

WIRRAL SOCIETY

The Wirral Committee of the Campaign to Protect Rural England

Founded 1928 – Registered Charity No. 252954 – www.wirralsociety.net

President: Professor John N Tarn OBE DL

28th July 2009

Attention of Mr K Spilsbury

D. Green, Esq
Director of Technical Services
Metropolitan Borough of Wirral
Cheshire Lines Building, Canning Street
Birkenhead, Wirral CH41 1ND.

Dear Mr Green,

Application No 2009 5706 - Land at Warren Nurseries, Thingwall Road East, Thingwall, Wirral, CH61 3UY - Full application for the development of a One Stop Primary Care Centre, including vehicular access off Arrowe Park Road, ancillary car parking and landscaping.

This Society has, on two previous occasions, written objecting to proposals for a similar development at this location. We note on both these occasions, the Council has rejected the Applications, the latest being for the following reasons –

- 1) The site lies within the Green Belt and the development proposed would conflict with the principles of Green Belt Control, the Wirral Unitary Development Plan and with the guidance set out in the Department of the Environment's Planning Policy Guidance Note.
- 2) The Local Planning Authority does not consider that there are any very special circumstances in the present case to justify overriding Green Belt Policy."

The Society was in full support of the Council's decisions on those occasions.

It therefore occurs to us, that in the preparation of your Report to Elected Members, we expect you will wish to advise them of what aspects of the earlier Applications have remained the same and what, if any, have changed, which may have a bearing on the new Application.

This covering letter highlights those main points. The Enclosure 1 attachment contains our views on each.

1. - those aspects that have remained unchanged

1.1 The new location within the Warrens site continues to be -

- a) **located entirely within the Green Belt where there is a presumption against inappropriate development as per PPG2.**
- b) **within the curtilage of Arrowe Park,**
- c) **Peripheral to the catchment area of a significant proportion of patients & taking essential services from local centres.**

1.2. Site size: The Applicant has a continuing aspiration for a very large site upon which to locate the Centre.

1.3 Traffic generation: There is a continuing demand for a large car-parking facility.

1.4 'Very Special Circumstances' The Applicant continues to set out the 4 factors they consider makes it of over-riding importance the Application is allowed on this site.

2. Those aspects that appear to have changed:

2.1 The Greenbelt:

Through the RPG11, the NW Regional Spatial Strategy now recognises the importance of the current Wirral Green Belt boundaries and recommends they be maintained as they are.

2.2 The proposed location:

This Application now principally relates to the part of the site occupied by the Nursery buildings.

2.3 Possible Alternative Locations:

- Pensby Park Primary School has become redundant since the last Application was considered. Also,
- the former Lookers' garage site on the corner of Pensby Road and Irby Road, is also vacant. It is not a 2 acre site – but such a large site may not be needed in this location.

2.4 The Patient 'catchment' – The consultation document issued to patients at Rocky Lane included a map showing the townships of Irby, Thingwall, Pensby as 'shaded; and the townships of Heswall / Lower Heswall (and Barnston), 'unshaded'

2.5 Patient Survey: A Survey has been conducted since the last Application.

We would be grateful if the views we express in the attached Enclosure 1, could be taken into account in your Report and would record its objection to the above Application, principally on the grounds that there has been no significant change in the proposal since the earlier Applications in 2005 & 2008, and that you recommend it be refused. If a copy of this submission could be included in the Agenda bundle sent to Planning Committee members, we would be grateful.

Yours sincerely

David Casement
Hon Secretary
Wirral Society