

INSPECTOR’S PRELIMINARY ASSESSMENT OF LAND AVAILABILITY

Important Note: This is a preliminary assessment following a brief consideration of the evidence and is designed to assist the Council as to my initial thinking. I am happy to discuss my approach with all parties at a future hearing session and consequently **the final assessment may change.**

All references are to Housing Position Statement, SD22

All Sites Under Construction

No discount, programme as stated by the Council

Sites with Planning permission (Appendix G), programme as stated by the Council

Sites owned by Registered Provider: No change

North Huyton mixed ownership: No change

Private ownership, Full planning permission:
Viable: No discount
Marginal 20% discount
Unviable 33% discount

Private ownership, Outline planning permission (or change of use):
Viable: 20% discount
Marginal 33% discount
Unviable 50% discount

UDP Allocations (Appendix H)

- Tower Hill, Kirkby Await information on Phase 1 land release requirements
- Bridgefield Forum Await information on Phase 1 land release requirements
Reduce capacity to exclude Flood Zone 3
- Trecastle Rd Kirkby Assume Category 3 site (see below)
- Kirkby stadium Assume Category 1A site (see below)
- Boundary Dr Halewood Assume planning application is granted, therefore 33% discount for Unviable site

SHLAA Sites (Appendix J)

CATEGORY 1: Deliverable Sites (commence within 1-5 years, programme as stated by Council) subject to 20% discount

K0073
K0295
K0339
K0346
K0382
K0389
K0394
K0420
K0440
K0447
K0452

K0422 is now Under Construction so no discount is necessary

CATEGORY 1A: Viable Council-owned large sites for disposal in 2015/16. Deliverable subject to 20% discount, but only count yield from year 2017/18 onwards

K0201
K0371
K0379
K0391
K0396

CATEGORY 2: Viable sites likely to commence within 6-10 years, programme as stated by Council. Developable subject to 20% discount.

K0030
K0206
K0212
K0213
K0227
K0228
K0365
K0372

CATEGORY 3: **All other sites not specifically listed** (mainly Marginal viability). Include for commencement from years 6-10 onwards but subject to 50% discount.

CATEGORY 4: Sites classified as Unviable/Marginal. Include for commencement from years 6-10 onwards but subject to 66% discount.

K0034
K0037
K0042
K0043
K0053
K0055
K0061

KO062
KO063
KO065
KO076
KO088
KO096
KO106
KO108
KO175
KO224
KO225
KO226
KO259
KO313
KO381
KO403
KO423
KO424
KO425
KO427
KO429
KO451
KO456
KO458
KO459

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