

The headline news has to be the latest directives from Eric Pickles in support of the Green Belt, requiring that brown field land is developed first and that the "housing need" figures, so loved by developers, may not be quite the "need" claimed!

There must be an election coming up!

The links are shown so everyone can review the Planning Guidance in detail.

<https://www.gov.uk/government/news/councils-must-protect-our-precious-green-belt-land>

and also of interest

<https://www.gov.uk/government/news/government-initiatives-to-help-build-more-new-homes-on-brownfield-land>

Hopefully this latest Guidance will be taken up by Cheshire West and Chester Council (CW&C) when, finalising their Local Plan, that is currently (now incorrectly?) dropping the need to prioritize brown field land development and is setting minimum housing targets. The former now seems contrary to Planning Guidance and the latter, if now not contrary, is surely a hostage to fortune. Where are the highly paid new jobs, to fund the mortgages, or will all developments become "affordable" estates, whatever they are?

Willaston is still under threat from applications to build in the Green Belt surrounding the village. Hopefully this latest from Mr. Pickles will help CW&C and the Planning Inspectorate make the correct decisions. However, CW&C have just approved a new fire station off Powey Lane, north of the A5117, a Green Belt site! Still waiting to read the "Very Special Circumstances" that the Strategic Planning Committee had to find in the Application to release Green Belt land.

Wirral Council is still developing its Local Plan, but from recent Planning Appeals we now know that they have a recognised supply line of new housing that easily exceeds the "need" to demonstrate a 5-year housing supply. Therefore, at least the Green Belt in this part of the Wirral should be saved from any major housing developments. It is just the minor ones, and infringements of Planning Decisions for which we must remain vigilant.

We have attended the recent Planning Appeal for development in Hoylake's Green Belt and have responded by writing to an appeal for development by Heswall Hills station.

Any comments on the Green Belt in the Wirral please email:-

planning@wirralociety.net

WIRRAL



MATTERS

NEWS and VIEWS from THE WIRRAL SOCIETY - FOUNDED 1928
THE WIRRAL COMMITTEE OF THE CAMPAIGN TO PROTECT RURAL ENGLAND (CPRE)

President: Professor John Tarn OBE DL FRIBA FRSA FRHistS FSA

Wind Farms - always controversial - often beautiful

Here, looking out from Hoylake into the Irish Sea



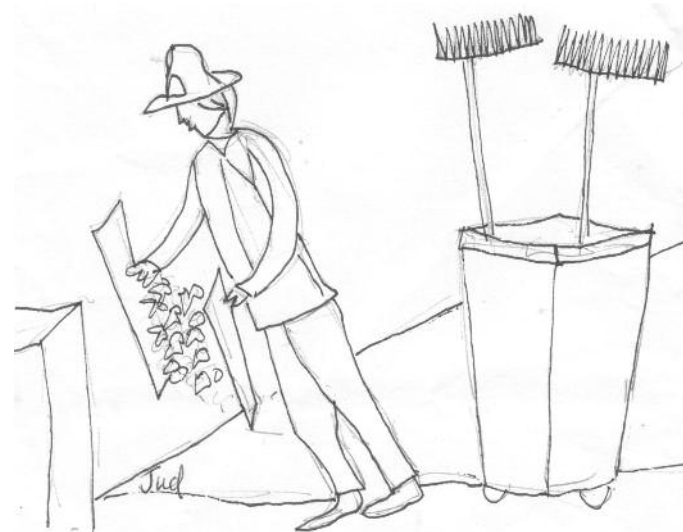
Recent issues we have been working on

Proposed Wind Turbines at Greenfield, Flintshire: The Society has been advised by Flintshire Council, of a revised Application for 2 wind turbines to be located alongside the Dee Estuary. Although the height of the turbines has been reduced, there is still the concern that if approved, they will be a further industrial intrusion into this special natural environment, could affect the local oystercatcher population, and importantly, set an undesirable precedent.

Felled trees on Noctorum Ridge, Noctorum: The Committee has been pleased that Wirral Council has successfully prosecuted the company which felled protected trees at Pipistrelle Rise. However, the Society has been disappointed that the fine imposed was too small, and especially that there was no requirement imposed for replacement trees to be planted in place of those lost; thus leaving the way open for future housing development on the site.

Litter bins: Some years ago, the Society entered into an arrangement with Wirral BC, whereby the Society paid the Council to purchase a number of bins and the Council then acquired, installed and emptied the bins from then on. Renewed contact has been made with the Council, to see whether a similar arrangement could be undertaken, given that new designs of bins are now available which allow for separating out recyclable waste.

Uses for wheelie bins - council leaf collection circa 2005



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