pipelines and 26 compressor stations connecting to 8 distribution networks. National Grid has a duty to develop and maintain an efficient co-ordinated and economical transmission system for the conveyance of gas and respond to requests for new gas supplies in certain circumstances.

New gas transmission infrastructure developments (pipelines and associated installations) are periodically required to meet increases in demand and changes in patterns of supply. Developments to our network are as a result of specific connection requests e.g. power stations, and requests for additional capacity on our network from gas shippers. Generally network developments to provide supplies to the local gas distribution network are as a result of overall demand growth in a region rather than site specific developments.

Gas Distribution

National Grid also owns and operates approximately 82,000 miles of lower-pressure distribution gas mains in the north west of England, the west Midlands, east of England and north London - almost half of Britain's gas distribution network, delivering gas to around 11 million homes, offices and factories. National Grid does not supply gas, but provides the networks through which it flows. Reinforcements and developments of our local distribution network generally are as a result of overall demand growth in a region rather than site specific developments. A competitive market operates for the connection of new developments.

National Grid and Local Development Plan Documents

The Energy White Paper makes clear that UK energy systems will undergo a significant change over the next 20 years. To meet the goals of the white paper it will be necessary to revise and update much of the UK's energy infrastructure during this period. There will be a requirement for:

- an expansion of national infrastructure (e.g. overhead power lines, underground cables, extending substations, new gas pipelines and associated installations); and
- new forms of infrastructure (e.g. smaller scale distributed generation, gas storage sites).

Our gas and electricity infrastructure is sited across the country and many stakeholders and communities have an interest in our activities. We believe our long-term success is based on having a constructive and sustainable relationship with our stakeholders. Our transmission pipelines and overhead lines were originally routed in consultation with local planning authorities and designed to avoid major development areas but since installation much development may have taken place near our routes.

We therefore wish to be involved in the preparation, alteration and review of Development Plan Documents (DPDs) which may affect our assets including policies and plans relating to the following issues:

- any policies relating to overhead transmission lines, underground cables or gas pipeline installations;
- site specific allocations/land use policies affecting sites crossed by overhead lines, underground cables or gas transmission pipelines;
- land use policies/development proposed adjacent to existing high voltage electricity substation sites and gas above ground installations;
- any policies relating to the diverting or undergrounding of overhead transmission lines;
- other policies relating to infrastructure or utility provision;
- policies relating to development in the countryside;
- landscape policies; and
- waste and mineral plans.

In addition, we also want to be consulted by developers and local authorities on planning applications, which may affect our assets and are happy to provide pre-application advice. Our aim in this is to ensure that the safe and secure transportation of electricity and gas is not compromised.

National Grid infrastructure within Wirral Council's administrative area

Electricity Transmission

National Grid's high voltage electricity overhead transmission lines / underground cables within Wirral Council's administrative area that form an essential part of the electricity transmission network in England and Wales include the following:

- 4ZL line – 275kV route from Birkenhead substation in Wirral to Capenhurst substation in Cheshire West and Cheshire
- Underground cables from Birkenhead substation in Wirral to Lister Drive substation in Liverpool

The following substations are also located within the administrative area of Wirral Council:

- Birkenhead substation – 275kV and 132kV substation

National Grid has provided information in relation to electricity transmission assets, including maps and GIS shape files showing their broad locations, via the following internet link:

<http://www.nationalgrid.com/uk/LandandDevelopment/DDC/GasElectricNW>

Gas Transmission

National Grid has no gas transmission assets located within the administrative area of Wirral Council.

Electricity and Gas Distribution

SP Energy Networks owns and operates the local electricity distribution network in the Wirral Council's administrative area.

Contact details for SP Energy Networks can be found on the Energy Networks website:

www.energynetworks.org

National Grid Gas Distribution owns and operates the local gas distribution network in the Wirral Council area. If you require site specific advice relating to our local gas distribution network then information should be sought from:

National Grid Plant Protection
National Grid, Block 1, Floor 2
Brick Kiln Street
Hinckley
LE10 0NA
plantprotection@uk.ngrid.com

Specific Comments

Underground Electricity Transmission

National Grid's high voltage underground electricity transmission cables running from Birkenhead substation off Prenton Dell Road, are situated under Prenton Road East and Prenton Road West forming the southerly border of the Neighbourhood Plan area.

Our underground cables are protected by renewable or permanent agreements with landowners or have been laid in the public highway under our licence. These grant us legal rights that enable us to achieve efficient and reliable operation, maintenance, repair and refurbishment of our electricity transmission network. Hence we require that no permanent structures are built over or under cables or within the zone specified in the agreement, materials or soil are not stacked or stored on top of the cable route or its joint bays and that unrestricted and safe access to any of our cable(s) must be maintained at all times

The information supplied is given in good faith and only as a guide to the location of our underground cables. The accuracy of this information cannot be guaranteed. The physical presence of such cables may also be evident from physical protection measures such as ducts or concrete protection tiles. The person(s) responsible for planning, supervising and carrying out work in proximity to our cable(s) shall be liable to us, as cable(s) owner, as well as to any third party who may be affected in any way by any loss or damage resulting from their failure to locate and avoid any damage to such a cable(s).

The relevant guidance in relation to working safely near to existing underground cables is contained within the Health and Safety Executive's (www.hse.gov.uk) Guidance HS(G)47 "Avoiding Danger From Underground Services" and all relevant site staff should make sure that they are both aware of and understand this guidance.

Our cables are normally buried to a depth of 1.1 metres or more below ground and cable profile drawings showing further details along the route of the particular cable can be obtained from National Grid's Plant Protection Team. Cables installed in cable tunnels, deeper underground, whilst less likely to be affected by surface or shallow works may be affected by activities such as piling. Ground cover above our cables should not be reduced or increased.

If a landscaping scheme is proposed as part of the works, we request that no trees and shrubs are planted either directly above or within 3 metres of the existing underground cable, as ultimately the roots may grow to cause damage to the cable.

The relocation of existing underground cables is not normally feasible on grounds of cost, operation and maintenance and environmental impact and we believe that successful development can take place in their vicinity.

Further Advice

National Grid is happy to provide advice and guidance to the Council concerning our networks. If we can be of any assistance to you in providing informal comments in confidence during your policy development, please do not hesitate to contact us. In addition the following publications are available from the National Grid website or by contacting us at the address overleaf:

- National Grid's commitments when undertaking works in the UK - our stakeholder, community and amenity policy;
- specification for Safe Working in the Vicinity of National Grid High Pressure Gas Pipelines and Associated Installations - Requirements for Third Parties; and
- A sense of place - design guidelines for development near high voltage overhead lines.

I hope the above information is useful. If you require any further information please do not hesitate to contact me.

Yours sincerely,

[via email]

Damien Holdstock
Consultant Town Planner

cc. Stefan Preuss, National Grid