

Strategic Housing Land Availability Assessment - 2016 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Gross Site Area:

Net Site Area:

Density:

Yield:

Plan Period:



SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="0"/>	Active Use:	<input type="text" value="0"/>
Un-Neighbourly Uses:	<input type="text" value="0"/>	Multiple or Difficult Land Ownership:	<input type="text" value="0"/>
Contaminated:	<input type="text" value="0"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="0"/>	Availability Score:	<input type="text" value="5"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="0"/>	Strong Residential Market?:	<input type="text" value="5"/>
Health Centre (1000m):	<input type="text" value="3"/>	Attractive Local Environment:	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="0"/>
Railway Station (400m):	<input type="text" value="3"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="13"/>
Suitability Score:	<input type="text" value="15"/>		

Total Survey Score: Site Visited: Keep Site in SHLAA?:



Site Survey Comments: The plot appears to be a good size and well shaped to suit the development of dwellings. There are a number of established trees and a downward slope toward the back of the plot may prove to be development constraints. Yield appears accurate.

Conclusion: Current site use appears to still be active, however, site would be able to accommodate a decent number of dwellings. The has not been declared surplus, therefore excluded from the SHLAA supply.

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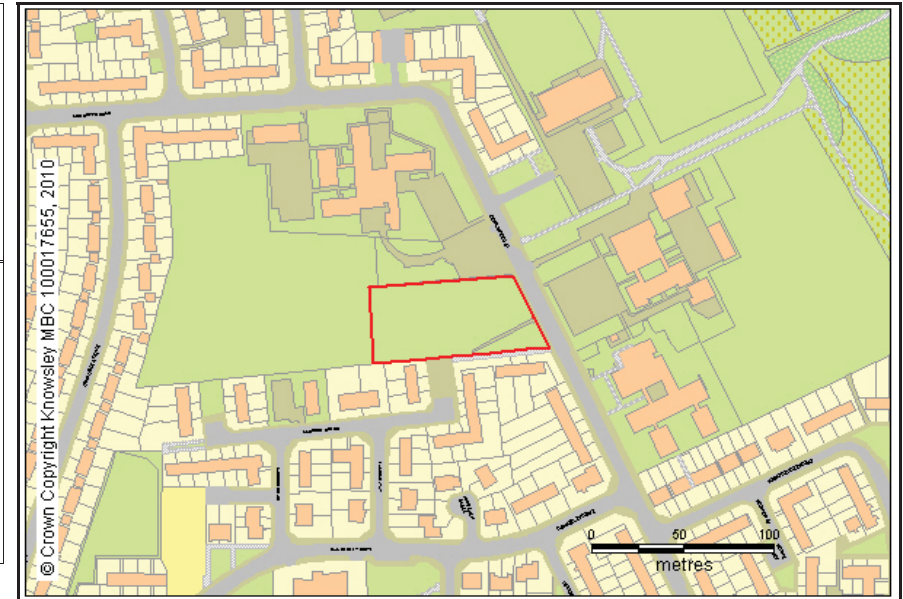
Density:

Yield:

Plan Period:



SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="0"/>	Active Use:	<input type="text" value="10"/>
Un-Neighbourly Uses:	<input type="text" value="0"/>	Multiple or Difficult Land Ownership:	<input type="text" value="0"/>
Contaminated:	<input type="text" value="0"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="0"/>	Availability Score:	<input type="text" value="15"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="0"/>	Strong Residential Market?:	<input type="text" value="10"/>
Health Centre (1000m):	<input type="text" value="3"/>	Attractive Local Environment:	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="0"/>	Achievability Score:	<input type="text" value="23"/>
Suitability Score:	<input type="text" value="9"/>	Total Survey Score: <input type="text" value="47"/>	
		Site Visited: <input checked="" type="checkbox"/>	Keep Site in SHLAA?: <input checked="" type="checkbox"/>



Site Survey Comments:

Conclusion:

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Site ID:

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Township:

Existing Use:

Capacity Source:

Gross Site Area:

Net Site Area:

Density:

Yield:

Plan Period:



SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="0"/>	Active Use:	<input type="text" value="10"/>
Un-Neighbourly Uses:	<input type="text" value="0"/>	Multiple or Difficult Land Ownership:	<input type="text" value="0"/>
Contaminated:	<input type="text" value="0"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="0"/>	Availability Score:	<input type="text" value="15"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="0"/>	Strong Residential Market?:	<input type="text" value="5"/>
Health Centre (1000m):	<input type="text" value="3"/>	Attractive Local Environment:	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="18"/>
Suitability Score:	<input type="text" value="12"/>		

Total Survey Score: Site Visited: Keep Site in SHLAA?:



Site Survey Comments:

Conclusion:

Strategic Housing Land Availability Assessment - 2016 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:

Gross Site Area:
Net Site Area:
Density:
Yield:
Plan Period:

SUITABILITY

Physical Constraints:
Un-Neighbourly Uses:
Contaminated:
Access:
Primary School (600m):
Local Centre (800m):
Health Centre (1000m):
Employment (5000m):
Railway Station (400m):
Bus Stop (200m):
Suitability Score:

AVAILABILITY

Active Use:
Multiple or Difficult Land Ownership:
Owner willing to sell?:
Availability Score:

ACHIEVABILITY

Strong Residential Market?:
Attractive Local Environment:
Abnormal Costs:
New Infrastructure:
Achievability Score:

Total Survey Score:
Site Visited:
Keep Site in SHLAA?:



Site Survey Comments:

Poor access with very apparent highway constraints. The site is also in use as private gardens.

Conclusion:

The site has been removed from the identified SHLAA supply.

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Capacity Source:

Gross Site Area:

Net Site Area:

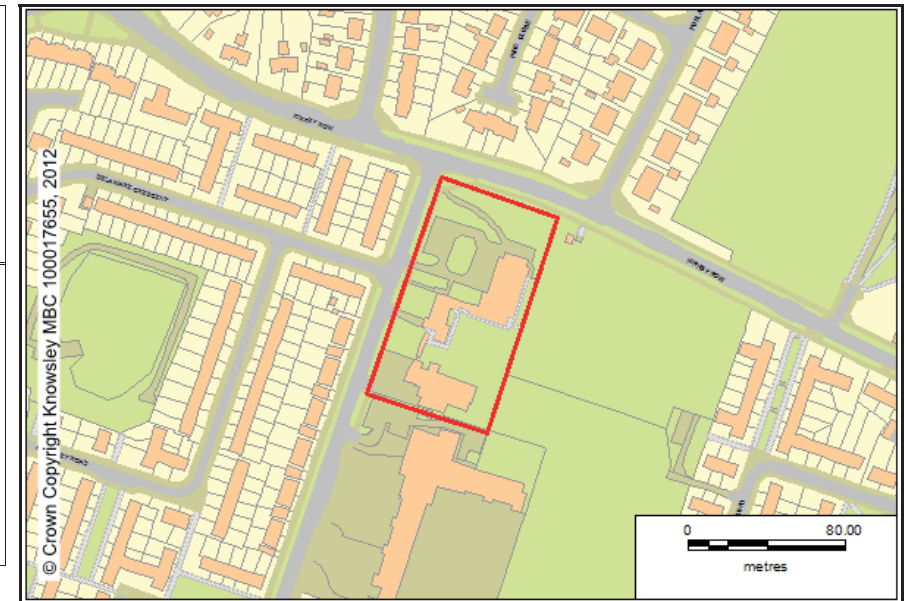
Density:

Yield:

Plan Period:



SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="8"/>	Active Use:	<input type="text" value="0"/>
Un-Neighbourly Uses:	<input type="text" value="8"/>	Multiple or Difficult Land Ownership:	<input type="text" value="0"/>
Contaminated:	<input type="text" value="8"/>	Owner willing to sell?:	<input type="text" value="0"/>
Access:	<input type="text" value="8"/>	Availability Score:	<input type="text" value="0"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="3"/>	Strong Residential Market?:	<input type="text" value="5"/>
Health Centre (1000m):	<input type="text" value="3"/>	Attractive Local Environment:	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="0"/>
Railway Station (400m):	<input type="text" value="3"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="13"/>
Suitability Score:	<input type="text" value="50"/>	Total Survey Score: <input type="text" value="63"/>	
		Site Visited: <input checked="" type="checkbox"/>	
		Keep Site in SHLAA?: <input type="checkbox"/>	



Site Survey Comments: Land in Council ownership, formerly used as a school. The site was submitted via the Call for Sites process by a third party in 2011. The site has not currently been identified as surplus or included in the Council's asset review.

Conclusion: The site has not been identified as surplus and is therefore not currently available for alternative uses. The site has been excluded from the SHLAA supply.

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Existing Use:

Capacity Source:

Gross Site Area:

Net Site Area:

Density:

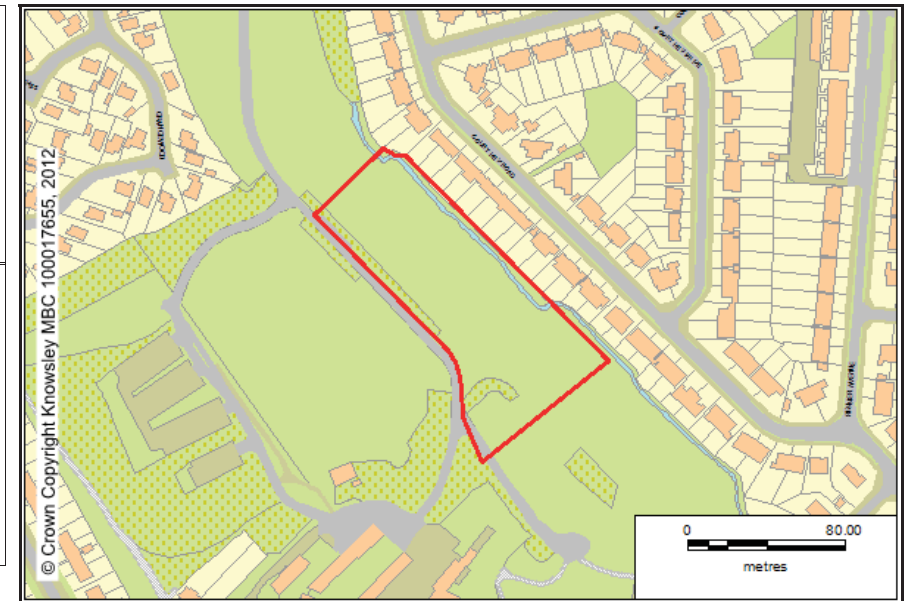
Yield:

Plan Period:



SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="4"/>	Active Use:	<input type="text" value="0"/>
Un-Neighbourly Uses:	<input type="text" value="4"/>	Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Contaminated:	<input type="text" value="8"/>	Owner willing to sell?:	<input type="text" value="0"/>
Access:	<input type="text" value="4"/>	Availability Score:	<input type="text" value="10"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="3"/>	Strong Residential Market?:	<input type="text" value="10"/>
Health Centre (1000m):	<input type="text" value="3"/>	Attractive Local Environment:	<input type="text" value="5"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="3"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="25"/>
Suitability Score:	<input type="text" value="38"/>		

Total Survey Score: Site Visited: Keep Site in SHLAA?:



Site Survey Comments: The site was submitted via the Call for Sites process in 2011 by a third party. The site is currently in use as a borough park which evidence demonstrates should be retained for community use. The site is Council owned and has not been identified as a surplus asset via the Council's Asset Review

Conclusion: The site is currently in use, and unlikely to be available for housing. The site is therefore excluded from the SHLAA supply.

Strategic Housing Land Availability Assessment - 2016 Update

Site ID:
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Township:
Existing Use:
Capacity Source:

Gross Site Area:
Net Site Area:
Density:
Yield:
Plan Period:



SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="8"/>	Active Use:	<input type="text" value="0"/>
Un-Neighbourly Uses:	<input type="text" value="4"/>	Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Contaminated:	<input type="text" value="8"/>	Owner willing to sell?:	<input type="text" value="0"/>
Access:	<input type="text" value="4"/>	Availability Score:	<input type="text" value="10"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="3"/>	Strong Residential Market?:	<input type="text" value="10"/>
Health Centre (1000m):	<input type="text" value="3"/>	Attractive Local Environment:	<input type="text" value="0"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="3"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="20"/>
Suitability Score:	<input type="text" value="42"/>		



Total Survey Score:
Site Visited:
Keep Site in SHLAA?:

Site Survey Comments: The site was submitted via the Call for Sites process in 2011 by a third party. The site is currently in use as a borough park which evidence demonstrates should be retained for community use. The site is Council owned and has not been identified as a surplus asset via the Council's Asset Review

Conclusion: The site is currently in use, and unlikely to be available for housing. The site is therefore excluded from the SHLAA supply.

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Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Gross Site Area:

Net Site Area:

Density:

Yield:

Plan Period:



SUITABILITY

Physical Constraints:

Un-Neighbourly Uses:

Contaminated:

Access:

Primary School (600m):

Local Centre (800m):

Health Centre (1000m):

Employment (5000m):

Railway Station (400m):

Bus Stop (200m):

Suitability Score:

AVAILABILITY

Active Use:

Multiple or Difficult Land Ownership:

Owner willing to sell?:

Availability Score:

ACHIEVABILITY

Strong Residential Market?:

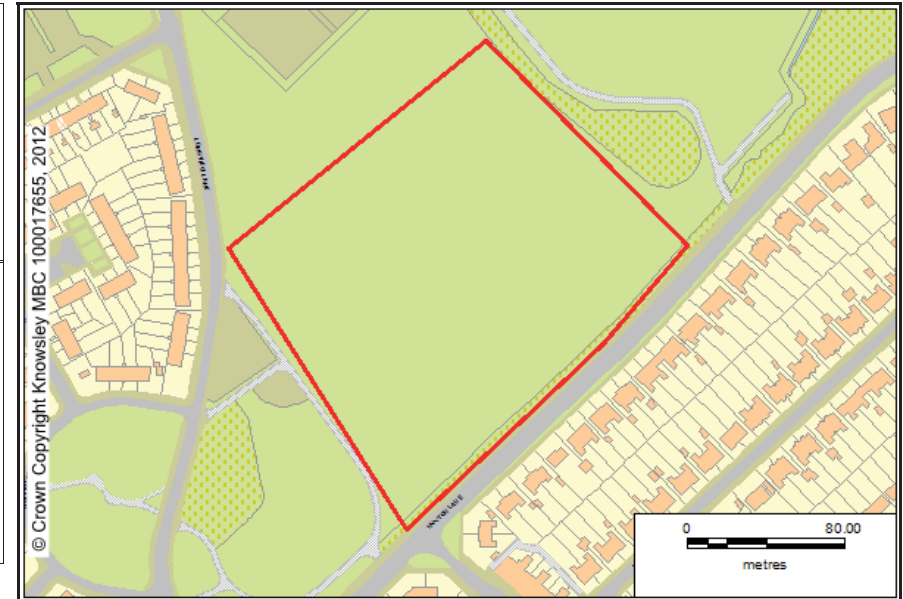
Attractive Local Environment:

Abnormal Costs:

New Infrastructure:

Achievability Score:

Total Survey Score: Site Visited: Keep Site in SHLAA?:



Site Survey Comments: The site was submitted via the Call for Sites process in 2011 by a third party. The site is currently in use as outdoor sporting provision which evidence demonstrates should be retained for community use. The site is Council owned and has not been identified as a surplus asset via the Council's Asset Review.

Conclusion: The site is currently in use and unlikely to be available for housing. The site is therefore excluded from the SHLAA supply.

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Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Gross Site Area:

Net Site Area:

Density:

Yield:

Plan Period:



SUITABILITY

Physical Constraints:

Un-Neighbourly Uses:

Contaminated:

Access:

Primary School (600m):

Local Centre (800m):

Health Centre (1000m):

Employment (5000m):

Railway Station (400m):

Bus Stop (200m):

Suitability Score:

AVAILABILITY

Active Use:

Multiple or Difficult Land Ownership:

Owner willing to sell?:

Availability Score:

ACHIEVABILITY

Strong Residential Market?:

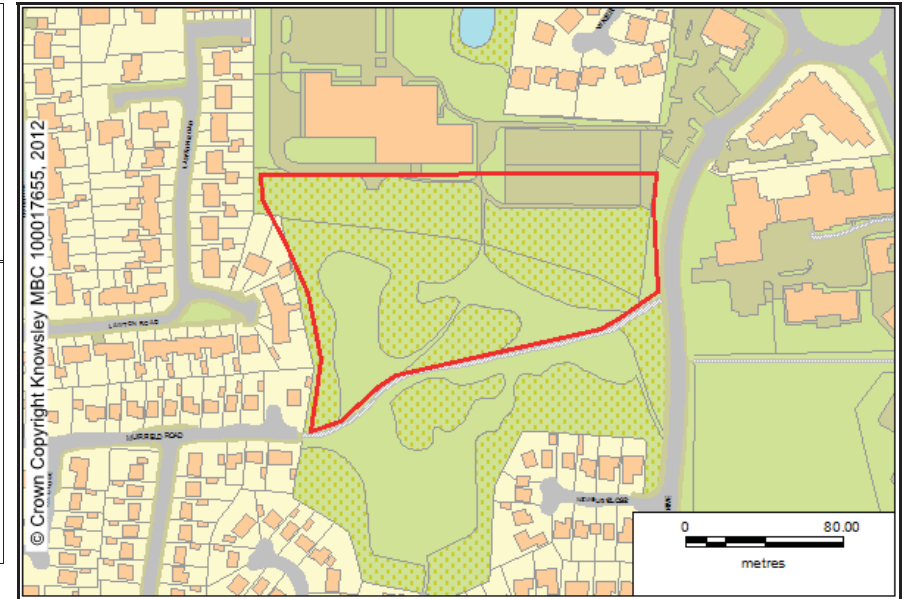
Attractive Local Environment:

Abnormal Costs:

New Infrastructure:

Achievability Score:

Total Survey Score: Site Visited: Keep Site in SHLAA?:



Site Survey Comments:

The site was submitted via the Call for Sites process in 2011 by a third party. The site was formerly in use as a leisure centre, which evidence demonstrates is no longer required (alternative provision has been developed at Longview, Huyton). The southern portion of the site falls within Cyril Cook Park, and is being retained in its existing use in line with evidence. The northern part of the site falls within K0382 (Former Huyton Leisure Centre).

Conclusion:

The developable portion of this site is identified as a separate site (K0382 - Former Huyton Leisure Centre). The remainder (and majority) of this site falls within a park land which is allocated as urban greenspace. This area of land is unlikely to become available for housing. The site is therefore excluded from the SHLAA supply.

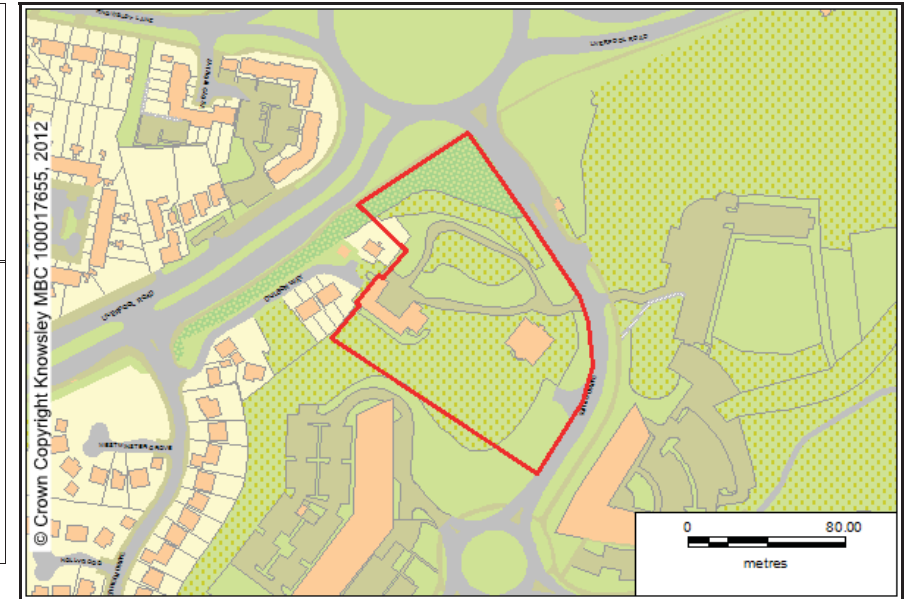
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Address:
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Existing Use:
Capacity Source:

Gross Site Area:
Net Site Area:
Density:
Yield:
Plan Period:



SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="8"/>	Active Use:	<input type="text" value="5"/>
Un-Neighbourly Uses:	<input type="text" value="4"/>	Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Contaminated:	<input type="text" value="8"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="8"/>	Availability Score:	<input type="text" value="20"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="3"/>	Strong Residential Market?:	<input type="text" value="0"/>
Health Centre (1000m):	<input type="text" value="3"/>	Attractive Local Environment:	<input type="text" value="5"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="15"/>
Suitability Score:	<input type="text" value="43"/>	Total Survey Score: <input type="text" value="78"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input type="checkbox"/>	



Site Survey Comments: The site was submitted via the Call for Sites process in 2011 by the owner. The site is currently allocated for employment uses, a use which evidence demonstrates should be maintained to meet future employment needs. The site is currently vacant and available for economic development.

Conclusion: Allocated site for employment uses which is unlikely to become available for residential uses. The site is therefore excluded from the SHLAA supply.

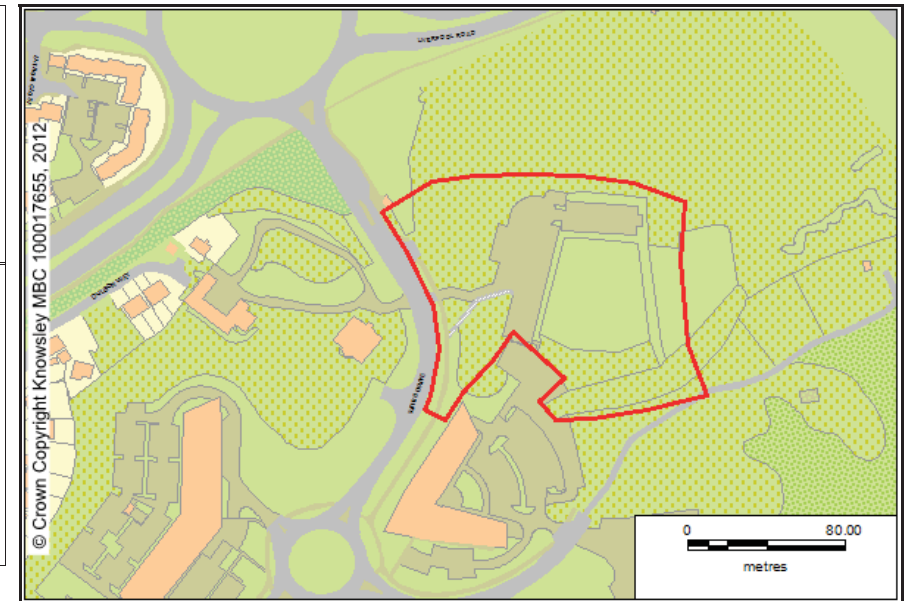
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Site ID:
Address:
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Existing Use:
Capacity Source:

Gross Site Area:
Net Site Area:
Density:
Yield:
Plan Period:



SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="8"/>	Active Use:	<input type="text" value="5"/>
Un-Neighbourly Uses:	<input type="text" value="4"/>	Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Contaminated:	<input type="text" value="8"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="8"/>	Availability Score:	<input type="text" value="20"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="3"/>	Strong Residential Market?:	<input type="text" value="0"/>
Health Centre (1000m):	<input type="text" value="3"/>	Attractive Local Environment:	<input type="text" value="5"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="15"/>
Suitability Score:	<input type="text" value="43"/>	Total Survey Score: <input type="text" value="78"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input type="checkbox"/>	



Site Survey Comments: The site was submitted via the Call for Sites process in 2011 by the owner. The site is currently allocated for employment uses, a use which evidence demonstrates should be maintained to meet future employment needs. The site is currently vacant and available for economic development.

Conclusion: Allocated site for employment uses which is unlikely to become available for residential uses. The site is therefore excluded from the SHLAA supply.

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Site ID:

Address:

Township:

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Capacity Source:

Gross Site Area:

Net Site Area:

Density:

Yield:

Plan Period:



SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="8"/>	Active Use:	<input type="text" value="5"/>
Un-Neighbourly Uses:	<input type="text" value="4"/>	Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Contaminated:	<input type="text" value="8"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="0"/>	Availability Score:	<input type="text" value="20"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="3"/>	Strong Residential Market?:	<input type="text" value="0"/>
Health Centre (1000m):	<input type="text" value="3"/>	Attractive Local Environment:	<input type="text" value="5"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="15"/>
Suitability Score:	<input type="text" value="35"/>		

Total Survey Score: Site Visited: Keep Site in SHLAA?:



Site Survey Comments: The site was submitted via the Call for Sites process in 2011 by the owner. The site is currently allocated for employment uses, a use which evidence demonstrates should be maintained to meet future employment needs. The site is currently vacant and available for economic development.

Conclusion: Allocated site for employment uses which is unlikely to become available for residential uses. The site is therefore excluded from the SHLAA supply.

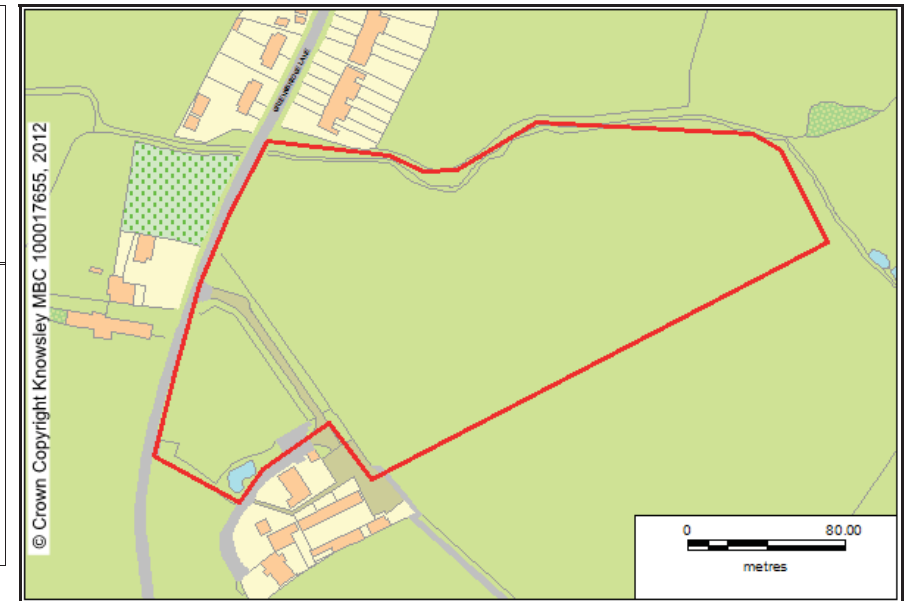
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Address:
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Capacity Source:

Gross Site Area:
Net Site Area:
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Yield:
Plan Period:



SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="8"/>	Active Use:	<input type="text" value="10"/>
Un-Neighbourly Uses:	<input type="text" value="8"/>	Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Contaminated:	<input type="text" value="8"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="8"/>	Availability Score:	<input type="text" value="25"/>
Primary School (600m):	<input type="text" value="0"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="0"/>	Strong Residential Market?:	<input type="text" value="0"/>
Health Centre (1000m):	<input type="text" value="0"/>	Attractive Local Environment:	<input type="text" value="5"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="0"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="10"/>
Suitability Score:	<input type="text" value="38"/>	Total Survey Score: <input type="text" value="73"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input type="checkbox"/>	



Site Survey Comments: The site was submitted via the Call for Sites process in 2011. The site is designated as Green Belt and not contiguous with the existing urban area. The site is available now, but unsuitable for residential development due to its Green Belt designation.

Conclusion: Unsuitable location located within the Green Belt. Therefore excluded from the SHLAA supply.

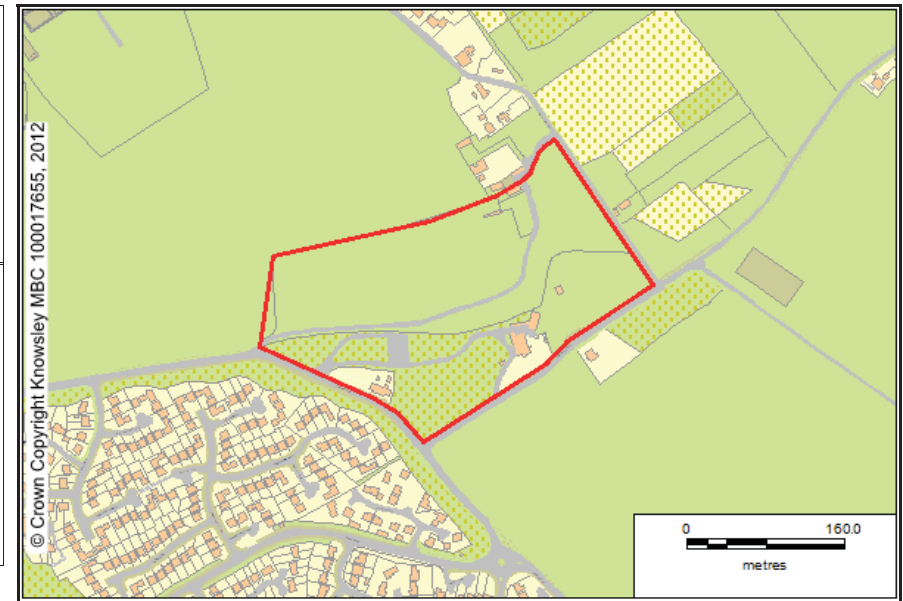
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Address:
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SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="8"/>	Active Use:	<input type="text" value="5"/>
Un-Neighbourly Uses:	<input type="text" value="8"/>	Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Contaminated:	<input type="text" value="8"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="8"/>	Availability Score:	<input type="text" value="20"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="3"/>	Strong Residential Market?:	<input type="text" value="5"/>
Health Centre (1000m):	<input type="text" value="3"/>	Attractive Local Environment:	<input type="text" value="5"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="0"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="15"/>
Suitability Score:	<input type="text" value="47"/>	Total Survey Score: <input type="text" value="82"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input type="checkbox"/>	



Site Survey Comments: The site was submitted via the Call for Sites process by the landowner in 2011. The site contains a number of trees and existing buildings which may constrain development, otherwise the site is available for development. The site is currently designated as Green Belt and is therefore not suitable for development.

Conclusion: Excluded from the SHLAA supply due to Green Belt designation.