

PLEASE HELP US TO VOICE CONCERNS OVER WIRRAL'S GREENBELT

With the Local Plan examination now drawn to a close, it will be up to the two government inspectors to decide on whether Wirral Borough Council's Local Plan is, or is not, sound.

The inspectors will decide if greenbelt is to be released, to appease the developers. It will probably take until January before that decision is reached.

AT THIS MOMENT IN TIME YOUR GREENBELT IS NOT SAFE

It is impossible to know what decision the inspectors will come to. The Consortium of developers have argued that our greenbelt should be released for building on, at least in part.

PLEASE MAKE SURE YOU WRITE TO, THE PLANNING INSPECTORATE, MICHAEL GOVE and MARGARET GREENWOOD MP

We need you to write to those mentioned above, we must raise our concerns, it is now critical, even if you have written before, we need you to do this again. There is a possibility that we are looking at losing a huge amount of our greenbelt, farms and fields. Therefore, your concerns must be directed to, the Planning Inspectorate at BRISTOL, the Secretary of State for Levelling Up and Housing, Mr Michael Gove and to Margaret Greenwood MP for Wirral West. A summary of your letters/emails can include what we feel is important and they are listed on this leaflet under each title.

PLEASE DO NOT BE COMPLACENT **ALL** OF WIRRAL'S GREENBELT IS UNDER THREAT

We must make sure that the Council's plan to use brownfield land and **NO** greenbelt release is realised by the political and authoritative bodies contained within this leaflet.

Developers have put what they feel is compelling evidence to build on **OUR** greenbelt, in the Plan examination and to release greenbelt within the Plan period. We believe their evidence to be very weak. We certainly hope that the inspectors take the same view.

NATURAL WIRRAL holds the Council view, that, there are **NO** special circumstances for releasing greenbelt land. The Developers Consortium argues that the greenbelt boundaries (boundaries that protect our greenbelt) should be altered, to accommodate more housing than is identified within the Local Plan (14-17000). We believe that the Council figure is too excessive, however, that is the figure put forward. We believe there is a housing need on Wirral but not in the configuration that is being proposed.

THE DEVELOPER'S CONSORTIUM WANT TO DESTROY OUR GREENBELT, FARMS AND FIELDS FOR PURE GREED AND NOT NEED

The Local Plan period will be for 15 to 17 years. If developers have their way, it will mean that they can challenge the Plan at various stages, the first being after 5yrs and hopefully no less, so as to gain planning permission to build on **OUR** greenbelt.

NO GREENBELT RELEASE AND NO CHANGE TO GREENBELT BOUNDARIES WILL HELP SIGNIFICANTLY IN SAVING WHAT IS VERY SPECIAL TO WIRRAL

Here are some ideas towards your letters:

(WE MUST EMPHASISE THAT ALL OF WIRRAL'S GREENBELT IS UNDER THREAT, NOT JUST THESE EXAMPLES)

SHEEPFIELD WEST KIRBY

The Sheepfield in West Kirby is an example of a site that should have been saved, however the inspector overturned the application decision at appeal.

In August 2023, the inspector decided to grant permission for the Sheepfield to be built on, even though it was granted a place in the Local Plan as designated green space protection. There will now be 39 houses built on this site. A shocking decision by a government planning inspector. The evidence to maintain the site as a designated greenspace was compelling and outweighed any benefits for housing.



GREENHEYS NURSERY (Irby)

Greenheys Nursery site has come under threat to build 41-45 retirement apartments, or houses on the site. A Consortium has challenged the Local Plan at examination stage. NATURAL WIRRAL believe that this site could comprise of historical heritage and is within the greenbelt boundary. Any proposed housing would have to be sought through the normal planning process, although if unsuccessful, we believe the developer will go to appeal. **THIS IS GREENBELT LAND.**

GREENHOUSE FARM

Greenhouse Farm in Greasby was withdrawn by Leverhulme Estates at appeal stage in October 2023. Leverhulme decided it would be better to challenge the Local Plan to see if they could be successful in having greenbelt released. They, Leverhulme, hope to convince the two inspectors to release greenbelt at the examination stage. If they were to be successful, then they will re-apply for planning permission early next year. This is greenbelt land and it has enormous Historical value. It is the most Historical site in Wirral.



RABY MERE, BARNSTON, OR HESWALL



These sites are under the examination process in the Local Plan. The Developers Consortium and Leverhulme Estates have argued every step of the way, to convince the inspectors that these villages should be taken out of the greenbelt boundaries, to allow further development. They argue that if they were taken out of the greenbelt boundaries, then houses could be built on any infill site as well as around the villages themselves.

The Council Barrister, Mr Christopher Katkowski KC, has powerfully argued that greenbelt boundaries will not be altered on Wirral. There will be **NO** greenbelt release on Wirral. In the Local Plan examination, he quoted paragraph 140 of the National Planning Policy Framework, which reads...

"Once established, greenbelt boundaries should only be altered where EXCEPTIONAL circumstances are fully evidenced and justified through the preparation or updating of the plan. Strategic policies should establish the need for any changes to greenbelt boundaries, having regard to their intended permanence in the long term, so that they can endure beyond the plan period. Where the need for changes to the greenbelt boundaries has been established, through strategic policies, detailed amendments to those boundaries may be made through non-strategic policies, including Neighborhood plans"

There is no evidence or justification by the Developers Consortium in our view. However, it is up to the government inspectors to decide.

**WE DO NOT WANT THE HOUSES THAT LEVERHULME or
THE CONSORTIUM PROPOSE, THEY ARE NOT NEEDED**

**BELOW IS A LIST OF PEOPLE THAT NATURAL WIRRAL
WOULD LIKE YOU TO AIR YOUR VIEWS TO:**

GOVERNMENT INSPECTORATE

enquiries@planninginspectorate.gov.uk

Comments such as ... Following Wirral Borough Council Local Plan examination process, and petitions from the general public which number in their tens of thousands who wish to keep our greenbelt, I implore the government inspector to address the concerns and needs of the people of Wirral. Our Local Council and Councilors across the political divide all speak as one. We can build **ALL** the housing promoted in the local plan on brownfield land. thereby having no need to touch our greenbelt.

Wirral Peninsula is only an area of 60sq miles, we are surrounded by water on three sides. Greenbelt is not only precious to our health and wellbeing, but also important to the survival of future generations. It is also our heritage and steeped in History. It is a massive plus to our tourist trade.

We agree with regeneration of the deprived areas of the Borough and feel that any threat to our greenbelt will affect the plans that our council has for the much-needed regeneration areas. All our councilors support keeping the greenbelt as it is, right across the political divide, they like us in NATURAL WIRRAL support our greenbelt, farms and fields.

MICHAEL GOVE (Secretary of State for Levelling up and Housing)

correspondence@levellingup.gov.uk

Dear Mr Gove,

As a resident of Wirral, I have been following the examination process of Wirral Borough Council Local Plan. We agree wholeheartedly with Mr Christopher Katkowski KC, in what he says about greenbelt boundaries on Wirral, that they should not be altered or changed except under Exceptional Circumstances. I have been shocked at the number of developers who are trying to take our greenbelt away, they do not evidence any exceptional circumstances. Our greenbelt boundaries on Wirral are well established, they are preventing encroachment and stopping urban sprawl. Our greenbelt openness is there for ALL to enjoy, the many visitors to Wirral and local residents. Our greenbelt openness attracts many visitors to our small peninsula, they come from far and wide. We do not want to change or distract the visitors from coming, this brings in much needed revenue.

A massive number of Wirral residents have signed petitions to protect our greenbelt and stop it from being destroyed, mainly by Leverhulme Estates.

Across the whole political divide, every councilor regardless of party, stand together on this issue, we do **NOT** want any building on greenbelt when there is more than enough brownfield sites available. We implore you to help by excepting Wirral Borough Council's Local Plan in its entirety. We wish to see our greenbelt, farms and fields protected.

MARGARET GREENWOOD

margaret.greenwood.mp@parliament.uk

Dear Margaret,

As a very strongly committed MP to saving Wirral Greenbelt (we wish there were more like you), I write to you to express the need to continue to raise the matter of Wirral's Greenbelt in Parliament, expressing that we are only a small peninsula. I realise that you have continued to do this for many years. I am also aware that you are to retire and vacate your position at the next election in a years' time. Myself and thousands of Wirral Residents would be eternally grateful if you could continue to do this in the time you have left in Parliament.

Please uphold our position to save our greenbelt from the threat of massive destruction of the first magnitude.

You may be aware that the examination stage of Wirral's Local Plan, has now concluded and is now going before the inspectors to decide our outcome. They will decide if the Plan is sound or unsound, whether there needs to be minor modifications or major modifications. The Developers Consortium are hell bent on destroying what we have on Wirral in greenbelt land, farms and fields. They believe that they have made a strong case for releasing greenbelt, which they have not. In our opinion the evidence base is weak, very weak as pointed out by the Council Barrister Christopher Katkowski KC.

I and many more ask, could you please bring the issue of Wirral's greenbelt to the fore, through parliamentary debates. We would be very grateful for any assistance that you can give.

IT IS NOW VERY CRITICAL IN CALLING TO SAVE OUT GREENBELT, FARMS AND FIELDS. PLEASE DO NOT LEAVE IT TO OTHERS. PLEASE ACT NOW BY TAKING TIME OUT TO HELP US, OUR CHILDREN AND OUR CHILDREN'S CHILDREN