



Dear Member(s),

Leverhulme Estates Consultations on their 'Vision' to Build on Green Belt

(the following draws closely on documents prepared by Heswall Society for which we give thanks)

We write to inform you about a public consultation that Leverhulme Estates have launched related to the seven plots of land (all Green Belt) for which they have already submitted 'Screening Opinion and Scoping Requests' to the Council, with the clear intention of submitting planning applications shortly. You were alerted to these 'Scoping Requests' earlier and copied with the **ITPAS** Responses and some guidance.

Leverhulme Estates have put out a separate consultation and general questionnaire for each Site. Details of this Leverhulme Estates' Pre-application Consultation can be found here: <https://leverhulme.net/news/leverhulme-launches-pre-application-consultation>

Questionnaires for individual Sites can be viewed by following the links below paste or open hyperlinks):

Land East of Dale View Close, North of Gills Lane Pensby	Leverhulme-Estates-Gills-Lane-East
Land East of Thorncroft Drive, North of Gills Lane	Leverhulme-Estates-Gills-Lane-Central
Land West of Barnston Road, North of Gills Lane	Leverhulme-Estates-Gills-Lane-West
Land at Milner Road and Barnston Rd, Heswall	Leverhulme-Estates-Milner-and-Barnston Road
Land East of Glenwood Drive, Irby	Leverhulme-Estates-Glenwood -Drive
Land East of Raby Hall, North of Raby Hall Rd, Raby Mere	Leverhulme-Estates-Raby-Mere-East
Land West of Raby Hall, North of Raby Hall Rd	Leverhulme-Estates-Raby-Mere-West

The Application most affecting Irby is 'Land East of Glenwood Drive, Irby', open farmland separating Irby and Thingwall/Pensby. Leverhulme Estates seek to build the highest number of new houses (310), although each of these Applications would involve destruction of Green Belt, much-needed farmland and ecology.

ITPAS, together with our other colleagues in the **Wirral Green Space Alliance (WGSA)**, believes that the awful Leverhulme Estates 'Vision' and the proposed planning applications for these sites are based on the erroneous premise that Wirral has an under-delivery of Housing Stock. Their 'Vision' also completely ignores the Council's plans to satisfy the 'Housing Need' for the next 15 years using only 'Brownfield Sites'.

ITPAS, in agreement with a recommendation of the **WGSA** Steering Group, suggests Member **DO** respond to these Consultations **BUT**, to minimise the opportunity for Leverhulme Estates to use collected results against the fight to protect the Green Belt, it is recommended that for each plot that concerns you:

- You enter only the minimum detail necessary to progress to the second page, namely entering only your name, postcode and age to allow you to progress to the following sections;
- Ignore Questions 1-4 on page 2; and
- Paste the sample response below or your own thoughts in the comment box for Question 5.

"Building on Green Belt is unnecessary and would destroy farmland (needed for food security), sensitive and protected wildlife and Wirral's beautiful countryside. Leverhulme Estates, like other landowners/developers wish to make money, and quote ridiculously high 'Housing Need' figures, well above even the discredited ones produced by the out-dated 'standard method' algorithm and flawed 2014 ONS Data.

Stating that Wirral has an undersupply of Housing and greenfield development is necessary is nonsense. What is needed is not more unsustainable, expensive houses in Green Belt, unrelated to new or existing employment, putting ever more pressure on Public Services, but sustainable 'Regeneration' of the run-down areas, with the thousands of 'substandard' homes being upgraded or replaced in new 'green' communities including family homes with gardens, starter-homes and those for residents wishing to 'downsize'.

All this and more is in the Draft Local Plan, which shows building over Green Belt is NOT necessary as there are many more than required, suitable 'Brownfield' sites available and deliverable with developer interest and funding coming on stream. There is nothing stopping Leverhulme Estates progressing proposals in the current plans to improve biodiversity and cycle routes within their Estate from being carried out without any necessity for building on Green Belt, for which the required 'exceptional circumstances' do not exist".

We hope you find this useful. See also the graphic showing how to navigate the Questionnaires.

Yours sincerely,

The ITPAS Committee