**Leverhulme Estates - Screening and Scoping Requests – January 2022**

**Heswall Society Chairman’s Letter to Members (1)**

Dear member(s)

I am writing to alert you to the following Screening Opinion and Scoping Requests submitted to the Council recently by Leverhulme Estates

1. Land East of Dale View Close, North of Gills lane Pensby – up to 100 houses

[SCR/21/02385](https://planning.wirral.gov.uk/online-applications/simpleSearchResults.do?action=firstPage)

1. Land East of Thorncroft Drive, North of Gills Lane, Pensby. – up to 15 houses –

[SCR/21/02381](https://planning.wirral.gov.uk/online-applications/simpleSearchResults.do?action=firstPage)

1. Land west of Barnston Road, North Of Gills Lane – up to 160 houses

[SCR/21/02379](https://planning.wirral.gov.uk/online-applications/simpleSearchResults.do?action=firstPage)

1. Land at Milner Road and Barnston Rd, Heswall – up to 100 houses [SCR/21/02377](https://planning.wirral.gov.uk/online-applications/simpleSearchResults.do?action=firstPage)
2. Land East of Glenwood Drive, Irby – up to 310 houses [SCR/21/02384](https://planning.wirral.gov.uk/online-applications/simpleSearchResults.do?action=firstPage)
3. Land East of Raby hall, North of Raby Hall Rd, Raby Mere – 85 houses  -[SCR/21/02383](https://planning.wirral.gov.uk/online-applications/simpleSearchResults.do?action=firstPage)
4. Land West of Raby Hall, North of Raby Hall Rd – 40 houses

- [SCR/21/02386](https://planning.wirral.gov.uk/online-applications/simpleSearchResults.do?action=firstPage)

The first point to note is that these are not formal applications to develop on these sites, but it is anticipated these will follow in early 2022. Rather, these requests are for Council to form an opinion as to whether all the environmental issues potentially affected by the proposed development have been fully and properly addressed in the proposed methodology. Leverhulme Estates (LE) believe that these applications would help contribute towards Wirral’s claimed housing shortage. Even though many recent studies clearly show that Wirral’s future housing demand will be much closer to 4000 than the 12000 figure currently used by the Council for the 15-year Local Plan period, LE hope that the government inspector will demand some Greenbelt release and they will be ready. Thus our precious Greenbelt, including the Gills Lane and Barnston Road sites around Heswall, remain clearly under threat.

A Screening and Scoping Opinion is issued by the Council and advises whether an Environmental Impact Assessment (EIA) and associated Environmental Statement (ES) is required to be submitted with a planning application for the development of dwellings and possibly complementary non-residential uses. In this instance Leverhulme Estates have assumed that EIAs will be required and therefore have submitted these requests. The process is the EIA and the summary report is known as the ES.

The papers accompanying these applications set out the wide range of key potential impacts of the proposed development to be considered including but not limited to: climate change, transport including potential accidents, human health, landscape, heritage, ecology, noise, air quality, agricultural land, flood risk.. etc in support of the proposed housing development. If a topic is considered minor, and in effect immaterial in the context of the whole project, it is deemed as being out of scope.

The Heswall Society will be submitting comments on the proposed methodology to the Council as we believe there are serious omissions. Our comments are appended to this e-mail.

Should you wish to make your own comments to the Council for any of the sites, please feel free to include any of the Society’s comments. You can comment either by:

* Clicking on the above SCR hyperlink and then clicking on the Comment tab and follow the onscreen instructions.
* Send an e-mail to the Council quoting SCR reference:         [planningapplications@wirral.gov.uk](mailto:planningapplications@wirral.gov.uk)

and copy:

* Robert Oates (Forward Planning):     [robertoates@wirral.gov.uk](mailto:robertoates@wirral.gov.uk)
* Alan Evans (Head of Planning):         [alanevans@wirral.gov.uk](mailto:alanevans@wirral.gov.uk)
* Joanne Storey (Applications):             [joannestorey@wirral.gov.uk](mailto:joannestorey@wirral.gov.uk)

You can also sign the Wirral Green Belt petition. To sign the petition:

            ●          Go Online to ‘change.org UK’

            ●          Search ‘Wirral Green Belt’

            ●          Second Petition (others out-of-date)

                        ‘Say No to releasing Wirral’s Green Belt Land’

**Please also note that the statutory period for comments ends on January 13**.

(We believe however that the Council will have to take notice of responses submitted for a period after due to the Christmas period intervening and the large groundswell of public opinion opposing such developments on our Greenbelt).

Finally, the Wirral Green Space Alliance (of which your Society is an integral member) is well aware that any final decision to release Green Belt land will not be the Council’s, it will be in the hands of the Government Local Plan Inspector. The Wirral Green Space Alliance will be briefing legal Council to represent us at the Government Inspection stage of the Local Plan to fight for no Green Belt release. You may appreciate that this will be a costly process, hence a Wirral Green Space Alliance Legal Fighting Fund has been set up on Just Giving. Should you wish to donate you can do so at:            <https://www.justgiving.com/campaign/savewirralsgreenbelt>

   Steve Anderson

