

I wish to object, both to the appropriation and the proposed disposal of land at Arrowe Park Road - Ref: PAR/LHRAM/33687.

Government air quality maps show the area already has high mean levels of PMs and NOx air pollutants with high peaks at rush hour and for periods of days and weeks during winter. These should not be increased by encouraging more cars into the area. Other points are:

- The land is being greatly undervalued (financially and it's environmental importance).
- It involves the loss of over 20 valuable significant trees, green space and hedgerow
- It is an area of severe traffic congestion.
- There are plenty of retail parks in the area, with plenty of empty properties which need to be utilised.
- Business will be further detracted from Upton Village contributing to small business loss.
- It adds to sales of significant wooded areas and green spaces at a time when we really have to focus on carbon lock-up/amenity space/significant oxygen producing, pollutant filtering canopy habitats with flood alleviating vegetation and topsoil conservation, moving away from further environmental, social economic and health degeneration.
- The Millenium Wood at Upton has already been eaten away at by Bellway and this area cannot afford further loss

No sale should of this land should be allowed for the following reasons:-

This land was valued at £ 3,022,500, (a snip) went up for sale at £2,100,000. However, the figure notionally accepted wasn't even £1.200.000 but £850,000 (the price of a large house.) Already, ahead of its potential sale, WBC has devalued its own assets beyond recompense.

The intention, furthermore, is to sell to a supermarket. There are more retail spaces crammed into the area

than almost anywhere else on the Wirral (outside of the already plentiful retail parks in the Borough) with

the result that there is permanent, often severe congestion here; where, at a time of national crisis and

intolerable pressure on our health services, access to frontline services, in particular Arrowe Park Hospital, but additionally Upton Police Station and Saughall Massie Fire Station via Upton By-Pass) are

required around the clock.

The projected sale and considerations should have come wholly before the Environment, Climate Emergency and Transport Committee. Too many open areas and woods have been lost already including

the sale of land at Pasture Rd Moreton to Bellway (land that was part of a Nature Reserve, containing

magnificent trees, was classified as highest flood risk, was crossed by a cycleway/public right of way/

was part of an SSSI; the sale of wooded land at Arrowe Park to Bellway, literally bulldozed and

chainsawed in the last few months of 2020, sale of land /at Rock Ferry High School to Torus; sale of wooded

green space in Tranmere for housing, sale of wooded land abutting Birkenhead Park for luxury housing; sale

of land with mature trees on Duke St Bidston (to Torus), sale of land/destruction of trees at Pump Lane/

Frankby Rd for luxury accommodation.

WBC has shot itself in the foot and has driven the Borough further and further into environmental, social,

economic and health deficit and degeneration that cannot be recovered. To misquote one of those avaricious

supermarkets to green space, 'when it's gone, it's gone'. We need more supermarkets like a hole in the head.

Neither will Lidl (the prospective buyer) be asked to mitigate the real and growing costs; principally, the terrible

loss of the one of the rapidly dwindling urban green spaces with tree stock that we have left; and even

though Council were in a powerful position to exact stringent terms and conditions upon the sale. The

time has long since passed for corporations and businesses such as LIDL to pay an environmental degradation tax for their concerns, back to the public purse. Councils are spectacularly failing to recognise,

whether deliberately or not, the obvious-that supermarkets and housing developments contribute almost

nothing as against the huge and growing sums they extract from the area they operate in.

It is time to stop this nonsense, including the pretense that we need an additional 12,000 dwellings over the

next fifteen years. The Standard Method used to calculate LA need has been totally discredited in recent years

and will be struck down [REDACTED] warned WMBC.