



Knowsley Metropolitan Borough Council

Strategic Housing Land Availability Assessment

Final Report

March 2010

Address: Regatta House, Clippers Quay, Salford Quays, Manchester, M50 3XP

Tel: 0161 872 3223

E-Mail: planners.manchester@wyg.com

Web: www.wyg.com



Document Control

Project: Strategic Housing Land Availability Assessment
Client: Knowsley Metropolitan Borough Council
Job Number: A044293
File Origin: T:\Job Files - Manchester\A044293 - Joint SHLAA\Reports\Final\Knowsley SHLAA Final Report_mar.doc

Document Checking:

Prepared by: Ros Woodhall

Signed:

Handwritten signature of Ros Woodhall in purple ink.

Checked by: Richard Shepherd

Signed:

Handwritten signature of Richard Shepherd in black ink.

Verified by: Keith Nutter

Signed:

Handwritten signature of Keith Nutter in blue ink.

Issue	Date	Status
1	29-05-2009	Consultation Draft
2	15-03-2010	Draft Final Report
3	24-03-2010	Final Report
4		



Contents Page

1.0	INTRODUCTION.....	1
2.0	KNOWSLEY METROPOLITAN BOROUGH PROFILE	4
3.0	STUDY METHODOLOGY	9
4.0	ASSESSMENT OF SUPPLY.....	30
5.0	RISK ASSESSED SUPPLY	37
6.0	SUMMARY AND CONCLUSIONS.....	40

Table Contents

Figure 3.1: Ten Stage SHLAA Process Extracted from Practice Guidance	9
Table 3.1: Rates of Empty Homes.....	17
Figure 3.2: Joint Housing Land Availability Assessment Draft Proforma	18
Table 3.2: Net Developable Site Area	23
Table 3.3: Applied Site Densities.....	23
Table 4.1: Housing Land Supply at 1 April 2008	31
Table 4.2: Housing Land Supply at 1 April 2008 by Opportunity Type	34
Table 4.3: Housing Supply at 1 April 2008 by Settlement.....	34
Table 5.1: Risk Assessed Housing Supply at 1 April 2008.....	39

Appendix Contents

Appendix 1 – Housing Market Overview	
Appendix 2 – Schedule of Site Records of those Sites Included in the Identified Housing Supply	
Appendix 3 – Schedule of Site Records of those Sites Excluded from the Identified Housing Supply	
Appendix 4 – Schedule of Sites Excluded from Identified Housing Supply Prior to Consultation on Draft Report	
Appendix 5 – Summary of and Response to Representations Received at Draft Report Stage	
Appendix 6 – Existing Residential Commitments	
Appendix 7 – Geographic Distribution of Sites Contributing to the Housing Supply Identified by the SHLAA	

WYG Planning & Design

part of the **WYG** group





1.0 INTRODUCTION

- 1.01 WYG was appointed in April 2008 to undertake a Strategic Housing Land Availability Assessment (SHLAA) for the administrative area of Knowsley Metropolitan Borough. The project forms part of a sub-regional review of housing land availability and has been undertaken in conjunction with the neighbouring authorities of Sefton Metropolitan Borough Council and West Lancashire Borough Council.
- 1.02 The three authorities commenced preparatory work on the SHLAA in 2007, collating information and producing a comprehensive list of potential housing sites to be reviewed through the SHLAA process. As part of the commission, WYG was asked to review the work completed by the authorities and take the project forward to completion, ensuring compliance with Government good practice guidance¹.
- 1.03 The results of the survey work completed as part of the project have been captured on a Microsoft Access database. This system will assist the authority in tracking the availability of housing land and in monitoring the supply of sites. This will provide a useful tool informing future Local Development Framework (LDF) documents, such as the Land Allocations Development Plan Document and provide data for the authority's Annual Monitoring Report.

What is a SHLAA?

- 1.04 A SHLAA is a key part of an authority's LDF evidence base. The assessment will assist in formulating the Council's policy on the delivery of new housing, but does not itself represent a statement of Council policy. Whilst this study will inform the LDF process, it is for the LDF Core Strategy and Land Allocations documents to decide which sites should come forward for residential development and by what timescale. **The inclusion of sites within this study should not therefore be taken to imply that they will be allocated for development or that the Council will necessarily consider planning applications favourably.**

¹ Strategic Housing Land Availability Assessment: Practice Guidance, Communities and Local Government, July 2007.



1.05 The good practice guidance on undertaking SHLAAs indicates that the principal aims of an assessment should be to:

- determine whether previously identified sites are still available for development and to review assumptions on housing potential;
- identify additional sites with potential for housing which were not required to be investigated by Urban Capacity Studies, such as sites in rural settlements, brownfield sites outside settlement boundaries and suitable greenfield sites, as well as, where necessary, broad locations for future housing development;
- carry out further survey work within settlements to identify additional brownfield sites which have come forward since previous land studies were carried out; and
- assess the suitability/achievability of all sites for residential development.

1.06 The key outputs of a SHLAA should:

- identify specific sites for the first five years of the LDF that are ready and available for development;
- identify specific sites for years 6 to 10 and ideally 11 to 15 of the LDF which, in time, will top up the five year supply;
- indicate broad locations for future growth when it is not possible to identify specific sites beyond 10 years; and
- exclude any windfall allowance for the first 10 years unless local circumstances justify such an allowance.

1.07 The SHLAA process is expected to be dynamic. Assessments should be the subject of ongoing monitoring and adjusted to reflect changing circumstances as time goes by.

The Report Format

1.08 This introduction to the study is followed by Section 2, which provides a brief overview of the Knowsley administrative area in order to understand the evolution of the Borough, its main settlements and the continuing development trends of the area. Section 2 also includes an overview of the regional and local planning policy framework.



- 1.09 Section 3 sets out the methodology which has been employed in the undertaking of the SHLAA. This section sets out the work completed by the local authority prior to WYG's involvement, along with a thorough examination of the processes involved in completing the study. Reference is also made in this section to the key consultation stages in the SHLAA process.
- 1.10 Section 4 provides a detailed review of the findings of the study, highlighting the availability and distribution of land within the Borough against regional housing delivery targets.
- 1.11 Section 5 applies a 'risk assessment' to the identified housing supply.
- 1.12 Section 6 sets out the study conclusions and is followed by a series of appendices which provide the individual site records used to derive the report's findings, illustrate the geographic spread of sites across the Borough and summarise responses received from interested parties at Draft Report stage.



2.0 KNOWSLEY METROPOLITAN BOROUGH PROFILE

Overview of the Borough

- 2.01 The Metropolitan Borough of Knowsley came into being on 1 April 1974. It takes its name from the village of Knowsley, where the Earls of Derby have lived, at Knowsley Hall, since the 14th century.
- 2.02 Knowsley Borough is located between Liverpool to the west and St Helens to the east. To the north are Sefton and West Lancashire, and to the south is Halton.
- 2.03 The Borough comprises a belt of towns, suburbs and countryside. It covers an area of 8,620 hectares, of which 4,644 hectares is designated as Green Belt. The largest urban areas are Kirkby, Huyton, Prescot, Whiston and Halewood. Each of Knowsley's communities has its own quite different historical background and particular characteristics.
- 2.04 The communities within Knowsley are largely a creation of the 20th century. With the exception of Prescot and a few other smaller, older settlements, the majority of the existing development in the area now known as Knowsley took place between the 1920s and the mid 1970s. Much of this expansion was as a result of Liverpool overspill development. However, the trend of the Borough's population increasing in size ceased in the early 1970s.
- 2.05 It is estimated that the population of Knowsley at June 2007 was 150,900. After 25 years of significant decline, the Borough population shows signs of stabilisation. A modest increase in population is predicted over the next ten years or so.
- 2.06 The number of households in Knowsley is set to rise over the period covered by the Knowsley Replacement Unitary Development Plan² (UDP), which is to 2016. This forecasted increase is due largely to the increase in the number of single-person households caused by elderly people living longer, higher rates of separation and divorce, and more young people forming single households of their own.

² Adopted June 2006.



2.07 According to the 2001 Census, 61.7% of Knowsley homes are owner occupied and 31.5% are social rented accommodation, with the remainder being privately rented. Knowsley had the second lowest percentage of owner occupied dwellings in Greater Merseyside (after Liverpool) at the time of the census. The Council is aiming, through its housing and planning policies, to create a more sustainable tenure structure.

Statutory Development Plan

2.08 The statutory development plan for Knowsley consists of The North West of England Plan (RSS), read together with the 'saved' policies of the Knowsley Replacement UDP. Following the enactment of the Planning and Compulsory Purchase Act 2004, relevant policies in the UDP were saved on 12 June 2009 and will remain in place to guide development in the Borough until replaced by the emerging LDF.

The North West of England Plan: Regional Spatial Strategy to 2021

2.09 The North West RSS was published in September 2008 and provides a framework for development and investment in the region over the next 15 to 20 years. One of the key focuses for the RSS is to achieve adequate levels of housing growth across the region during the plan's lifetime and to ensure that this growth is targeted in the right priority areas to meet its strategic aims.

2.10 The RSS sets a minimum target for Knowsley Borough to provide 8,100 new homes between 2003 and 2021. This is equivalent to an annual average of 450 dwellings, although clearly there may be variations from year to year. The RSS sets a target of 65% of new housing to be delivered on previously developed land.

2.11 The RSS advises that housing development strategy for Knowsley should be focused on regenerating existing housing areas which suffer from high levels of deprivation and should be complementary to the regeneration of the Greater Liverpool conurbation's inner core.

Replacement Knowsley Unitary Development Plan

2.12 The Replacement Knowsley UDP was adopted in June 2006 to guide land use and development in the Borough. The Planning and Compulsory Purchase Act 2004 requires the Council to replace the UDP with new Development Plan Documents (DPDs) which will form part of the LDF. To ensure a smooth transition to the new system, the Act automatically 'saved' the UDP policies for a period of three years



from adoption (i.e. until 14 June 2009). The policies lapsed at that date unless 'saved' by the direction of the Secretary of State for Communities and Local Government under Schedule 8 of the Act.

2.13 The Council applied to and received the consent of the Secretary of State to save many of the UDP policies beyond 14 June 2009. These policies will gradually be replaced as DPDs, such as the Core Strategy, are adopted.

2.14 A Direction was issued on 12 June 2009, saving all UDP policies apart from four. The policies which have not been saved are:

- Policy H1: Strategic Housing Land Requirements – this policy is no longer appropriate as the housing numbers it refers to have been replaced by the Regional Spatial Strategy;
- Policy S3: Huyton Town Centre – this policy is no longer needed as the former supermarket site it refers to has been redeveloped;
- Policy S8: Location of Development for Town Centre Uses – this policy conflicts with more up to date national planning guidance; and
- Policy T4: Major Highway Schemes – this policy is no longer needed as the two highway schemes it refers to have been implemented.

2.15 As a consequence of the Secretary of State's Direction, the above policies expired on 14 June 2009 and no longer form part of Knowsley's adopted development plan.

2.16 Accordingly, the below 'saved' policies of the UDP are those which have been taken into account in undertaking this SHLAA:

- Policy H2: Sites Allocated for Housing Development;
- Policy H3: North Huyton and Tower Hill (Kirkby) Action Areas;
- Policy H4: Development Opportunity Site (Valley Road, Kirkby);
- Policy H5: Development within Primarily Residential Areas;
- Policy EC1: Strategy for Provision of Employment Land;
- Policy S2: Diversification of Uses within Existing Town Centres;
- Policy T6: Ensuring Choice of Travel to Serve New Developments;
- Policy G1: Development within the Green Belt;
- Policy OS2: Urban Greenspace;



- Policy OS3: Quantitative Standards – Public Open Space for General Amenity Use, Allotments and Children’s Play;
- Policy OS4: Protection of Playing Pitches and Other Formal Sporting Facilities;
- PolicyDQ1: Design Quality in New Development;
- Policy ENV7: Flood Risk and Drainage; and
- Policy ENV9: Protection of Habitats and Designated Sites.

Emerging Development Plan

RS2010: Regional Strategy for England’s Northwest

- 2.17 The Regional Strategy is in the early stages of preparation by the 4NW Regional Leaders’ Board and the North West Development Agency. The strategy provides an opportunity to integrate regional policy by bringing together spatial, economic, social and environmental strategies into a single document. Consultation on a published Principles and Issues Paper was undertaken early in 2009 and a Consultation Draft of Part 1 of the Regional Strategy followed on 4 January 2010.
- 2.18 Part 1 sets out a high-level framework and outlines the overarching vision, priorities and action areas for the strategy. The consultation draft seeks to ensure that new housing is well located in relation to need, employment opportunities, transport and services, and is well designed, high-quality and affordable. Moreover, the Draft Strategy also seeks to allow the housing market to maximise its role in regenerating communities and supporting economic growth through the restructuring of vulnerable housing markets. The Consultation Draft indicates that there will be a continued focus on Housing Market Renewal areas.
- 2.19 Although the methodology utilised by this study was clearly developed in advance of the publication of the Draft Part 1 of the Regional Strategy, it is considered to broadly accord with the strategy and its stated aspirations.

Local Development Framework

- 2.20 Knowsley Council is currently working towards producing its Core Strategy, along with a range of complementary LDDs. The consultation process for the Core Strategy started in July 2008 with a series of stakeholder and community workshops. The Council then published an Issues & Options



document for consultation in November 2009 and will seek to adopt its Core Strategy by early 2012. The Core Strategy will set out a vision, key objectives and strategic planning policies for Knowsley. It explains what sort of place Knowsley is today and what sort of place it will be in the future.

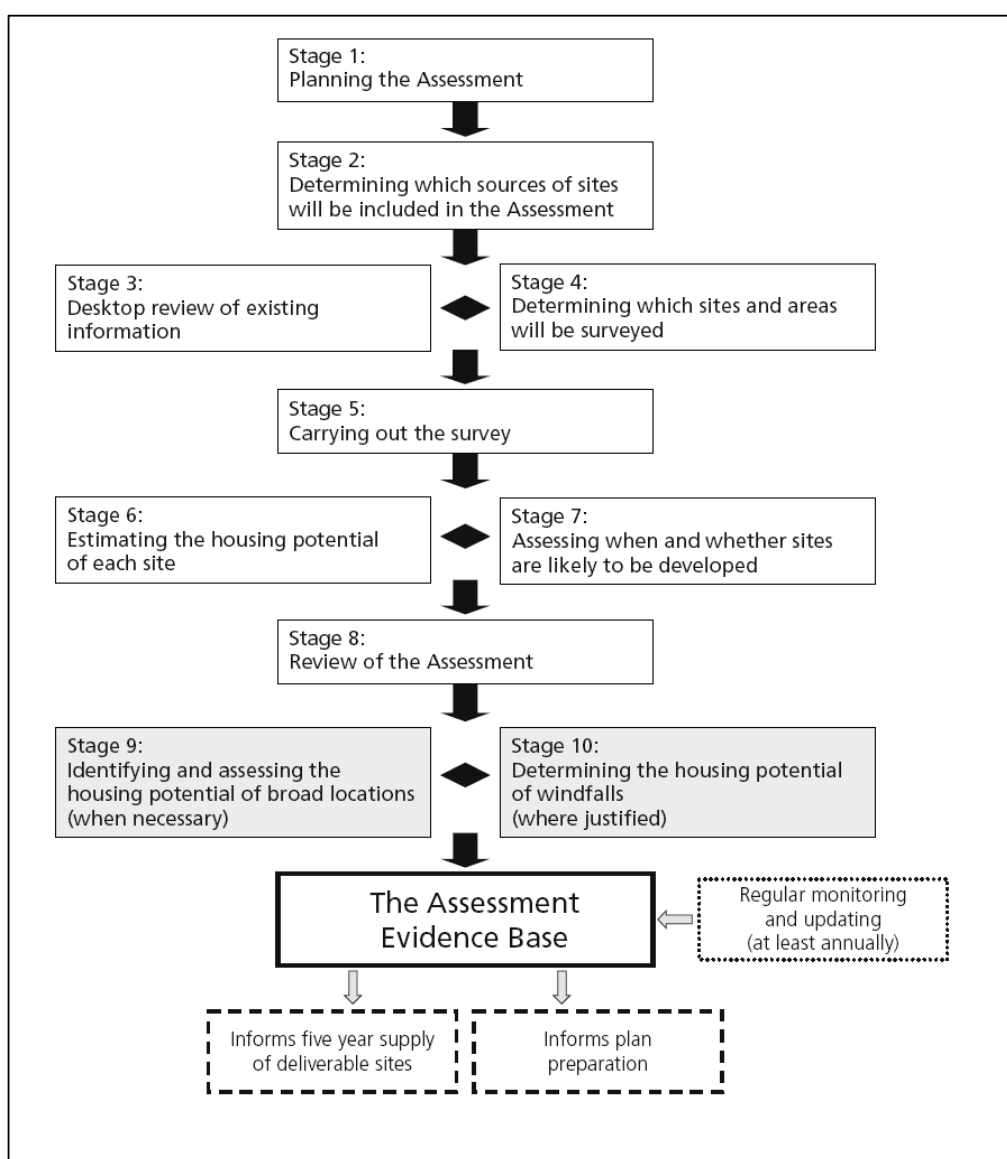
- 2.21 Another key DPD is the Site Allocations and Development Policies document, which will identify specific sites for development. The detailed timetable for the production of the Site Allocations and Development Policies DPD is yet to be confirmed, but it will follow the production of the Core Strategy.
- 2.22 In May 2007, the Council adopted a Statement of Community Involvement (SCI). The SCI sets out the Council's approach to public and stakeholder consultation, both on planning policy and development control issues. In addition, all local authorities are required to prepare an Annual Monitoring Report (AMR) which explains the Council's performance in relation to key targets.
- 2.23 Supplementary Planning Documents (SPDs) provide detailed guidance on specific aspects of the development process. Knowsley Council has adopted area specific SPDs for North Huyton and Tower Hill in Kirkby, the main purpose of which is to guide the regeneration of these areas. In addition, the Council has adopted an SPD on Greenspace Standards and New Development.
- 2.24 Both DPDs and SPDs are informed by the Council's evidence base. The evidence base is a critical element of local plan making required to support policy and provide a robust framework against which future development proposals will be measured. This SHLAA will form a key part of the evidence base.



3.0 STUDY METHODOLOGY

3.01 The methodology employed in completing this study is derived from that set out in the Strategic Housing Land Availability Assessment good practice guidance published in July 2007. The ten stage process advocated by the guidance is illustrated below.

Figure 3.1: Ten Stage SHLAA Process Extracted from Practice Guidance





- 3.02 An inception meeting for the study was held in April 2008, at which time it was agreed that the methodology employed would be in line with the ten stage process set out on the previous page. The work undertaken on the SHLAA has been completed by both Knowsley Council and WYG, with the Council responsible for identifying sites for survey and the generation of GIS data. Stages 2, 3 and 4 of the assessment have therefore been completed by the authority. The methodology employed by the Council is recorded in this report and has been reviewed by WYG to ensure compliance with good practice guidance. Stages 5 to 10 have been completed by WYG.
- 3.03 A detailed account of the methodology employed at each stage in the process is recorded below.

Stage 1 – Planning the Assessment

- 3.04 The general approach to completing SHLAAs is well documented, with a significant number of studies now having been completed by local authorities throughout the country. The methodology employed in completing the Knowsley SHLAA was agreed with the Council at the commencement of WYG's involvement in the study.
- 3.05 The SHLAA good practice guidance recommends that the production of the assessment is informed by engagement with key local stakeholders through a Housing Market Partnership (HMP). Such a Partnership should include house builders, social landlords and local property agents, amongst others. Whilst no formal HMP was organised as part of the SHLAA, extensive consultation has been undertaken with key stakeholders at various stages of the study.
- 3.06 The programme of consultation has included two formal stakeholder workshops (comprising of house builders, social landlords, local property agents and representatives of 4NW), a comprehensive 'call for sites' exercise and comprehensive public consultation at Draft Report stage, to which key stakeholders were invited to comment. It is WYG's view that this level of consultation and involvement effectively constitutes a Housing Market Partnership, even though this title was never formally conferred.
- 3.07 Unfortunately, it was not possible to fully extend this partnership approach to the wider housing market area. Other local authorities within the sub-region were unable to participate in the joint SHLAA owing to the different stages in production of their respective LDFs. However, representatives from neighbouring authorities attended the stakeholder workshops and also submitted comments in response to the public consultation exercise. In addition, WYG understands that officers from



Knowsley, Sefton and West Lancashire have participated in steering groups for neighbouring authorities' SHLAAs and have actively contributed to their production in this way.

- 3.08 The base date for the Knowsley SHLAA is 1 April 2008. Sites with an extant residential planning permission at 1 April 2008 have not been surveyed as part of the assessment, but the likely capacity yield from this source has been quantified and included as an important component of the overall housing supply.
- 3.09 The study assesses housing sites across three housing supply periods. The supply over the first five year period from the base date comprises sites with a high probability of delivery which are largely in compliance with planning policy. Many sites identified as part of the five year supply will be those forwarded through the 'call for sites' as this will provide a clear indication of the site's availability for development in the short term.
- 3.10 The 6 to 10 year supply incorporates sites with good housing potential which could accommodate future residential development and have few significant identified constraints. However, these sites may require some assembly, or currently accommodate existing buildings, or uses which may need to locate elsewhere.
- 3.11 Sites identified in the 11 to 15 year supply would be those which are considered to offer realisable potential over the long term only. Such sites may be in a number of multiple ownerships, and therefore are unlikely to be assembled in the short term, or may be the subject of significant constraints involving matters such as access or contamination. In practice, as the majority of sites included in the SHLAA are only of moderate size and are subject to only limited constraints, none are considered appropriate for residential development in the long term only.
- 3.12 The original 'call for sites' consultation was completed by the three local authorities between 25 October and 13 December 2007, at the beginning of the SHLAA process and prior to WYG's involvement in the project. At the inception meeting it was decided that a second formal 'call for sites' consultation period should be provided to capture any remaining land owner and third party interest who wished to promote land for housing. This second consultation period was completed between 27 May and 18 July 2008. In addition, in order for the study to be as comprehensive as possible, it was agreed with the Council that further sites submitted for consideration by third parties on publication of the draft report in August 2009 would also be assessed at this final report stage.



- 3.13 In order to assist in the identification of land and buildings with definite residential development potential, a scoring system has been used to help assess the sites. The scoring proforma (provided at Stage 5 of this section) has been used to inform the evaluation but does not override professional judgement in instances where it is evident that there are other factors influencing the likelihood of a site coming forward for residential use.
- 3.14 The use of scoring systems was a recognised way of differentiating between sites during housing assessments completed under previous best practice guidance such as Tapping the Potential³. Whilst such scoring systems can be useful for evaluating each site's potential, the specific requirements of the SHLAA guidance rely on a thorough evaluation of individual sites and an identification of deliverable and available sites to meet an authority's housing targets. Further information on the use of the scoring proforma is outlined in Stages 6 and 7 below.

Stage 2 – Determining Sources of Sites

- 3.15 An initial list of sites to be surveyed was produced by the Council. The list was accompanied by GIS information and a database including background information on the identified sites. The principal sources of these sites are set out below.

Knowsley Urban Capacity Study

- 3.16 Knowsley last undertook an Urban Capacity Study in 2003, with the findings being published in 2004. Sites identified in the study which had not received planning permission or had received planning permission which had not been implemented and had subsequently lapsed were added to the SHLAA database for assessment.

³ Tapping the Potential – Assessing Urban Housing Capacity: Towards Better Practice, Department of the Environment, Transport and the Regions, December 2000.



Ordnance Survey Mapping and Aerial Photography

- 3.17 Using suitable scale OS maps (1:10,000) and aerial photography dating from 2005 and 2006, all of the Borough's urban areas were examined for potential plots of land, however small, which would have potential to accommodate residential development.

National Land Use Database (NLUD)

- 3.18 Much of the information which is contained within the NLUD database is derived from other datasets, such as the Council's Land Availability database (LARS) and the UCS. Sites identified in the NLUD dataset are previously developed and may often have significant redevelopment potential, subject to any identified constraints.

Open Space and Outdoor Sports Provision: Green Space Audit

- 3.19 The Council's Green Space Audit was undertaken in 2005 and has been the subject of regular updates since. It provides a comprehensive review of all open space and outdoor sports provision within the Borough, regardless of whether a site is allocated in the Replacement UDP. Updates to the Audit have acted to identify areas of open space and outdoor sports provision which are no longer in use or which were incorrectly included in the original Audit, which could potentially be released for alternative uses subject to other policy constraints. The SHLAA assesses whether such sites could have potential for residential use, either in part or in whole.
- 3.20 Areas of open space and outdoor sports provision which were not specifically identified for potential release, and are designated under Policies OS3 and OS4 of the Replacement UDP, were only considered for inclusion in the SHLAA where the site had been identified by a previous study, such as the Urban Capacity Study or NLUD. An assessment was then made given the overall surplus or deficit within the relevant Substantial Residential Area as to whether individual sites may be able to be released for housing or other forms of development under current UDP policy.

Discussions with Development Quality and Asset Management Departments

- 3.21 Discussions with Knowsley's Development Quality and Asset Management departments were undertaken as part of the study. This allowed the study team to draw upon local knowledge of the Borough and identify potential sites which may have otherwise been missed by other parts of the site



identification process. During the site identification stage of the study the Council's Asset Management department submitted a large number of sites which were assessed in terms of their suitability for residential development and, where appropriate, were included in the study.

Expired and Unimplemented Existing Planning Applications

- 3.22 A query was run on Knowsley's LARS database to identify any sites which had expired and unimplemented planning permissions. The sites with expired planning applications were checked for subsequent applications, and those remaining without permission for housing were included in the list of sites to be assessed.

Site Specific Regeneration Areas (Action Areas and Development Opportunity Sites) and Allocated Housing Sites

- 3.23 The Council currently has a number of regeneration priorities within the Borough which have been included in the SHLAA, along with UDP housing allocations which were not built out at the study's base date. Many of these sites are subject to Development Briefs which have Supplementary Planning Document status and, in some cases, are designated Action Areas. These provisions have been made by the Council to help promote regeneration efforts within these areas and act to assist in identifying issues which will impact on bringing the sites forward for development.

Call for Sites

- 3.24 As set out at paragraph 3.12 of this report, the Council (along with the other partner authorities) invited stakeholders, landowners and other interested parties to submit sites for consideration as part of two 'call for sites' exercises which ran between October and December 2007, and May and July 2008. This stage of the SHLAA was advertised in national and local press, and on the Council's website. All sites submitted via this process were reviewed against information already gathered by the Council and, where necessary, duplicates were removed prior to the submitted sites being entered into the SHLAA database for assessment.

Stage 3 – Desktop Review of Information

- 3.25 The portfolio of sites identified by Stage 2 of the process has been the subject of thorough examination by officers at Knowsley. WYG has developed its own bespoke database – which has also



been utilised in the Sefton and West Lancashire assessments – to record key facts and judgements concerning the identified sites. The database records 25 criteria in order to provide a comprehensive information source to assist in the undertaking of independent survey work and the assessment of each site’s development potential.

3.26 The 25 criteria are not policy judgements, rather they are an assessment of factors that could influence the delivery of housing. The criteria are as follows.

1. Is the site within a Conservation Area?
2. Are there any Listed Buildings on the site?
3. Is the site within a primarily residential area?
4. Does the site comprise previously developed land?
5. Is there any likelihood of contamination?
6. Does the site need significant new infrastructure in order to be developed for housing?
7. Are there any physical constraints?
8. Is the site situated within Flood Zones 2 or 3?
9. Are there any buildings requiring demolition?
10. Is satisfactory access possible?
- 11-16. Accessibility and distance from local services.
17. Are there any nature conservation issues?
18. Would redevelopment have a positive regeneration impact on the area?
19. Is the site subject to any un-neighbourly uses?
20. Is the site more suited to non-residential uses?
21. Are there any ownership issues?
22. Is the site owned by developer, or is the owner willing to sell to a developer?
23. Is the site in active use?
24. Is the site underused?
25. Is the site within a strong residential area?

3.27 The results have been recorded and inputted into WYG’s SHLAA database. Information provided by the Council has only been amended by WYG when a site survey has provided more accurate or up to date information.



Stage 4 – Determining Sites to be Surveyed

- 3.28 Due to the large number of sites identified at Stage 2, it was decided that it was not cost-efficient or methodologically advantageous to visit all sites less than 0.1 hectares in size. Instead, a 10% statistically representative sample of such sites has been undertaken in order to calculate their likely contribution to the overall housing supply. The yield that is estimated to be delivered from the sample is used as a multiplier to provide a calculation of the supply from all such sources. This 'small site allowance' is distinct from a windfall allowance as the sites have been identified on an individual basis, rather than the assessment of supply being entirely theoretical and derived from historical precedent.
- 3.29 Following the removal from the dataset of the 90% of small sites below 0.1 ha which were not surveyed, a total of 235 sites have been identified and visited by WYG's survey team.
- 3.30 In determining the study methodology, consideration was given as to whether currently vacant homes could make any contribution to the housing supply. In this regard, it is commonly accepted that there will always be a number of vacant properties within the system, often as a result of short term issues such as the renovation of a property following purchase or due to probate issues. Such transactional vacancies are considered normal and may, typically, account for around 2-3% of the housing stock being vacant at any one time.
- 3.31 Given this, it is notable that Knowsley's Empty Homes Strategy 2008-2010⁴ identifies the Borough as having, at 2007, a relatively limited number of empty homes when compared to both the region and to England as a whole. This is illustrated by Table 3.1 overleaf.

⁴ Empty Home Strategy 2008-2010: A Corporate Framework, Knowsley Council Housing Strategy Service, November 2008



Table 3.1: Rates of Empty Homes

	Total Empty Home	Percentage of the Housing Stock Empty
Knowsley	1,366	2.12%
Liverpool	14,825	7.02%
Merseyside	31,863	5.13%
England	671,924	3.02%

Source: Knowsley Council

- 3.32 Accordingly, it is evident that Knowsley is subject to a significantly lower incidence of long term empty homes than its neighbour Liverpool and that its vacancy rates are consistently lower than those across the Merseyside sub-region as a whole. Accordingly, it is considered highly unlikely that vacant properties will make a significant contribution to the supply of housing in Knowsley in coming years. Accordingly, no provision is made in the supply identified by this SHLAA for any additional dwellings to be provided through the re-occupation of empty homes.

Stage 5 – Carrying out the Assessment

- 3.33 Each of the 235 sites was visited and assessed by WYG surveyors, with the results being recorded using the survey proforma (provided at Figure 3.2). The format of the proforma is derived from WYG’s previous experiences undertaking similar studies and is tailored to meet the specific requirements of the project. Whilst much of the site survey record is used to assist in the scoring of sites, additional information, such as the current land use and the type of potential the housing opportunity represents, has also been recorded.
- 3.34 Site visits were carried out by members of the WYG team accompanied by members of the Council’s Planning team. Comments were agreed and noted on the individual proformas and queries were also noted to be resolved subsequently through further research and discussion. During the site visits, a number of sites were found to be unsuitable (for example, they are and are likely to remain inaccessible) or unavailable (including sites which have already been developed) and these were subsequently excluded from the study. In total, 81 of the sites assessed are considered to offer realistic realisable housing potential and have been included in the identified housing supply.



Figure 3.2: Joint Housing Land Availability Assessment Draft Proforma

SITE DETAILS:				
Site Reference:				
Address:				
Settlement:				
Existing Use:				
Opportunity Type:				
SUITABILITY:				
Question	Yes	Partially	No	Comments
Does the site suffer from any physical constraints (e.g. topography)?				
Is the site affected by un-neighbourly uses (heavy industry, power lines, railway lines, motorways, etc)?				
Is there a possibility that the site is heavily contaminated?				
Can satisfactory access be achieved to the site?				
AVAILABILITY:				
Question	Yes	Partially	No	Comments
Is the site in active use?				
Is the site subject to multiple or difficult land ownerships?				
Is the site owned by a developer or is the owner willing to sell?				
ACHIEVABILITY:				
Question	Yes	Partially	No	Comments
Is the site known to be located within a strong residential market?				
Is the site set within an attractive local environment?				
Are there any known significant abnormal costs (including remediation, demolition, etc)?				
Does the site need significant new infrastructure to be suitable for residential development?				
CLASSIFICATION:				
Classification	Yes/No			
Urban Brownfield				
Urban Greenfield (including Greenspace available for development)				
Urban Extensions Outside the Greenbelt				
Urban Extensions Inside the Greenbelt				
Greenbelt Non-contiguous				
Sites Subject to Flooding				
SITE COMMENTS/CONSTRAINTS:				



3.35 Each site has been scored against a number of key criteria. These criteria are used to assess the potential of each site for residential development, taking into account its suitability, availability and achievability in accordance with the SHLAA guidance. Whilst, as previously stated, the scoring has not been used prescriptively to determine the overall suitability of the site, the final score should be taken to be a broad indication of the potential of a given site to be redeveloped for housing.

Assessing Availability for Housing

3.36 The availability of a site relates to its known constraints and how this may impact upon the likelihood of it being developed for housing over the next 15 years. The issues affecting availability which have been considered are as follows:

- whether a site is currently in use or not;
- ownership constraints, relating to whether a site is thought to be in multiple ownership or not; and
- whether the owner is known to be willing to sell.

Assessing Suitability for Housing

3.37 A site is suitable for housing development if it offers a suitable location for development and would contribute to the creation of sustainable, mixed communities. The factors assessed in considering each identified site's suitability for housing are:

- policy restrictions, such as allocations, protected areas and existing planning policies;
- physical problems or limitations, such as access, infrastructure provision and flood risk (sites lying wholly within Flood Zone 3 are not considered to offer realistic potential for redevelopment for housing and have been excluded from the housing supply);
- the site's proximity to amenities and public transport nodes; and
- the environmental conditions which would be experienced by prospective residents, in particular those that may arise from any adjacent land uses being 'bad neighbours'.

Assessing Achievability of Housing

3.38 The strength of the housing market differs across Knowsley and, in the current economic climate, the viability of developing some of the sites for housing is acknowledged to be an issue. It is therefore



important to assess the specific constraints impacting on the delivery of each site in order that the future phasing of sites can be accurately assessed.

3.39 A site is considered achievable for development where there is a reasonable degree of certainty that housing will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete a development over a certain period. It is affected by:

- market factors, within which we include both housing demand in the general locality and the likely attractiveness of the site to the market; and
- cost factors, in terms of whether a site is known to be contaminated, thus requiring significant remediation works in order to be developed for residential purposes, and whether there are buildings requiring demolition on site.

3.40 In order to gauge housing demand in general localities, enquiries have been made of residential land agents and estate agents. This research has been supplemented through the analysis of sales and census data in order to provide an appropriate context for the judgements and assumptions made. This research is summarised by way of the Housing Market Overview provided at Appendix 1.

3.41 Each site subject to detailed assessment has been scored out of a total of 100 in terms of how it performs against the above criteria and the results are provided in the datasheets at Appendix 2 and Appendix 3 of this report. Appendix 2 details those sites which comprise the housing supply identified by the SHLAA and Appendix 3 details those sites which have been considered in detail but which are, at present, excluded from the supply for a particular reason. A further schedule is provided at Appendix 4 which indicates those sites which were excluded from the study prior to the Consultation stage.

3.42 The weighting attributed to each criterion has been informed by WYG's previous experience of SHLAA and Urban Housing Capacity work, and was agreed in discussion with the Council prior to the commencement of survey work.

3.43 A judgement on most of the criteria set out in paragraphs 3.33 to 3.36 has been arrived at through either on-site survey work or desk-based research. However, GIS mapping has been used to provide an accurate appraisal of each site's proximity to six key sustainability criteria (primary schools, local centres, health centres, commercial/employment opportunities, railway stations and bus stops).



3.44 The following distances from any part of a particular site to the provision have been used as a representation of satisfactory access:

- primary school – 600 metres;
- local centre – 800 metres;
- health centre – 1,000 metres;
- commercial/employment opportunities – 5,000 metres;
- railways station – 400 metres; and
- bus stops – 200 metres.

3.45 The distances have been agreed with the Council in accordance with good practice recommendations. Each site has been awarded three points for each provision that is adjudged to be within reasonable travelling distance⁵.

3.46 Similarly, GIS has been used to determine whether any part of a site lies within either Flood Zone 2 (medium probability of flooding) or Flood Zone 3 (high probability of flooding or functional floodplain), as defined by PPS25: Development and Flood Risk (2006). The flood maps used are those established by the Knowsley and Sefton Councils' Strategic Flood Risk Assessment (June 2009), which in turn are derived from Environment Agency data for fluvial and tidal flooding. The maps result from the application of a general model which has been augmented by detailed hydraulic modeling and information provided by historical flooding outlines. As a consequence, the flood risk comments provided for individual site basis do not give detailed consideration to the presence of flood defences and do not consider the effect of development on surface water run off.

3.47 To ensure that final scorings for each site can be ordered logically each site was categorised. This categorisation is important when comparing site scores in different categories. The five categories are listed below:

⁵ For which it is assumed the journey will be undertaken on foot, with the exception of 'commercial/employment opportunities' where 5,000 metres is considered to be representative of a reasonable cycling distance).



- Urban Brownfield;
- Urban Greenfield including Greenspace available for development;
- Urban Extension outside of the Green Belt;
- Urban Extension inside the Green Belt; and
- Green Belt non-contiguous.

3.48 The two Green Belt categories of housing supply have been excluded from the overall quantification of supply provided by the SHLAA. It is WYG's understanding that the residential development potential of land within the Green Belt is to be assessed through a separate study which will consider broad locations for future growth. Such a review is outside the scope of this commission and, accordingly, this SHLAA does not ascribe any dwelling yield to these sites.

Stage 6 – Estimating Housing Potential of Each Site

3.49 In order to estimate the housing potential of each site, an assessment of its developable area needs to be made. There are a number of factors which may influence the developable area of a site. Limiting factors include topography, irregular shaped plots and site specific constraints such as underground services or flood zones. In Knowsley all sites that are affected by flooding lie within Flood Zone 3. In each case, that part of the site which lies within Flood Zone 3 has been excluded from the developable area.

3.50 Allowance has been made on larger sites for the on-site provision of access roads, along with facilities such as green infrastructure and community uses, to serve the development. The assumptions used in calculating net developable areas are set out below and are based on research undertaken during the preparation of advice set out in government documents such as Tapping the Potential and the Housing Land Availability Assessments: Draft Practice Guide. Whilst this approach is considered robust and appropriate for the purposes of this study, it should be noted that the net developable area is an indicative figure and that the Council will negotiate appropriate non-housing provision on a site-by-site basis when considering future development proposals.



Table 3.2: Net Developable Site Area

Gross Site Area	Net Developable Area
Less than 0.4 ha	100% of developable area
0.4 ha to 2 ha	90% of developable area
Sites over 2 ha	75% of developable area

Source: Derived from Tapping the Potential, ODPM, 2000

- 3.51 In order to assess the housing potential of each site, a range of density multipliers have been applied. The multiplier applied to each site is that which, in the opinion of WYG, best reflects the character of the area, the type or mix of housing that would be appropriate on the site and the site's proximity to a defined centre and to services. The ranges of densities used are set out in Table 3.3. Alternative densities have been applied in a limited number of cases where it is evident that the shape or character of a site suggests a particular, more specific density. In all such cases, guidance has been sought from Council officers to ensure that the applied density is appropriate.

Table 3.3: Applied Site Densities

Housing Character	Applied Density (Dwellings per ha)
Low density suburban mix (detached and semi-detached)	30
Low to medium density urban mix (town houses and semi-detached)	40
Medium density urban mix (mainly town houses)	50
High density urban mix (town houses and apartments)	60
Apartments (up to six storey)	70 and above

- 3.52 Following the identification of a proposed development density, the yield for each site is calculated by multiplying the net site area by the density. The datasheets provided at Appendix 2 indicate the proposed density and yield of each site.
- 3.53 In the past, many urban capacity and housing land availability studies have tended to seek to maximise the potential supply of housing by applying higher densities than the 30 dwellings per hectare regarded as the minimum acceptable. This has led to concerns over town cramming, particularly where sites included in the study, whilst being vacant and meeting the criteria for development, contribute to the amenity of the local area.



- 3.54 In Knowsley, many of the sites are classified as brownfield because they are sites which were previously developed for housing or other uses. The properties have been demolished; in many cases the foundations have been left in situ and grassed over creating an amenity space. These sites are generally small with limited capacity. In order not to over-estimate the potential for sites, a benchmark density of 30 dwellings per hectare has generally been applied, unless site conditions suggest a higher density can be satisfactorily achieved.
- 3.55 The approach taken by WYG in determining the likely densities of identified sites is considered to cautious and based upon the clear expectation that the type of residential development scheme presently being considered by housebuilders will likely result in a lower average development density than that has been typically achieved in recent years. The average net density applied to the SHLAA sites included in the identified housing supply is 33.5 dwellings per hectares.
- 3.56 Clearly, the densities applied to sites are indicative and are provided solely for the purposes of this SHLAA. They should not be taken to be a statement of Council policy on the amount of housing that a given site may accommodate, which will need to be determined through the planning application process.

Stage 7 – Assessing When a Site Will be Developed

- 3.57 Assessing when each site is likely to come forward for development is not an exact science. Predictions also inevitably become less certain the further into the future a site is forecast to be developed. The Council's ongoing plan, monitor and manage programme will provide the process for managing changes to this study's findings as time goes by.
- 3.58 None of the sites in Knowsley that have been surveyed are known to be constrained by major infrastructure projects - such as a bypass or new sewage treatment works – which could significantly delay development. We have attempted to identify where abnormal levels of enabling works would be required in order to bring a site forward and these instances are noted in the database. In a study of this size it is clearly not practical to undertake a detailed development feasibility of each individual site and this analysis is very much a high level strategic assessment.
- 3.59 The viability of each site has been assessed by taking into account the strength of the residential market in the locality, the type of housing that could be developed and any implications for construction costs, including costs relating to such factors as demolition and contaminated land. High



scoring sites will generally be available for development in the short term, although the timing of release may be influenced by national housing market factors and developer/landowner intentions. Low scoring sites are less likely to be available for development in the short term.

- 3.60 The supply of housing in the first five years of the study can be identified with a relatively high degree of certainty as sites in this phase will have scored highly and are generally in compliance with saved development plan policy. These sites will have few, if any, known constraints to development and are generally vacant or known to be available for redevelopment. Accordingly, a large number of sites identified with the five year housing supply were promoted for development through the call for sites exercise.
- 3.61 Sites placed within the 6 to 10 year housing supply will have some policy or development constraints which limit the speed at which they will come forward for development. In some instances these sites may require a change of allocation as part of the emerging LDF process.
- 3.62 The viability of each site has been assessed by taking into account the relative strength of the residential market in the locality, the type of housing that could be developed and any implications for construction costs, including costs relating to such factors as demolition and contaminated land. High scoring sites will generally be available for are more likely to come forward earlier although the timing of release may be influenced by national housing market factors.
- 3.63 Many of the sites included in the first five year period are vacant and in Council ownership. Nearly all are brownfield. Although market conditions will ultimately determine which sites will be developed during this period, the identified sites are free of constraints and are available for development.
- 3.64 For the 6 to 10 year housing supply period, sites have been assessed and considered suitable for housing based on the site visit assessment and the scoring criteria. Although the majority of sites included in the 6 to 10 year supply are previously developed, there are a greater number of greenfield sites than in the five year supply. Sites in the 6 to 10 year supply will typically have policy or development constraints which will affect the timeframe within which they come forward for development. In some cases, these sites may require a change of allocation or policy as part of the emerging LDF process. Most of these sites are small and many have a designation within the Council's Open Space Needs Assessment, or are classified as Urban Greenspace within the Council's Replacement UDP, or, whilst not being formally designated, may contribute to the amenity of the local area.



- 3.65 Although the RSS sets out a clear need to ensure that brownfield land is developed in preference to greenfield, the situation in Knowsley is not clear-cut. Many of the sites which the SHLAA has defined as brownfield have a very similar appearance to greenfield sites, as they have been grassed over and in general there is little trace remaining above ground of the previous use (typically being residential properties which have been demolished). They also currently fulfil a similar function as amenity space.
- 3.66 In practice, a judgment on individual sites will need to be made by the Council taking into consideration the impact on the provision of local Greenspace. It is understood that the Council may undertake a review of Greenspace in the Borough via the LDF process. The findings of this SHLAA may therefore need to be adjusted in the light of any future review.

Stage 8 – Review of the Assessment

- 3.67 A review of the initial SHLAA survey findings was carried out in September 2008 with Council officers, including representatives from Planning and Regeneration, Asset Management and Highways. This review focused on sites within the urban area which had been identified as having potential for development for housing. A number of sites were ruled out at this stage, mainly as a result of difficulties with access. Some sites were found to have limited capacity as a result of access constraints. A list of excluded sites is provided in Appendix 4.
- 3.68 Following the issue of the draft SHLAA report for consultation in August and September 2009, all representations received have been reviewed, considered and acted upon, where necessary, in order to improve the accuracy of the assumptions made in undertaking the study and to thereby provide increased justification for the study's findings. Particular attention has been given to the re-evaluation of sites placed in the short and medium-term housing supply following comment and feedback from members of the public and third party stakeholders. Amendments have been made where additional information has been provided with regard to site ownership, development constraints, development aspirations and boundary issues, and any inconsistencies in approach to individual sites have been addressed. WYG is grateful for the assistance provided at this stage by landowners, developers, statutory bodies and other interested individuals which has assisted in ensuring that the study's findings are as robust as possible.



3.69 A schedule summarising all representations submitted in response to consultation at Draft Report stage is provided at Appendix 5. The appendix also sets out WYG's response to representations and any revisions which have been actioned as a result.

Stage 9 - The Housing Potential of Broad Locations

3.70 The capacity identified by the study is compared with current RSS targets in order to quantify the number of years housing land supply that Knowsley has. Should any SHLAA identify a future shortfall in housing land, this would be a matter for the emerging Core Strategy to consider, which provides an opportunity for local people, key stakeholders and the development industry to make detailed comments about the direction of future growth.

3.71 Additional urban capacity may be found in the future through, for example, sites which are currently in active use becoming unexpectedly available, such as the closure of large employment sites which are not required for future business use⁶. Capacity which comes forward from previously unidentified development sites will be recognised in future revisions of this study. Any additional capacity provided in this manner would ultimately reduce the need for, or delay the phasing of, extensions to the urban area.

3.72 In the context of prospects for achieving additional capacity within the urban area in the future, it is of note that, in response to the Government's plan for increased investment in primary schools, Knowsley Council has submitted proposals for the rationalisation of primary schools within the Borough. The proposals within the document, entitled 'Future Schooling in Knowsley: Strategy for Change 2008-2010' build on the success of the 'Building Schools for the Future' programme, the positive results of which are now visible in secondary schools and communities within the Borough.

3.73 The need for rationalising the primary school provision in Knowsley results from a history of below average educational attainment, deprivation, poor building condition and until recent years, significant population loss resulting in a number of surplus school places.

⁶ In this regard, it is noted that the Halton, Knowsley, Sefton and West Lancashire Joint Employment Land and Premises Study (published in January 2010) indicates that the employment land supply in the Borough is limited and should generally be retained in this use. Accordingly, any proposals to develop sites in employment use for housing will usually need to address the loss of employment land.



- 3.74 Although the programme is still in an embryonic phase, it is evident that a number a primary schools may become surplus to educational requirements over the 15 years of the strategy’s existence. Given the nature of the sites, at least some of them could be potentially suitable for residential development.
- 3.75 For the purposes of this study, it will be unwise to speculate which sites may be deemed suitable for residential development in the future. However, as the SHLAA is reviewed annually as part of the monitoring process a clearer picture will emerge, enabling quantification of the potential contribution that former school sites could make to the Borough’s housing land supply.
- 3.76 In the event that more substantial shortfalls remain, there may be a requirement for planned urban expansions. The form of any urban extension is for the LDF to consider, in the context provided by the findings of the forthcoming Green Belt Study, and taking into account factors such as sustainability, environmental impact on the surrounding area and existing infrastructure.

Stage 10 – Windfalls

- 3.77 The SHLAA Practice Guidance advises that, in line with PPS3: Housing, the supply of land for housing should be based upon specific sites which have been the subject of a survey. The use of windfall allowances should not usually be used within the first ten years of a plan unless there are justifiable local circumstances that prevent specific sites being identified.
- 3.78 In recent years Knowsley has achieved significant housing completions on unallocated windfall sites⁷. There are likely to be further opportunities from sites that become unexpectedly available in the future. However, in accordance with the SHLAA good practice guidance, no allowance for windfalls, as such, has been made in this study, but, as previously stated, the methodology does include provision for an estimation of the likely capacity which will be provided by small sites under 0.1 ha. As set out at paragraph 3.28 of this report, the small site allowance included in the assessment of housing supply is distinct from a windfall allowance as each site has been identified individually, rather than the assessment of supply being entirely theoretical and a derivation of historical completions.

⁷ The Council’s Annual Monitoring Report indicates that there were 1,159 dwelling completions on windfall sites in Knowsley Borough between 1 April 2006 and 31 March 2009.



Any future development on windfall sites will be recorded in the Council's Annual Monitoring Report and will be accounted for in future updates to this SHLAA.



4.0 ASSESSMENT OF SUPPLY

- 4.01 This section sets out the findings of the SHLAA study and reviews the supply of housing land against the current targets for Knowsley set out in the RSS.

Regional Spatial Strategy Housing Requirement

- 4.02 The housing requirement for Knowsley is 450 dwellings per annum as set out in the recently published Regional Spatial Strategy (September 2008). The start date for the requirement is 2003 and this supersedes the previous RSS (2003) which set a lower housing requirement for the Borough. The RSS stipulates that 65% of new housing in Knowsley should be provided on previously developed land.

Knowsley Annual Monitoring Report 2008

- 4.03 The Annual Monitoring Report covers the period from 1 April 2007 to 31 March 2008 and contains information on the implementation of the LDF and the effectiveness of policies within the Replacement Knowsley UDP. The report sets out the Borough's past performance in relation to housing delivery.
- 4.04 A Housing Constraint Policy operated in Knowsley from 2005 to 2008 to restrict the number of dwellings being built in excess of the 2003 Regional Spatial Strategy housing target and to protect the regeneration priorities which were the Action Areas. This led to a shortfall at 31 March 2008 of 1,289 dwellings compared to the 2008 RSS requirement. Given the current economic climate and the reduction in activity by housebuilders, the Council considers it is appropriate to distribute the 1,289 dwellings shortfall over the latter part of the RSS plan period, in the seven years between 2014 and 2021. This means that four-sevenths of the shortfall is made up as part of the 6 to 10 year supply, and three-sevenths is made up during years 11 to 15.
- 4.05 In addition, the Council has been advised by Knowsley Housing Trust of its proposal to undertake the demolition of 600 dwellings in its current stock, in addition to demolitions accounted for in North Huyton. However, as neither the exact details of this programme of demolition, nor the type of dwellings proposed as replacement homes, are confirmed, we are not able to make accurate provision for this programme in the assessment of housing supply. Accordingly, the proposed demolitions need to be monitored in order for proper account to be made in any future revision to this study.



4.06 In order to meet the RSS requirement of 450 net dwellings each year and the existing deficit set out above, it is anticipated that 2,250 dwellings will have to be completed in the five years to 2013. Between 2013 and 2018, 2,987 dwelling completions will be required.

SHLAA Housing Supply

4.07 In order to provide an estimation of housing supply in the Borough over coming years, existing housing commitments are added to the assessment of housing yield provided by the appraisal of each site included in this study and to the 'small site allowance'. The small site allowance is calculated through analysis of the 10% sample of such sites that was undertaken.

4.08 Table 4.1 sets out the identified housing supply in the Borough over the 15 years from 1 April 2008. Should any of the identified capacity not be realised within an ascribed period, then this capacity may be carried forward to the following supply period. The information on the supply arising from allocated sites, Action Areas and extant planning permissions is derived from information set out in Knowsley MBC's Housing Land Supply Summary.

Table 4.1: Housing Land Supply at 1 April 2008

Source	1 to 5 Year	6 to 10 Year	11 to 15 Year	Total
SHLAA Large Sites	280	768	0	1,048
SHLAA Small Site Allowance	110	0	0	110
Allocated Sites	572	520	75	1,167
Action Areas	1,510	780	166	2,456
Extant Planning Permissions	847	0	0	847
Total	3,319	2,068	241	5,628
RSS Requirement ¹	2,250	2,987	2,802	8,039
Potential Over Supply	1,069	-919	-2,561	-2,411

¹ Adjusted RSS housing requirement taking account of the shortfall identified in paragraphs 4.04 and 4.06 above.

4.09 The 280 large site dwelling yield for the five year supply is comprised of identified sites with no, or very few, known constraints which represent achievable and available development opportunities. The 768 large site dwelling yield for the 6 to 10 year supply is comprised of sites which have constraints – whether they relate to planning policy, market demand or the physical character of the site – which, realistically, would delay development for residential use in the short term.



- 4.10 The 10% sample of small sites has revealed a likely yield of approximately 11 dwellings, all of which are considered likely to be realised as part of the five year supply. Accordingly, this figure has been multiplied by a factor of ten in order to create a credible small site allowance which has been tested through site survey work and the same appraisal exercise that has informed the assessment of larger sites.
- 4.11 It must also be noted that, as is evident from the table above, the Council's Action Areas make a major contribution to housing land supply. The trajectory for the delivery of housing in these areas has been incorporated into the table above, and shows that the five year land supply is heavily reliant on continuing progress with completions.
- 4.12 In terms of the allocated sites, these are sites that have been identified in the UDP as being suitable for housing and the potential numbers and the trajectory for delivery on these sites has also been accounted for following discussions with the Council. Details of committed housing sites are provided at Appendix 6.
- 4.13 In total, the assessment indicates that Knowsley has a more than sufficient five year supply to meet its target, with almost 90% of the identified supply being already committed as extant planning permission, allocations and Action Area development. There is an identified effective over-supply in the first five year period of 1,069 dwellings.
- 4.14 In the 6 to 10 year housing supply, there is an under-supply of housing below RSS requirements of -919 dwellings. Again, a significant contribution to the supply (1,300 dwellings) within this timeframe is made by sites which are allocated for residential development or have been identified as part of Action Area designations.
- 4.15 In addition to the sites contributing to the housing supply identified by this SHLAA, there are other sites which may well offer residential development potential in the future, but are currently the subject of competing land use pressures (particularly employment) which will be more appropriately considered through the LDF process. One such site is the South Prescott Action Area site⁸, which is

⁸ SHLAA site reference K0369.



identified in the Knowsley Core Strategy Issues and Options Paper⁹ as possibly being suited for redevelopment for employment or for mixed-use purposes. It is likely that housing would be one of the mix of uses, if such development was considered to be appropriate.

- 4.16 However, due to the existing use of the site, its allocation in the current Replacement UDP for B1, B2 and B8 uses, and its identification within the Core Strategy Issue and Options paper, WYG does not believe that it can yet be considered, with the required degree of confidence, to be a housing site. Accordingly, although the site is excluded from the housing supply identified by this SHLAA, it may well make a significant contribution to Knowsley's housing requirement at some point in the future.

SHLAA Housing Supply by Opportunity Type

- 4.17 The total housing yield identified through the survey of SHLAA sites is 1,158 dwellings. Table 4.2, overleaf, provides a breakdown of yield by opportunity type.
- 4.18 The table indicates that previously-developed sites make a proportionally greater contribution to the housing supply in the short term. This is because the development of some greenfield sites may currently be restricted in policy terms and it may take longer for such sites to come forward for development.
- 4.19 The RSS sets a target for Knowsley for 65% of housing development to take place through the redevelopment of previously developed land and buildings. In the five year housing supply derived from surveyed sites, around 80.3% of the housing yield identified is forecast to take place on previously developed land, decreasing to 52.7% between years 6 to 10. Of the 1,150 dwelling yield identified by the site survey exercise, it is estimated that a total of 62.1% could be achieved on previously developed land.

⁹ Placed on consultation between 27 November 2009 and 22 January 2010.



Table 4.2: Housing Land Supply at 1 April 2008 by Opportunity Type

Source	1-5 Year	6-10 Year	11-15 Year	Total	Total Percentage
Urban Brownfield (Large)	263	405	0	668	57.7%
Urban Brownfield (Small)	50	0	0	50	4.3%
Urban Greenfield (Large)	17	363	0	380	32.8%
Urban Greenfield (Small)	60	0	0	60	5.2%
Total	390	768	0	1,158	100%

4.20 Further information on identified commitments would be required to provide additional analysis of the overall ratio of brownfield to greenfield development throughout the 15 year period from 2008.

SHLAA Housing Supply by Settlement

4.21 Table 4.3, below, provides a breakdown of the surveyed sources of supply by settlement. In addition, Appendix 7 provides a map illustrating the geographic spread of SHLAA sites which contribute to the identified housing supply.

Table 4.3: Housing Supply at 1 April 2008 by Settlement

Settlement	1-5 Year	6-10 Year	11-15 Year	Total	Total Percentage
Halewood	0	94	0	94	8.1%
Huyton	62	137	0	199	17.2%
Kirkby	133	39	0	172	14.9%
Knowsley Village	11	0	0	11	0.9%
Northwood	86	10	0	96	8.3%
Prescot	50	139	0	189	16.3%
Roby	2	9	0	11	0.9%
Southdene	7	0	0	7	0.6%
Stockbridge	21	303	0	324	28.0%
Westvale	5	0	0	5	0.4%
Whiston	13	37	0	50	4.3%
Total	390	768	0	1,158	100%



- 4.22 Table 4.3 indicates that the majority of housing supply identified by the SHLAA is in the settlements of Huyton, Kirkby, Prescott and Stockbridge. These four settlements account for 76.4% of the identified housing supply, with Stockbridge alone accounting for 28.0% of the supply.
- 4.23 Stockbridge is a particular focus for housing development due, principally, to the emergence of the former Stockbridge Comprehensive site (site reference K0201) which is considered appropriate for residential development in the short term.
- 4.24 Unsurprisingly, given the size of the settlements and their importance to the Borough, Huyton, Kirkby and Prescott are the subject of a relatively high number of identified sites, but many of these are quite small and are likely to provide, on an individual basis, only limited housing numbers. Indeed, there are just two sites identified in these three settlements which are greater than 1 hectare in size, these being the Former School site at Mirfield Close, Halewood (site reference K0080) and Land to the South West of Wilson Road, Huyton (site reference K0350), both of which are identified as part of the 6 to 10 year supply.
- 4.25 The fact that a number of sites are relatively small in size can be attributed in part two circumstances. Firstly, the Borough's more concentrated periods of growth – in particular, in the years after the Second World War when large areas of Council housing were built to provide homes for Liverpool's overspill – resulted in the development of large areas of relatively low density housing where small corner sites and backland areas remain undeveloped. Kirkby is one such example in this regard and is subject to a relatively high number of sites between 0.1 hectares and 0.2 hectares in size. In addition to these leftover parcels of land, many sites included in the SHLAA are sites where poor quality housing has been demolished. As noted earlier, for the purposes of this study, these have been classified as brownfield.

Green Belt

- 4.26 As set out at paragraph 3.45, it is considered premature at this stage to consider specific sites in the Green Belt for residential development in advance of a comprehensive review of appropriate locations for future growth. The three authorities of Sefton, Knowsley and West Lancashire are in process of commissioning such a review, which will consider the Green Belt boundary in its entirety, rather than being limited to those sites submitted for consideration in the SHLAA.



- 4.27 Individual sites in the Green Belt which have been submitted as part of the 'call for sites' exercise have been visited and have been the subject of an initial assessment, but have not been included in the identified housing supply. The Green Belt sites submitted range from small sites adjacent to the urban area to large areas of land in agricultural use, some of which have no means of access unless neighbouring land is developed comprehensively. Although the majority of sites outside the urban area are greenfield, land at the former Cronton Colliery (which encompasses land to both the north and south of the M62) might be regarded as previously developed.
- 4.28 Other Green Belt sites put forward for consideration in the south of the Borough include land north of Halewood, land between Cronton and the M62, and sites at Whiston and Netherley. In the north of the Borough, the Green Belt sites submitted for consideration are generally situated to the east of Kirkby or are located around Knowsley Village.



5.0 RISK ASSESSED SUPPLY

- 5.01 The Government good practice guidance on the undertaking of SHLAAs indicates that, when the potential of all sites is collected to produce an indicative housing trajectory, then this should be subjected to a 'risk assessment' to allow for sites that do not come forward for residential development as anticipated. Whilst WYG consider that all sites that have been identified in this study are likely to come forward for residential development within the period specified, there are clearly a number of reasons why this may not occur. Such reasons include the inability of a developer to acquire/assemble a site, the possibility that a site may be developed for a use other than housing and the fact that a developer may 'landbank' sites until the housing market recovers sufficiently to ensure the development is viable.
- 5.02 Given this, WYG believe that it is prudent to apply a 'risk assessment' to the identified housing supply in order to provide a cautious, but realisable assessment of supply. However, as this risk assessment will apply to the housing trajectory, it is evident that a similar assessment of risk should also be applied to current planning permissions which, in the past, have been assumed (albeit in a much stronger housing market) to be suitable, available and achievable. The need to undertake this exercise has been further emphasised during WYG's discussions with the Council, which have highlighted its belief that there are a limited number of development schemes subject to extant permissions that may never be built out in accordance with that permission as they do not provide the type of housing currently demanded by the market. In particular, developers are currently reluctant to build out certain developments that have planning permission but which include a significant amount of apartments for which there is limited market demand. However, it should be noted that in Knowsley, even in recent past, such housing does not dominate the character of the development proposed by current extant planning permissions.
- 5.03 Nevertheless, it is accepted that as a result of developers and house builders reviewing schemes in order to provide development which better meets current demand, there are likely to be greater numbers of family houses achieved at schemes where apartments may previously have been a component of supply. A clear consequence of this is that the number of dwelling completions achieved on a site will reduce. Therefore, it is evident that there is a clear risk associated with the assumption that all current planning permissions will be implemented and the total number of dwellings consented will be completed.



- 5.04 In seeking to apply an appropriate 'risk assessment' to the identified supply, WYG has reviewed the good practice guide produced by the Government. Unfortunately, the guidance fails to be explicit in terms of the form any risk assessment should take.
- 5.05 However, WYG's view is that the 'risk assessment' referred to in Stage 8 of the guidance (paragraph 43) is a form of discounting akin to that recommended by previous urban housing capacity guidance, such as Tapping the Potential. Although the need for any discounting is, to a certain extent, negated by the fact that the methodology employed in this study seeks to assess the suitability, availability and achievability of every site, it is inevitable that certain sites assessed may not come forward or current permissions will not be implemented in the period anticipated at this stage. Although the annual monitoring undertaken by the Council will highlight any issues that may arise with certain sites or permissions, WYG believes that it is prudent at this stage to arrive at a 'risk assessed' supply which allows for a proportion of the sites and commitments not being delivered as anticipated.
- 5.06 Following discussions with the Council, and after reviewing representations made by interested parties at Draft Report stage, WYG considers that it is appropriate and robust for the 'risk assessment' to reduce the housing supply provided by sites with planning permission and those identified by the SHLAA by a factor of 20%. Put simply, this assumes that (on average) one in five of the sites assessed will not be delivered as anticipated and that 20 out of every 100 dwellings currently permitted will not be completed. The implications of applying this risk assessment at this stage are set out in Table 5.1 below.
- 5.07 In determining the size of the discount applied, two important considerations have been at the forefront of the study team's deliberations. Firstly, as has been clearly set out throughout this report, an essentially cautious position has been maintained when assessing each SHLAA site's suitability for housing and the likelihood of it coming forward for development in the current housing market. Secondly, the yield applied to each site has been tempered with a strong degree of commercial realism in terms of the type of housing likely to sell in current and forthcoming housing markets. Accordingly, the average net development density applied to sites (33.5 dwellings per hectare) is considered to be cautious.
- 5.08 The figure of 20% therefore principally accounts for sites which, despite offering clear and definite residential development, will not be developed for such a use within the timeframe of the study. Such sites may remain in their current use, may continue to lie derelict or may be developed for other uses. Whilst clearly not an 'exact science', the figure of 20% is considered realistic and reasonable based on



WYG's discussion with landowners, developers, commercial property agents and Knowsley Council through the course of this study and during consultation events. The figure is less than has been suggested by some parties, but it should be reiterated that each site included in the study is considered likely to be developed for housing rather than simply being considered to offer 'potential'.

Table 5.1: Risk Assessed Housing Supply at 1 April 2008

Source	1-5 Year	6-10 Year	11-15 Year	Total
SHLAA Large Sites	224	614	0	838
SHLAA Small Site Allowance	88	0	0	88
Allocated Sites	458	416	60	934
Action Areas	1,208	624	133	1,965
Planning Permissions	678	0	0	678
Total	2,655	1,654	193	4,502
RSS Requirement ¹	2,250	2,987	2,802	8,039
Potential Over Supply	405	-1,332	-2,610	-3,537

¹ Adjusted RSS housing requirement taking account of the shortfall identified in paragraphs 4.04 and 4.06 of this report.

5.09 The risk assessed supply set out by Table 5.1 shows a potential over-supply of 405 dwellings above RSS requirements over the five year supply and an under-supply of -1,332 dwellings over years 6 to 10. Overall, there is a total housing supply of 4,309 dwellings over the 10 years from 1 April 2008, which, when compared to the RSS requirement of 5,237 dwellings, equates to around an eight year 'risk assessed' housing supply.



6.0 SUMMARY AND CONCLUSIONS

- 6.01 The SHLAA is an important part of the evidence base for Knowsley's emerging LDF and will assist the Council in delivering the level of residential development required by the RSS. The study has been undertaken in accordance with Government good practice guidance and provides an indication of the land available for housing development over a 15 year period.
- 6.02 The Council's 2008 Annual Monitoring Report indicates that Knowsley currently has a deficit of 1,289 dwellings over the RSS period from 2003 to 2008, when compared with RSS requirements. After making provision in the housing supply for this existing deficit, the SHLAA identifies a 'risk assessed' over-supply of 405 dwellings in the five year period from 1 April 2008, and an under-supply of -1,332 dwellings in years 6 to 10. Across the 10 year period from 1 April 2008, there is a net under-supply of -927 dwellings, when compared with RSS requirements.
- 6.03 Accordingly, the SHLAA therefore identifies a less than ten year 'risk assessed' housing supply.
- 6.04 PPS3: Housing sets out a requirement for local planning authorities to identify specific, developable sites to provide a ten year supply of housing and, where possible, a 15 year supply. Where it is not possible to identify specific sites for years 11 to 15, broad locations for future growth should be indicated.
- 6.05 Given that this SHLAA has demonstrated that there are insufficient housing sites in Knowsley to provide a ten year housing supply, there is a clear need for a separate study to be undertaken in order to consider the existing Green Belt boundary and identify broad locations where future housing growth could be accommodated. Such broad locations will often adjoin existing settlements, but could theoretically be located wholly outside the existing urban area. Any such assessment is outside the agreed scope of this commission, but it will need to consider Green Belt sites which have been excluded from the quantification of housing supply in the SHLAA. WYG is aware that Knowsley and Sefton Councils are currently in the process of appointing consultants to assist in the preparation of such a study, which will also consider the need to provide employment land, and will report in summer 2010.



Appendices





Appendix 1 – Housing Market Overview





HOUSING MARKET COMMENTARY

Introduction

- 01 This Housing Market Commentary supplements the study methodology provided in Section 3 of the report and provides the context for assessing the 'achievability' of securing residential development on a particular site. The commentary has been prepared to provide a broad appraisal of the general strength of the residential housing market across the Borough. The commentary informs the viability assessment of each site, but is not prescriptive as factors local to each site will also have a significant bearing on the attractiveness of each site to the market.
- 02 The Housing Market Commentary seeks to set the scene in terms of current demand in the housing market and the typical house prices that are being achieved. Clearly, house prices will have a significant impact upon residential land values which, in turn, will influence the judgements made in the study about potential site constraints and whether or not these can be overcome. The commentary draws principally upon national published sources, but is also derived from consultation with estate agents, WYG's knowledge of current market conditions and developer aspirations, and information received during the stakeholder events undertaken during the course of the SHLAA.
- 03 Although information is readily available on the residential property market at a national and regional level, it is more difficult to gain consistent comparable evidence when examining local settlement areas. This is due, in part, to the relatively small number of transactions involved, particularly in recent times. Accordingly, it is recognised that one of the most robust ways of gathering information on the current and future property market within the study area is through consultation with local estate agents, registered social landlords, housebuilders and developers. This is particularly important at present due to current economic circumstances and the continued effect this is having on the housing market. Although available house price and transaction data is beginning to better reflect current conditions, the market is still changing and discussions with agents and housebuilders are imperative to fully understand the current climate.
- 04 A series of telephone interviews have been undertaken with local estate agents. These discussions were around 15 minutes in length, with the format being semi-structured in order to ensure that all the major points of interest to this study were covered whilst still allowing flexibility to enable agents to focus on issues seen as being particularly relevant to the housing markets in specific areas.



Additional information on the housing market, and likely future trends and developments, was provided via the stakeholder workshops which took place on 3 July 2008 and 25 September 2009.

- 05 In addition to examining the key characteristics of the housing market in each main settlement, this commentary also considers recent and emerging trends in the housing market at sub-regional and national level to provide a benchmark against which to assess the performance of local housing markets.

The Sub-Regional Housing Market

Household Projections

- 06 Household projections published by Communities and Local Government extrapolate past trends in order to estimate future household numbers. Table 1 below indicates a projected increase of 686,000 households in the North West between 2006 and 2031. This equates to a projected increase in the North West for this period of 23.4%, which is somewhat lower than that estimated for England as a whole. The projected household increase in Merseyside over the same period is proportionally lower still, at 12.0%, with the increase in Knowsley Borough projected to be 15.9%. This equates to 10,000 new households being created in Knowsley over a 25 year period.

Figure 1: 2006-Based Household Projections (Thousands)

	2006	2011	2016	2021	2026	2031	% Change
England	21,515	22,748	24,107	25,439	26,674	27,818	29.3
North West	2,931	3,067	3,221	3,367	3,497	3,617	23.4
Merseyside	584	599	615	631	643	654	12.0
Sefton	118	120	122	124	126	128	8.5
Knowsley	63	65	68	70	72	73	15.9
West Lancs	46	47	49	51	52	53	15.2

Source: Communities and Local Government (2009).



House Prices

07 Figure 2 indicates the average house prices for each dwelling type in Knowsley at October 2009 and compares these to average house prices across Merseyside and across the North West. No data is provided by the Land Registry for the West Lancashire administrative area.

Figure 2: Average House Prices (£) by Dwelling Types at October 2009

	Detached	Semis	Terraced	Flat	All	Sales Volume	Change Over Past 12 Months for All Property
England and Wales	248,905	151,219	123,369	149,418	160,274	59,700	-2.9%
North West	230,453	120,996	71,420	112,644	118,607	6,359	-6.0%
Merseyside	226,625	120,532	69,111	115,784	114,096	1,020	-10.7%
Knowsley	166,265	95,818	66,631	78,714	105,273	81	-16.2%
Sefton	270,200	142,370	81,512	116,478	131,066	189	-9.7%
West Lancashire	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Source: Land Registry (2009).

08 From Figure 2 it is evident that the average house price in Knowsley of £105,273 is lower than that across Merseyside (£114,096) and the North West (£118,607). This is due, at least in part, to the low prices achieved for more modest dwellings in the Borough, which is borne out by the low average terraced (£78,714) and flat (£78,714) sales prices.

09 With regard to changes in the recorded average price of properties, the Knowsley housing market was the subject of a 16.2% fall over the 12 months to October 2009, which is significantly greater than that experienced by the Merseyside housing market as a whole. Similarly, house prices have fallen significantly more in Knowsley when compared to the North West and England and Wales as a whole. However, it should be noted that the Knowsley average sales price is based upon a relatively low volume of sales completions, with just 81 houses changing hands in the Borough over the month.

10 Figure 3 sets out average house prices by dwelling type for the settlements of Halewood, Huyton, Kirkby and Prescott at October 2009. Although the figures should be viewed with a certain amount of caution due to the relatively limited number of transactions involved, the prices achieved do accord with feedback taken from the SHLAA stakeholder workshops and with WYG's discussions with estate agents and observations in the field whilst undertaking survey work. Halewood and Prescott, for



example, house a number of affluent commuter estates with some large detached houses; this is reflected in average detached house prices in excess of £230,000 and, in Halewood’s case, an average overall dwelling sales prices in excess of £210,000.

- 11 The data identifies Kirkby as the most affordable local housing area in Knowsley for which data is held, with the average dwelling price of £98,428 being significantly less than that achieved by other settlements, and around £117,000 less than the average house price achieved in Halewood.

Figure 3: Average House Prices (£) for Key Dwelling Types in Knowsley

	Detached	Semis	Terrace	Flat	Overall
Halewood	£239,299	£195,983	No Sales	No Sales	£215,672
Huyton	£164,998	£109,788	£75,750	No Sales	£109,560
Kirkby	£154,333	£102,958	£61,889	£37,500	£98,428
Prescot	£232,624	£148,874	No Sales	No Sales	£170,942

Source: home.co.uk (October 2009), derived from Land Registry data.

Notes: The above four districts are the sole local housing markets within Knowsley for which data is available. Huyton data relates to that provided for postcode area L36. Where no dwellings transactions were undertaken for a particular housing type in October 2009, the table records that there were 'No Sales'.

Housing Stock

- 12 The existing housing stock in Knowsley is generally characterised by a very high level of semi-detached dwellings and a very low level of apartment dwellings when compared to the incidence of such housing types in the national stock. Figure 4 indicates that the proportion of semi-detached dwellings is particularly high in Prescot, with nearly half (48.1%) of all housing taking this form compared to 28.6% nationally. Conversely, the proportion of apartment dwellings is particularly low in Halewood – which is a settlement which is considered to be particularly attractive to families – comprising 11.3% and 9.4% of the total stock respectively.
- 13 Accordingly, Halewood is the only housing market to offer a level of detached housing which is significantly in excess of the national average, with around a third of the housing stock (33.0%) being of this character. As a result, the settlement has low levels of terraced housing and apartments, and such trends correspond with the high average housing price identified for this settlement at Figure 3.
- 14 Huyton offers by far the greatest number of apartments as part of its housing stock, but the level of provision (7.5%) is still somewhat less than the national average for this type of dwelling (16.8%).



- 15 There is only one settlement which has an above national average number of terraced dwellings, this being Kirkby. However, even here such dwellings account for less than a third (33.0%) of all dwellings types and are only the second common housing type after semi-detached dwellings.

Figure 4: Housing Stock in Knowsley

	Detached	%	Semis	%	Terrace	%	Flat	%	Temporary	%
England	6,180,909	22.9	7,710,554	28.6	8,570,760	31.8	4,520,399	16.8	93,795	0.4
Halewood	2,102	33.0	2,774	43.6	1,377	21.6	110	1.7	49	0.8
Huyton	3,080	17.5	7,897	45.0	5,277	30.0	1,313	7.5	8	0.1
Kirkby	3,061	17.8	7,547	43.9	5,767	33.6	786	4.6	16	0.1
Prescot	2,813	21.2	6,377	48.1	3,453	26.1	614	4.6	143	1.1

Source: mouseprice.com.

Note: The above data is derived from information collected in the 2001 census. The Halewood area equates to postcode area L26; the Huyton area equates to postcode area L36; the Kirkby area equates to postcode areas L32 and L33; and the Prescot area equates to postcode area L35.

The Knowsley Housing Market

- 16 In order to supplement the above quantitative research, discussions have taken place with residential agents and developers to provide an up-to-date analysis of current housing market conditions and to provide an indication of likely future trends and developments.
- 17 From our discussions with developers, it is evident that economic conditions will continue to have a significant impact on the number of developments starting on site for some time to come. A number of housebuilders spoken to are limiting their activities to developments that have already commenced on site and do not anticipate being able to deliver any new housing sites in the current economic climate. WYG is also aware of a number of sites throughout the region being 'mothballed' due to low levels of sales.
- 18 Although a very weak housing market has resulted in a considerable fall in prices, there is still an issue with affordability due to problems in securing mortgages. As a consequence, first-time buyers in particular are struggling to enter the marketplace and the buoyancy of the overall market is affected. Housebuilders are generally uncertain as to when the market will recover, with many believing that the situation may not improve significantly for at least a couple of years.



- 19 Although all housing types have been badly affected by the downturn in the market, there is a consensus that, throughout the region, the apartment market has been hardest hit. Although this trend is of less relevance in Knowsley than other locations, due to such dwellings traditionally accounting for only a small percentage of the housing stock, it is still leading some developers to reappraise the type of development that could be achieved on particular sites. The market for larger family housing is also problematic due to the difficulties in securing mortgages on property at the higher end of the market. This is often resulting in larger properties being on the market for many months or years before achieving a sale. The market is being kept active by the sales of two and three bedroom family housing, which is considered to have greater stability, and low-cost housing, which are considered to be slightly more impervious to current market conditions.
- 20 A particular problem has been identified with the provision of shared ownership housing provided by registered social landlords, which is thought to be an increasingly unviable product. This is due to the apparent lack of confidence by banks in the apartment market, which – so we are informed by anecdotal evidence – has resulted in a reluctance to grant 50% mortgages for shared equity development, for fear that even less than this may be recouped in the event of repossession.
- 21 Housebuilders have also expressed concern about the additional expectations which have been placed upon them by the planning system have a strong deleterious effect on development in times of uncertainty. Developer contributions required by way of Section 106 agreement, along with responsibilities to ensure that developments are sustainable, are both impacting on the viability of potential housing sites. In such circumstances, greenfield sites are seen as an increasingly attractive means by which viable housing developments can be achieved.
- 22 Our discussions with estate agents have highlighted few underlying problems in terms of the existing housing stock. Instead, the current state of the local housing market is considered to be symptomatic of wider economic conditions. Agents are of the opinion that demand is particularly depressed at present for detached and more expensive properties, but that the market for terraced dwellings remains solid (presumably due, in part, to the limited stock of this dwelling type).
- 23 Certain estate agents reported that apartments were proving the most difficult housing type to sell in the current market, which corresponds with the view provided by housebuilders. In addition to being reflective of the above comments, this relative lack of demand was also attributed to the limited number of first time buyers entering the market. However, as a consequence of this, the majority of agents reported that the private rental market in Knowsley was strong and that buy-to-let investors



were particularly active at the lower end of the housing market throughout the Knowsley administrative area.



**Appendix 2 – Schedule of Site Records of those Sites
Included in the Identified Housing
Supply**





Strategic Housing Land Availability Assessment



Site ID:

K0009

Address:

Adjacent to 16 Browning Close

Settlement:

Huyton

Existing Use:

Former Garage Site - Currently Vacant Land

Capacity Source:

Urban Brownfield

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:

There may be a possibility to develop with nearby site K0109. Site overlooks school playing field to the north west. Site is in the ownership of Knowsley Council and Knowsley Housing Trust.

Conclusion:

Available for development and considered to have short term potential. Accordingly, placed in the 5 year housing supply.



Strategic Housing Land Availability Assessment



Site ID:

K0013

Address:

Former 52 - 62 Brook Hey Drive

Settlement:

Northwood

Existing Use:

Formerly Residential - Currently Vacant Land

Capacity Source:

Urban Brownfield

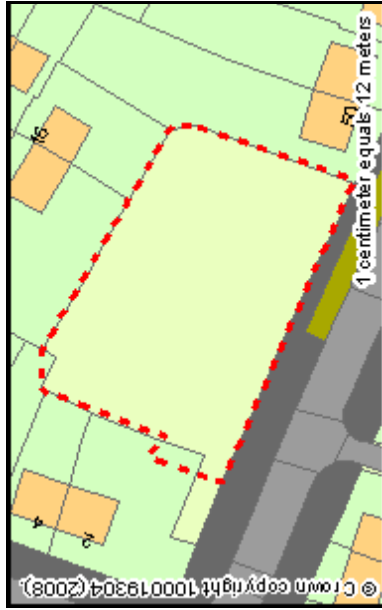
Gross Site Area: 0.15

Net Site Area: 0.15

Density: 40

Yield: 6

Plan Period: 2008 - 2013



SUITABILITY

Physical Constraints: 8

Un-Neighbourly Uses: 8

Contaminated: 8

Access: 8

Primary School (600m): 3

Local Centre (800m): 0

Health Centre (1000m): 0

Employment (5000m): 3

Railway Station (400m): 0

Bus Stop (200m): 3

Suitability Score: 41

AVAILABILITY

Active Use: 10

Multiple or Difficult Land Ownership: 10

Owner willing to sell?: 5

Availability Score: 25

ACHIEVABILITY

Strong Residential Market?: 0

Attractive Local Environment: 0

Abnormal Costs: 5

New Infrastructure: 5

Achievability Score: 10

Total Survey Score: 76

Site Visited:

Keep Site in SHLAA?:

Site Survey Comments:

Site previously accommodated residential dwellings. Now cleared and grassed over. In council ownership.

Conclusion: Vacant site which is available and well shaped to accommodate dwellings. Available for development and placed in the 5 year housing supply.





Strategic Housing Land Availability Assessment



Site ID:

K0030

Address:

Opposite 51 and 71 Greens Road

Settlement:

Whiston

Existing Use:

Former Garage Site / Vacant Lane - Currently Vacant Land

Capacity Source:

Urban Brownfield

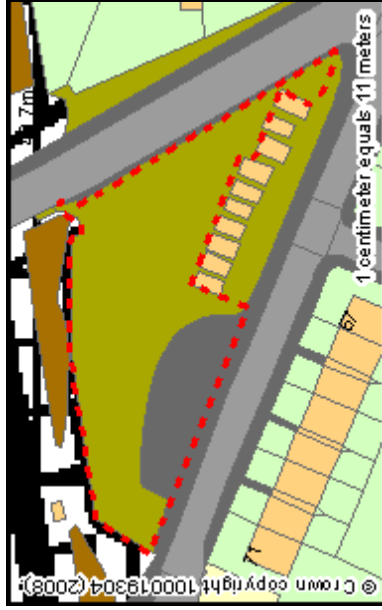
Gross Site Area: 0.113

Net Site Area: 0.113

Density: 50

Yield: 6

Plan Period: 2013 - 2018



SUITABILITY

Physical Constraints:	4
Un-Neighbourly Uses:	4
Contaminated:	8
Access:	8
Primary School (600m):	3
Local Centre (800m):	0
Health Centre (1000m):	3
Employment (5000m):	3
Railway Station (400m):	0
Bus Stop (200m):	3
Suitability Score:	36

Total Survey Score: 79

AVAILABILITY

Active Use:	10
Multiple or Difficult Land Ownership:	10
Owner willing to sell?:	5
Availability Score:	25

ACHIEVABILITY

Strong Residential Market?:	5
Attractive Local Environment:	3
Abnormal Costs:	5
New Infrastructure:	5
Achievability Score:	18

Site Visited:

Keep Site in SHLAA?:

Site Survey Comments:

Shape limits capacity - otherwise a reasonable site. Railway line to the north of the site. A small number of trees on site.

Conclusion:

Irregular shape, but appears vacant. The site's development would likely improve the immediate environment. Placed in the 6-10 year housing supply as ownership details not confirmed and therefore availability for housing may well be in the medium term.





Strategic Housing Land Availability Assessment



Site ID:

Address:

Settlement:

Existing Use:

Capacity Source:

Gross Site Area:

Net Site Area:

Density:

Yield:

Plan Period:



SUITABILITY	
Physical Constraints:	<input type="text" value="8"/>
Un-Neighbourly Uses:	<input type="text" value="8"/>
Contaminated:	<input type="text" value="8"/>
Access:	<input type="text" value="8"/>
Primary School (600m):	<input type="text" value="3"/>
Local Centre (800m):	<input type="text" value="0"/>
Health Centre (1000m):	<input type="text" value="0"/>
Employment (5000m):	<input type="text" value="3"/>
Railway Station (400m):	<input type="text" value="0"/>
Bus Stop (200m):	<input type="text" value="3"/>
Suitability Score:	<input type="text" value="41"/>

AVAILABILITY	
Active Use:	<input type="text" value="10"/>
Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Owner willing to sell?:	<input type="text" value="5"/>
Availability Score:	<input type="text" value="25"/>
ACHIEVABILITY	
Strong Residential Market?:	<input type="text" value="0"/>
Attractive Local Environment:	<input type="text" value="0"/>
Abnormal Costs:	<input type="text" value="5"/>
New Infrastructure:	<input type="text" value="5"/>
Achievability Score:	<input type="text" value="10"/>

Total Survey Score:

Site Visited: **Keep Site in SHLAA?:**

Site Survey Comments:
Land in Council ownership. Grassed over informal amenity space.

Conclusion: In residential area and good shape for residential development plot. Council land which is available for development and is placed in the 5 year housing supply.



Strategic Housing Land Availability Assessment



Site ID:

K0033

Address:

Land off Birch Close

Settlement:

Whiston

Existing Use:

Former Garage Site - Informal Amenity Space / Vacant Land

Capacity Source:

Urban Brownfield

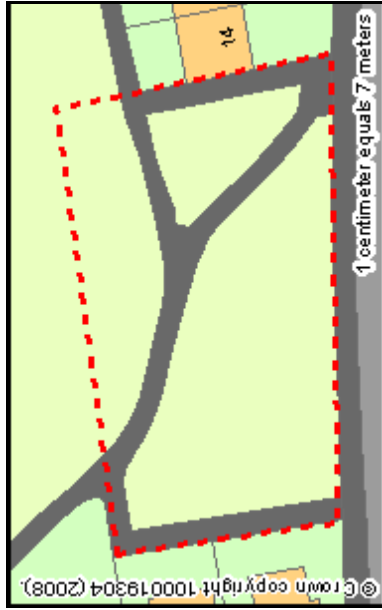
Gross Site Area: 0.109

Net Site Area: 0.109

Density: 30

Yield: 3

Plan Period: 2008 - 2013



SUITABILITY

Physical Constraints: 0

Un-Neighbourly Uses: 8

Contaminated: 8

Access: 8

Primary School (600m): 3

Local Centre (800m): 0

Health Centre (1000m): 3

Employment (5000m): 3

Railway Station (400m): 0

Bus Stop (200m): 3

Suitability Score: 36

Total Survey Score: 74

AVAILABILITY

Active Use: 10

Multiple or Difficult Land Ownership: 10

Owner willing to sell?: 5

Availability Score: 25

ACHIEVABILITY

Strong Residential Market?: 5

Attractive Local Environment: 3

Abnormal Costs: 0

New Infrastructure: 5

Achievability Score: 13

Site Visited:

Keep Site in SHLAA?:

Site Survey

Comments: Sloping site with trees. Council owned land and adjacent to site K0072. Site appears to be well used and has some value in existing use as amenity space. Adjacent to Urban Greenspace.

Conclusion:

Good shape for infill development scheme and is available for development. Placed in the 5 year housing supply.





Strategic Housing Land Availability Assessment



Site ID:

K0034

Address:

Adjacent to 106 Brook Hey Drive

Settlement:

Northwood

Existing Use:

Formerly Residential - Currently Informal Amenity Space

Capacity Source:

Urban Brownfield

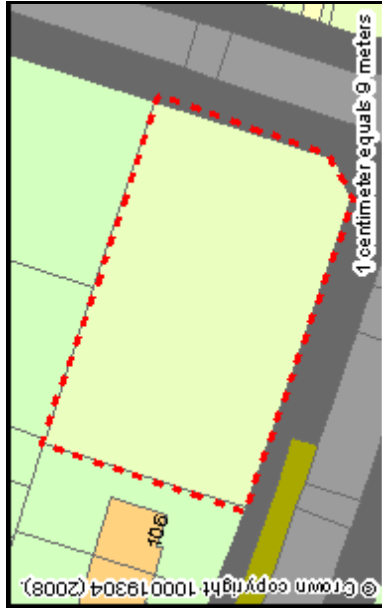
Gross Site Area:

Net Site Area:

Density:

Yield:

Plan Period:



SUITABILITY

Physical Constraints:	<input type="text" value="8"/>
Un-Neighbourly Uses:	<input type="text" value="8"/>
Contaminated:	<input type="text" value="8"/>
Access:	<input type="text" value="8"/>
Primary School (600m):	<input type="text" value="3"/>
Local Centre (800m):	<input type="text" value="0"/>
Health Centre (1000m):	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>
Railway Station (400m):	<input type="text" value="0"/>
Bus Stop (200m):	<input type="text" value="3"/>
Suitability Score:	<input type="text" value="44"/>

AVAILABILITY

Active Use:	<input type="text" value="0"/>
Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Owner willing to sell?:	<input type="text" value="5"/>
Availability Score:	<input type="text" value="15"/>

ACHIEVABILITY

Strong Residential Market?:	<input type="text" value="0"/>
Attractive Local Environment:	<input type="text" value="0"/>
Abnormal Costs:	<input type="text" value="5"/>
New Infrastructure:	<input type="text" value="5"/>
Achievability Score:	<input type="text" value="10"/>

Total Survey Score:

Site Visited:

Keep Site in SHLAA?:

Site Survey Comments:

Small corner site, which is utilised as informal amenity space.

Conclusion:

In Council ownership and available for redevelopment. Accordingly, placed in the 5 year housing supply.





Strategic Housing Land Availability Assessment



Site ID:

Address:

Settlement:

Existing Use:

Capacity Source:

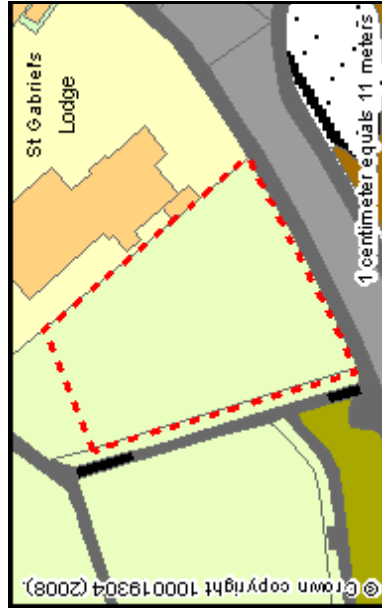
Gross Site Area:

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:

Site slopes steeply - positioned high up from road. Former quarry. Only one access point next to existing office unit and used as car park entrance. Car park forms southern half of site. The other half of site is overgrown.

Conclusion:

Car park in use, but area beyond is vacant and not particularly well maintained on day of survey. Considered to have housing potential, but due to part of the site being in some use, and uncertainty over ownership, placed in the 6-10 year housing supply.



Strategic Housing Land Availability Assessment



Site ID:

K0036

Address:

Adjacent to 66 Quarryside Drive

Settlement:

Northwood

Existing Use:

Formerly Residential - Currently Vacant Land

Capacity Source:

Urban Brownfield

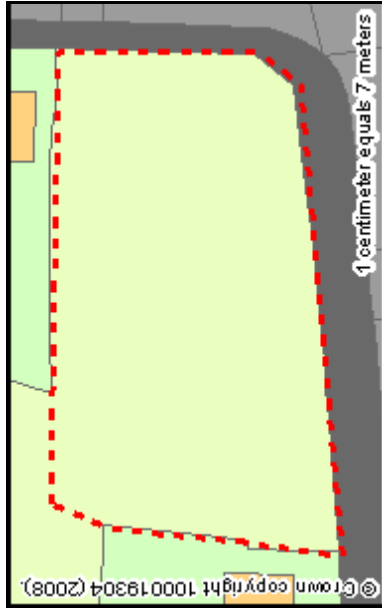
Gross Site Area: 0.12

Net Site Area: 0.12

Density: 50

Yield: 6

Plan Period: 2008 - 2013



SUITABILITY

Physical Constraints: 8

Un-Neighbourly Uses: 8

Contaminated: 8

Access: 8

Primary School (600m): 3

Local Centre (800m): 3

Health Centre (1000m): 3

Employment (5000m): 3

Railway Station (400m): 0

Bus Stop (200m): 3

Suitability Score: 47

Total Survey Score: 82

AVAILABILITY

Active Use: 10

Multiple or Difficult Land Ownership: 10

Owner willing to sell?: 5

Availability Score: 25

ACHIEVABILITY

Strong Residential Market?: 0

Attractive Local Environment: 0

Abnormal Costs: 5

New Infrastructure: 5

Achievability Score: 10

Site Visited:

Keep Site in SHLAA?:

Site Survey Comments:

Corner site. Former residential dwellings. Council ownership.

Conclusion:

In Council ownership and available for redevelopment. Accordingly, placed in the 5 year housing supply.



Strategic Housing Land Availability Assessment



Site ID:

K0037

Address:

Former 20 - 31 Woodfarm Hey

Settlement:

Stockbridge

Existing Use:

Currently Vacant Land - Formerly Residential

Capacity Source:

Urban Brownfield

Gross Site Area: 0.118

Net Site Area: 0.118

Density: 30

Yield: 4

Plan Period: 2013 - 2018



SUITABILITY

Physical Constraints:	8
Un-Neighbourly Uses:	8
Contaminated:	8
Access:	8
Primary School (600m):	3
Local Centre (800m):	3
Health Centre (1000m):	3
Employment (5000m):	3
Railway Station (400m):	0
Bus Stop (200m):	3
Suitability Score:	47

AVAILABILITY

Active Use:	10
Multiple or Difficult Land Ownership:	10
Owner willing to sell?:	0
Availability Score:	20

ACHIEVABILITY

Strong Residential Market?:	5
Attractive Local Environment:	3
Abnormal Costs:	5
New Infrastructure:	5
Achievability Score:	18

Total Survey Score: 85

Site Visited:

Keep Site in SHLAA?:

Site Survey Comments:

The site is currently listed in the Council's National Land Use Database return and was formerly included in the Urban Capacity Study.

Conclusion:

Suitable for infill development scheme, but ownership details not known. Considered more likely to be realised in the medium term and, accordingly, site is placed in the 6-10 year housing supply.





Strategic Housing Land Availability Assessment



Site ID:

Address:

Settlement:

Existing Use:

Capacity Source:

Gross Site Area:

Net Site Area:

Density:

Yield:

Plan Period:

<input type="text" value="12 to 22 Roughwood Drive"/>
<input type="text" value="Northwood"/>
<input type="text" value="Formerly Residential - Informal Amenity Space"/>
<input type="text" value="Urban Brownfield"/>



SUITABILITY	
Physical Constraints:	<input type="text" value="8"/>
Un-Neighbourly Uses:	<input type="text" value="8"/>
Contaminated:	<input type="text" value="8"/>
Access:	<input type="text" value="8"/>
Primary School (600m):	<input type="text" value="0"/>
Local Centre (800m):	<input type="text" value="0"/>
Health Centre (1000m):	<input type="text" value="0"/>
Employment (5000m):	<input type="text" value="3"/>
Railway Station (400m):	<input type="text" value="0"/>
Bus Stop (200m):	<input type="text" value="3"/>
Suitability Score:	<input type="text" value="38"/>

AVAILABILITY	
Active Use:	<input type="text" value="0"/>
Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Owner willing to sell?:	<input type="text" value="5"/>
Availability Score:	<input type="text" value="15"/>
ACHIEVABILITY	
Strong Residential Market?:	<input type="text" value="0"/>
Attractive Local Environment:	<input type="text" value="0"/>
Abnormal Costs:	<input type="text" value="5"/>
New Infrastructure:	<input type="text" value="5"/>
Achievability Score:	<input type="text" value="10"/>

Total Survey Score:

Site Visited:

Keep Site in SHLAA?:

Site Survey Comments:

Former residential dwellings no vacant and is informal open space. In Council ownership.

Conclusion:

In Council ownership, available for development in the short term and good shape for infill development scheme. Placed in the 5 year housing supply.





Strategic Housing Land Availability Assessment



Site ID:

Address:

Settlement:

Existing Use:

Capacity Source:

Gross Site Area:

Net Site Area:

Density:

Yield:

Plan Period:



SUITABILITY	
Physical Constraints:	<input type="text" value="8"/>
Un-Neighbourly Uses:	<input type="text" value="4"/>
Contaminated:	<input type="text" value="8"/>
Access:	<input type="text" value="4"/>
Primary School (600m):	<input type="text" value="0"/>
Local Centre (800m):	<input type="text" value="3"/>
Health Centre (1000m):	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>
Railway Station (400m):	<input type="text" value="0"/>
Bus Stop (200m):	<input type="text" value="3"/>
Suitability Score:	<input type="text" value="36"/>

AVAILABILITY	
Active Use:	<input type="text" value="10"/>
Multiple or Difficult Land Ownership:	<input type="text" value="5"/>
Owner willing to sell?:	<input type="text" value="5"/>
Availability Score:	<input type="text" value="20"/>
ACHIEVABILITY	
Strong Residential Market?:	<input type="text" value="5"/>
Attractive Local Environment:	<input type="text" value="3"/>
Abnormal Costs:	<input type="text" value="5"/>
New Infrastructure:	<input type="text" value="5"/>
Achievability Score:	<input type="text" value="18"/>

Total Survey Score:

Site Visited: **Keep Site in SHLAA?:**

Site Survey Comments: Site currently used for billboard advertising. Potential access issue - highways authority will need to be consulted as site very close to dual-carriageway. Current access point is on north of site. Site is currently overgrown.

Conclusion: Vacant land which would benefit from redevelopment. Ownership details not known and considered likely to come forward for development in the medium term. Placed in the 6-10 year housing supply.





Strategic Housing Land Availability Assessment



Site ID:

Address:

Settlement:

Existing Use:

Capacity Source:

Gross Site Area:

Net Site Area:

Density:

Yield:

Plan Period:



SUITABILITY	
Physical Constraints:	<input type="text" value="8"/>
Un-Neighbourly Uses:	<input type="text" value="8"/>
Contaminated:	<input type="text" value="8"/>
Access:	<input type="text" value="8"/>
Primary School (600m):	<input type="text" value="0"/>
Local Centre (800m):	<input type="text" value="0"/>
Health Centre (1000m):	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>
Railway Station (400m):	<input type="text" value="0"/>
Bus Stop (200m):	<input type="text" value="3"/>
Suitability Score:	<input type="text" value="41"/>

AVAILABILITY	
Active Use:	<input type="text" value="10"/>
Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Owner willing to sell?:	<input type="text" value="5"/>
Availability Score:	<input type="text" value="25"/>
ACHIEVABILITY	
Strong Residential Market?:	<input type="text" value="5"/>
Attractive Local Environment:	<input type="text" value="3"/>
Abnormal Costs:	<input type="text" value="5"/>
New Infrastructure:	<input type="text" value="5"/>
Achievability Score:	<input type="text" value="18"/>

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

Site Survey Comments: Informal open space. The site is adjacent to site K0218 which lies outside the urban area within the Green Belt. Also close to site K0294. In Council ownership.

Conclusion: In Council ownership and available for redevelopment in the short term. Accordingly, placed in the 5 year housing supply.





Strategic Housing Land Availability Assessment



Site ID:

Address:

Settlement:

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:

Total Survey 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:

Site Visited:

Keep Site in SHLAA?:

Site Survey Comments:

Footpath crosses site. Railway line to the north of the site. In Council ownership.

Conclusion:

In Council ownership and available for redevelopment in the short term. Accordingly, placed in the 5 year housing supply.



Strategic Housing Land Availability Assessment



Site ID:

Address:

Settlement:

Existing Use:

Capacity Source:

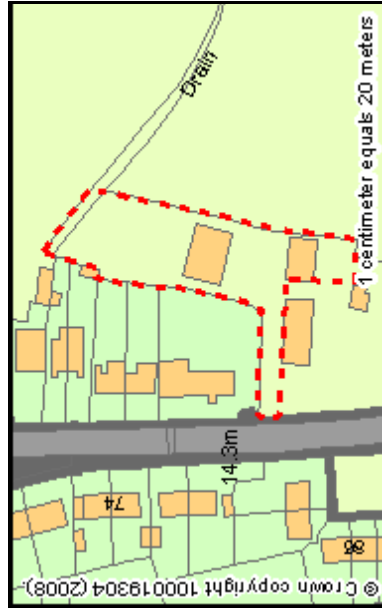
Gross Site Area:

Net Site Area:

Density:

Yield:

Plan Period:



SUITABILITY	
Physical Constraints:	<input type="text" value="8"/>
Un-Neighbourly Uses:	<input type="text" value="8"/>
Contaminated:	<input type="text" value="8"/>
Access:	<input type="text" value="0"/>
Primary School (600m):	<input type="text" value="3"/>
Local Centre (800m):	<input type="text" value="3"/>
Health Centre (1000m):	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>
Railway Station (400m):	<input type="text" value="0"/>
Bus Stop (200m):	<input type="text" value="3"/>
Suitability Score:	<input type="text" value="39"/>

AVAILABILITY	
Active Use:	<input type="text" value="10"/>
Multiple or Difficult Land Ownership:	<input type="text" value="0"/>
Owner willing to sell?:	<input type="text" value="0"/>
Availability Score:	<input type="text" value="10"/>
ACHIEVABILITY	
Strong Residential Market?:	<input type="text" value="5"/>
Attractive Local Environment:	<input type="text" value="3"/>
Abnormal Costs:	<input type="text" value="5"/>
New Infrastructure:	<input type="text" value="5"/>
Achievability Score:	<input type="text" value="18"/>

Total Survey Score:

Site Visited: Keep Site in SHLAA?:

Site Survey Comments:

Backland site - access could be improved if adjoining building is included.

Conclusion:

Site appears under-utilised with potential for development. As the ownership of the site is uncertain, it is considered that the potential may be realised in the medium term and the site is placed in the 6-10 year housing supply.





Strategic Housing Land Availability Assessment



Site ID:

Address:

Settlement:

Existing Use:

Capacity Source:

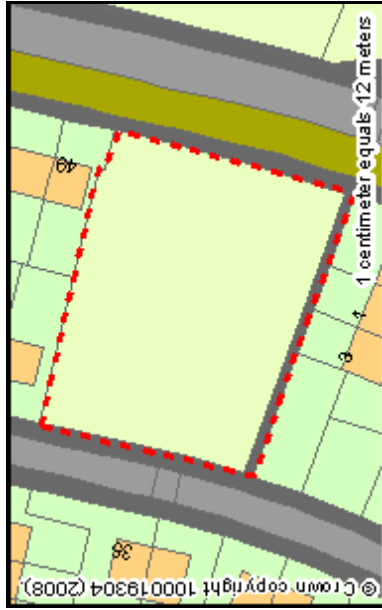
Gross Site Area:

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:

Fronted to south by footpath and residential properties. In Council ownership.

Conclusion:

In Council ownership and available for redevelopment in the short term. Accordingly, placed in the 5 year housing supply.





Strategic Housing Land Availability Assessment



Site ID:

Address:

Settlement:

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:

Fence across middle of site. In Council ownership. Part maintained. The part of site which lies behind residential dwellings is overgrown. Railway line to the north of the site. The site was formerly occupied by residential dwellings.

Conclusion:

In Council ownership and available for redevelopment in the short term. Accordingly, placed in the 5 year housing supply.



Strategic Housing Land Availability Assessment



Site ID:

Address:

Settlement:

Existing Use:

Capacity Source:

Gross Site Area:

Net Site Area:

Density:

Yield:

Plan Period:



SUITABILITY

Physical Constraints:	<input type="text" value="8"/>
Un-Neighbourly Uses:	<input type="text" value="4"/>
Contaminated:	<input type="text" value="8"/>
Access:	<input type="text" value="8"/>
Primary School (600m):	<input type="text" value="3"/>
Local Centre (800m):	<input type="text" value="3"/>
Health Centre (1000m):	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>
Railway Station (400m):	<input type="text" value="0"/>
Bus Stop (200m):	<input type="text" value="3"/>
Suitability Score:	<input type="text" value="43"/>

AVAILABILITY

Active Use:	<input type="text" value="10"/>
Multiple or Difficult Land Ownership:	<input type="text" value="0"/>
Owner willing to sell?:	<input type="text" value="0"/>
Availability Score:	<input type="text" value="10"/>

ACHIEVABILITY

Strong Residential Market?:	<input type="text" value="5"/>
Attractive Local Environment:	<input type="text" value="3"/>
Abnormal Costs:	<input type="text" value="5"/>
New Infrastructure:	<input type="text" value="5"/>
Achievability Score:	<input type="text" value="18"/>

Total Survey Score:

Site Visited:

Keep Site in SHLAA?:

Site Survey Comments:

Informal open space.

Conclusion:

Good shape for development. Ownership details not known and potential considered more likely to be realised in the medium term. Placed in the 6-10 year housing supply.



Strategic Housing Land Availability Assessment



Site ID:

Address:

Settlement:

Existing Use:

Capacity Source:

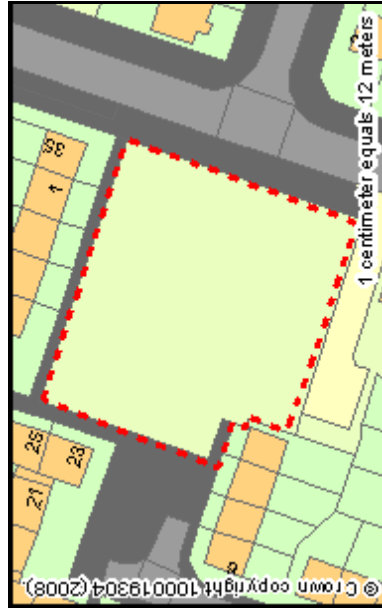
Gross Site Area:

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:

Informal amenity space. Northern frontage has houses and path fronting onto site. In Council ownership.

Conclusion:

In Council ownership and available for redevelopment in the short term. Accordingly, placed in the 5 year housing supply.





Strategic Housing Land Availability Assessment



Site ID:

K0055

Address:

Land adjacent to St Jude Church
Round Hey

Settlement:

Stockbridge

Existing Use:

Currently Vacant Land - Former Use Unknown

Capacity Source:

Urban Brownfield

Gross Site Area: 0.10195

Net Site Area: 0.10195

Density: 50

Yield: 5

Plan Period: 2008 - 2013



SUITABILITY

Physical Constraints:	8
Un-Neighbourly Uses:	8
Contaminated:	8
Access:	8
Primary School (600m):	3
Local Centre (800m):	3
Health Centre (1000m):	3
Employment (5000m):	3
Railway Station (400m):	0
Bus Stop (200m):	3
Suitability Score:	47

AVAILABILITY

Active Use:	10
Multiple or Difficult Land Ownership:	10
Owner willing to sell?:	5
Availability Score:	25

ACHIEVABILITY

Strong Residential Market?:	5
Attractive Local Environment:	3
Abnormal Costs:	5
New Infrastructure:	5
Achievability Score:	18

Total Survey Score: 90

Site Visited:

Keep Site in SHLAA?:

Site Survey Comments:

Part of wider site has been developed for special needs housing. Service yard for shops to the east. Owned by Villages Housing Association.

Conclusion:

Vacant and thought to be available for residential development. Placed in the 5 year housing supply.





Strategic Housing Land Availability Assessment



Site ID:

Address:

Settlement:

Existing Use:

Capacity Source:

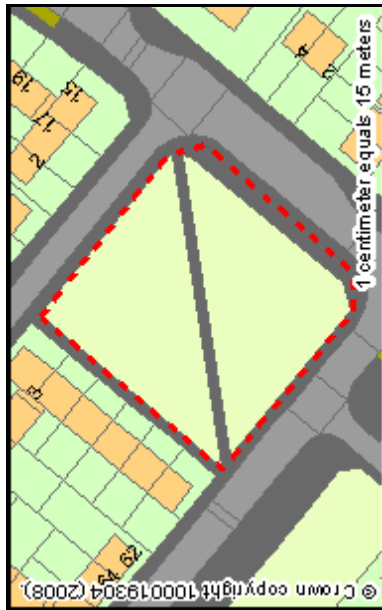
Gross Site Area:

Net Site Area:

Density:

Yield:

Plan Period:



SUITABILITY

Physical Constraints:	<input type="text" value="8"/>
Un-Neighbourly Uses:	<input type="text" value="8"/>
Contaminated:	<input type="text" value="8"/>
Access:	<input type="text" value="8"/>
Primary School (600m):	<input type="text" value="3"/>
Local Centre (800m):	<input type="text" value="3"/>
Health Centre (1000m):	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>
Railway Station (400m):	<input type="text" value="0"/>
Bus Stop (200m):	<input type="text" value="3"/>
Suitability Score:	<input type="text" value="47"/>

Total Survey Score:

AVAILABILITY

Active Use:	<input type="text" value="10"/>
Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Owner willing to sell?:	<input type="text" value="5"/>
Availability Score:	<input type="text" value="25"/>

ACHIEVABILITY

Strong Residential Market?:	<input type="text" value="0"/>
Attractive Local Environment:	<input type="text" value="0"/>
Abnormal Costs:	<input type="text" value="5"/>
New Infrastructure:	<input type="text" value="5"/>
Achievability Score:	<input type="text" value="10"/>

Site Visited:

Keep Site in SHLAA?:

Site Survey Comments:

Paved footpath across site. Trees on northern side.

Conclusion:

Site has definite potential for redevelopment for housing. Ownership details not known and it is considered most likely that potential will be realised in the medium term. Accordingly, placed in the 6-10 year housing supply.



Strategic Housing Land Availability Assessment



Site ID:

Address:

Settlement:

Existing Use:

Capacity Source:

Gross Site Area:

Net Site Area:

Density:

Yield:

Plan Period:



SUITABILITY

Physical Constraints:	<input type="text" value="8"/>
Un-Neighbourly Uses:	<input type="text" value="8"/>
Contaminated:	<input type="text" value="8"/>
Access:	<input type="text" value="8"/>
Primary School (600m):	<input type="text" value="3"/>
Local Centre (800m):	<input type="text" value="3"/>
Health Centre (1000m):	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>
Railway Station (400m):	<input type="text" value="0"/>
Bus Stop (200m):	<input type="text" value="3"/>
Suitability Score:	<input type="text" value="47"/>

AVAILABILITY

Active Use:	<input type="text" value="10"/>
Multiple or Difficult Land Ownership:	<input type="text" value="0"/>
Owner willing to sell?:	<input type="text" value="0"/>
Availability Score:	<input type="text" value="10"/>

ACHIEVABILITY

Strong Residential Market?:	<input type="text" value="5"/>
Attractive Local Environment:	<input type="text" value="3"/>
Abnormal Costs:	<input type="text" value="5"/>
New Infrastructure:	<input type="text" value="5"/>
Achievability Score:	<input type="text" value="18"/>

Total Survey Score:

Site Visited:

Keep Site in SHLAA?:

Site Survey Comments:

Former residential dwellings.

Conclusion:

Site has definite potential for redevelopment for housing. Ownership details not known and it is considered most likely that potential will be realised in the medium term. Accordingly, placed in the 6-10 year housing supply.



Strategic Housing Land Availability Assessment



Site ID:

K0062

Address:

Land at Pod 10 (East) Boode Court

Settlement:

Stockbridge

Existing Use:

Formerly Residential - Currently Vacant Land

Capacity Source:

Urban Brownfield

Gross Site Area: 0.222

Net Site Area: 0.222

Density: 40

Yield: 9

Plan Period: 2013 - 2018



SUITABILITY

Physical Constraints: 8

Un-Neighbourly Uses: 8

Contaminated: 8

Access: 8

Primary School (600m): 3

Local Centre (800m): 3

Health Centre (1000m): 3

Employment (5000m): 3

Railway Station (400m): 0

Bus Stop (200m): 3

Suitability Score: 47

AVAILABILITY

Active Use: 10

Multiple or Difficult Land Ownership: 0

Owner willing to sell?: 0

Availability Score: 10

ACHIEVABILITY

Strong Residential Market?: 5

Attractive Local Environment: 3

Abnormal Costs: 5

New Infrastructure: 5

Achievability Score: 18

Total Survey Score: 75

Site Visited:

Keep Site in SHLAA?:

Site Survey Comments:

Formerly the site of residential dwellings, now informal open space.

Conclusion:

Site has definite potential for redevelopment for housing. Ownership details not known and it is considered most likely that potential will be realised in the medium term. Accordingly, placed in the 6-10 year housing supply.





Strategic Housing Land Availability Assessment



Site ID:

Address:

Settlement:

Existing Use:

Capacity Source:

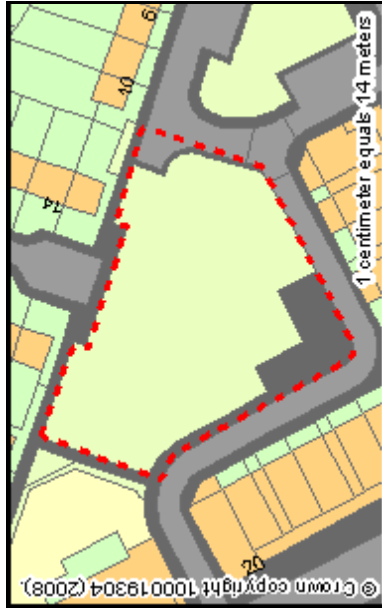
Gross Site Area:

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:

Total Survey 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:

Site Visited:

Keep Site in SHLAA?:

Site Survey Comments:

Overlooks rear of shopping parade, which is not particularly attractive. Adjacent to public house. Former residential dwellings/garages. In Council ownership.

Conclusion:

In Council ownership and available for redevelopment in the short term. Accordingly, placed in the 5 year housing supply.



Strategic Housing Land Availability Assessment



Site ID:

K0065

Address:

Land off Shevingtons Lane

Settlement:

Kirkby

Existing Use:

Currently Vacant Land

Capacity Source:

Urban Greenfield inc Greenspace available for dev

Gross Site Area: 0.236

Net Site Area: 0.059

Density: 30

Yield: 2

Plan Period: 2013 - 2018



SUITABILITY

Physical Constraints: 8

Un-Neighbourly Uses: 8

Contaminated: 8

Access: 4

Primary School (600m): 3

Local Centre (800m): 0

Health Centre (1000m): 3

Employment (5000m): 3

Railway Station (400m): 0

Bus Stop (200m): 3

Suitability Score: 40

Total Survey Score: 78

AVAILABILITY

Active Use: 10

Multiple or Difficult Land Ownership: 10

Owner willing to sell?: 0

Availability Score: 20

ACHIEVABILITY

Strong Residential Market?: 5

Attractive Local Environment: 3

Abnormal Costs: 5

New Infrastructure: 5

Achievability Score: 18

Site Visited:

Keep Site in SHLAA?:

Site Survey Comments:

Very small site. Mature trees on boundary of site. Net developable area relates to that part of the site which falls outside flood zone 3.

Conclusion:

Area of site which lies outside flood zone 3 has potential for development for a couple of dwellings. Ownership details not known and considered most likely that potential will be realised in the medium term. Placed in the 6-10 year housing supply.



Strategic Housing Land Availability Assessment



Site ID:

Address:

Settlement:

Existing Use:

Capacity Source:

Gross Site Area:

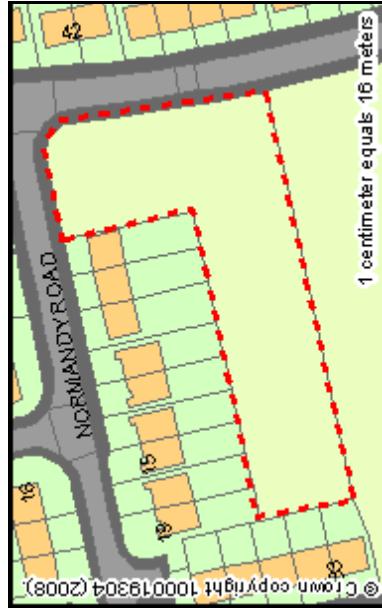
Net Site Area:

Density:

Yield:

Plan Period:

<input type="text" value="K0071"/>
<input type="text" value="Behind 1 to 23 Normandy Road"/>
<input type="text" value="Huyton"/>
<input type="text" value="Formerly Residential / Garage Site - Currently Vacant Land"/>
<input type="text" value="Urban Brownfield"/>



SUITABILITY	
Physical Constraints:	<input type="text" value="4"/>
Un-Neighbourly Uses:	<input type="text" value="8"/>
Contaminated:	<input type="text" value="8"/>
Access:	<input type="text" value="4"/>
Primary School (600m):	<input type="text" value="3"/>
Local Centre (800m):	<input type="text" value="3"/>
Health Centre (1000m):	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>
Railway Station (400m):	<input type="text" value="0"/>
Bus Stop (200m):	<input type="text" value="3"/>
Suitability Score:	<input type="text" value="39"/>

AVAILABILITY	
Active Use:	<input type="text" value="10"/>
Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Owner willing to sell?:	<input type="text" value="5"/>
Availability Score:	<input type="text" value="25"/>
ACHIEVABILITY	
Strong Residential Market?:	<input type="text" value="5"/>
Attractive Local Environment:	<input type="text" value="3"/>
Abnormal Costs:	<input type="text" value="5"/>
New Infrastructure:	<input type="text" value="5"/>
Achievability Score:	<input type="text" value="18"/>

Total Survey Score:

Site Visited: Keep Site in SHLAA?:

Site Survey Comments:

Irregular 'L' shaped site. Mature trees on site boundary. Council owned land.

Conclusion:

In Council ownership and available for redevelopment in the short term. Accordingly, placed in the 5 year housing supply.





Strategic Housing Land Availability Assessment



Site ID:

Gross Site Area:

Address:

Net Site Area:

Settlement:

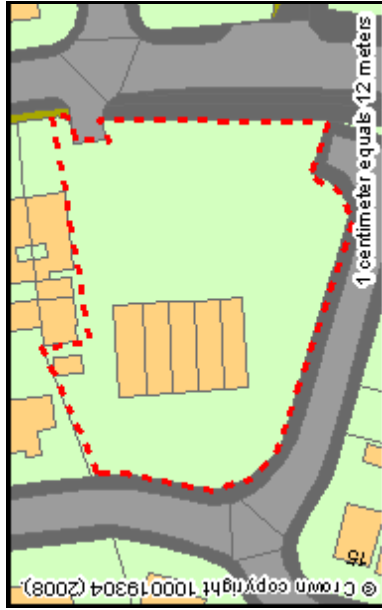
Density:

Existing Use:

Yield:

Capacity Source:

Plan Period:



SUITABILITY

Physical Constraints:	<input type="text" value="0"/>
Un-Neighbourly Uses:	<input type="text" value="8"/>
Contaminated:	<input type="text" value="8"/>
Access:	<input type="text" value="8"/>
Primary School (600m):	<input type="text" value="0"/>
Local Centre (800m):	<input type="text" value="0"/>
Health Centre (1000m):	<input type="text" value="0"/>
Employment (5000m):	<input type="text" value="3"/>
Railway Station (400m):	<input type="text" value="0"/>
Bus Stop (200m):	<input type="text" value="3"/>
Suitability Score:	<input type="text" value="30"/>

Total Survey Score:

AVAILABILITY

Active Use:	<input type="text" value="10"/>
Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Owner willing to sell?:	<input type="text" value="5"/>
Availability Score:	<input type="text" value="25"/>

ACHIEVABILITY

Strong Residential Market?:	<input type="text" value="10"/>
Attractive Local Environment:	<input type="text" value="5"/>
Abnormal Costs:	<input type="text" value="0"/>
New Infrastructure:	<input type="text" value="5"/>
Achievability Score:	<input type="text" value="20"/>

Site Visited:

Keep Site in SHLAA?:

Site Survey Comments:

Mature trees, completely overgrown. Near to M62.

Conclusion:

Site has definite potential for redevelopment for housing. Ownership details not known and it is considered most likely that potential will be realised in the medium term. Accordingly, placed in the 6-10 year housing supply.





Strategic Housing Land Availability Assessment



Site ID:

Address:

Settlement:

Existing Use:

Capacity Source:

Gross Site Area:

Net Site Area:

Density:

Yield:

Plan Period:



SUITABILITY	
Physical Constraints:	<input type="text" value="8"/>
Un-Neighbourly Uses:	<input type="text" value="8"/>
Contaminated:	<input type="text" value="8"/>
Access:	<input type="text" value="8"/>
Primary School (600m):	<input type="text" value="3"/>
Local Centre (800m):	<input type="text" value="3"/>
Health Centre (1000m):	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>
Railway Station (400m):	<input type="text" value="0"/>
Bus Stop (200m):	<input type="text" value="3"/>
Suitability Score:	<input type="text" value="47"/>

AVAILABILITY	
Active Use:	<input type="text" value="10"/>
Multiple or Difficult Land Ownership:	<input type="text" value="0"/>
Owner willing to sell?:	<input type="text" value="0"/>
Availability Score:	<input type="text" value="10"/>
ACHIEVABILITY	
Strong Residential Market?:	<input type="text" value="5"/>
Attractive Local Environment:	<input type="text" value="3"/>
Abnormal Costs:	<input type="text" value="5"/>
New Infrastructure:	<input type="text" value="5"/>
Achievability Score:	<input type="text" value="18"/>

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

Site Survey Comments:
Vacant site formerly residential. Owned by Villages Housing Association.

Conclusion:
Site has definite potential for redevelopment for housing. In ownership of Villages Housing Association and therefore offers potential for redevelopment in the short term. Placed in the 5 year housing supply.





Strategic Housing Land Availability Assessment



Site ID:

K0078

Address:

Site 1 Prescott by-pass St Helens Road

Settlement:

Prescot

Existing Use:

Currently Amenity Greenspace - former water works

Capacity Source:

Urban Brownfield

Gross Site Area: 0.383

Net Site Area: 0.383

Density: 40

Yield: 15

Plan Period: 2013 - 2018



SUITABILITY

Physical Constraints:	0
Un-Neighbourly Uses:	0
Contaminated:	4
Access:	0
Primary School (600m):	3
Local Centre (800m):	3
Health Centre (1000m):	3
Employment (5000m):	3
Railway Station (400m):	0
Bus Stop (200m):	3
Suitability Score:	19

AVAILABILITY

Active Use:	5
Multiple or Difficult Land Ownership:	10
Owner willing to sell?:	5
Availability Score:	20

ACHIEVABILITY

Strong Residential Market?:	5
Attractive Local Environment:	3
Abnormal Costs:	0
New Infrastructure:	0
Achievability Score:	8

Total Survey Score: 47

Site Visited:

Keep Site in SHLAA?:

Site Survey Comments:

Site in SBI. No access to site. Access to this site could be achieved by negotiating with land owner of Gas Works (neighbouring site) to gain access from Ward Street. Mature tree cover - woodland. Council owned. Policy OS3 applies.

Conclusion:

Should be considered comprehensively with K0086 and K0093. Situated in Greenspace but is previously developed and considered that this part of the site has potential. Due to designation and possible remediation issues site is placed in 6-10 year supply.



Strategic Housing Land Availability Assessment



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

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



SUITABILITY	
Physical Constraints:	<input type="text" value="8"/>
Un-Neighbourly Uses:	<input type="text" value="8"/>
Contaminated:	<input type="text" value="8"/>
Access:	<input type="text" value="8"/>
Primary School (600m):	<input type="text" value="3"/>
Local Centre (800m):	<input type="text" value="0"/>
Health Centre (1000m):	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>
Railway Station (400m):	<input type="text" value="0"/>
Bus Stop (200m):	<input type="text" value="3"/>
Suitability Score:	<input type="text" value="44"/>

AVAILABILITY	
Active Use:	<input type="text" value="10"/>
Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Owner willing to sell?:	<input type="text" value="5"/>
Availability Score:	<input type="text" value="25"/>
ACHIEVABILITY	
Strong Residential Market?:	<input type="text" value="5"/>
Attractive Local Environment:	<input type="text" value="3"/>
Abnormal Costs:	<input type="text" value="5"/>
New Infrastructure:	<input type="text" value="5"/>
Achievability Score:	<input type="text" value="18"/>

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

Site Survey Comments:

1950s council estate - vacant land. Railway line to the north. In Council ownership.

Conclusion:

In Council ownership and available for redevelopment in the short term. Accordingly, placed in the 5 year housing supply.





Strategic Housing Land Availability Assessment



Site ID:

K0082

Address:

Land to the north of Quarryside Drive

Settlement:

Northwood

Existing Use:

Formerly Residential/Vacant Land - Informal Amenity Space

Capacity Source:

Urban Brownfield

Gross Site Area: 0.47

Net Site Area: 0.423

Density: 40

Yield: 17

Plan Period: 2008 - 2013



SUITABILITY

Physical Constraints:	8
Un-Neighbourly Uses:	8
Contaminated:	8
Access:	8
Primary School (600m):	3
Local Centre (800m):	3
Health Centre (1000m):	3
Employment (5000m):	3
Railway Station (400m):	0
Bus Stop (200m):	3
Suitability Score:	47

AVAILABILITY

Active Use:	0
Multiple or Difficult Land Ownership:	10
Owner willing to sell?:	5
Availability Score:	15

ACHIEVABILITY

Strong Residential Market?:	0
Attractive Local Environment:	0
Abnormal Costs:	5
New Infrastructure:	5
Achievability Score:	10

Total Survey Score: 72

Site Visited:

Keep Site in SHLAA?:

Site Survey Comments:

Used as informal football kickabout area. Formerly residential dwellings. Council owned.

Conclusion:

In Council ownership and available for redevelopment in the short term. Accordingly, placed in the 5 year housing supply.





Strategic Housing Land Availability Assessment



Site ID:

Address:

Settlement:

Existing Use:

Capacity Source:

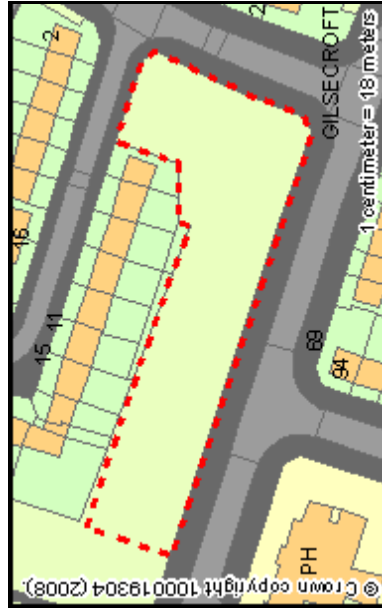
Gross Site Area:

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:

Total Survey 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:

Site Visited:

Keep Site in SHLAA?:

Site Survey Comments:

Former residential dwellings. In Council ownership.

Conclusion:

In Council ownership and available for redevelopment in the short term. Accordingly, placed in the 5 year housing supply.



Strategic Housing Land Availability Assessment



Site ID:

K0085

Address:

East of Netwitte Close Lyons Pit

Settlement:

Stockbridge

Existing Use:

Currently Amenity Greenspace

Capacity Source:

Urban Greenfield inc Greenspace available for dev

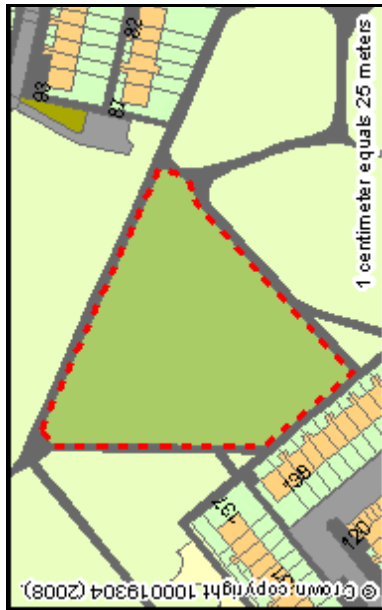
Gross Site Area: 0.541

Net Site Area: 0.4869

Density: 30

Yield: 15

Plan Period: 2013 - 2018



SUITABILITY

Physical Constraints: 4

Un-Neighbourly Uses: 8

Contaminated: 8

Access: 4

Primary School (600m): 3

Local Centre (800m): 3

Health Centre (1000m): 3

Employment (5000m): 3

Railway Station (400m): 0

Bus Stop (200m): 3

Suitability Score: 39

AVAILABILITY

Active Use: 0

Multiple or Difficult Land Ownership: 10

Owner willing to sell?: 0

Availability Score: 10

ACHIEVABILITY

Strong Residential Market?: 5

Attractive Local Environment: 3

Abnormal Costs: 5

New Infrastructure: 5

Achievability Score: 18

Total Survey Score: 67

Site Visited:

Keep Site in SHLAA?:

Site Survey Comments:

Access possible off Woodfarm Hey, but would need improving and would probably impinge on AGS adjacent. Trees on site. No direct road access, further development outside the PRA would be required. Designated as Urban Greenspace. Policy OS4 applies.

Conclusion:

Requirements of Sport England's playing fields policy and PPG17 would need to be met before development could proceed. Accordingly, it is considered that potential likely to be realised over medium term and site is placed in the 6-10 year housing supply.





Strategic Housing Land Availability Assessment



Site ID:

K0086

Address:

Chloridation House Prescott By-pass

Settlement:

Prescot

Existing Use:

Former Meter House (Meter House) - Currently Natural and Semi-Natural Greenspace

Capacity Source:

Urban Brownfield

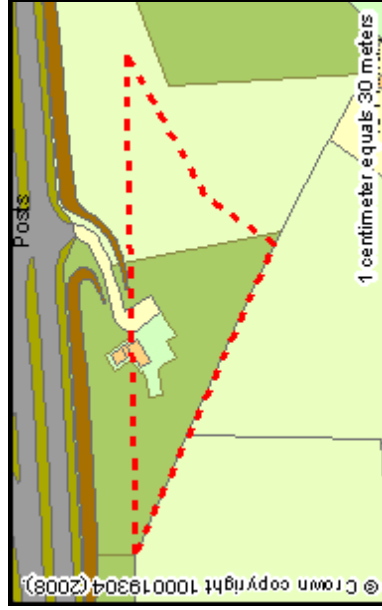
Gross Site Area: 0.55

Net Site Area: 0.495

Density: 40

Yield: 20

Plan Period: 2013 - 2018



SUITABILITY

Physical Constraints: 0

Un-Neighbourly Uses: 0

Contaminated: 4

Access: 0

Primary School (600m): 3

Local Centre (800m): 3

Health Centre (1000m): 3

Employment (5000m): 3

Railway Station (400m): 0

Bus Stop (200m): 3

Suitability Score: 19

AVAILABILITY

Active Use: 5

Multiple or Difficult Land Ownership: 10

Owner willing to sell?: 5

Availability Score: 20

ACHIEVABILITY

Strong Residential Market?: 5

Attractive Local Environment: 3

Abnormal Costs: 0

New Infrastructure: 0

Achievability Score: 8

Total Survey Score: 47

Site Visited:

Keep Site in SHLAA?:

Site Survey Comments:

Site within SBI. No access to site. Access could be achieved if negotiate with landowner of neighbouring site (Gas Works) to gain access from Ward Street. A58 to the north of the site. Former Liverpool Coporation Water Works (Meter House).

Conclusion:

Should be considered comprehensively with K0078 and K0093. Situated in Greenspace but is previously developed and considered that this part of the site has potential. Due to designation and possible remediation issues site is placed in 6-10 year supply.





Strategic Housing Land Availability Assessment



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

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



SUITABILITY	
Physical Constraints:	<input type="text" value="8"/>
Un-Neighbourly Uses:	<input type="text" value="8"/>
Contaminated:	<input type="text" value="8"/>
Access:	<input type="text" value="8"/>
Primary School (600m):	<input type="text" value="3"/>
Local Centre (800m):	<input type="text" value="3"/>
Health Centre (1000m):	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>
Railway Station (400m):	<input type="text" value="0"/>
Bus Stop (200m):	<input type="text" value="3"/>
Suitability Score:	<input type="text" value="47"/>

AVAILABILITY	
Active Use:	<input type="text" value="10"/>
Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Owner willing to sell?:	<input type="text" value="0"/>
Availability Score:	<input type="text" value="20"/>
ACHIEVABILITY	
Strong Residential Market?:	<input type="text" value="5"/>
Attractive Local Environment:	<input type="text" value="3"/>
Abnormal Costs:	<input type="text" value="5"/>
New Infrastructure:	<input type="text" value="5"/>
Achievability Score:	<input type="text" value="18"/>

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

Site Survey Comments: Designated Centre in UDP. Area is in need of regeneration. Owned by Villages Housing Association. Some trees on site. Vacant site - former use deck access commercial and retail with a basement car park.

Conclusion: Site available and in need of development. Housing likely as part of mixed use development. Given size and location of site, it is considered likely that housing will be delivered in the medium term. Placed in 6-10 year housing supply.



Strategic Housing Land Availability Assessment



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

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



SUITABILITY	
Physical Constraints:	<input type="text" value="8"/>
Un-Neighbourly Uses:	<input type="text" value="8"/>
Contaminated:	<input type="text" value="8"/>
Access:	<input type="text" value="8"/>
Primary School (600m):	<input type="text" value="3"/>
Local Centre (800m):	<input type="text" value="3"/>
Health Centre (1000m):	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>
Railway Station (400m):	<input type="text" value="0"/>
Bus Stop (200m):	<input type="text" value="3"/>
Suitability Score:	<input type="text" value="47"/>

Total Survey Score:

AVAILABILITY	
Active Use:	<input type="text" value="10"/>
Multiple or Difficult Land Ownership:	<input type="text" value="0"/>
Owner willing to sell?:	<input type="text" value="5"/>
Availability Score:	<input type="text" value="15"/>
ACHIEVABILITY	
Strong Residential Market?:	<input type="text" value="5"/>
Attractive Local Environment:	<input type="text" value="3"/>
Abnormal Costs:	<input type="text" value="0"/>
New Infrastructure:	<input type="text" value="0"/>
Achievability Score:	<input type="text" value="8"/>

Site Visited: **Keep Site in SHLAA?:**

Site Survey Comments:
Site includes existing housing and amenity land.

Conclusion:
Site has definite potential for redevelopment for housing. Ownership details not known and it is considered most likely that potential will be realised in the medium term. Accordingly, placed in the 6-10 year housing supply.



Strategic Housing Land Availability Assessment



Site ID:

K0089

Address:

Greenway Square, Green Way

Settlement:

Huyton

Existing Use:

Urban Greenspace

Capacity Source:

Urban Greenfield inc Greenspace available for dev

Gross Site Area: 0.654

Net Site Area: 0.5886

Density: 30

Yield: 18

Plan Period: 2013 - 2018



SUITABILITY

Physical Constraints:	8
Un-Neighbourly Uses:	8
Contaminated:	8
Access:	8
Primary School (600m):	3
Local Centre (800m):	3
Health Centre (1000m):	3
Employment (5000m):	3
Railway Station (400m):	0
Bus Stop (200m):	3
Suitability Score:	47

AVAILABILITY

Active Use:	0
Multiple or Difficult Land Ownership:	10
Owner willing to sell?:	5
Availability Score:	15

ACHIEVABILITY

Strong Residential Market?:	5
Attractive Local Environment:	3
Abnormal Costs:	5
New Infrastructure:	5
Achievability Score:	18

Total Survey Score: 80

Site Visited:

Keep Site in SHLAA?:

Site Survey Comments:

Council owned land. Designated as Urban Greenspace designation. Policy OS3 applies.

Conclusion:

Situated in Urban Greenspace but considered to have development potential. Due to designation site is placed in 6-10 year supply.





Strategic Housing Land Availability Assessment



Site ID:

Address:

Settlement:

Existing Use:

Capacity Source:

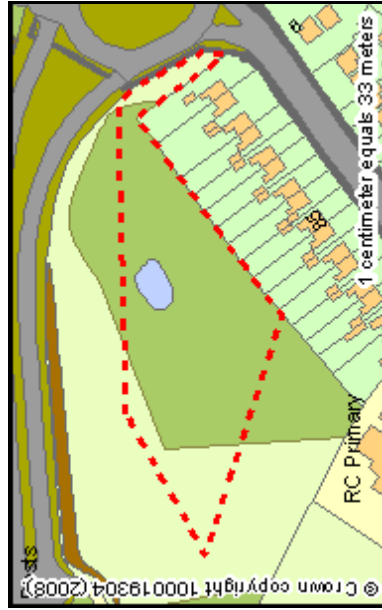
Gross Site Area:

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:

Site in SBI. No access to site but could be achieved by negotiating with landowner of neighbouring site (Gas Works) to gain access from Ward Street. Mature trees - woodland. Council owned land. Urban greenspace. Policy OS3 applies.

Conclusion:

Should be considered comprehensively with K0078 and K0086. Situated in Greenspace but is previously developed and considered that this part of the site has potential. Due to designation and possible remediation issues site is placed in 6-10 year supply.





Strategic Housing Land Availability Assessment



Site ID:

Address:

Settlement:

Existing Use:

Capacity Source:

Gross Site Area:

Net Site Area:

Density:

Yield:

Plan Period:



SUITABILITY	
Physical Constraints:	<input type="text" value="8"/>
Un-Neighbourly Uses:	<input type="text" value="8"/>
Contaminated:	<input type="text" value="8"/>
Access:	<input type="text" value="8"/>
Primary School (600m):	<input type="text" value="3"/>
Local Centre (800m):	<input type="text" value="3"/>
Health Centre (1000m):	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>
Railway Station (400m):	<input type="text" value="0"/>
Bus Stop (200m):	<input type="text" value="3"/>
Suitability Score:	<input type="text" value="47"/>

AVAILABILITY	
Active Use:	<input type="text" value="10"/>
Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Owner willing to sell?:	<input type="text" value="0"/>
Availability Score:	<input type="text" value="20"/>
ACHIEVABILITY	
Strong Residential Market?:	<input type="text" value="5"/>
Attractive Local Environment:	<input type="text" value="3"/>
Abnormal Costs:	<input type="text" value="5"/>
New Infrastructure:	<input type="text" value="5"/>
Achievability Score:	<input type="text" value="18"/>

Total Survey Score:

Site Visited: **Keep Site in SHLAA?:**

Site Survey Comments: Access might constrain development unless dealt with through K0053. Site off a cul-de-sac. Footprint of school towards western edge. Designated as Outdoor Sports Provision (Policy OS4) and Green Space. M57 to the east of the site. Some trees on site.

Conclusion: Requirements of Sport England's playing fields policy and PPG17 would need to be met before development could proceed. Due to this, the site is placed in the 6-10 year housing supply.



Strategic Housing Land Availability Assessment



Site ID:

K0097

Address:

Old Huttle school site Mirfield Close

Settlement:

Halewood

Existing Use:

Former school site / Residential - Currently Natural and Semi Natural Greenspace

Capacity Source:

Urban Greenfield inc Greenspace available for dev

Gross Site Area: 3.954

Net Site Area: 2.9655

Density: 30

Yield: 89

Plan Period: 2013 - 2018



SUITABILITY

Physical Constraints: 4

Un-Neighbourly Uses: 4

Contaminated: 8

Access: 4

Primary School (600m): 0

Local Centre (800m): 3

Health Centre (1000m): 3

Employment (5000m): 3

Railway Station (400m): 0

Bus Stop (200m): 3

Suitability Score: 32

AVAILABILITY

Active Use: 10

Multiple or Difficult Land Ownership: 10

Owner willing to sell?: 5

Availability Score: 25

ACHIEVABILITY

Strong Residential Market?: 10

Attractive Local Environment: 5

Abnormal Costs: 5

New Infrastructure: 5

Achievability Score: 25

Total Survey Score: 82

Site Visited:

Keep Site in SHLAA?:

Site Survey Comments:

Site is densely wooded. Adjacent to railway. Access is off a cul-de-sac - considered acceptable by highways. Urban Greenspace designation. Majority of the site is leased to Halewood Town Council.

Conclusion:

Situated in Urban Greenspace but considered to have development potential. Due to designation site is placed in 6-10 year supply.





Strategic Housing Land Availability Assessment



Site ID:

K0103

Address:

Land at Manorwood Drive

Settlement:

Whiston

Existing Use:

Currently Amenity Greenspace

Capacity Source:

Urban Greenfield inc Greenspace available for dev

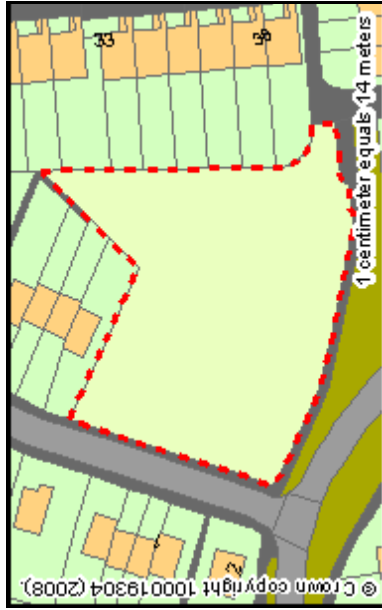
Gross Site Area: 0.254

Net Site Area: 0.254

Density: 30

Yield: 8

Plan Period: 2013 - 2018



SUITABILITY

Physical Constraints:	0
Un-Neighbourly Uses:	8
Contaminated:	8
Access:	8
Primary School (600m):	3
Local Centre (800m):	0
Health Centre (1000m):	3
Employment (5000m):	3
Railway Station (400m):	0
Bus Stop (200m):	3
Suitability Score:	36

AVAILABILITY

Active Use:	0
Multiple or Difficult Land Ownership:	10
Owner willing to sell?:	5
Availability Score:	15

ACHIEVABILITY

Strong Residential Market?:	10
Attractive Local Environment:	5
Abnormal Costs:	0
New Infrastructure:	5
Achievability Score:	20

Total Survey Score: 71

Site Visited:

Keep Site in SHLAA?:

Site Survey Comments:

Informal open space. Mature trees on site. Council land.

Conclusion:

In Council ownership. However, located within an area of open space deficit and not currently available for development. Accordingly, placed in the 6-10 year housing supply.





Strategic Housing Land Availability Assessment



Site ID:

K0104

Address:

Land at Simonswood Land

Settlement:

Kirkby

Existing Use:

Formerly Residential - Currently Vacant Land

Capacity Source:

Urban Brownfield

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:

Total Survey 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:

Site Visited:

Keep Site in SHLAA?:

Site Survey

Comments: On edge of the estate. Overlooks large industrial buildings. Playing fields opposite. Former residential dwellings. Council ownership.

Conclusion:

In Council ownership and available for redevelopment in the short term. Accordingly, placed in the 5 year housing supply.





Strategic Housing Land Availability Assessment



Site ID:

Address:

Settlement:

Existing Use:

Capacity Source:

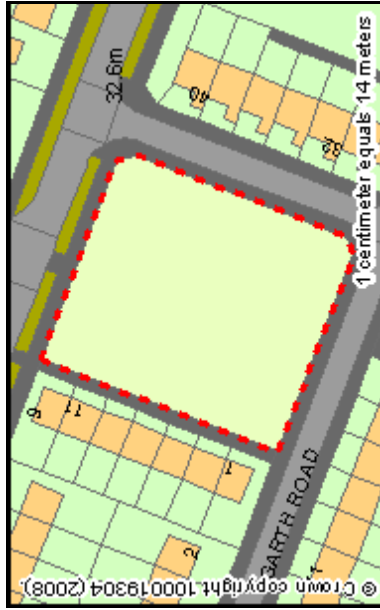
Gross Site Area:

Net Site Area:

Density:

Yield:

Plan Period:



SUITABILITY	
Physical Constraints:	<input type="text" value="8"/>
Un-Neighbourly Uses:	<input type="text" value="8"/>
Contaminated:	<input type="text" value="8"/>
Access:	<input type="text" value="8"/>
Primary School (600m):	<input type="text" value="3"/>
Local Centre (800m):	<input type="text" value="0"/>
Health Centre (1000m):	<input type="text" value="0"/>
Employment (5000m):	<input type="text" value="3"/>
Railway Station (400m):	<input type="text" value="0"/>
Bus Stop (200m):	<input type="text" value="3"/>
Suitability Score:	<input type="text" value="41"/>

AVAILABILITY	
Active Use:	<input type="text" value="10"/>
Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Owner willing to sell?:	<input type="text" value="5"/>
Availability Score:	<input type="text" value="25"/>
ACHIEVABILITY	
Strong Residential Market?:	<input type="text" value="5"/>
Attractive Local Environment:	<input type="text" value="3"/>
Abnormal Costs:	<input type="text" value="5"/>
New Infrastructure:	<input type="text" value="5"/>
Achievability Score:	<input type="text" value="18"/>

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

Site Survey Comments: Need to provide access to properties on west side which front onto site and have only pedestrian access.
Council ownership.

Conclusion: In Council ownership. However, located within an area of open space deficit and not currently available for development. Accordingly, placed in the 6-10 year housing supply.





Strategic Housing Land Availability Assessment



Site ID:

Address:

Settlement:

Existing Use:

Capacity Source:

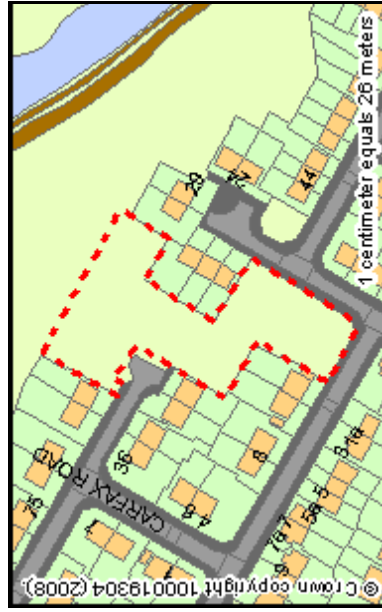
Gross Site Area:

Net Site Area:

Density:

Yield:

Plan Period:



SUITABILITY	
Physical Constraints:	<input type="text" value="8"/>
Un-Neighbourly Uses:	<input type="text" value="8"/>
Contaminated:	<input type="text" value="8"/>
Access:	<input type="text" value="8"/>
Primary School (600m):	<input type="text" value="3"/>
Local Centre (800m):	<input type="text" value="0"/>
Health Centre (1000m):	<input type="text" value="0"/>
Employment (5000m):	<input type="text" value="3"/>
Railway Station (400m):	<input type="text" value="0"/>
Bus Stop (200m):	<input type="text" value="3"/>
Suitability Score:	<input type="text" value="41"/>

AVAILABILITY	
Active Use:	<input type="text" value="0"/>
Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Owner willing to sell?:	<input type="text" value="5"/>
Availability Score:	<input type="text" value="15"/>
ACHIEVABILITY	
Strong Residential Market?:	<input type="text" value="5"/>
Attractive Local Environment:	<input type="text" value="3"/>
Abnormal Costs:	<input type="text" value="5"/>
New Infrastructure:	<input type="text" value="5"/>
Achievability Score:	<input type="text" value="18"/>

Total Survey Score:

Site Visited:

Keep Site in SHLAA?:

Site Survey Comments:

Awkward shape, which could reduce potential yield. Council ownership.

Conclusion:

In Council ownership and available for redevelopment in the short term. Accordingly, placed in the 5 year housing supply.





Strategic Housing Land Availability Assessment



Site ID:

K0107

Address:

Land off Camberley Drive

Settlement:

Kirkby

Existing Use:

Former Playground - Currently Vacant Land

Capacity Source:

Urban Brownfield

Gross Site Area: 0.254

Net Site Area: 0.254

Density: 30

Yield: 8

Plan Period: 2008 - 2013



SUITABILITY

Physical Constraints: 8

Un-Neighbourly Uses: 8

Contaminated: 8

Access: 4

Primary School (600m): 3

Local Centre (800m): 0

Health Centre (1000m): 0

Employment (5000m): 3

Railway Station (400m): 0

Bus Stop (200m): 3

Suitability Score: 37

AVAILABILITY

Active Use: 10

Multiple or Difficult Land Ownership: 10

Owner willing to sell?: 5

Availability Score: 25

ACHIEVABILITY

Strong Residential Market?: 5

Attractive Local Environment: 3

Abnormal Costs: 5

New Infrastructure: 5

Achievability Score: 18

Total Survey Score: 80

Site Visited:

Keep Site in SHLAA?:

Site Survey Comments:

Backland site. Brownfield.

Conclusion:

In Council ownership and available for redevelopment in the short term. Accordingly, placed in the 5 year housing supply.





Strategic Housing Land Availability Assessment



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

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



SUITABILITY	
Physical Constraints:	<input type="text" value="8"/>
Un-Neighbourly Uses:	<input type="text" value="4"/>
Contaminated:	<input type="text" value="8"/>
Access:	<input type="text" value="8"/>
Primary School (600m):	<input type="text" value="3"/>
Local Centre (800m):	<input type="text" value="0"/>
Health Centre (1000m):	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>
Railway Station (400m):	<input type="text" value="0"/>
Bus Stop (200m):	<input type="text" value="3"/>
Suitability Score:	<input type="text" value="40"/>
Total Survey Score:	<input type="text" value="83"/>

AVAILABILITY	
Active Use:	<input type="text" value="10"/>
Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Owner willing to sell?:	<input type="text" value="5"/>
Availability Score:	<input type="text" value="25"/>
ACHIEVABILITY	
Strong Residential Market?:	<input type="text" value="5"/>
Attractive Local Environment:	<input type="text" value="3"/>
Abnormal Costs:	<input type="text" value="5"/>
New Infrastructure:	<input type="text" value="5"/>
Achievability Score:	<input type="text" value="18"/>

Site Visited: **Keep Site in SHLAA?:**

Site Survey Comments:
 Pleasant site - but some traffic noise from M57. Former residential dwellings. Council ownership.

Conclusion: In Council ownership and available for redevelopment in the short term. Accordingly, placed in the 5 year housing supply.



Strategic Housing Land Availability Assessment



Site ID:

Gross Site Area:

Address:

Net Site Area:

Settlement:

Density:

Existing Use:

Yield:

Capacity Source:

Plan Period:



SUITABILITY	
Physical Constraints:	<input type="text" value="4"/>
Un-Neighbourly Uses:	<input type="text" value="8"/>
Contaminated:	<input type="text" value="8"/>
Access:	<input type="text" value="8"/>
Primary School (600m):	<input type="text" value="3"/>
Local Centre (800m):	<input type="text" value="3"/>
Health Centre (1000m):	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>
Railway Station (400m):	<input type="text" value="0"/>
Bus Stop (200m):	<input type="text" value="3"/>
Suitability Score:	<input type="text" value="43"/>

AVAILABILITY	
Active Use:	<input type="text" value="10"/>
Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Owner willing to sell?:	<input type="text" value="5"/>
Availability Score:	<input type="text" value="25"/>
ACHIEVABILITY	
Strong Residential Market?:	<input type="text" value="5"/>
Attractive Local Environment:	<input type="text" value="3"/>
Abnormal Costs:	<input type="text" value="5"/>
New Infrastructure:	<input type="text" value="5"/>
Achievability Score:	<input type="text" value="18"/>

Total Survey Score:

Site Visited: Keep Site in SHLAA?:

Site Survey Comments:

Strip of land between two rows of houses. May be sufficient plot depth to develop without overlooking.

Conclusion:

In Council ownership and available for redevelopment in the short term. Accordingly, placed in the 5 year housing supply.





Strategic Housing Land Availability Assessment



Site ID:

Address:

Settlement:

Existing Use:

Capacity Source:

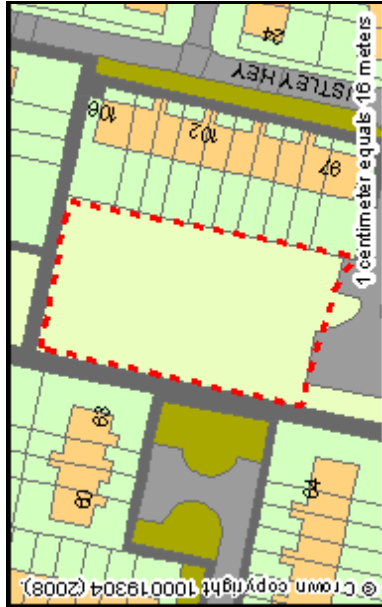
Gross Site Area:

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:

Vacant site - ownership unknown.

Conclusion:

Site has definite potential for redevelopment for housing. Ownership details not known and it is considered most likely that potential will be realised in the medium term. Accordingly, placed in the 6-10 year housing supply.





Strategic Housing Land Availability Assessment



Site ID:

Address:

Settlement:

Existing Use:

Capacity Source:

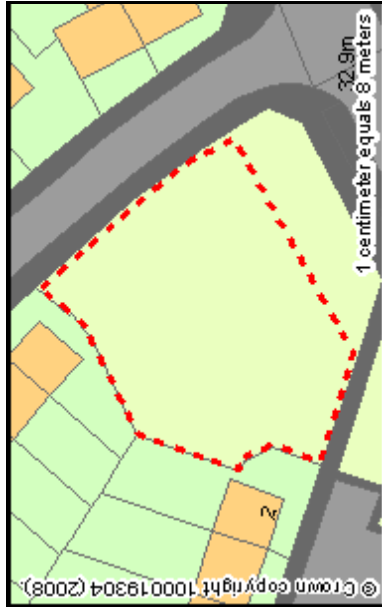
Gross Site Area:

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:

Derelict corner site.

Conclusion:

Site has definite potential for redevelopment for housing. Ownership details not known and it is considered most likely that potential will be realised in the medium term. Accordingly, placed in the 6-10 year housing supply.





Strategic Housing Land Availability Assessment



Site ID:

K0201

Address:

Former Stockbridge Comp. School Pool Hey

Settlement:

Stockbridge

Existing Use:

Formerly Educational Land / Playing Fields - Outdoor Sports Provision, school grounds

Capacity Source:

Urban Greenfield inc Greenspace available for dev

Gross Site Area: 6.851

Net Site Area: 5.13825

Density: 30

Yield: 154

Plan Period: 2013 - 2018



SUITABILITY	
Physical Constraints:	8
Un-Neighbourly Uses:	8
Contaminated:	8
Access:	8
Primary School (600m):	3
Local Centre (800m):	3
Health Centre (1000m):	3
Employment (5000m):	3
Railway Station (400m):	0
Bus Stop (200m):	3
Suitability Score:	47

AVAILABILITY	
Active Use:	10
Multiple or Difficult Land Ownership:	10
Owner willing to sell?:	5
Availability Score:	25
ACHIEVABILITY	
Strong Residential Market?:	5
Attractive Local Environment:	3
Abnormal Costs:	5
New Infrastructure:	5
Achievability Score:	18

Total Survey Score: 90

Site Visited:

Keep Site in SHLAA?:

Site Survey Comments:

Former comprehensive school - vacant since early 1990s. Outdoor sports provision - Policy OS4 applies. Designated as Greenspace in UDP. Site close to M57. Council owned land.

Conclusion:

Requirements of Sport England's playing fields policy and PPG17 would need to be met before development could proceed. Due to this, the site is placed in the 6-10 year housing supply.





Strategic Housing Land Availability Assessment



Site ID:

K0206

Address:

The Swan Public House, Kingsway

Settlement:

Huyton

Existing Use:

Currently Leisure (Public House)

Capacity Source:

Urban Brownfield

Gross Site Area: 0.21

Net Site Area: 0.21

Density: 50

Yield: 10

Plan Period: 2008 - 2013



SUITABILITY

Physical Constraints: 8

Un-Neighbourly Uses: 8

Contaminated: 8

Access: 8

Primary School (600m): 3

Local Centre (800m): 3

Health Centre (1000m): 3

Employment (5000m): 3

Railway Station (400m): 0

Bus Stop (200m): 3

Suitability Score: 47

AVAILABILITY

Active Use: 0

Multiple or Difficult Land Ownership: 10

Owner willing to sell?: 5

Availability Score: 15

ACHIEVABILITY

Strong Residential Market?: 5

Attractive Local Environment: 3

Abnormal Costs: 0

New Infrastructure: 5

Achievability Score: 13

Total Survey Score: 75

Site Visited:

Keep Site in SHLAA?:

Site Survey Comments:

In active use as pub, but 'call for sites' representation indicates that the site is available for development. Site is flat and covered by public house and car park.

Conclusion:

Promoted for development through the 'call for sites' and available for redevelopment in the short term. Accordingly, placed in the 5 year housing supply.





Strategic Housing Land Availability Assessment



Site ID:

K0210

Address:

Land to the rear of Coppelhouse PH, Coppel House

Settlement:

Kirkby

Existing Use:

Currently Leisure - pub car park and grounds of public house

Capacity Source:

Urban Brownfield

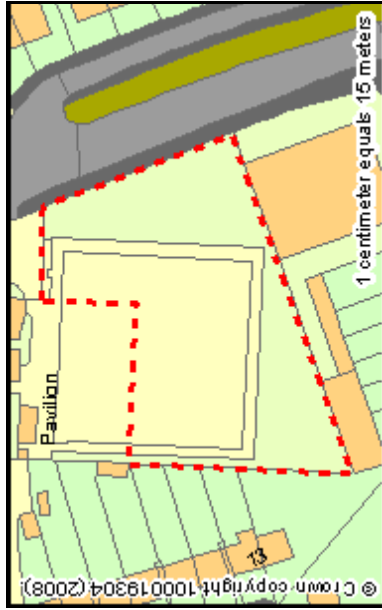
Gross Site Area: 0.242

Net Site Area: 0.242

Density: 30

Yield: 7

Plan Period: 2008 - 2013



SUITABILITY

Physical Constraints: 8

Un-Neighbourly Uses: 4

Contaminated: 8

Access: 8

Primary School (600m): 0

Local Centre (800m): 3

Health Centre (1000m): 0

Employment (5000m): 3

Railway Station (400m): 0

Bus Stop (200m): 3

Suitability Score: 37

AVAILABILITY

Active Use: 5

Multiple or Difficult Land Ownership: 10

Owner willing to sell?: 5

Availability Score: 20

ACHIEVABILITY

Strong Residential Market?: 5

Attractive Local Environment: 3

Abnormal Costs: 5

New Infrastructure: 5

Achievability Score: 18

Total Survey Score: 75

Site Visited:

Keep Site in SHLAA?:

Site Survey Comments:

Neighbours are pub and Ford car garage. Current access to site is shared with public house. The land owner is currently in negotiations with lessee available within 2 years. Promoted through call for sites. Last used during the 1970s.

Conclusion:

Promoted for development through the 'call for sites' and available for redevelopment in the short term. Accordingly, placed in the 5 year housing supply.





Strategic Housing Land Availability Assessment



Site ID:

K0212

Address:

The Dog House PH, (Imperial Hotel)

Settlement:

Prescot

Existing Use:

Currently Leisure (PH) / Vacant Land

Capacity Source:

Urban Brownfield

Bridge Road

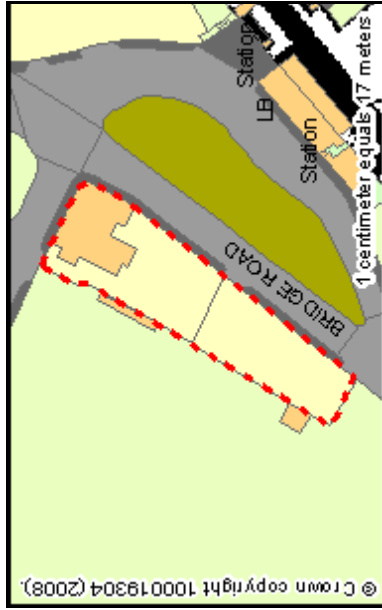
Gross Site Area: 0.127

Net Site Area: 0.127

Density: 50

Yield: 6

Plan Period: 2008 - 2013



SUITABILITY

Physical Constraints: 8

Un-Neighbourly Uses: 8

Contaminated: 0

Access: 8

Primary School (600m): 3

Local Centre (800m): 3

Health Centre (1000m): 3

Employment (5000m): 3

Railway Station (400m): 3

Bus Stop (200m): 3

Suitability Score: 42

AVAILABILITY

Active Use: 0

Multiple or Difficult Land Ownership: 10

Owner willing to sell?: 5

Availability Score: 15

ACHIEVABILITY

Strong Residential Market?: 5

Attractive Local Environment: 3

Abnormal Costs: 0

New Infrastructure: 5

Achievability Score: 13

Total Survey Score: 70

Site Visited:

Keep Site in SHLAA?:

Site Survey Comments:

Adjacent to Action Area being redeveloped for housing at present. Site may have some level of contamination due to former industrial works. Pub on site is expected to become vacant in 2009. Demolition and remediation may be required.

Conclusion:

Promoted for development through the 'call for sites' and available for redevelopment in the short term. Accordingly, placed in the 5 year housing supply.





Strategic Housing Land Availability Assessment



Site ID:

K0213

Address:

Deans House Hotel, Church Street

Settlement:

Prescot

Existing Use:

Currently Surface Carparking - Pub car park

Capacity Source:

Urban Brownfield

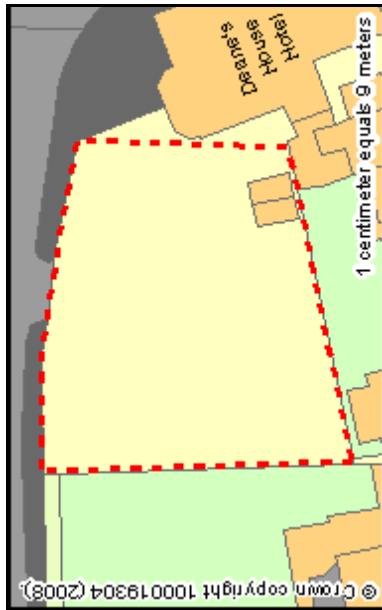
Gross Site Area: 0.112

Net Site Area: 0.112

Density: 40

Yield: 4

Plan Period: 2008 - 2013



SUITABILITY

Physical Constraints: 8

Un-Neighbourly Uses: 8

Contaminated: 8

Access: 8

Primary School (600m): 3

Local Centre (800m): 3

Health Centre (1000m): 3

Employment (5000m): 3

Railway Station (400m): 0

Bus Stop (200m): 3

Suitability Score: 47

AVAILABILITY

Active Use: 0

Multiple or Difficult Land Ownership: 10

Owner willing to sell?: 5

Availability Score: 15

ACHIEVABILITY

Strong Residential Market?: 5

Attractive Local Environment: 3

Abnormal Costs: 5

New Infrastructure: 5

Achievability Score: 18

Total Survey Score: 80

Site Visited:

Keep Site in SHLAA?:

Site Survey Comments:

Capacity likely to be limited by design considerations regarding overlooking (3 to 4 storey development to rear). In Prescot Conservation Area and surrounded by Grade II listed buildings. Town centre site. Mixed use area. Single ownership.

Conclusion:

Promoted for development through the 'call for sites' and available for redevelopment in the short term. Accordingly, placed in the 5 year housing supply.





Strategic Housing Land Availability Assessment



Site ID:

K0214

Address:

Former Methodist Church, Broad Lane

Settlement:

Kirkby

Existing Use:

Former Methodist Church - Vacant land

Capacity Source:

Urban Brownfield

Gross Site Area: 0.202

Net Site Area: 0.202

Density: 30

Yield: 6

Plan Period: 2008 - 2013



SUITABILITY

Physical Constraints: 8

Un-Neighbourly Uses: 8

Contaminated: 8

Access: 8

Primary School (600m): 3

Local Centre (800m): 0

Health Centre (1000m): 0

Employment (5000m): 3

Railway Station (400m): 0

Bus Stop (200m): 3

Suitability Score: 41

AVAILABILITY

Active Use: 10

Multiple or Difficult Land Ownership: 10

Owner willing to sell?: 5

Availability Score: 25

ACHIEVABILITY

Strong Residential Market?: 5

Attractive Local Environment: 0

Abnormal Costs: 5

New Infrastructure: 5

Achievability Score: 15

Total Survey Score: 81

Site Visited:

Keep Site in SHLAA?:

Site Survey Comments:

Adjacent to park. Opposite shopping centre. Former Church may require remodelling / demolition. Single ownership. Promoted through call for sites. The site is currently derelict.

Conclusion:

Promoted for development through the 'call for sites' and available for redevelopment in the short term. Accordingly, placed in the 5 year housing supply.



Strategic Housing Land Availability Assessment



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

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



SUITABILITY	
Physical Constraints:	<input type="text" value="8"/>
Un-Neighbourly Uses:	<input type="text" value="8"/>
Contaminated:	<input type="text" value="8"/>
Access:	<input type="text" value="8"/>
Primary School (600m):	<input type="text" value="3"/>
Local Centre (800m):	<input type="text" value="3"/>
Health Centre (1000m):	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>
Railway Station (400m):	<input type="text" value="0"/>
Bus Stop (200m):	<input type="text" value="3"/>
Suitability Score:	<input type="text" value="47"/>

AVAILABILITY	
Active Use:	<input type="text" value="0"/>
Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Owner willing to sell?:	<input type="text" value="5"/>
Availability Score:	<input type="text" value="15"/>
ACHIEVABILITY	
Strong Residential Market?:	<input type="text" value="5"/>
Attractive Local Environment:	<input type="text" value="3"/>
Abnormal Costs:	<input type="text" value="0"/>
New Infrastructure:	<input type="text" value="5"/>
Achievability Score:	<input type="text" value="13"/>

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

Site Survey Comments:
 Vicarage may require demolition or remodeling for residential use. A mixture of uses surround the site. Single ownership and actively promoted through the call for sites.

Conclusion:
 Promoted for development through the call for sites and available for redevelopment in the short term. Accordingly, placed in the 5 year housing supply.



Strategic Housing Land Availability Assessment



Site ID:

K0225

Address:

St Martins Church and Vicarage, Peatwood Avenue

Settlement:

Kirkby

Existing Use:

Currently Church / Vicarage

Capacity Source:

Urban Brownfield

Gross Site Area: 0.337

Net Site Area: 0.337

Density: 30

Yield: 10

Plan Period: 2008 - 2013



SUITABILITY

Physical Constraints: 8

Un-Neighbourly Uses: 8

Contaminated: 8

Access: 8

Primary School (600m): 3

Local Centre (800m): 0

Health Centre (1000m): 0

Employment (5000m): 3

Railway Station (400m): 0

Bus Stop (200m): 3

Suitability Score: 41

AVAILABILITY

Active Use: 0

Multiple or Difficult Land Ownership: 10

Owner willing to sell?: 5

Availability Score: 15

ACHIEVABILITY

Strong Residential Market?: 5

Attractive Local Environment: 3

Abnormal Costs: 0

New Infrastructure: 5

Achievability Score: 13

Total Survey Score: 69

Site Visited:

Keep Site in SHLAA?:

Site Survey Comments:

May require demolition/remodelling for residential use. Single ownership and promoted through the call for sites.

Conclusion:

Promoted for development through the call for sites and available for redevelopment in the short term. Accordingly, placed in the 5 year housing supply.





Strategic Housing Land Availability Assessment



Site ID:

Address:

Settlement:

Existing Use:

Capacity Source:

Gross Site Area:

Net Site Area:

Density:

Yield:

Plan Period:



SUITABILITY	
Physical Constraints:	<input type="text" value="4"/>
Un-Neighbourly Uses:	<input type="text" value="8"/>
Contaminated:	<input type="text" value="8"/>
Access:	<input type="text" value="8"/>
Primary School (600m):	<input type="text" value="3"/>
Local Centre (800m):	<input type="text" value="0"/>
Health Centre (1000m):	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>
Railway Station (400m):	<input type="text" value="0"/>
Bus Stop (200m):	<input type="text" value="3"/>
Suitability Score:	<input type="text" value="40"/>
Total Survey Score:	<input type="text" value="68"/>

AVAILABILITY	
Active Use:	<input type="text" value="0"/>
Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Owner willing to sell?:	<input type="text" value="5"/>
Availability Score:	<input type="text" value="15"/>
ACHIEVABILITY	
Strong Residential Market?:	<input type="text" value="5"/>
Attractive Local Environment:	<input type="text" value="3"/>
Abnormal Costs:	<input type="text" value="0"/>
New Infrastructure:	<input type="text" value="5"/>
Achievability Score:	<input type="text" value="13"/>

Site Visited: Keep Site in SHLAA?:

Site Survey Comments:

Site is located next to a school and a nursery. The triangular shape of the site limits capacity. Mature trees on site.

Conclusion:

Promoted for development through the call for sites and available for redevelopment in the short term. Accordingly, placed in the 5 year housing supply.





Strategic Housing Land Availability Assessment



Site ID:

Address:

Settlement:

Existing Use:

Capacity Source:

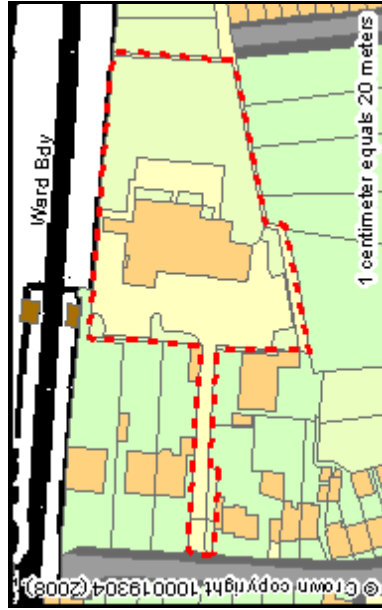
Gross Site Area:

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:

Site is partially within Roby Conservation Area - the access point to extreme west of site. There is limited access to site by driveway. Mature trees on edges of site. Railway line to north. Limited access from west of site - driveway leading to site.

Conclusion:

Promoted for development through the call for sites and available for redevelopment in the short term. Accordingly, placed in the 5 year housing supply.



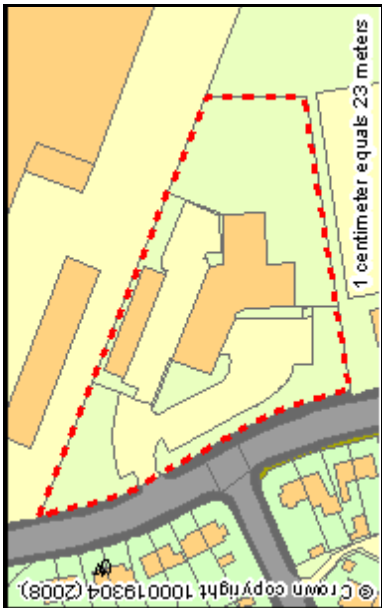


Strategic Housing Land Availability Assessment



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

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



SUITABILITY	
Physical Constraints:	<input type="text" value="8"/>
Un-Neighbourly Uses:	<input type="text" value="8"/>
Contaminated:	<input type="text" value="8"/>
Access:	<input type="text" value="8"/>
Primary School (600m):	<input type="text" value="3"/>
Local Centre (800m):	<input type="text" value="0"/>
Health Centre (1000m):	<input type="text" value="0"/>
Employment (5000m):	<input type="text" value="3"/>
Railway Station (400m):	<input type="text" value="0"/>
Bus Stop (200m):	<input type="text" value="3"/>
Suitability Score:	<input type="text" value="41"/>

AVAILABILITY	
Active Use:	<input type="text" value="0"/>
Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Owner willing to sell?:	<input type="text" value="5"/>
Availability Score:	<input type="text" value="15"/>
ACHIEVABILITY	
Strong Residential Market?:	<input type="text" value="5"/>
Attractive Local Environment:	<input type="text" value="3"/>
Abnormal Costs:	<input type="text" value="5"/>
New Infrastructure:	<input type="text" value="5"/>
Achievability Score:	<input type="text" value="18"/>

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

Site Survey Comments: Put forward by primary care trust - closure date unknown still in active use. Trees along frontage. Light industry to north of site. Single ownership, promoted through call for sites. May require demolition or remodeling for residential use.

Conclusion: Promoted for development through the call for sites. Placed in the 6-10 year housing supply as exact date of availability not yet known.





Strategic Housing Land Availability Assessment



Site ID:

Address:

Settlement:

Existing Use:

Capacity Source:

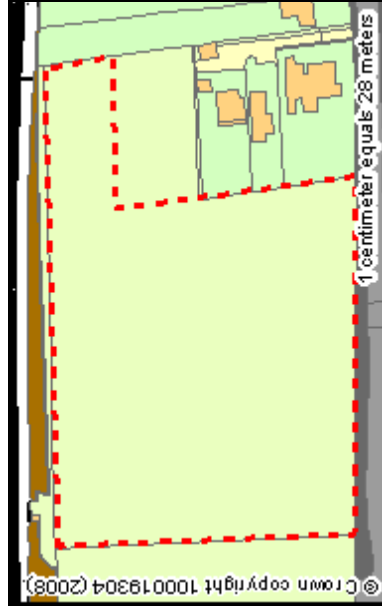
Gross Site Area:

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:

Trees on boundary of site. Railway to north and busy road. Promoted through call for sites exercise. Roby Conservation Area to south. Majority of site is designated as Urban Greenspace in UDP.

Conclusion:

Majority of site is Urban Greenspace but promoted through call for sites and considered to have development potential. Due to designation site is placed in 6-10 year supply.





Strategic Housing Land Availability Assessment



Site ID:

K0255

Address:

Frederick Lunt Avenue, Knowsley Village

Settlement:

Knowsley Village

Existing Use:

Currently Vacant Land

Capacity Source:

Urban Brownfield

Gross Site Area:

0.42

Net Site Area:

0.378

Density:

30

Yield:

11

Plan Period:

2008 - 2013



SUITABILITY

Physical Constraints:	8
Un-Neighbourly Uses:	8
Contaminated:	8
Access:	8
Primary School (600m):	3
Local Centre (800m):	0
Health Centre (1000m):	0
Employment (5000m):	3
Railway Station (400m):	0
Bus Stop (200m):	3
Suitability Score:	41

AVAILABILITY

Active Use:	10
Multiple or Difficult Land Ownership:	10
Owner willing to sell?:	5
Availability Score:	25

ACHIEVABILITY

Strong Residential Market?:	5
Attractive Local Environment:	3
Abnormal Costs:	5
New Infrastructure:	5
Achievability Score:	18

Total Survey Score:

84

Site Visited:

Keep Site in SHLAA?:

Site Survey Comments:

Some mature trees on site. Building looks like a former scout hut/youth centre. Some areas of hardstanding. Council owned land. Existing building may require demolition / remodeling for residential use.

Conclusion:

Council owned land which has been promoted for development through the call for sites and is available for redevelopment in the short term. Accordingly, placed in the 5 year housing supply.





Strategic Housing Land Availability Assessment



Site ID:

Address:

Settlement:

Existing Use:

Capacity Source:

Gross Site Area:

Net Site Area:

Density:

Yield:

Plan Period:



SUITABILITY

Physical Constraints:	<input type="text" value="8"/>
Un-Neighbourly Uses:	<input type="text" value="8"/>
Contaminated:	<input type="text" value="8"/>
Access:	<input type="text" value="8"/>
Primary School (600m):	<input type="text" value="3"/>
Local Centre (800m):	<input type="text" value="0"/>
Health Centre (1000m):	<input type="text" value="0"/>
Employment (5000m):	<input type="text" value="3"/>
Railway Station (400m):	<input type="text" value="0"/>
Bus Stop (200m):	<input type="text" value="3"/>
Suitability Score:	<input type="text" value="41"/>

Total Survey Score:

AVAILABILITY

Active Use:	<input type="text" value="10"/>
Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Owner willing to sell?:	<input type="text" value="5"/>
Availability Score:	<input type="text" value="25"/>

ACHIEVABILITY

Strong Residential Market?:	<input type="text" value="0"/>
Attractive Local Environment:	<input type="text" value="0"/>
Abnormal Costs:	<input type="text" value="0"/>
New Infrastructure:	<input type="text" value="5"/>
Achievability Score:	<input type="text" value="5"/>

Site Visited:

Keep Site in SHLAA?:

Site Survey Comments:

Partial foundations. Council ownership.

Conclusion:

Council owned land which has been promoted for development through the call for sites and is available for redevelopment in the short term. Accordingly, placed in the 5 year housing supply.



Strategic Housing Land Availability Assessment



Site ID:

Address:

Settlement:

Existing Use:

Capacity Source:

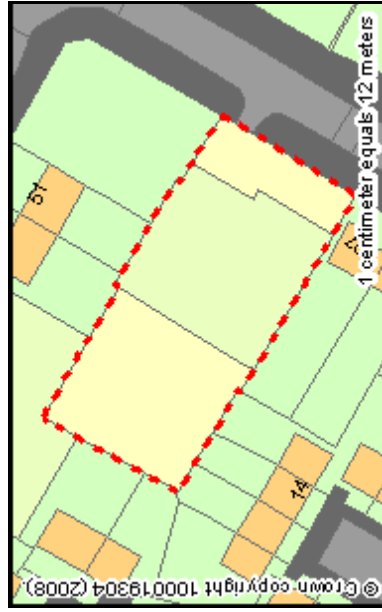
Gross Site Area:

Net Site Area:

Density:

Yield:

Plan Period:



SUITABILITY	
Physical Constraints:	<input type="text" value="8"/>
Un-Neighbourly Uses:	<input type="text" value="8"/>
Contaminated:	<input type="text" value="8"/>
Access:	<input type="text" value="8"/>
Primary School (600m):	<input type="text" value="3"/>
Local Centre (800m):	<input type="text" value="0"/>
Health Centre (1000m):	<input type="text" value="0"/>
Employment (5000m):	<input type="text" value="3"/>
Railway Station (400m):	<input type="text" value="0"/>
Bus Stop (200m):	<input type="text" value="3"/>
Suitability Score:	<input type="text" value="41"/>

AVAILABILITY	
Active Use:	<input type="text" value="10"/>
Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Owner willing to sell?:	<input type="text" value="5"/>
Availability Score:	<input type="text" value="25"/>
ACHIEVABILITY	
Strong Residential Market?:	<input type="text" value="0"/>
Attractive Local Environment:	<input type="text" value="0"/>
Abnormal Costs:	<input type="text" value="5"/>
New Infrastructure:	<input type="text" value="5"/>
Achievability Score:	<input type="text" value="10"/>

Total Survey Score:

Site Visited: Keep Site in SHLAA?:

Site Survey Comments:

Council ownership.

Conclusion:

Council owned land which has been promoted for development through the call for sites and is available for redevelopment in the short term. Accordingly, placed in the 5 year housing supply.





Strategic Housing Land Availability Assessment



Site ID:

K0261

Address:

Adjacent to St Laurences Catholic Primary School,

Settlement:

Kirkby

Existing Use:

Currently Vacant Land

Capacity Source:

Urban Brownfield

Gross Site Area: 0.35

Net Site Area: 0.35

Density: 30

Yield: 10

Plan Period: 2008 - 2013



SUITABILITY

Physical Constraints:	8
Un-Neighbourly Uses:	8
Contaminated:	8
Access:	8
Primary School (600m):	3
Local Centre (800m):	3
Health Centre (1000m):	3
Employment (5000m):	3
Railway Station (400m):	0
Bus Stop (200m):	3
Suitability Score:	47

AVAILABILITY

Active Use:	10
Multiple or Difficult Land Ownership:	10
Owner willing to sell?:	5
Availability Score:	25

ACHIEVABILITY

Strong Residential Market?:	5
Attractive Local Environment:	3
Abnormal Costs:	5
New Infrastructure:	5
Achievability Score:	18

Total Survey Score: 90

Site Visited:

Keep Site in SHLAA?:

Site Survey Comments:

Suitable for development. Adjacent to school. Council owned.

Conclusion:

In Council ownership and available for redevelopment in the short term. Accordingly, placed in the 5 year housing supply.





Strategic Housing Land Availability Assessment



Site ID:

K0264

Address:

Playground, Rear of Properties, Cedar Road

Settlement:

Prescot

Existing Use:

Currently Amenity Greenspace - Vacant land / backland

Capacity Source:

Urban Greenfield inc Greenspace available for dev

Gross Site Area: 0.615

Net Site Area: 0.5535

Density: 30

Yield: 17

Plan Period: 2013 - 2018



SUITABILITY

Physical Constraints: 8

Un-Neighbourly Uses: 8

Contaminated: 8

Access: 8

Primary School (600m): 3

Local Centre (800m): 0

Health Centre (1000m): 3

Employment (5000m): 3

Railway Station (400m): 3

Bus Stop (200m): 3

Suitability Score: 47

AVAILABILITY

Active Use: 10

Multiple or Difficult Land Ownership: 10

Owner willing to sell?: 5

Availability Score: 25

ACHIEVABILITY

Strong Residential Market?: 5

Attractive Local Environment: 3

Abnormal Costs: 5

New Infrastructure: 5

Achievability Score: 18

Total Survey Score: 90

Site Visited:

Keep Site in SHLAA?:

Site Survey

Comments: UDP designated as urban greenspace. Amenity greenspace designation. Otherwise a good site. Trees along boundary. Council owned land.

Conclusion:

Situated in Urban Greenspace but considered to have development potential. Due to designation site is placed in 6-10 year supply.





Strategic Housing Land Availability Assessment



Site ID:

K0274

Address:

Adjacent to TA Centre, Liverpool Road

Settlement:

Huyton

Existing Use:

Currently Vacant Land

Capacity Source:

Urban Greenfield inc Greenspace available for dev

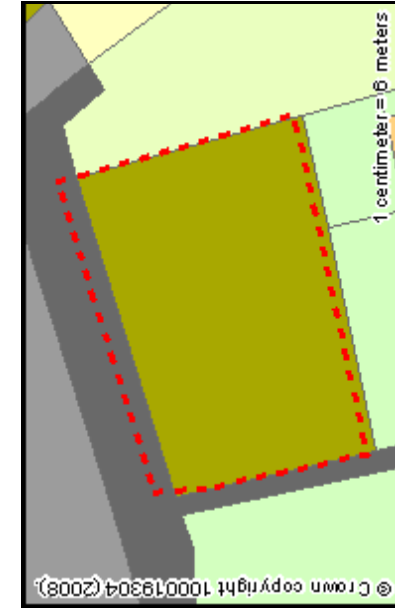
Gross Site Area: 0.050911

Net Site Area: 0.050911

Density: 30

Yield: 2

Plan Period: 2008 - 2013



SUITABILITY

Physical Constraints: 4

Un-Neighbourly Uses: 8

Contaminated: 8

Access: 8

Primary School (600m): 3

Local Centre (800m): 3

Health Centre (1000m): 3

Employment (5000m): 3

Railway Station (400m): 0

Bus Stop (200m): 3

Suitability Score: 43

AVAILABILITY

Active Use: 10

Multiple or Difficult Land Ownership: 10

Owner willing to sell?: 5

Availability Score: 25

ACHIEVABILITY

Strong Residential Market?: 5

Attractive Local Environment: 3

Abnormal Costs: 5

New Infrastructure: 5

Achievability Score: 18

Total Survey Score: 86

Site Visited:

Keep Site in SHLAA?:

Site Survey Comments:

Two mature trees to south of site. In Council ownership.

Conclusion:

In Council ownership and available for redevelopment in the short term. Accordingly, placed in the 5 year housing supply.





Strategic Housing Land Availability Assessment



Site ID:

Address:

Settlement:

Existing Use:

Capacity Source:

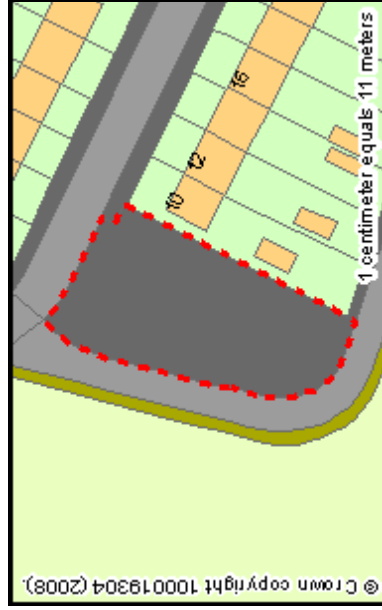
Gross Site Area:

Net Site Area:

Density:

Yield:

Plan Period:



SUITABILITY	
Physical Constraints:	<input type="text" value="8"/>
Un-Neighbourly Uses:	<input type="text" value="4"/>
Contaminated:	<input type="text" value="8"/>
Access:	<input type="text" value="8"/>
Primary School (600m):	<input type="text" value="0"/>
Local Centre (800m):	<input type="text" value="3"/>
Health Centre (1000m):	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>
Railway Station (400m):	<input type="text" value="0"/>
Bus Stop (200m):	<input type="text" value="3"/>
Suitability Score:	<input type="text" value="40"/>
Total Survey Score:	<input type="text" value="83"/>

AVAILABILITY	
Active Use:	<input type="text" value="10"/>
Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Owner willing to sell?:	<input type="text" value="5"/>
Availability Score:	<input type="text" value="25"/>
ACHIEVABILITY	
Strong Residential Market?:	<input type="text" value="5"/>
Attractive Local Environment:	<input type="text" value="3"/>
Abnormal Costs:	<input type="text" value="5"/>
New Infrastructure:	<input type="text" value="5"/>
Achievability Score:	<input type="text" value="18"/>

Site Visited: **Keep Site in SHLAA?:**

Site Survey Comments:
 Good site for housing. Railway nearby. Council owned land.

Conclusion: In Council ownership and available for redevelopment in the short term. Accordingly, placed in the 5 year housing supply.



Strategic Housing Land Availability Assessment



Site ID:

K0290

Address:

Adjacent to 29 Shacklady Road

Settlement:

Kirkby

Existing Use:

Currently Vacant Land

Capacity Source:

Urban Brownfield

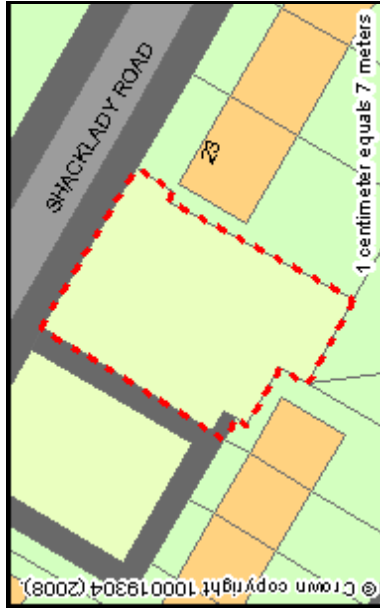
Gross Site Area: 0.032

Net Site Area: 0.032

Density: 30

Yield: 1

Plan Period: 2008 - 2013



SUITABILITY

Physical Constraints: 8

Un-Neighbourly Uses: 8

Contaminated: 8

Access: 8

Primary School (600m): 3

Local Centre (800m): 0

Health Centre (1000m): 0

Employment (5000m): 3

Railway Station (400m): 0

Bus Stop (200m): 3

Suitability Score: 41

AVAILABILITY

Active Use: 10

Multiple or Difficult Land Ownership: 10

Owner willing to sell?: 5

Availability Score: 25

ACHIEVABILITY

Strong Residential Market?: 5

Attractive Local Environment: 3

Abnormal Costs: 5

New Infrastructure: 5

Achievability Score: 18

Total Survey Score: 84

Site Visited:

Keep Site in SHLAA?:

Site Survey Comments:

Residential demolition site. Small site only suitable for 1 dwelling. Possible access issues to neighbouring properties - housing to left and right of site. Council owned land.

Conclusion:

In Council ownership and available for redevelopment in the short term. Accordingly, placed in the 5 year housing supply.





Strategic Housing Land Availability Assessment



Site ID:

K0295

Address:

Land adjacent to St Leo's Church, Rudgate

Settlement:

Whiston

Existing Use:

Currently Vacant Land

Capacity Source:

Urban Greenfield inc Greenspace available for dev

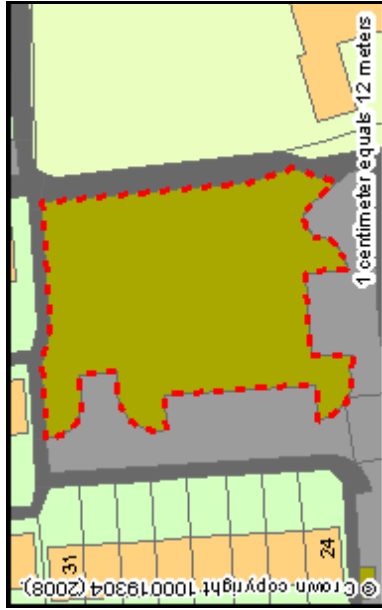
Gross Site Area: 0.143

Net Site Area: 0.143

Density: 40

Yield: 6

Plan Period: 2013 - 2018



SUITABILITY

Physical Constraints: 4

Un-Neighbourly Uses: 8

Contaminated: 8

Access: 8

Primary School (600m): 3

Local Centre (800m): 0

Health Centre (1000m): 3

Employment (5000m): 3

Railway Station (400m): 0

Bus Stop (200m): 3

Suitability Score: 40

Total Survey Score: 83

AVAILABILITY

Active Use: 10

Multiple or Difficult Land Ownership: 10

Owner willing to sell?: 5

Availability Score: 25

ACHIEVABILITY

Strong Residential Market?: 5

Attractive Local Environment: 3

Abnormal Costs: 5

New Infrastructure: 5

Achievability Score: 18

Site Visited:

Keep Site in SHLAA?:

Site Survey

Comments: Site slopes a little - would need levelling out for development, and soil removal. Residents car parking spaces surround site. Council owned land. Site has some amenity value to local residents.

Conclusion:

In Council ownership. However, located within an area of open space deficit and not currently available for development. Accordingly, placed in the 6-10 year housing supply.





Strategic Housing Land Availability Assessment



Site ID:

Address:

Settlement:

Existing Use:

Capacity Source:

Gross Site Area:

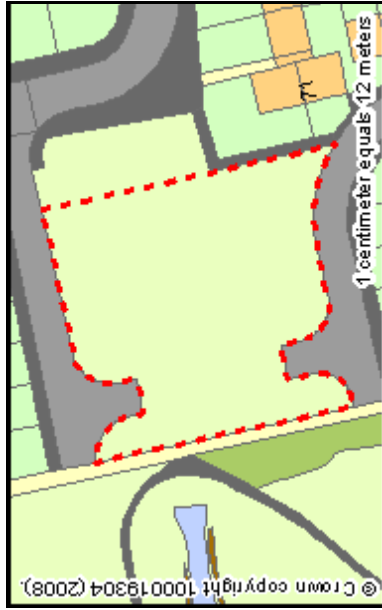
Net Site Area:

Density:

Yield:

Plan Period:

<input type="text"/>
<input type="text"/>
<input type="text"/>
<input type="text"/>
<input type="text"/>



SUITABILITY

Physical Constraints:	<input type="text" value="8"/>
Un-Neighbourly Uses:	<input type="text" value="8"/>
Contaminated:	<input type="text" value="8"/>
Access:	<input type="text" value="8"/>
Primary School (600m):	<input type="text" value="3"/>
Local Centre (800m):	<input type="text" value="3"/>
Health Centre (1000m):	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>
Railway Station (400m):	<input type="text" value="0"/>
Bus Stop (200m):	<input type="text" value="3"/>
Suitability Score:	<input type="text" value="47"/>

AVAILABILITY

Active Use:	<input type="text" value="10"/>
Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Owner willing to sell?:	<input type="text" value="5"/>
Availability Score:	<input type="text" value="25"/>

ACHIEVABILITY

Strong Residential Market?:	<input type="text" value="5"/>
Attractive Local Environment:	<input type="text" value="3"/>
Abnormal Costs:	<input type="text" value="5"/>
New Infrastructure:	<input type="text" value="5"/>
Achievability Score:	<input type="text" value="18"/>

Total Survey Score:

Site Visited:

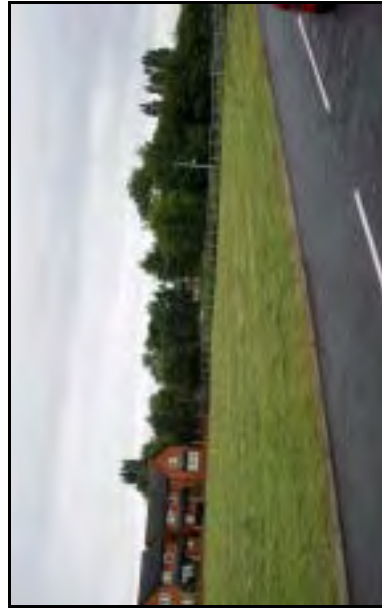
Keep Site in SHLAA?:

Site Survey Comments:

Informal open space. Stream nearby. Council owned.

Conclusion:

In Council ownership. However, located within an area of open space deficit and not currently available for development. Accordingly, placed in the 6-10 year housing supply.





Strategic Housing Land Availability Assessment



Site ID:

Address:

Settlement:

Existing Use:

Capacity Source:

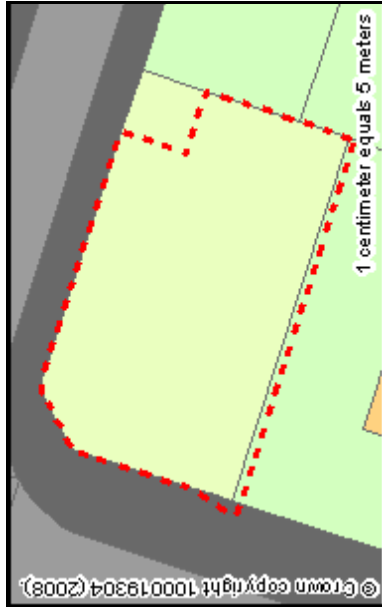
Gross Site Area:

Net Site Area:

Density:

Yield:

Plan Period:



SUITABILITY	
Physical Constraints:	<input type="text" value="8"/>
Un-Neighbourly Uses:	<input type="text" value="8"/>
Contaminated:	<input type="text" value="8"/>
Access:	<input type="text" value="8"/>
Primary School (600m):	<input type="text" value="3"/>
Local Centre (800m):	<input type="text" value="3"/>
Health Centre (1000m):	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>
Railway Station (400m):	<input type="text" value="0"/>
Bus Stop (200m):	<input type="text" value="3"/>
Suitability Score:	<input type="text" value="47"/>

AVAILABILITY	
Active Use:	<input type="text" value="10"/>
Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Owner willing to sell?:	<input type="text" value="5"/>
Availability Score:	<input type="text" value="25"/>
ACHIEVABILITY	
Strong Residential Market?:	<input type="text" value="5"/>
Attractive Local Environment:	<input type="text" value="3"/>
Abnormal Costs:	<input type="text" value="5"/>
New Infrastructure:	<input type="text" value="5"/>
Achievability Score:	<input type="text" value="18"/>

Total Survey Score:

Site Visited:

Keep Site in SHLAA?:

Site Survey Comments:

New residential properties being built to north of site on site K0190. Small site in Council ownership.

Conclusion:

In Council ownership and available for redevelopment in the short term. Accordingly, placed in the 5 year housing supply.





Strategic Housing Land Availability Assessment



Site ID:

Address:

Settlement:

Existing Use:

Capacity Source:

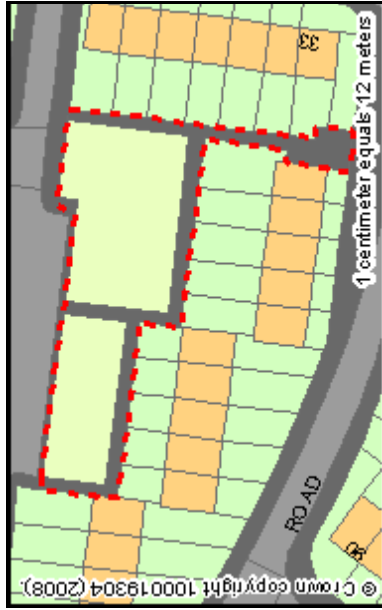
Gross Site Area:

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:

Total Survey 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:

Site Visited:

Keep Site in SHLAA?:

Site Survey Comments:

Small site which could accommodate 3 to 4 units on eastern part of site - insufficient plot depth on western part. In Council ownership.

Conclusion:

In Council ownership and available for redevelopment in the short term. Accordingly, placed in the 5 year housing supply.



Strategic Housing Land Availability Assessment



Site ID:

K0313

Address:

Land adjacent to 31 Brechin Road

Settlement:

Kirkby

Existing Use:

Currently Vacant Land

Capacity Source:

Urban Brownfield

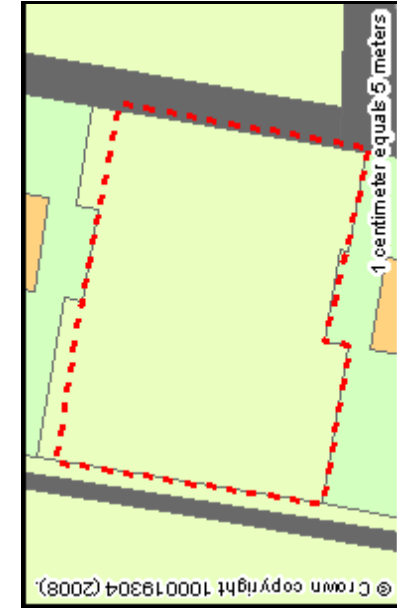
Gross Site Area: 0.044

Net Site Area: 0.044

Density: 30

Yield: 1

Plan Period: 2008 - 2013



SUITABILITY	
Physical Constraints:	8
Un-Neighbourly Uses:	8
Contaminated:	8
Access:	0
Primary School (600m):	3
Local Centre (800m):	3
Health Centre (1000m):	0
Employment (5000m):	3
Railway Station (400m):	0
Bus Stop (200m):	3
Suitability Score:	36

AVAILABILITY	
Active Use:	10
Multiple or Difficult Land Ownership:	10
Owner willing to sell?:	5
Availability Score:	25
ACHIEVABILITY	
Strong Residential Market?:	5
Attractive Local Environment:	3
Abnormal Costs:	0
New Infrastructure:	5
Achievability Score:	13

Total Survey Score: 74

Site Visited:

Keep Site in SHLAA?:

Site Survey Comments:

Amenity space would need to be removed in order to provide parking space. Appears to be clearance site and considered brownfield. Council owned land.

Conclusion:

In Council ownership and available for redevelopment in the short term. Accordingly, placed in the 5 year housing supply.





Strategic Housing Land Availability Assessment



Site ID:

K0317

Address:

Land to rear of 11 Chadwell Road

Settlement:

Kirkby

Existing Use:

Currently Vacant Land

Capacity Source:

Urban Greenfield inc Greenspace available for dev

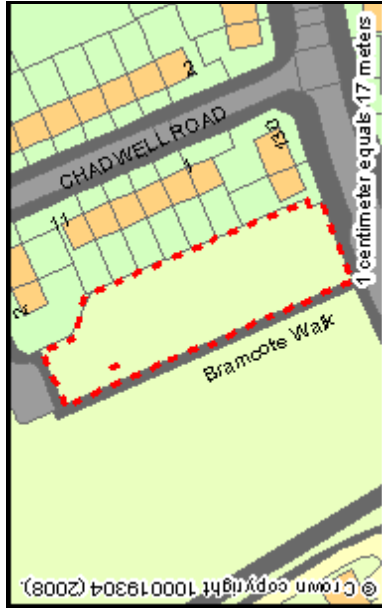
Gross Site Area:

Net Site Area:

Density:

Yield:

Plan Period:



SUITABILITY

Physical Constraints:	<input type="text" value="8"/>
Un-Neighbourly Uses:	<input type="text" value="8"/>
Contaminated:	<input type="text" value="8"/>
Access:	<input type="text" value="8"/>
Primary School (600m):	<input type="text" value="3"/>
Local Centre (800m):	<input type="text" value="0"/>
Health Centre (1000m):	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>
Railway Station (400m):	<input type="text" value="0"/>
Bus Stop (200m):	<input type="text" value="3"/>
Suitability Score:	<input type="text" value="44"/>

AVAILABILITY

Active Use:	<input type="text" value="10"/>
Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Owner willing to sell?:	<input type="text" value="5"/>
Availability Score:	<input type="text" value="25"/>

ACHIEVABILITY

Strong Residential Market?:	<input type="text" value="5"/>
Attractive Local Environment:	<input type="text" value="3"/>
Abnormal Costs:	<input type="text" value="5"/>
New Infrastructure:	<input type="text" value="5"/>
Achievability Score:	<input type="text" value="18"/>

Total Survey Score:

Site Visited:

Keep Site in SHLAA?:

Site Survey Comments:

Adjoins vacant site to the west. In Council ownership.

Conclusion:

In Council ownership and available for redevelopment in the short term. Accordingly, placed in the 5 year housing supply.





Strategic Housing Land Availability Assessment



Site ID:

K0321

Address:

Land to rear of 10 Frederick Lunt Avenue

Settlement:

Kirkby

Existing Use:

Former Garage Site - Currently Vacant Land

Capacity Source:

Urban Brownfield

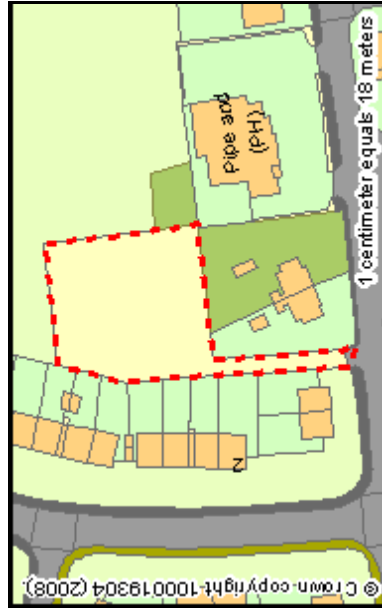
Gross Site Area: 0.149

Net Site Area: 0.149

Density: 30

Yield: 4

Plan Period: 2008 - 2013



SUITABILITY

Physical Constraints: 8

Un-Neighbourly Uses: 8

Contaminated: 8

Access: 4

Primary School (600m): 3

Local Centre (800m): 0

Health Centre (1000m): 0

Employment (5000m): 3

Railway Station (400m): 0

Bus Stop (200m): 3

Suitability Score: 37

AVAILABILITY

Active Use: 10

Multiple or Difficult Land Ownership: 10

Owner willing to sell?: 5

Availability Score: 25

ACHIEVABILITY

Strong Residential Market?: 5

Attractive Local Environment: 3

Abnormal Costs: 5

New Infrastructure: 5

Achievability Score: 18

Total Survey Score: 80

Site Visited:

Keep Site in SHLAA?:

Site Survey Comments:

Access is narrow, capacity limited following highways advice. Partial foundations. Council owned site.

Conclusion:

In Council ownership and available for redevelopment in the short term. Accordingly, placed in the 5 year housing supply.



Strategic Housing Land Availability Assessment



Site ID:

K0329

Address:

Corner of Broad Lane and Pinfold Crescent

Settlement:

Kirkby

Existing Use:

Currently Vacant Land

Capacity Source:

Urban Brownfield

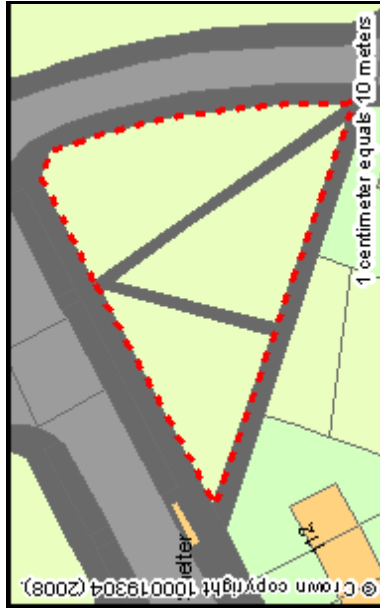
Gross Site Area: 0.107

Net Site Area: 0.107

Density: 30

Yield: 3

Plan Period: 2008 - 2013



SUITABILITY

Physical Constraints:	8
Un-Neighbourly Uses:	8
Contaminated:	8
Access:	8
Primary School (600m):	3
Local Centre (800m):	0
Health Centre (1000m):	0
Employment (5000m):	3
Railway Station (400m):	0
Bus Stop (200m):	3
Suitability Score:	41

Total Survey Score: 84

AVAILABILITY

Active Use:	10
Multiple or Difficult Land Ownership:	10
Owner willing to sell?:	5
Availability Score:	25

ACHIEVABILITY

Strong Residential Market?:	5
Attractive Local Environment:	3
Abnormal Costs:	5
New Infrastructure:	5
Achievability Score:	18

Site Visited:

Keep Site in SHLAA?:

Site Survey Comments:

Small site and triangular shape, but has some potential. Council ownership.

Conclusion:

In Council ownership and available for redevelopment in the short term. Accordingly, placed in the 5 year housing supply.



Strategic Housing Land Availability Assessment



Site ID:

K0338

Address:

Land facing 1 Hazel Avenue

Settlement:

Prescot

Existing Use:

Currently Vacant Land

Capacity Source:

Urban Greenfield inc Greenspace available for dev

Gross Site Area: 0.075

Net Site Area: 0.075

Density: 30

Yield: 2

Plan Period: 2008 - 2013



SUITABILITY

Physical Constraints:	8
Un-Neighbourly Uses:	8
Contaminated:	8
Access:	8
Primary School (600m):	3
Local Centre (800m):	0
Health Centre (1000m):	0
Employment (5000m):	3
Railway Station (400m):	0
Bus Stop (200m):	3
Suitability Score:	41

AVAILABILITY

Active Use:	10
Multiple or Difficult Land Ownership:	10
Owner willing to sell?:	5
Availability Score:	25

ACHIEVABILITY

Strong Residential Market?:	5
Attractive Local Environment:	3
Abnormal Costs:	5
New Infrastructure:	5
Achievability Score:	18

Total Survey Score: 84

Site Visited:

Keep Site in SHLAA?:

Site Survey Comments:

Narrow strip of land. Council owned land.

Conclusion:

In Council ownership and available for redevelopment in the short term. Accordingly, placed in the 5 year housing supply.





Strategic Housing Land Availability Assessment



Site ID:

Address:

Settlement:

Existing Use:

Capacity Source:

Gross Site Area:

Net Site Area:

Density:

Yield:

Plan Period:



SUITABILITY	
Physical Constraints:	<input type="text" value="8"/>
Un-Neighbourly Uses:	<input type="text" value="8"/>
Contaminated:	<input type="text" value="4"/>
Access:	<input type="text" value="8"/>
Primary School (600m):	<input type="text" value="3"/>
Local Centre (800m):	<input type="text" value="3"/>
Health Centre (1000m):	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>
Railway Station (400m):	<input type="text" value="0"/>
Bus Stop (200m):	<input type="text" value="3"/>
Suitability Score:	<input type="text" value="43"/>
Total Survey Score:	<input type="text" value="86"/>

AVAILABILITY	
Active Use:	<input type="text" value="10"/>
Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Owner willing to sell?:	<input type="text" value="5"/>
Availability Score:	<input type="text" value="25"/>
ACHIEVABILITY	
Strong Residential Market?:	<input type="text" value="5"/>
Attractive Local Environment:	<input type="text" value="3"/>
Abnormal Costs:	<input type="text" value="5"/>
New Infrastructure:	<input type="text" value="5"/>
Achievability Score:	<input type="text" value="18"/>

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

Site Survey Comments:
Former shallow mine. Council owned.

Conclusion: In Council ownership and available for redevelopment in the short term. Accordingly, placed in the 5 year housing supply.





Strategic Housing Land Availability Assessment



Site ID:

K0348

Address:

Land to the south of Quarryside Drive

Settlement:

Kirkby

Existing Use:

Vacant open land

Capacity Source:

Urban Brownfield

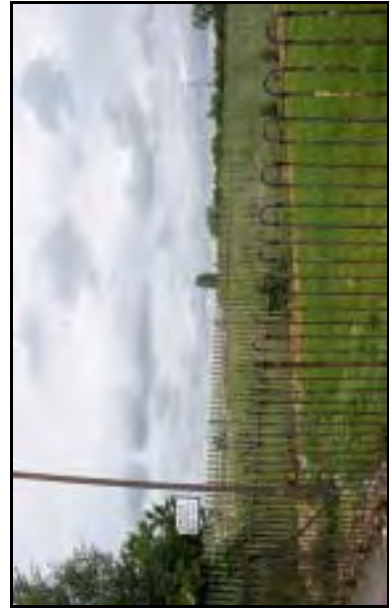
Gross Site Area: 0.7414452

Net Site Area: 0.66730068

Density: 30

Yield: 20

Plan Period: 2013 - 2018



SUITABILITY

Physical Constraints:	8
Un-Neighbourly Uses:	8
Contaminated:	8
Access:	8
Primary School (600m):	3
Local Centre (800m):	3
Health Centre (1000m):	3
Employment (5000m):	3
Railway Station (400m):	0
Bus Stop (200m):	3
Suitability Score:	47

AVAILABILITY

Active Use:	10
Multiple or Difficult Land Ownership:	10
Owner willing to sell?:	5
Availability Score:	25

ACHIEVABILITY

Strong Residential Market?:	0
Attractive Local Environment:	0
Abnormal Costs:	5
New Infrastructure:	5
Achievability Score:	10

Total Survey Score: 82

Site Visited:

Keep Site in SHLAA?:

Site Survey Comments:

The site is designated as Urban Greenspace. In Council ownership.

Conclusion:

Situated in Greenspace but is previously developed and considered to have development potential. Due to designation site is placed in 6-10 year supply.



Strategic Housing Land Availability Assessment



Site ID:

K0350

Address:

Land to the South West of Wilson Road

Settlement:

Huyton

Existing Use:

Formerly Leisure (Tennis Courts / Recreation Ground) - Vacant land

Capacity Source:

Urban Brownfield

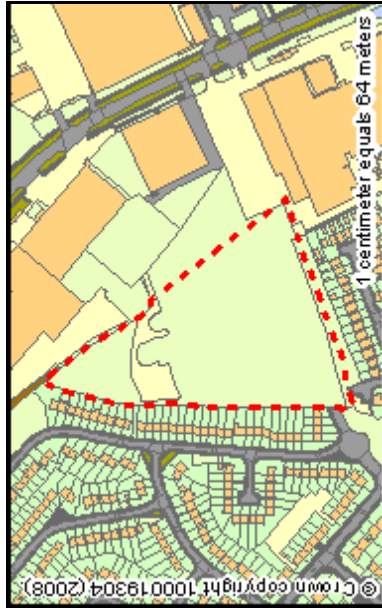
Gross Site Area: 2.524

Net Site Area: 1.893

Density: 30

Yield: 57

Plan Period: 2013 - 2018



SUITABILITY

Physical Constraints: 4

Un-Neighbourly Uses: 4

Contaminated: 0

Access: 8

Primary School (600m): 0

Local Centre (800m): 0

Health Centre (1000m): 0

Employment (5000m): 3

Railway Station (400m): 0

Bus Stop (200m): 3

Suitability Score: 22

AVAILABILITY

Active Use: 10

Multiple or Difficult Land Ownership: 0

Owner willing to sell?: 5

Availability Score: 15

ACHIEVABILITY

Strong Residential Market?: 5

Attractive Local Environment: 3

Abnormal Costs: 0

New Infrastructure: 5

Achievability Score: 13

Total Survey Score: 50

Site Visited:

Keep Site in SHLAA?:

Site Survey Comments:

Would need screening from adjacent industrial area containing B8 uses. Potential for contamination. Public sewer crosses site. Allocated for employment in UDP. Requirements of Sport England's playing fields policy and PPG17 would need to be met.

Conclusion:

Employment allocation, but identified as having inadequate access by the Council's recent Employment Land & Premises Study. LDF is likely to consider alternative uses. Offers realisable housing potential in medium term and placed in 6-10 year supply.





Strategic Housing Land Availability Assessment



Site ID:

K0365

Address:

Former Gas Works, Moss Street

Settlement:

Prescot

Existing Use:

Currently Vacant / Office / Storage: CFS

Capacity Source:

Urban Brownfield

Gross Site Area:

1.61

Net Site Area:

1.449

Density:

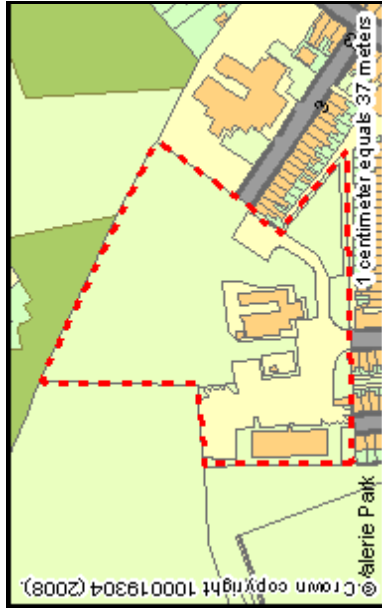
40

Yield:

58

Plan Period:

2013 - 2018



SUITABILITY

Physical Constraints: 8

Un-Neighbourly Uses: 8

Contaminated: 4

Access: 8

Primary School (600m): 3

Local Centre (800m): 3

Health Centre (1000m): 3

Employment (5000m): 3

Railway Station (400m): 0

Bus Stop (200m): 3

Suitability Score: 43

AVAILABILITY

Active Use: 5

Multiple or Difficult Land Ownership: 10

Owner willing to sell?: 5

Availability Score: 20

ACHIEVABILITY

Strong Residential Market?: 10

Attractive Local Environment: 5

Abnormal Costs: 0

New Infrastructure: 5

Achievability Score: 20

Total Survey Score: 83

Site Visited:

Keep Site in SHLAA?:

Site Survey Comments:

Access possible from Ward Street, Halsall Street and possibly Moss Street. May open up K0078, K0086 and K0093 (but these sites have Urban Greenspace designation).

Conclusion:

A vacant brownfield site with significant potential. Promoted for consideration through call for sites and available for development. However, given the size of the site and the potential for contamination, it is placed in the 6-10 year housing supply.





**Appendix 3 – Schedule of Site Records of those Sites
Excluded from the Identified Housing
Supply**



Strategic Housing Land Availability Assessment



Site ID:

Address:

Settlement:

Existing Use:

Capacity Source:

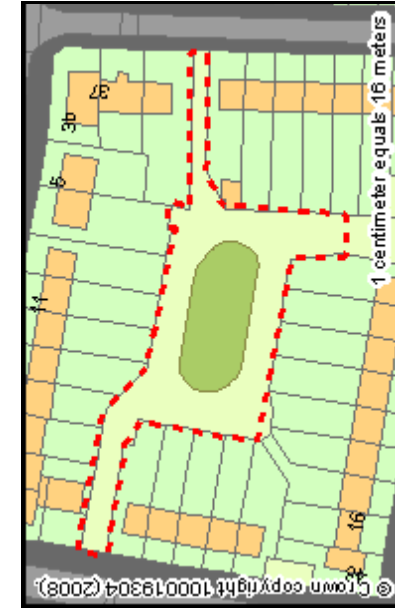
Gross Site Area:

Net Site Area:

Density:

Yield:

Plan Period:



SUITABILITY	
Physical Constraints:	<input type="text" value="8"/>
Un-Neighbourly Uses:	<input type="text" value="8"/>
Contaminated:	<input type="text" value="0"/>
Access:	<input type="text" value="8"/>
Primary School (600m):	<input type="text" value="3"/>
Local Centre (800m):	<input type="text" value="0"/>
Health Centre (1000m):	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>
Railway Station (400m):	<input type="text" value="0"/>
Bus Stop (200m):	<input type="text" value="3"/>
Suitability Score:	<input type="text" value="36"/>

AVAILABILITY	
Active Use:	<input type="text" value="10"/>
Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Owner willing to sell?:	<input type="text" value="5"/>
Availability Score:	<input type="text" value="25"/>
ACHIEVABILITY	
Strong Residential Market?:	<input type="text" value="5"/>
Attractive Local Environment:	<input type="text" value="3"/>
Abnormal Costs:	<input type="text" value="5"/>
New Infrastructure:	<input type="text" value="5"/>
Achievability Score:	<input type="text" value="18"/>

Total Survey Score:

Site Visited:

Keep Site in SHLAA?:

Site Survey Comments:

Site currently all tarmac. Could be a suitable site. Limited access to the west and east of the site. Council ownership. Highways advise maximum 2 dwellings.

Conclusion:

Site is backland and is not considered likely to be attractive to developers. Chances of site coming forward thought to be slim and site therefore removed from housing supply.





Strategic Housing Land Availability Assessment



Site ID:

K0073

Address:

Rear of Quarry Inn Pottery Lane

Settlement:

Huyton

Existing Use:

Currently Amenity Greenspace

Capacity Source:

Urban Brownfield

Gross Site Area:

0.335

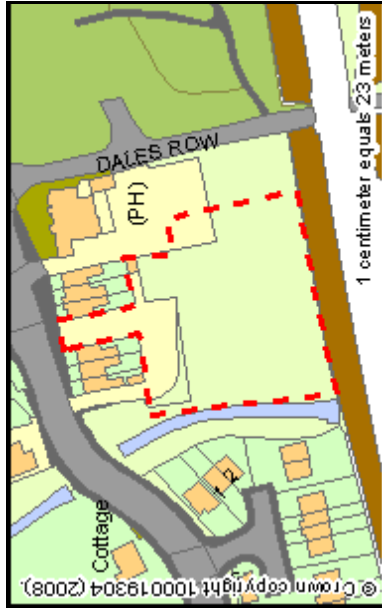
Net Site Area:

0.03015

Density:

Yield:

Plan Period:



SUITABILITY

Physical Constraints: 0

Un-Neighbourly Uses: 4

Contaminated: 8

Access: 8

Primary School (600m): 3

Local Centre (800m): 0

Health Centre (1000m): 0

Employment (5000m): 3

Railway Station (400m): 0

Bus Stop (200m): 3

Suitability Score: 29

AVAILABILITY

Active Use: 10

Multiple or Difficult Land Ownership: 10

Owner willing to sell?: 5

Availability Score: 25

ACHIEVABILITY

Strong Residential Market?: 10

Attractive Local Environment: 5

Abnormal Costs: 0

New Infrastructure: 5

Achievability Score: 20

Total Survey Score: 74

Site Visited:

Keep Site in SHLAA?:

Site Survey

Comments: Site is overgrown and contains trees. Railway line to south of site. Part greenfield (urban greenspace) and part brownfield (former pottery site). Net developable area relates to that part of the site which falls outside flood zone 3.

Conclusion:

Very small site left over after area within flood zone 3 is removed. Remaining site is not considered to offer realistic housing potential and it is excluded from the identified housing supply.



Strategic Housing Land Availability Assessment



Site ID:

K0176

Address:

North of M62 Willow Avenue

Settlement:

Huyton

Existing Use:

Currently Natural and Semi-Natural Greenspace

Capacity Source:

Urban Greenfield inc Greenspace available for dev

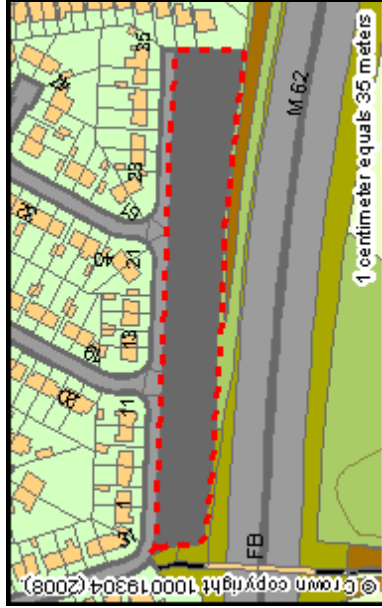
Gross Site Area: 0.605

Net Site Area: 0.5445

Density:

Yield:

Plan Period:



SUITABILITY

Physical Constraints: 8

Un-Neighbourly Uses: 0

Contaminated: 8

Access: 8

Primary School (600m): 3

Local Centre (800m): 0

Health Centre (1000m): 0

Employment (5000m): 3

Railway Station (400m): 0

Bus Stop (200m): 3

Suitability Score: 33

AVAILABILITY

Active Use: 10

Multiple or Difficult Land Ownership: 10

Owner willing to sell?: 5

Availability Score: 25

ACHIEVABILITY

Strong Residential Market?: 5

Attractive Local Environment: 3

Abnormal Costs: 5

New Infrastructure: 5

Achievability Score: 18

Total Survey Score: 76

Site Visited:

Keep Site in SHLAA?:

Site Survey Comments:

Site adjacent to M62 motorway. Designated Urban Greenspace. May be too restricted to provide sufficient buffering to ensure a satisfactory residential environment.

Conclusion:

Not considered to have realistic housing potential due to linear nature and location adjacent to motorway and therefore removed from housing supply.



Strategic Housing Land Availability Assessment



Site ID:

K0202

Address:

Land to rear of Briarfield Avenue

Settlement:

Widnes

Existing Use:

Currently Agricultural Land

Capacity Source:

Urban Extensions Inside the Greenbelt

Gross Site Area:

0.241

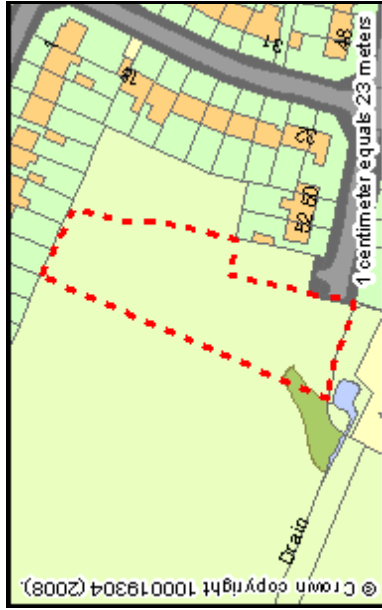
Net Site Area:

0.241

Density:

Yield:

Plan Period:



SUITABILITY

Physical Constraints: 8

Un-Neighbourly Uses: 4

Contaminated: 8

Access: 4

Primary School (600m): 0

Local Centre (800m): 0

Health Centre (1000m): 0

Employment (5000m): 3

Railway Station (400m): 0

Bus Stop (200m): 3

Suitability Score: 30

AVAILABILITY

Active Use: 0

Multiple or Difficult Land Ownership: 5

Owner willing to sell?: 5

Availability Score: 10

ACHIEVABILITY

Strong Residential Market?: 10

Attractive Local Environment: 5

Abnormal Costs: 5

New Infrastructure: 5

Achievability Score: 25

Total Survey Score: 65

Site Visited:

Keep Site in SHLAA?:

Site Survey Comments:

Green Belt site contiguous with Halton. Traffic noise to north of site. Limited access to east of site (from Halton). Split ownership. CFS site. The site is outside the PRA but within the preferred distance from services. Railway line to north.

Conclusion:

The site falls within the Green Belt and has been excluded from the housing supply pending a review of the Green Belt and the need for urban extensions.





Strategic Housing Land Availability Assessment



Site ID:

Address:

Settlement:

Existing Use:

Capacity Source:

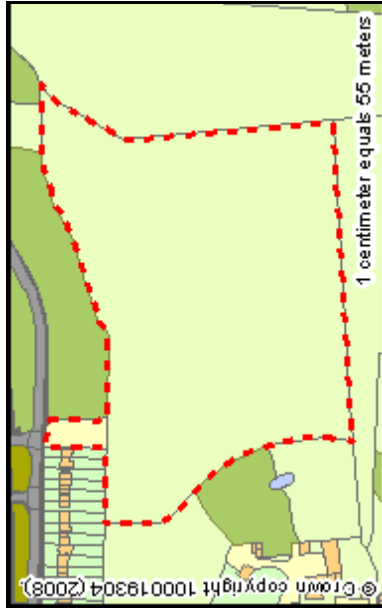
Gross Site Area:

Net Site Area:

Density:

Yield:

Plan Period:



SUITABILITY	
Physical Constraints:	<input type="text" value="4"/>
Un-Neighbourly Uses:	<input type="text" value="4"/>
Contaminated:	<input type="text" value="4"/>
Access:	<input type="text" value="4"/>
Primary School (600m):	<input type="text" value="3"/>
Local Centre (800m):	<input type="text" value="0"/>
Health Centre (1000m):	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>
Railway Station (400m):	<input type="text" value="0"/>
Bus Stop (200m):	<input type="text" value="3"/>
Suitability Score:	<input type="text" value="28"/>

AVAILABILITY	
Active Use:	<input type="text" value="0"/>
Multiple or Difficult Land Ownership:	<input type="text" value="5"/>
Owner willing to sell?:	<input type="text" value="5"/>
Availability Score:	<input type="text" value="10"/>
ACHIEVABILITY	
Strong Residential Market?:	<input type="text" value="10"/>
Attractive Local Environment:	<input type="text" value="5"/>
Abnormal Costs:	<input type="text" value="0"/>
New Infrastructure:	<input type="text" value="5"/>
Achievability Score:	<input type="text" value="20"/>

Total Survey Score:

Site Visited:

Keep Site in SHLAA?:

Site Survey Comments: Individual site reps through CFS on this site and adjacent sites. Slight overlap with site K0221. Whole area included as site K0217 - former colliery. Access possible off Lickey Lane. Site would not be developed in isolation from adjacent sites.

Conclusion: The site falls within the Green Belt and has been excluded from the housing supply pending a review of the Green Belt and the need for urban extensions.



Strategic Housing Land Availability Assessment



Site ID:

Address:

Settlement:

Existing Use:

Capacity Source:

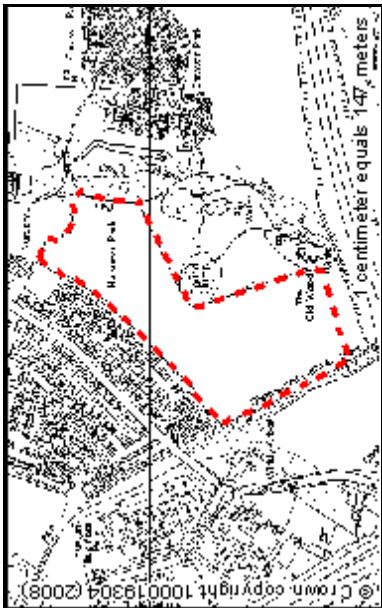
Gross Site Area:

Net Site Area:

Density:

Yield:

Plan Period:



SUITABILITY	
Physical Constraints:	<input type="text" value="4"/>
Un-Neighbourly Uses:	<input type="text" value="4"/>
Contaminated:	<input type="text" value="8"/>
Access:	<input type="text" value="0"/>
Primary School (600m):	<input type="text" value="0"/>
Local Centre (800m):	<input type="text" value="3"/>
Health Centre (1000m):	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>
Railway Station (400m):	<input type="text" value="0"/>
Bus Stop (200m):	<input type="text" value="3"/>
Suitability Score:	<input type="text" value="28"/>

AVAILABILITY	
Active Use:	<input type="text" value="0"/>
Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Owner willing to sell?:	<input type="text" value="5"/>
Availability Score:	<input type="text" value="15"/>
ACHIEVABILITY	
Strong Residential Market?:	<input type="text" value="10"/>
Attractive Local Environment:	<input type="text" value="5"/>
Abnormal Costs:	<input type="text" value="5"/>
New Infrastructure:	<input type="text" value="5"/>
Achievability Score:	<input type="text" value="25"/>

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

Site Survey Comments: Individual site reps through CFS on this site and adjacent sites. Site is in agricultural use. Part of site K0217. United Utilities advise that a sewer crosses the site. No suitable access if developed in isolation. Could possibly be developed with K0253.

Conclusion: The site falls within the Green Belt and has been excluded from the housing supply pending a review of the Green Belt and the need for urban extensions.



Strategic Housing Land Availability Assessment



Site ID:

Address:

Settlement:

Existing Use:

Capacity Source:

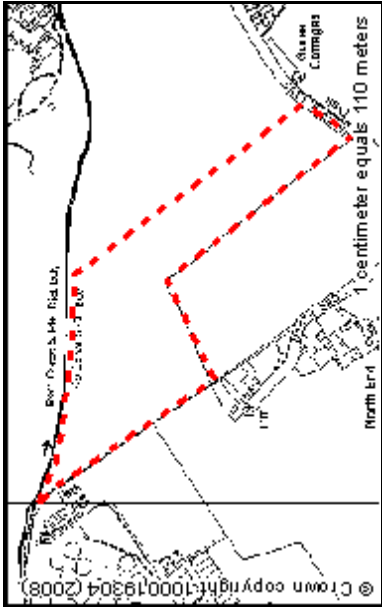
Gross Site Area:

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: Remote Green Belt site next to sewage work potential conflicting uses. Could not be developed in isolation from K0207. Limited frontage onto narrow lane - access issues would need to be dealt with comprehensively.

Conclusion: The site falls within the Green Belt and has been excluded from the housing supply pending a review of the Green Belt and the need for urban extensions.



Strategic Housing Land Availability Assessment



Site ID:

Address:

Settlement:

Existing Use:

Capacity Source:

Gross Site Area:

Net Site Area:

Density:

Yield:

Plan Period:

<input type="text" value="Land opp Weston House Nursery North End Lane"/>
<input type="text" value="Halewood"/>
<input type="text" value="Currently Argricultural Land"/>
<input type="text" value="Greenbelt Non-contiguous"/>



SUITABILITY

Physical Constraints:	<input type="text" value="8"/>
Un-Neighbourly Uses:	<input type="text" value="0"/>
Contaminated:	<input type="text" value="8"/>
Access:	<input type="text" value="4"/>
Primary School (600m):	<input type="text" value="0"/>
Local Centre (800m):	<input type="text" value="0"/>
Health Centre (1000m):	<input type="text" value="0"/>
Employment (5000m):	<input type="text" value="3"/>
Railway Station (400m):	<input type="text" value="0"/>
Bus Stop (200m):	<input type="text" value="3"/>
Suitability Score:	<input type="text" value="26"/>

Total Survey Score:

AVAILABILITY

Active Use:	<input type="text" value="0"/>
Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Owner willing to sell?:	<input type="text" value="5"/>
Availability Score:	<input type="text" value="15"/>

ACHIEVABILITY

Strong Residential Market?:	<input type="text" value="10"/>
Attractive Local Environment:	<input type="text" value="3"/>
Abnormal Costs:	<input type="text" value="5"/>
New Infrastructure:	<input type="text" value="0"/>
Achievability Score:	<input type="text" value="18"/>

Site Visited:

Keep Site in SHLAA?:

Site Survey Comments:

GB site adjacent to sewage works - potential conflicting uses. Access issues would need to be dealt with comprehensively. See K0205.

Conclusion:

The site falls within the Green Belt and has been excluded from the housing supply pending a review of the Green Belt and the need for urban extensions.



Strategic Housing Land Availability Assessment



Site ID:

K0208

Address:

Weston House, North End Lane

Settlement:

Halewood

Existing Use:

Formerly Residential / Agricultural Buildings

Capacity Source:

Greenbelt Non-contiguous

Gross Site Area:

0.514

Net Site Area:

0.4626

Density:

Yield:

Plan Period:



SUITABILITY

Physical Constraints:

8

Un-Neighbourly Uses:

8

Contaminated:

8

Access:

4

Primary School (600m):

0

Local Centre (800m):

0

Health Centre (1000m):

0

Employment (5000m):

3

Railway Station (400m):

0

Bus Stop (200m):

3

Suitability Score:

34

AVAILABILITY

Active Use:

10

Multiple or Difficult Land Ownership:

10

Owner willing to sell?:

5

Availability Score:

25

ACHIEVABILITY

Strong Residential Market?:

10

Attractive Local Environment:

5

Abnormal Costs:

5

New Infrastructure:

5

Achievability Score:

25

Total Survey Score:

84

Site Visited:

Keep Site in SHLAA?:

Site Survey Comments:

Currently derelict - former agricultural buildings and farmhouse. Access off narrow lane. Would need to be considered comprehensively with adjacent sites.

Conclusion:

The site falls within the Green Belt and has been excluded from the housing supply pending a review of the Green Belt and the need for urban extensions.





Strategic Housing Land Availability Assessment



Site ID:

Address:

Settlement:

Existing Use:

Capacity Source:

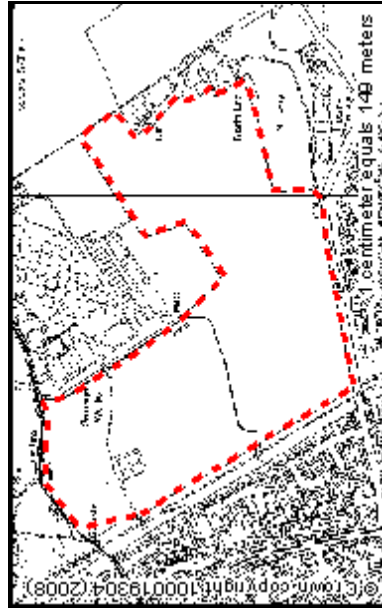
Gross Site Area:

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:

Total Survey 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:

Site Visited:

Keep Site in SHLAA?:

Site Survey Comments:

Mostly Greenfield. Small part is brownfield. Waste water treatment plant and vacant land adjacent to sewage work potential conflicting uses. Former landfill partially. Site is in the Green Belt.

Conclusion:

The site falls within the Green Belt and has been excluded from the housing supply pending a review of the Green Belt and the need for urban extensions.

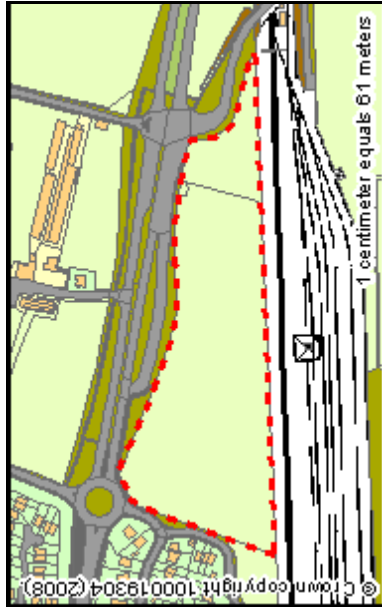




Strategic Housing Land Availability Assessment



Site ID: **Gross Site Area:**
Address: **Net Site Area:**
Settlement: **Density:**
Existing Use: **Yield:**
Capacity Source: **Plan Period:**



SUITABILITY	
Physical Constraints:	<input type="text" value="8"/>
Un-Neighbourly Uses:	<input type="text" value="0"/>
Contaminated:	<input type="text" value="8"/>
Access:	<input type="text" value="8"/>
Primary School (600m):	<input type="text" value="0"/>
Local Centre (800m):	<input type="text" value="0"/>
Health Centre (1000m):	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>
Railway Station (400m):	<input type="text" value="0"/>
Bus Stop (200m):	<input type="text" value="3"/>
Suitability Score:	<input type="text" value="33"/>

AVAILABILITY	
Active Use:	<input type="text" value="0"/>
Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Owner willing to sell?:	<input type="text" value="5"/>
Availability Score:	<input type="text" value="15"/>
ACHIEVABILITY	
Strong Residential Market?:	<input type="text" value="10"/>
Attractive Local Environment:	<input type="text" value="0"/>
Abnormal Costs:	<input type="text" value="5"/>
New Infrastructure:	<input type="text" value="5"/>
Achievability Score:	<input type="text" value="20"/>

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

Site Survey Comments: Constant noise from adjacent railway and dual carriageway. Also aircraft noise. Promoted through call for sites. Currently grazing for horses.

Conclusion: The site falls within the Green Belt and has been excluded from the housing supply pending a review of the Green Belt and the need for urban extensions.



Strategic Housing Land Availability Assessment



Site ID:

K0216

Address:

Land Adj to J6, M62 / Cronton Colliery, Cronton Rd

Settlement:

Tarbock

Existing Use:

Former Colliery - Currently Partially Agricultural

Capacity Source:

Greenbelt Non-contiguous

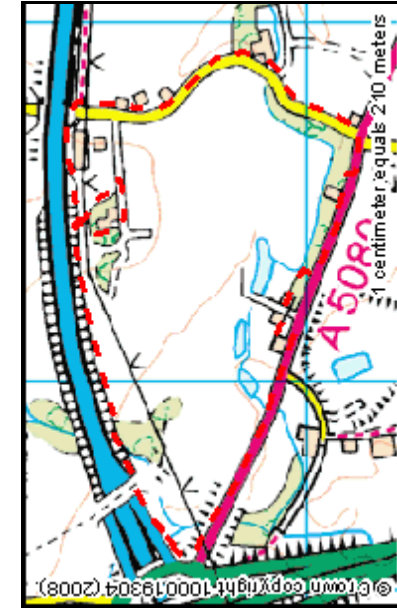
Gross Site Area: 68.627

Net Site Area: 51.47025

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:

Green Belt. Affected by Knowsley Runcorn fault. Affected by 3 SBIs. Former colliery. Motorway to north. Pylons on site. Remote from water/sewerage network. Small part of site lies within flood zone 3 but this is not included in the net developable area.

Conclusion:

Majority of site is brownfield land. The site falls within the Green Belt and has been excluded from the housing supply pending a review of the Green Belt and the need for urban extensions.





Strategic Housing Land Availability Assessment



Site ID:

Address:

Settlement:

Existing Use:

Capacity Source:

Gross Site Area:

Net Site Area:

Density:

Yield:

Plan Period:



SUITABILITY

Physical Constraints:	<input type="text" value="4"/>
Un-Neighbourly Uses:	<input type="text" value="4"/>
Contaminated:	<input type="text" value="0"/>
Access:	<input type="text" value="8"/>
Primary School (600m):	<input type="text" value="3"/>
Local Centre (800m):	<input type="text" value="0"/>
Health Centre (1000m):	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>
Railway Station (400m):	<input type="text" value="0"/>
Bus Stop (200m):	<input type="text" value="3"/>
Suitability Score:	<input type="text" value="28"/>

Total Survey Score:

AVAILABILITY

Active Use:	<input type="text" value="0"/>
Multiple or Difficult Land Ownership:	<input type="text" value="0"/>
Owner willing to sell?:	<input type="text" value="5"/>
Availability Score:	<input type="text" value="5"/>

ACHIEVABILITY

Strong Residential Market?:	<input type="text" value="10"/>
Attractive Local Environment:	<input type="text" value="5"/>
Abnormal Costs:	<input type="text" value="0"/>
New Infrastructure:	<input type="text" value="0"/>
Achievability Score:	<input type="text" value="15"/>

Site Visited:

Keep Site in SHLAA?:

Site Survey Comments:

Site contains 5 SBIs. Former colliery. Knowsley and Runcorn faults on site. Shallow mining under parts. Some agricultural buildings. Sewer crosses site. Small part of site lies within flood zone 3 but this is not included in the net developable area.

Conclusion:

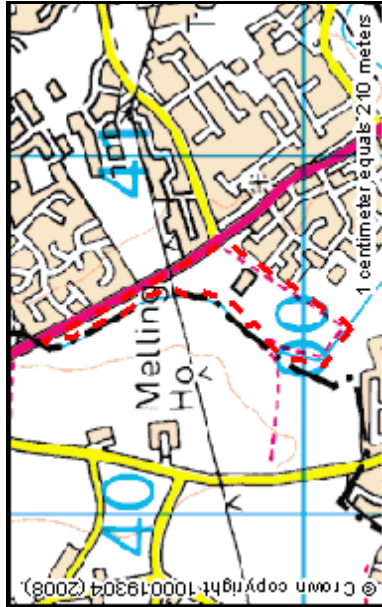
The site falls within the Green Belt and has been excluded from the housing supply pending a review of the Green Belt and the need for urban extensions.



Strategic Housing Land Availability Assessment



Site ID: **Gross Site Area:**
Address: **Net Site Area:**
Settlement: **Density:**
Existing Use: **Yield:**
Capacity Source: **Plan Period:**



SUITABILITY	
Physical Constraints:	<input type="text" value="4"/>
Un-Neighbourly Uses:	<input type="text" value="4"/>
Contaminated:	<input type="text" value="0"/>
Access:	<input type="text" value="8"/>
Primary School (600m):	<input type="text" value="3"/>
Local Centre (800m):	<input type="text" value="3"/>
Health Centre (1000m):	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>
Railway Station (400m):	<input type="text" value="0"/>
Bus Stop (200m):	<input type="text" value="3"/>
Suitability Score:	<input type="text" value="31"/>

AVAILABILITY	
Active Use:	<input type="text" value="10"/>
Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Owner willing to sell?:	<input type="text" value="5"/>
Availability Score:	<input type="text" value="25"/>
ACHIEVABILITY	
Strong Residential Market?:	<input type="text" value="10"/>
Attractive Local Environment:	<input type="text" value="5"/>
Abnormal Costs:	<input type="text" value="0"/>
New Infrastructure:	<input type="text" value="5"/>
Achievability Score:	<input type="text" value="20"/>

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

Site Survey Comments: Former golf driving range. Some hardstanding, remainder greenfield. Former landfill site. Power lines cross northern part. Sewer across site. Small part of site lies within flood zone 3 but this is not included in the net developable area.

Conclusion: The site falls within the Green Belt and has been excluded from the housing supply pending a review of the Green Belt and the need for urban extensions.



Strategic Housing Land Availability Assessment



Site ID:

K0219

Address:

Weston House Nursery, North End Lane

Settlement:

Halewood

Existing Use:

Former Horticultural Nursery - Currently Vacant Land

Capacity Source:

Greenbelt Non-contiguous

Lydiate Lane

Gross Site Area:

3.697

Net Site Area:

2.77275

Density:

Yield:

Plan Period:



SUITABILITY

Physical Constraints: 8

Un-Neighbourly Uses: 0

Contaminated: 8

Access: 8

Primary School (600m): 0

Local Centre (800m): 0

Health Centre (1000m): 0

Employment (5000m): 3

Railway Station (400m): 0

Bus Stop (200m): 3

Suitability Score: 30

AVAILABILITY

Active Use: 10

Multiple or Difficult Land Ownership: 10

Owner willing to sell?: 5

Availability Score: 25

ACHIEVABILITY

Strong Residential Market?: 10

Attractive Local Environment: 5

Abnormal Costs: 5

New Infrastructure: 0

Achievability Score: 20

Total Survey Score: 75

Site Visited:

Keep Site in SHLAA?:

Site Survey Comments:

A Green Belt site. Adjacent to K0207 and K0211. Immediately next to sewage works - potential conflicting uses. Would need to be developed comprehensively.

Conclusion:

The site falls within the Green Belt and has been excluded from the housing supply pending a review of the Green Belt and the need for urban extensions.





Strategic Housing Land Availability Assessment



Site ID:

K0221

Address:

Land south of Lickers Lane (Facing the Community Centre)

Settlement:

Whiston

Existing Use:

Currently Agricultural Land - The site is subsumed by CFS22

Capacity Source:

Urban Extensions Inside the Greenbelt

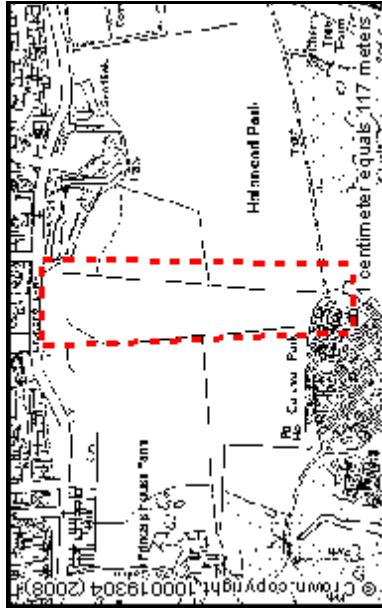
Gross Site Area: 5.974

Net Site Area: 4.4805

Density:

Yield:

Plan Period:



SUITABILITY

Physical Constraints: 4

Un-Neighbourly Uses: 4

Contaminated: 4

Access: 4

Primary School (600m): 3

Local Centre (800m): 0

Health Centre (1000m): 3

Employment (5000m): 3

Railway Station (400m): 0

Bus Stop (200m): 3

Suitability Score: 28

AVAILABILITY

Active Use: 0

Multiple or Difficult Land Ownership: 5

Owner willing to sell: 5

Availability Score: 10

ACHIEVABILITY

Strong Residential Market?: 10

Attractive Local Environment: 5

Abnormal Costs: 0

New Infrastructure: 5

Achievability Score: 20

Total Survey Score: 58

Site Visited:

Keep Site in SHLAA?:

Site Survey Comments:

Individual site reps through call for sites on this site and adjacent sites. Small overlap with K0203. Whole area included as site K0217 - former colliery. Access off Lickey Lane. Site would not be developed in isolation from adjacent sites.

Conclusion:

The site falls within the Green Belt and has been excluded from the housing supply pending a review of the Green Belt and the need for urban extensions.





Strategic Housing Land Availability Assessment



Site ID:

Gross Site Area:

Address:

Net Site Area:

Settlement:

Density:

Existing Use:

Yield:

Capacity Source:

Plan Period:



SUITABILITY

Physical Constraints:	<input type="text" value="8"/>
Un-Neighbourly Uses:	<input type="text" value="0"/>
Contaminated:	<input type="text" value="8"/>
Access:	<input type="text" value="0"/>
Primary School (600m):	<input type="text" value="0"/>
Local Centre (800m):	<input type="text" value="0"/>
Health Centre (1000m):	<input type="text" value="0"/>
Employment (5000m):	<input type="text" value="3"/>
Railway Station (400m):	<input type="text" value="0"/>
Bus Stop (200m):	<input type="text" value="3"/>
Suitability Score:	<input type="text" value="22"/>

Total Survey Score:

AVAILABILITY

Active Use:	<input type="text" value="10"/>
Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Owner willing to sell?:	<input type="text" value="5"/>
Availability Score:	<input type="text" value="25"/>

ACHIEVABILITY

Strong Residential Market?:	<input type="text" value="10"/>
Attractive Local Environment:	<input type="text" value="5"/>
Abnormal Costs:	<input type="text" value="5"/>
New Infrastructure:	<input type="text" value="0"/>
Achievability Score:	<input type="text" value="20"/>

Site Visited:

Keep Site in SHLAA?:

Site Survey

Comments: Norlands Lane is a cul de sac - except for cyclists. Could achieve access if road re-opens. Knowsley Runcom fault. Adjacent to M62 (north). Pump station /sewer to northwest - potential noise/traffic 24hours.



Conclusion:

The site falls within the Green Belt and has been excluded from the housing supply pending a review of the Green Belt and the need for urban extensions.



Strategic Housing Land Availability Assessment



Site ID:
Gross Site Area:

Address:
Net Site Area:

Settlement:
Density:

Existing Use:
Yield:

Capacity Source:
Plan Period:



SUITABILITY	
Physical Constraints:	<input type="text" value="8"/>
Un-Neighbourly Uses:	<input type="text" value="4"/>
Contaminated:	<input type="text" value="0"/>
Access:	<input type="text" value="8"/>
Primary School (600m):	<input type="text" value="3"/>
Local Centre (800m):	<input type="text" value="0"/>
Health Centre (1000m):	<input type="text" value="0"/>
Employment (5000m):	<input type="text" value="3"/>
Railway Station (400m):	<input type="text" value="0"/>
Bus Stop (200m):	<input type="text" value="3"/>
Suitability Score:	<input type="text" value="29"/>

AVAILABILITY	
Active Use:	<input type="text" value="0"/>
Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Owner willing to sell?:	<input type="text" value="5"/>
Availability Score:	<input type="text" value="15"/>
ACHIEVABILITY	
Strong Residential Market?:	<input type="text" value="10"/>
Attractive Local Environment:	<input type="text" value="3"/>
Abnormal Costs:	<input type="text" value="5"/>
New Infrastructure:	<input type="text" value="0"/>
Achievability Score:	<input type="text" value="18"/>

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

Site Survey Comments: Site is adjacent to M57 motorway. Agricultural use. Green Belt and SBI on site - former quarry covers small part of site. Sewer capacity issues. The site lies directly to the south of the Knowsley Village Conservation Area. Single ownership. Promoted through call for sites.

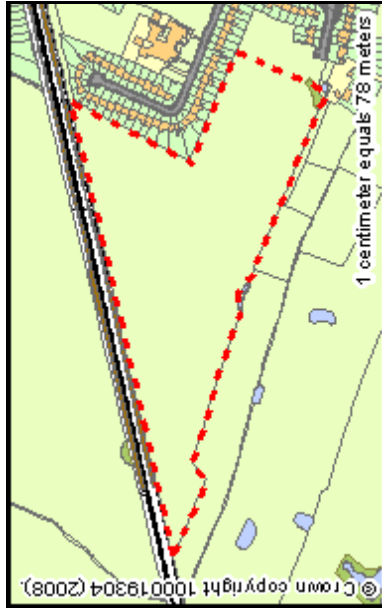
Conclusion: The site falls within the Green Belt and has been excluded from the housing supply pending a review of the Green Belt and the need for urban extensions.



Strategic Housing Land Availability Assessment



Site ID: **Gross Site Area:**
Address: **Net Site Area:**
Settlement: **Density:**
Existing Use: **Yield:**
Capacity Source: **Plan Period:**



SUITABILITY	
Physical Constraints:	<input type="text" value="4"/>
Un-Neighbourly Uses:	<input type="text" value="4"/>
Contaminated:	<input type="text" value="8"/>
Access:	<input type="text" value="4"/>
Primary School (600m):	<input type="text" value="0"/>
Local Centre (800m):	<input type="text" value="0"/>
Health Centre (1000m):	<input type="text" value="0"/>
Employment (5000m):	<input type="text" value="3"/>
Railway Station (400m):	<input type="text" value="0"/>
Bus Stop (200m):	<input type="text" value="3"/>
Suitability Score:	<input type="text" value="26"/>

AVAILABILITY	
Active Use:	<input type="text" value="0"/>
Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Owner willing to sell?:	<input type="text" value="5"/>
Availability Score:	<input type="text" value="15"/>
ACHIEVABILITY	
Strong Residential Market?:	<input type="text" value="5"/>
Attractive Local Environment:	<input type="text" value="5"/>
Abnormal Costs:	<input type="text" value="5"/>
New Infrastructure:	<input type="text" value="5"/>
Achievability Score:	<input type="text" value="20"/>

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

Site Survey Comments: Site would be contiguous via K0202 - private garden site. Green Belt. Traffic noise to north of site. Access limited to east (Briarfield Avenue) and through K0202. Sewer capacity issues and sewers cross site. Railway line to the north. Outside primarily residential area.

Conclusion: The site falls within the Green Belt and has been excluded from the housing supply pending a review of the Green Belt and the need for urban extensions.



Strategic Housing Land Availability Assessment



Site ID:

K0232

Address:

Land at Maypole Farm, Knowsley Lane

Settlement:

Knowsley

Existing Use:

Currently Agricultural Land

Capacity Source:

Urban Extensions Inside the Greenbelt

Gross Site Area:

1.803

Net Site Area:

1.6227

Density:

Yield:

Plan Period:



SUITABILITY

Physical Constraints:

8

Un-Neighbourly Uses:

8

Contaminated:

8

Access:

8

Primary School (600m):

3

Local Centre (800m):

0

Health Centre (1000m):

0

Employment (5000m):

3

Railway Station (400m):

0

Bus Stop (200m):

3

Suitability Score:

41

AVAILABILITY

Active Use:

0

Multiple or Difficult Land Ownership:

10

Owner willing to sell?:

5

Availability Score:

15

ACHIEVABILITY

Strong Residential Market?:

10

Attractive Local Environment:

5

Abnormal Costs:

5

New Infrastructure:

5

Achievability Score:

25

Total Survey Score:

81

Site Visited:

Keep Site in SHLAA?:

Site Survey Comments:

Site is partially in Knowsley Conservation Area. Agriculture use. No photo - too overgrown to see into. Knowsley Business Park is located to the west of the site. Single ownership - site promoted through call for sites.

Conclusion:

The site falls within the Green Belt and has been excluded from the housing supply pending a review of the Green Belt and the need for urban extensions.



Strategic Housing Land Availability Assessment



Site ID:

K0233

Address:

Land at School Lane and Knowsley Lane

Settlement:

Knowsley

Existing Use:

Currently Agricultural Land

Capacity Source:

Urban Extensions Inside the Greenbelt

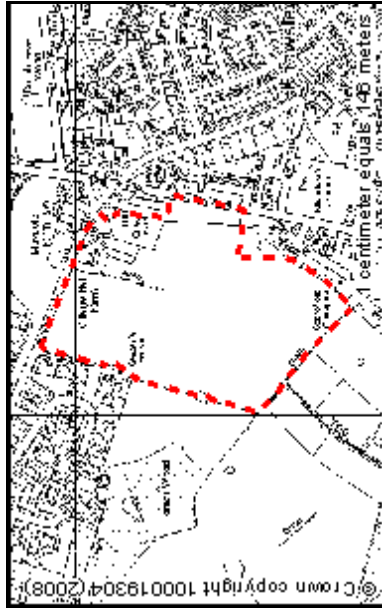
Gross Site Area: 15.28

Net Site Area: 11.46

Density:

Yield:

Plan Period:



SUITABILITY

Physical Constraints:	8
Un-Neighbourly Uses:	8
Contaminated:	8
Access:	8
Primary School (600m):	3
Local Centre (800m):	0
Health Centre (1000m):	0
Employment (5000m):	3
Railway Station (400m):	0
Bus Stop (200m):	3
Suitability Score:	41

Total Survey Score: 81

AVAILABILITY

Active Use:	0
Multiple or Difficult Land Ownership:	10
Owner willing to sell?:	5
Availability Score:	15

ACHIEVABILITY

Strong Residential Market?:	10
Attractive Local Environment:	5
Abnormal Costs:	5
New Infrastructure:	5
Achievability Score:	25

Site Visited:

Keep Site in SHLAA?:

Site Survey

Comments: Site borders onto Knowsley Industrial Park. Small part of site in Knowsley Conservation Area. Site in agricultural use. CFS site. Existing buildings may require demolition/remodeling for residential use. Knowsley Business Park is located to the west of the site.

Conclusion:

The site falls within the Green Belt and has been excluded from the housing supply pending a review of the Green Belt and the need for urban extensions.



Strategic Housing Land Availability Assessment



Site ID:

Gross Site Area:

Address:

Net Site Area:

Settlement:

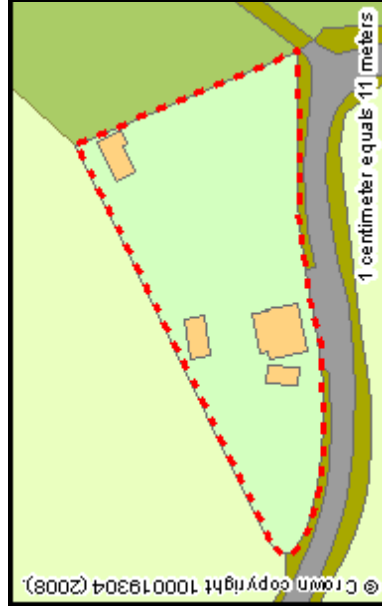
Density:

Existing Use:

Yield:

Capacity Source:

Plan Period:



SUITABILITY	
Physical Constraints:	<input type="text" value="8"/>
Un-Neighbourly Uses:	<input type="text" value="8"/>
Contaminated:	<input type="text" value="8"/>
Access:	<input type="text" value="4"/>
Primary School (600m):	<input type="text" value="3"/>
Local Centre (800m):	<input type="text" value="0"/>
Health Centre (1000m):	<input type="text" value="0"/>
Employment (5000m):	<input type="text" value="3"/>
Railway Station (400m):	<input type="text" value="0"/>
Bus Stop (200m):	<input type="text" value="3"/>
Suitability Score:	<input type="text" value="37"/>

AVAILABILITY	
Active Use:	<input type="text" value="5"/>
Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Owner willing to sell?:	<input type="text" value="5"/>
Availability Score:	<input type="text" value="20"/>
ACHIEVABILITY	
Strong Residential Market?:	<input type="text" value="5"/>
Attractive Local Environment:	<input type="text" value="5"/>
Abnormal Costs:	<input type="text" value="5"/>
New Infrastructure:	<input type="text" value="5"/>
Achievability Score:	<input type="text" value="20"/>

Total Survey Score:

Site Visited: Keep Site in SHLAA?:

Site Survey Comments:

Currently stables for ponies. Access via single track lane. Small triangular site. Single ownership and promoted through call for sites. Existing buildings may require demolition / remodeling for residential use. Outside primarily residential area. In Knowsley Conservation Area.

Conclusion:

The site falls within the Green Belt and has been excluded from the housing supply pending a review of the Green Belt and the need for urban extensions.





Strategic Housing Land Availability Assessment



Site ID:

K0235

Address:

Cronton Hall to the East of Hall Lane

Settlement:

Cronton

Existing Use:

Currently Agricultural Land

Capacity Source:

Greenbelt Non-contiguous

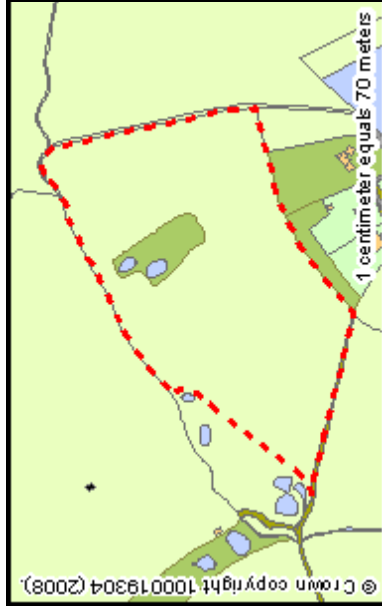
Gross Site Area: 5.507

Net Site Area: 4.13025

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:

Same ownership as K0242, K0236, K0237, K0238, K0239, K0240 and K0241. Woodland small site. Power lines affect K0239, K0240 and K0236. Tree cover on K0240 & K0241. M62 to north of K0237 and K0238. No access without crossing third party land. Remote from water/sewerage network.

Conclusion:

The site falls within the Green Belt and has been excluded from the housing supply pending a review of the Green Belt and the need for urban extensions.



Strategic Housing Land Availability Assessment



Site ID:

K0236

Address:

Cronton Hall To the East of Hall Lane

Settlement:

Cronton

Existing Use:

Currently Agricultural Land

Capacity Source:

Greenbelt Non-contiguous

Gross Site Area:

7.723

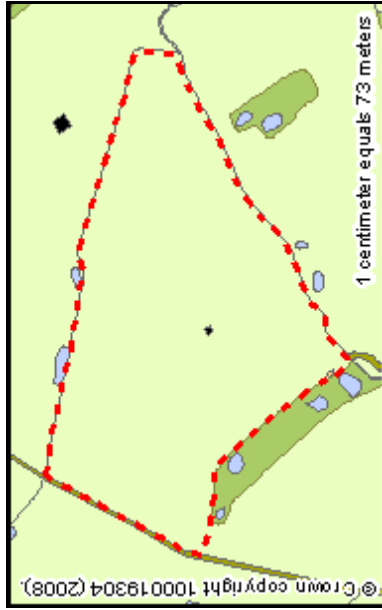
Net Site Area:

5.79225

Density:

Yield:

Plan Period:



SUITABILITY

Physical Constraints: 8

Un-Neighbourly Uses: 4

Contaminated: 8

Access: 0

Primary School (600m): 0

Local Centre (800m): 0

Health Centre (1000m): 0

Employment (5000m): 3

Railway Station (400m): 0

Bus Stop (200m): 3

Suitability Score: 26

AVAILABILITY

Active Use: 0

Multiple or Difficult Land Ownership: 10

Owner willing to sell?: 5

Availability Score: 15

ACHIEVABILITY

Strong Residential Market?: 10

Attractive Local Environment: 5

Abnormal Costs: 5

New Infrastructure: 0

Achievability Score: 20

Total Survey Score: 61

Site Visited:

Keep Site in SHLAA?:

Site Survey Comments:

Same ownership as K0242, K0235, K0237, K0238, K0239, K0240 and K0241. Woodland, small site. Power lines affect K0239, K0240 and K0236. Tree cover on K0240 and K0241. M62 to north of K0237 and K0238. No access without crossing third party land. Remote from water/sewerage network.

Conclusion:

The site falls within the Green Belt and has been excluded from the housing supply pending a review of the Green Belt and the need for urban extensions.





Strategic Housing Land Availability Assessment



Site ID:

K0237

Address:

Cronton Hall To the East of Hall Lane

Settlement:

Cronton

Existing Use:

Currently Agricultural Land

Capacity Source:

Greenbelt Non-contiguous

Gross Site Area:

10.43

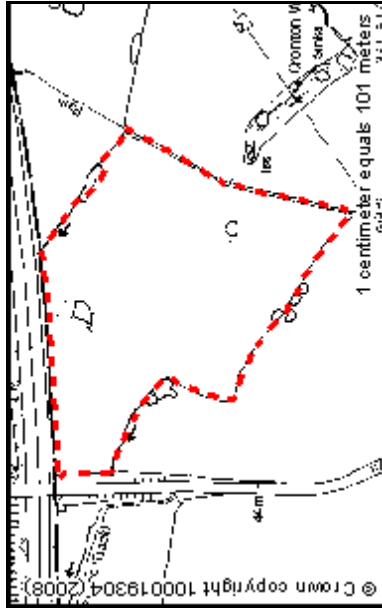
Net Site Area:

7.8225

Density:

Yield:

Plan Period:



SUITABILITY

Physical Constraints:	8
Un-Neighbourly Uses:	0
Contaminated:	8
Access:	0
Primary School (600m):	0
Local Centre (800m):	0
Health Centre (1000m):	0
Employment (5000m):	3
Railway Station (400m):	0
Bus Stop (200m):	3
Suitability Score:	22

AVAILABILITY

Active Use:	0
Multiple or Difficult Land Ownership:	10
Owner willing to sell?:	5
Availability Score:	15

ACHIEVABILITY

Strong Residential Market?:	10
Attractive Local Environment:	3
Abnormal Costs:	5
New Infrastructure:	0
Achievability Score:	18

Total Survey Score: 55

Site Visited:

Keep Site in SHLAA?:

Site Survey

Comments: Same ownership as K0242, K0235, K0236, K0238, K0239, K0240 and K0241. M62 immediately to north of site. No access without crossing third party land. Remote from water/sewerage network.

Conclusion:

The site falls within the Green Belt and has been excluded from the housing supply pending a review of the Green Belt and the need for urban extensions.



Strategic Housing Land Availability Assessment



Site ID:

K0238

Address:

Cronton Hall To the East of Hall Lane

Settlement:

Cronton

Existing Use:

Currently Agricultural Land

Capacity Source:

Greenbelt Non-contiguous

Gross Site Area:

7.747

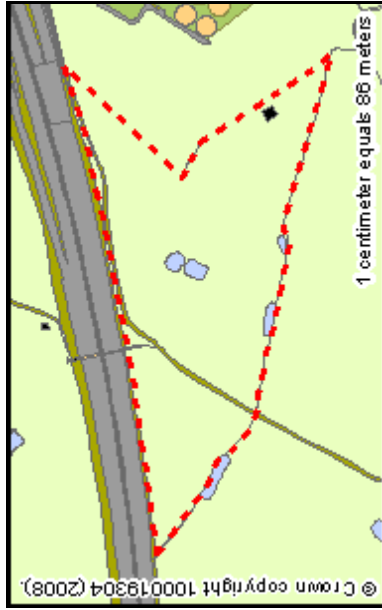
Net Site Area:

5.81025

Density:

Yield:

Plan Period:



SUITABILITY

Physical Constraints:

8

Un-Neighbourly Uses:

0

Contaminated:

8

Access:

0

Primary School (600m):

0

Local Centre (800m):

0

Health Centre (1000m):

0

Employment (5000m):

3

Railway Station (400m):

0

Bus Stop (200m):

3

Suitability Score:

22

AVAILABILITY

Active Use:

0

Multiple or Difficult Land Ownership:

10

Owner willing to sell?:

5

Availability Score:

15

ACHIEVABILITY

Strong Residential Market?:

10

Attractive Local Environment:

3

Abnormal Costs:

5

New Infrastructure:

0

Achievability Score:

18

Total Survey Score:

55

Site Visited:

Keep Site in SHLAA?:

Site Survey Comments:

Same ownership as K0242, K0235, K0236, K0237, K0239, K0240 and K0241. M62 immediately to north of site. No access without crossing third party land. Remote from water/sewerage network.

Conclusion:

The site falls within the Green Belt and has been excluded from the housing supply pending a review of the Green Belt and the need for urban extensions.



Strategic Housing Land Availability Assessment



Site ID:

K0239

Address:

Cronton Hall To the East of Hall Lane

Settlement:

Cronton

Existing Use:

Currently Agricultural Land

Capacity Source:

Greenbelt Non-contiguous

Gross Site Area:

3.245

Net Site Area:

2.43375

Density:

Yield:

Plan Period:



SUITABILITY

Physical Constraints: 8

Un-Neighbourly Uses: 4

Contaminated: 8

Access: 0

Primary School (600m): 3

Local Centre (800m): 0

Health Centre (1000m): 0

Employment (5000m): 3

Railway Station (400m): 0

Bus Stop (200m): 3

Suitability Score: 29

AVAILABILITY

Active Use: 0

Multiple or Difficult Land Ownership: 10

Owner willing to sell?: 5

Availability Score: 15

ACHIEVABILITY

Strong Residential Market?: 10

Attractive Local Environment: 5

Abnormal Costs: 5

New Infrastructure: 0

Achievability Score: 20

Total Survey Score: 64

Site Visited:

Keep Site in SHLAA?:

Site Survey

Comments: Same ownership as K0242, K0235, K0236, K0237, K0240 and K0241. M62 immediately to north of site. No access without crossing third party land. Remote from water/sewerage network.

Conclusion:

The site falls within the Green Belt and has been excluded from the housing supply pending a review of the Green Belt and the need for urban extensions.





Strategic Housing Land Availability Assessment



Site ID:

Gross Site Area:

Address:

Net Site Area:

Settlement:

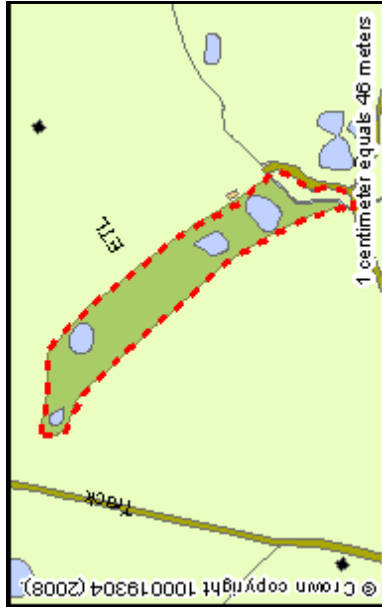
Density:

Existing Use:

Yield:

Capacity Source:

Plan Period:



SUITABILITY	
Physical Constraints:	<input type="text" value="8"/>
Un-Neighbourly Uses:	<input type="text" value="4"/>
Contaminated:	<input type="text" value="8"/>
Access:	<input type="text" value="0"/>
Primary School (600m):	<input type="text" value="0"/>
Local Centre (800m):	<input type="text" value="0"/>
Health Centre (1000m):	<input type="text" value="0"/>
Employment (5000m):	<input type="text" value="3"/>
Railway Station (400m):	<input type="text" value="0"/>
Bus Stop (200m):	<input type="text" value="3"/>
Suitability Score:	<input type="text" value="26"/>

Total Survey Score:

AVAILABILITY	
Active Use:	<input type="text" value="0"/>
Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Owner willing to sell?:	<input type="text" value="5"/>
Availability Score:	<input type="text" value="15"/>
ACHIEVABILITY	
Strong Residential Market?:	<input type="text" value="10"/>
Attractive Local Environment:	<input type="text" value="5"/>
Abnormal Costs:	<input type="text" value="5"/>
New Infrastructure:	<input type="text" value="0"/>
Achievability Score:	<input type="text" value="20"/>

Site Visited: Keep Site in SHLAA?:

Site Survey Comments: Same ownership as K0242, K0235, K0236, K0238, K0237, K0239, K0241. M62 immediately to north of site. Access can't be achieved without crossing third party land. Promoted through call for sites.

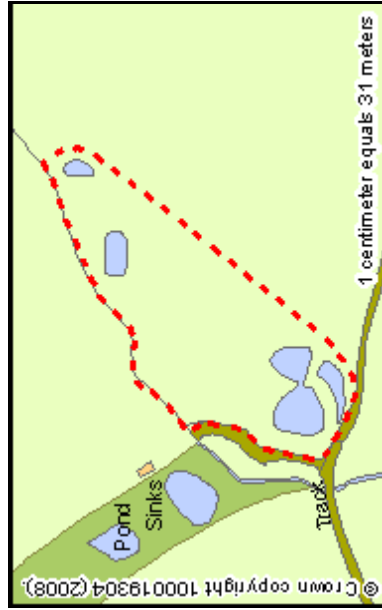
Conclusion: The site falls within the Green Belt and has been excluded from the housing supply pending a review of the Green Belt and the need for urban extensions.



Strategic Housing Land Availability Assessment



Site ID: **Gross Site Area:**
Address: **Net Site Area:**
Settlement: **Density:**
Existing Use: **Yield:**
Capacity Source: **Plan Period:**



SUITABILITY	
Physical Constraints:	<input type="text" value="8"/>
Un-Neighbourly Uses:	<input type="text" value="4"/>
Contaminated:	<input type="text" value="8"/>
Access:	<input type="text" value="0"/>
Primary School (600m):	<input type="text" value="0"/>
Local Centre (800m):	<input type="text" value="0"/>
Health Centre (1000m):	<input type="text" value="0"/>
Employment (5000m):	<input type="text" value="3"/>
Railway Station (400m):	<input type="text" value="0"/>
Bus Stop (200m):	<input type="text" value="3"/>
Suitability Score:	<input type="text" value="26"/>

AVAILABILITY	
Active Use:	<input type="text" value="0"/>
Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Owner willing to sell?:	<input type="text" value="5"/>
Availability Score:	<input type="text" value="15"/>
ACHIEVABILITY	
Strong Residential Market?:	<input type="text" value="10"/>
Attractive Local Environment:	<input type="text" value="5"/>
Abnormal Costs:	<input type="text" value="5"/>
New Infrastructure:	<input type="text" value="0"/>
Achievability Score:	<input type="text" value="20"/>

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

Site Survey Comments: Same ownership as K0242, K0235, K0236, K0238, K0237, K0239 and K0240. M62 immediately to north of site. Access can't be achieved without crossing third party land. Promoted through call for sites.

Conclusion: The site falls within the Green Belt and has been excluded from the housing supply pending a review of the Green Belt and the need for urban extensions.



Strategic Housing Land Availability Assessment



Site ID:

K0242

Address:

Cronton Hall to the East of Hall Lane

Settlement:

Cronton

Existing Use:

Currently Agricultural Land

Capacity Source:

Urban Extensions Inside the Greenbelt

Gross Site Area:

18.715

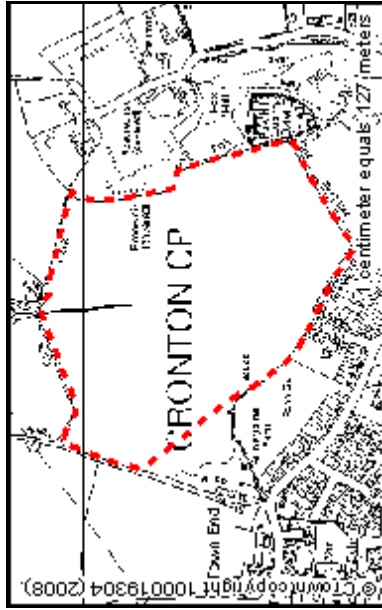
Net Site Area:

14.03625

Density:

Yield:

Plan Period:



SUITABILITY

Physical Constraints:

4

Un-Neighbourly Uses:

8

Contaminated:

8

Access:

0

Primary School (600m):

3

Local Centre (800m):

0

Health Centre (1000m):

0

Employment (5000m):

3

Railway Station (400m):

0

Bus Stop (200m):

3

Suitability Score:

29

AVAILABILITY

Active Use:

0

Multiple or Difficult Land Ownership:

10

Owner willing to sell?:

5

Availability Score:

15

ACHIEVABILITY

Strong Residential Market?:

10

Attractive Local Environment:

5

Abnormal Costs:

5

New Infrastructure:

0

Achievability Score:

20

Total Survey Score:

64

Site Visited:

Keep Site in SHLAA?:

Site Survey Comments:

Site borders Pex Hill Country Park. Knowsley Runcom fault crosses site. Adjacent to quarry. Significant improvements needed to obtain access to site. Remote from water/sewerage. Sewer pumping main crosses site.

Conclusion:

The site falls within the Green Belt and has been excluded from the housing supply pending a review of the Green Belt and the need for urban extensions.



Strategic Housing Land Availability Assessment



Site ID:

K0243

Address:

Wheathill Farm, Naylors Lane

Settlement:

Netherley

Existing Use:

Currently Agricultural Land

Capacity Source:

Greenbelt Non-contiguous

Gross Site Area:

20

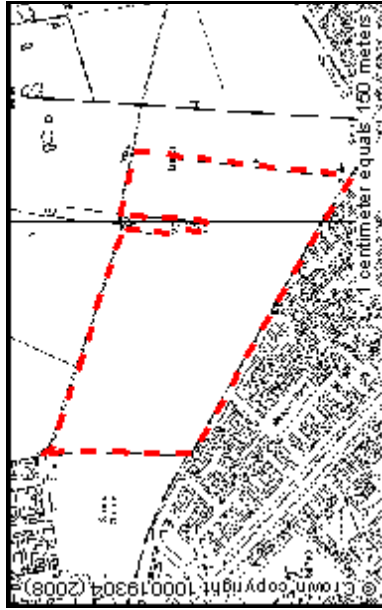
Net Site Area:

6.6

Density:

Yield:

Plan Period:



SUITABILITY

Physical Constraints:

4

Un-Neighbourly Uses:

4

Contaminated:

8

Access:

4

Primary School (600m):

0

Local Centre (800m):

0

Health Centre (1000m):

0

Employment (5000m):

3

Railway Station (400m):

0

Bus Stop (200m):

3

Suitability Score:

26

AVAILABILITY

Active Use:

0

Multiple or Difficult Land Ownership:

10

Owner willing to sell?:

5

Availability Score:

15

ACHIEVABILITY

Strong Residential Market?:

5

Attractive Local Environment:

5

Abnormal Costs:

5

New Infrastructure:

0

Achievability Score:

15

Total Survey Score:

56

Site Visited:

Keep Site in SHLAA?:

Site Survey Comments:

Site near to M62. Part of a larger site in flood zone. Promoted through call for sites and contiguous with Liverpool urban area. Adjacent to sites K0245, K0246, K0247 and K0248. Area reduced due to part of site within flood zone 3. Sewer capacity issues. Water main/sewer crosses site.

Conclusion:

Net developable area relates to that part of the site which falls outside flood zone 3. The site falls within the Green Belt and has been excluded from the housing supply pending a review of the Green Belt and the need for urban extensions.



Strategic Housing Land Availability Assessment



Site ID:

K0244

Address:

Wheathill Farm, Naylors Lane

Settlement:

Netherley

Existing Use:

Currently Vacant Land (Woodland)

Capacity Source:

Greenbelt Non-contiguous

Gross Site Area:

0.477

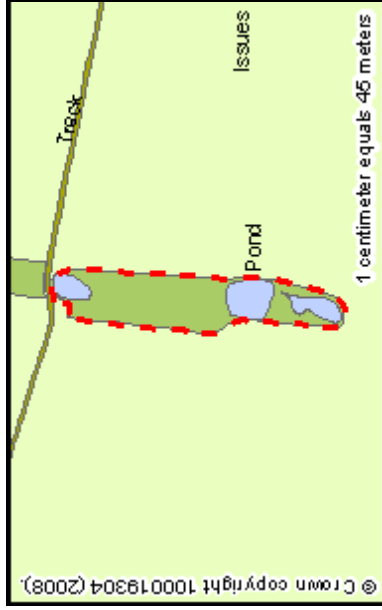
Net Site Area:

0.08586

Density:

Yield:

Plan Period:



SUITABILITY

Physical Constraints:

0

Un-Neighbourly Uses:

4

Contaminated:

8

Access:

0

Primary School (600m):

0

Local Centre (800m):

0

Health Centre (1000m):

0

Employment (5000m):

3

Railway Station (400m):

0

Bus Stop (200m):

3

Suitability Score:

18

AVAILABILITY

Active Use:

0

Multiple or Difficult Land Ownership:

10

Owner willing to sell?:

5

Availability Score:

15

ACHIEVABILITY

Strong Residential Market?:

5

Attractive Local Environment:

5

Abnormal Costs:

0

New Infrastructure:

0

Achievability Score:

10

Total Survey Score:

43

Site Visited:

Keep Site in SHLAA?:

Site Survey

Comments: Woodland on site. Part of larger site in flood zone 3. Near to M62 motorway. Access to site only possible via site K0243. Non-contiguous Green Belt. Area reduced due to part of site falling within flood zone 3.

Conclusion:

Net developable area relates to that part of the site which falls outside flood zone 3. The site falls within the Green Belt and has been excluded from the housing supply pending a review of the Green Belt and the need for urban extensions.





Strategic Housing Land Availability Assessment



Site ID:

K0245

Address:

Wheathill Farm, Naylors Lane

Settlement:

Netherley

Existing Use:

Currently Vacant Land (Woodland)

Capacity Source:

Greenbelt Non-contiguous

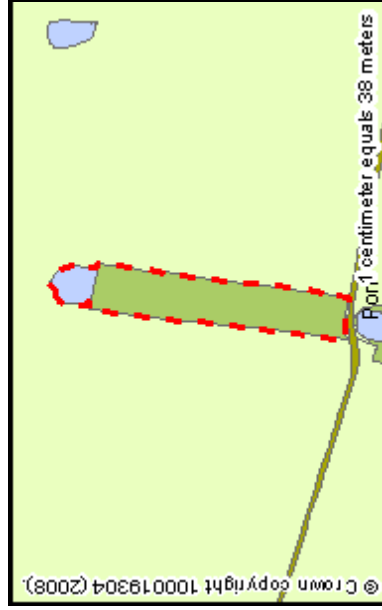
Gross Site Area: 0.312

Net Site Area: 0.2184

Density:

Yield:

Plan Period:



SUITABILITY

Physical Constraints: 0

Un-Neighbourly Uses: 4

Contaminated: 8

Access: 0

Primary School (600m): 0

Local Centre (800m): 0

Health Centre (1000m): 0

Employment (5000m): 3

Railway Station (400m): 0

Bus Stop (200m): 3

Suitability Score: 18

AVAILABILITY

Active Use: 0

Multiple or Difficult Land Ownership: 10

Owner willing to sell?: 5

Availability Score: 15

ACHIEVABILITY

Strong Residential Market?: 5

Attractive Local Environment: 5

Abnormal Costs: 0

New Infrastructure: 0

Achievability Score: 10

Total Survey Score: 43

Site Visited:

Keep Site in SHLAA?:

Site Survey Comments:

Near to M62 motorway. No access. Non-contiguous Green Belt. Could only be developed comprehensively with adjacent land. Area reduced due to part of site falling within flood zone 3.

Conclusion:

Net developable area relates to that part of the site which falls outside flood zone 3. The site falls within the Green Belt and has been excluded from the housing supply pending a review of the Green Belt and the need for urban extensions.



Strategic Housing Land Availability Assessment



Site ID:

K0246

Address:

Wheathill Farm, Naylors Lane

Settlement:

Netherley

Existing Use:

Currently Agricultural Land

Capacity Source:

Greenbelt Non-contiguous

Gross Site Area:

4.85

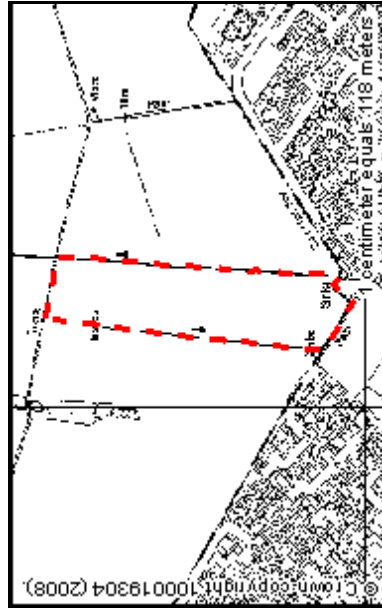
Net Site Area:

0.3395

Density:

Yield:

Plan Period:



SUITABILITY

Physical Constraints: 8

Un-Neighbourly Uses: 4

Contaminated: 8

Access: 4

Primary School (600m): 0

Local Centre (800m): 0

Health Centre (1000m): 0

Employment (5000m): 3

Railway Station (400m): 0

Bus Stop (200m): 3

Suitability Score: 30

Total Survey Score: 60

AVAILABILITY

Active Use: 0

Multiple or Difficult Land Ownership: 10

Owner willing to sell?: 5

Availability Score: 15

ACHIEVABILITY

Strong Residential Market?: 5

Attractive Local Environment: 5

Abnormal Costs: 5

New Infrastructure: 0

Achievability Score: 15

Site Visited:

Keep Site in SHLAA?:

Site Survey Comments:

Green Belt. No access to site, unless K0243 and K0247 developed. Area reduced due to part of site falling within flood zone.

Conclusion:

Net developable area relates to that part of the site which falls outside flood zone 3. The site falls within the Green Belt and has been excluded from the housing supply pending a review of the Green Belt and the need for urban extensions.



Strategic Housing Land Availability Assessment



Site ID:

K0247

Address:

Wheathill Farm, Naylors Lane

Settlement:

Netherley

Existing Use:

Currently Agricultural Land

Capacity Source:

Greenbelt Non-contiguous

Gross Site Area:

5.918

Net Site Area:

2.42638

Density:

Yield:

Plan Period:



SUITABILITY

Physical Constraints:

4

Un-Neighbourly Uses:

4

Contaminated:

8

Access:

4

Primary School (600m):

0

Local Centre (800m):

0

Health Centre (1000m):

0

Employment (5000m):

3

Railway Station (400m):

0

Bus Stop (200m):

3

Suitability Score:

26

AVAILABILITY

Active Use:

0

Multiple or Difficult Land Ownership:

10

Owner willing to sell?:

5

Availability Score:

15

ACHIEVABILITY

Strong Residential Market?:

5

Attractive Local Environment:

5

Abnormal Costs:

5

New Infrastructure:

0

Achievability Score:

15

Total Survey Score:

56

Site Visited:

Keep Site in SHLAA?:

Site Survey

Green Belt site contiguous with Liverpool urban area. Area reduced due to part of site falling within flood

zone 3. Sewer capacity issues. Water main crosses site.

Comments:

Conclusion:

Net developable area relates to that part of the site which falls outside flood zone 3. The site falls within the Green Belt and has been excluded from the housing supply pending a review of the Green Belt and the need for urban extensions.





Strategic Housing Land Availability Assessment



Site ID:

K0248

Address:

Wheathill Farm, Naylors Lane

Settlement:

Netherley

Existing Use:

Currently Agricultural Land

Capacity Source:

Greenbelt Non-contiguous

Gross Site Area:

2.2706

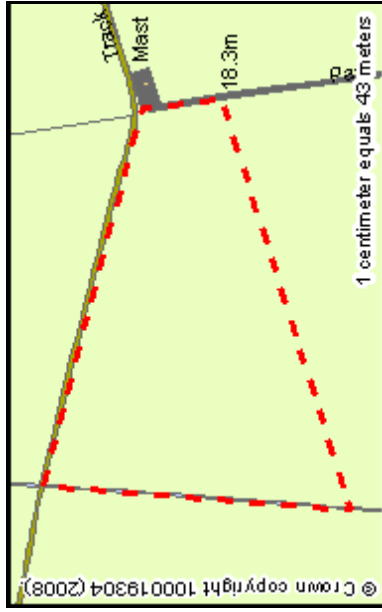
Net Site Area:

1.70295

Density:

Yield:

Plan Period:



SUITABILITY

Physical Constraints: 8

Un-Neighbourly Uses: 4

Contaminated: 8

Access: 4

Primary School (600m): 0

Local Centre (800m): 0

Health Centre (1000m): 0

Employment (5000m): 3

Railway Station (400m): 0

Bus Stop (200m): 3

Suitability Score: 30

Total Survey Score: 60

AVAILABILITY

Active Use: 0

Multiple or Difficult Land Ownership: 10

Owner willing to sell?: 5

Availability Score: 15

ACHIEVABILITY

Strong Residential Market?: 5

Attractive Local Environment: 5

Abnormal Costs: 5

New Infrastructure: 0

Achievability Score: 15

Site Visited:

Keep Site in SHLAA?:

Site Survey

Comments: Green Belt. No access to site, unless K0247 developed. Part of site falls within flood zone 3 but this is not considered to fall within net developable area. Remote from sewerage network.

Conclusion:

The site falls within the Green Belt and has been excluded from the housing supply pending a review of the Green Belt and the need for urban extensions.



Strategic Housing Land Availability Assessment



Site ID:

Gross Site Area:

Address:

Net Site Area:

Settlement:

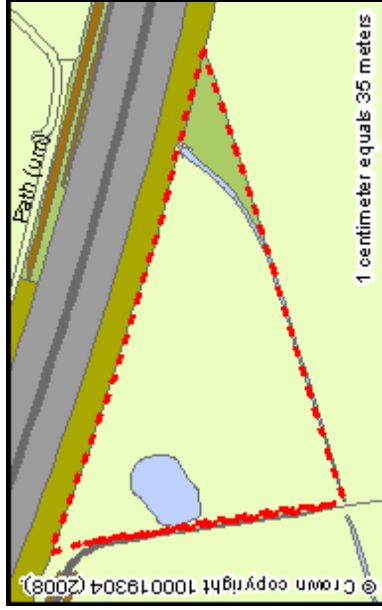
Density:

Existing Use:

Yield:

Capacity Source:

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:

Access limited to farm track. Access could be improved if sites K0250 and K0251 are developed. Adjacent to M62 motorway (north of site). Remote from sewerage network.

Conclusion:

The site falls within the Green Belt and has been excluded from the housing supply pending a review of the Green Belt and the need for urban extensions.





Strategic Housing Land Availability Assessment



Site ID:

K0250

Address:

Wheathill Farm, Naylor's Lane

Settlement:

Netherley

Existing Use:

Currently Agricultural Land

Capacity Source:

Greenbelt Non-contiguous

Gross Site Area: 6.343

Net Site Area: 4.75725

Density:

Yield:

Plan Period:



SUITABILITY

Physical Constraints:	<input type="text" value="8"/>
Un-Neighbourly Uses:	<input type="text" value="0"/>
Contaminated:	<input type="text" value="8"/>
Access:	<input type="text" value="0"/>
Primary School (600m):	<input type="text" value="0"/>
Local Centre (800m):	<input type="text" value="0"/>
Health Centre (1000m):	<input type="text" value="0"/>
Employment (5000m):	<input type="text" value="3"/>
Railway Station (400m):	<input type="text" value="0"/>
Bus Stop (200m):	<input type="text" value="3"/>
Suitability Score:	<input type="text" value="22"/>

AVAILABILITY

Active Use:	<input type="text" value="0"/>
Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Owner willing to sell?:	<input type="text" value="5"/>
Availability Score:	<input type="text" value="15"/>

ACHIEVABILITY

Strong Residential Market?:	<input type="text" value="5"/>
Attractive Local Environment:	<input type="text" value="5"/>
Abnormal Costs:	<input type="text" value="5"/>
New Infrastructure:	<input type="text" value="0"/>
Achievability Score:	<input type="text" value="15"/>

Total Survey Score:

Site Visited:

Keep Site in SHLAA?:

Site Survey Comments:

Access to site limited to farm track. Access could be improved if site K0251 is developed. M62 to north east. Remote from sewerage network.

Conclusion:

The site falls within the Green Belt and has been excluded from the housing supply pending a review of the Green Belt and the need for urban extensions.





Strategic Housing Land Availability Assessment



Site ID:

K0251

Address:

Wheathill Farm, Naylors Lane

Settlement:

Netherley / Huyton

Existing Use:

Currently Agricultural Land

Capacity Source:

Greenbelt Non-contiguous

Gross Site Area:

8.086

Net Site Area:

6.0645

Density:

Yield:

Plan Period:



SUITABILITY

Physical Constraints:	8
Un-Neighbourly Uses:	0
Contaminated:	8
Access:	8
Primary School (600m):	0
Local Centre (800m):	0
Health Centre (1000m):	0
Employment (5000m):	3
Railway Station (400m):	0
Bus Stop (200m):	3
Suitability Score:	30

Total Survey Score: 60

AVAILABILITY

Active Use:	0
Multiple or Difficult Land Ownership:	10
Owner willing to sell?:	5
Availability Score:	15

ACHIEVABILITY

Strong Residential Market?:	5
Attractive Local Environment:	5
Abnormal Costs:	5
New Infrastructure:	0
Achievability Score:	15

Site Visited:

Keep Site in SHLAA?:

Site Survey Comments:

Green Belt site. M62 to north of site.

Conclusion:

The site falls within the Green Belt and has been excluded from the housing supply pending a review of the Green Belt and the need for urban extensions.



Strategic Housing Land Availability Assessment



Site ID:

Address:

Settlement:

Existing Use:

Capacity Source:

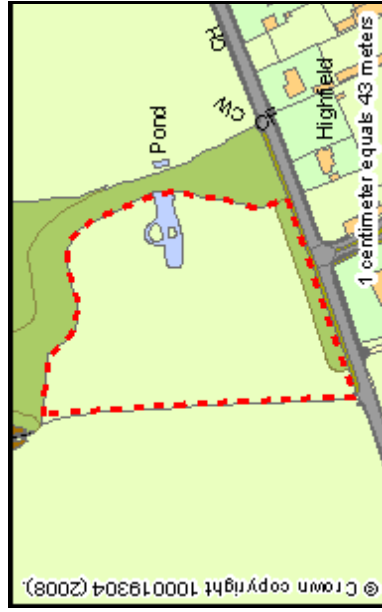
Gross Site Area:

Net Site Area:

Density:

Yield:

Plan Period:



SUITABILITY	
Physical Constraints:	<input type="text" value="8"/>
Un-Neighbourly Uses:	<input type="text" value="4"/>
Contaminated:	<input type="text" value="8"/>
Access:	<input type="text" value="8"/>
Primary School (600m):	<input type="text" value="0"/>
Local Centre (800m):	<input type="text" value="0"/>
Health Centre (1000m):	<input type="text" value="0"/>
Employment (5000m):	<input type="text" value="3"/>
Railway Station (400m):	<input type="text" value="0"/>
Bus Stop (200m):	<input type="text" value="3"/>
Suitability Score:	<input type="text" value="34"/>

AVAILABILITY	
Active Use:	<input type="text" value="0"/>
Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Owner willing to sell?:	<input type="text" value="5"/>
Availability Score:	<input type="text" value="15"/>
ACHIEVABILITY	
Strong Residential Market?:	<input type="text" value="5"/>
Attractive Local Environment:	<input type="text" value="5"/>
Abnormal Costs:	<input type="text" value="5"/>
New Infrastructure:	<input type="text" value="0"/>
Achievability Score:	<input type="text" value="15"/>

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

Site Survey Comments:
Green Belt site. Mature trees surrounding site. M62 to north of site.

Conclusion:
The site falls within the Green Belt and has been excluded from the housing supply pending a review of the Green Belt and the need for urban extensions.





Strategic Housing Land Availability Assessment



Site ID:

K0253

Address:

Saunders Garden Centre, Windy Arbor Rd

Settlement:

Whiston

Existing Use:

Former Garden Centre - Currently Vacant Land - Subsumed by CFS 22

Capacity Source:

Urban Extensions Inside the Greenbelt

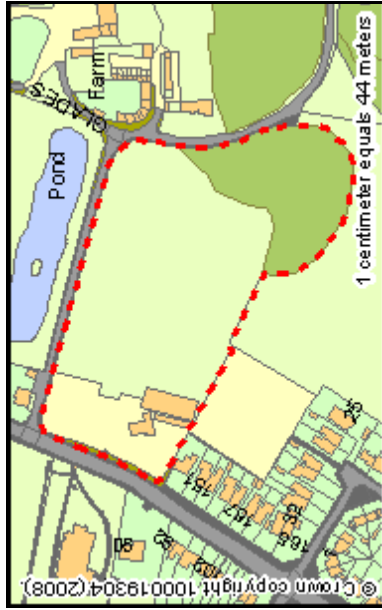
Gross Site Area: 2.136

Net Site Area: 1.602

Density:

Yield:

Plan Period:



SUITABILITY

Physical Constraints: 8

Un-Neighbourly Uses: 4

Contaminated: 4

Access: 8

Primary School (600m): 0

Local Centre (800m): 0

Health Centre (1000m): 3

Employment (5000m): 3

Railway Station (400m): 0

Bus Stop (200m): 3

Suitability Score: 33

AVAILABILITY

Active Use: 10

Multiple or Difficult Land Ownership: 10

Owner willing to sell?: 5

Availability Score: 25

ACHIEVABILITY

Strong Residential Market?: 10

Attractive Local Environment: 5

Abnormal Costs: 0

New Infrastructure: 0

Achievability Score: 15

Total Survey Score: 73

Site Visited:

Keep Site in SHLAA?:

Site Survey

Comments: Former garden centre - now vacant. Wider area included as site K0217 Part brownfield. Possible issues with ground conditions/contamination. Extent of these unknown. Sewer capacity issues. Possibly affected by Knowsley Runcorn fault.

Conclusion:

The site falls within the Green Belt and has been excluded from the housing supply pending a review of the Green Belt and the need for urban extensions.



Strategic Housing Land Availability Assessment



Site ID:

Address:

Settlement:

Existing Use:

Capacity Source:

Gross Site Area:

Net Site Area:

Density:

Yield:

Plan Period:



SUITABILITY

Physical Constraints:	<input type="text" value="4"/>
Un-Neighbourly Uses:	<input type="text" value="8"/>
Contaminated:	<input type="text" value="8"/>
Access:	<input type="text" value="8"/>
Primary School (600m):	<input type="text" value="3"/>
Local Centre (800m):	<input type="text" value="3"/>
Health Centre (1000m):	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>
Railway Station (400m):	<input type="text" value="3"/>
Bus Stop (200m):	<input type="text" value="3"/>
Suitability Score:	<input type="text" value="46"/>

Total Survey Score:

AVAILABILITY

Active Use:	<input type="text" value="10"/>
Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Owner willing to sell?:	<input type="text" value="5"/>
Availability Score:	<input type="text" value="25"/>

ACHIEVABILITY

Strong Residential Market?:	<input type="text" value="5"/>
Attractive Local Environment:	<input type="text" value="3"/>
Abnormal Costs:	<input type="text" value="5"/>
New Infrastructure:	<input type="text" value="5"/>
Achievability Score:	<input type="text" value="18"/>

Site Visited:

Keep Site in SHLAA?:

Site Survey Comments:

Fronted onto by adjacent dwellings. Small site with some mature trees. High amenity value to local residents.

Conclusion:

This site has significant amenity value and is not considered to be of an appropriate shape and location for residential development. Accordingly, it is excluded from the identified housing supply.



Strategic Housing Land Availability Assessment



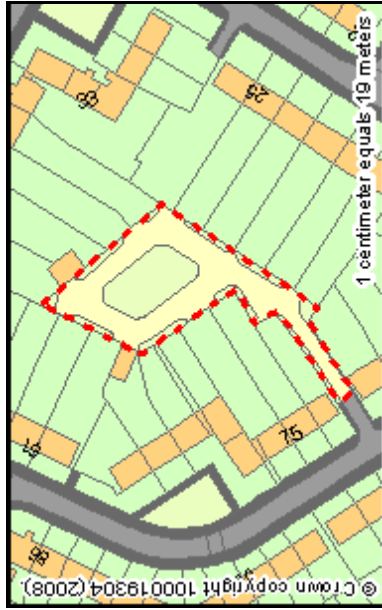
Site ID:
Gross Site Area:

Address:
Net Site Area:

Settlement:
Density:

Existing Use:
Yield:

Capacity Source:
Plan Period:



SUITABILITY	
Physical Constraints:	<input type="text" value="4"/>
Un-Neighbourly Uses:	<input type="text" value="8"/>
Contaminated:	<input type="text" value="8"/>
Access:	<input type="text" value="4"/>
Primary School (600m):	<input type="text" value="3"/>
Local Centre (800m):	<input type="text" value="3"/>
Health Centre (1000m):	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>
Railway Station (400m):	<input type="text" value="0"/>
Bus Stop (200m):	<input type="text" value="3"/>
Suitability Score:	<input type="text" value="39"/>

AVAILABILITY	
Active Use:	<input type="text" value="10"/>
Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Owner willing to sell?:	<input type="text" value="5"/>
Availability Score:	<input type="text" value="25"/>
ACHIEVABILITY	
Strong Residential Market?:	<input type="text" value="10"/>
Attractive Local Environment:	<input type="text" value="3"/>
Abnormal Costs:	<input type="text" value="5"/>
New Infrastructure:	<input type="text" value="5"/>
Achievability Score:	<input type="text" value="23"/>

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

Site Survey Comments: Backland site. Highways advise a maximum of 4 dwellings. However, not considered to offer attractive residential environment and potential considered to be very limited.

Conclusion: Not considered to be realistic residential site and removed from identified housing supply.



Strategic Housing Land Availability Assessment



Site ID:

K0349

Address:

Land off Junction 4 M57

Settlement:

Knowsley

Existing Use:

Currently Agricultural Land / Natural and Semi-Natural Greenspace

Capacity Source:

Greenbelt Non-contiguous

Gross Site Area:

24.38

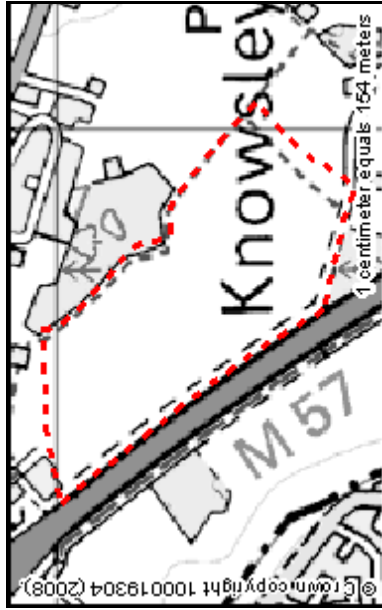
Net Site Area:

18.285

Density:

Yield:

Plan Period:



SUITABILITY

Physical Constraints:

4

Un-Neighbourly Uses:

0

Contaminated:

8

Access:

0

Primary School (600m):

3

Local Centre (800m):

0

Health Centre (1000m):

0

Employment (5000m):

3

Railway Station (400m):

0

Bus Stop (200m):

3

Suitability Score:

21

AVAILABILITY

Active Use:

0

Multiple or Difficult Land Ownership:

10

Owner willing to sell:

5

Availability Score:

15

ACHIEVABILITY

Strong Residential Market?:

5

Attractive Local Environment:

5

Abnormal Costs:

5

New Infrastructure:

0

Achievability Score:

15

Total Survey Score:

51

Site Visited:

Keep Site in SHLAA?:

Site Survey Comments:

A new road would be required to give satisfactory access. Adjacent to M57. Remote from water/sewage network. Sewer pumping main crosses site. Attractive environment apart from motorway. Green Belt.

Conclusion:

The site falls within the Green Belt and has been excluded from the housing supply pending a review of the Green Belt and the need for urban extensions.





Strategic Housing Land Availability Assessment



Site ID:
Gross Site Area:

Address:
Net Site Area:

Settlement:
Density:

Existing Use:
Yield:

Capacity Source:
Plan Period:



SUITABILITY	
Physical Constraints:	<input type="text" value="8"/>
Un-Neighbourly Uses:	<input type="text" value="4"/>
Contaminated:	<input type="text" value="4"/>
Access:	<input type="text" value="8"/>
Primary School (600m):	<input type="text" value="0"/>
Local Centre (800m):	<input type="text" value="0"/>
Health Centre (1000m):	<input type="text" value="0"/>
Employment (5000m):	<input type="text" value="3"/>
Railway Station (400m):	<input type="text" value="0"/>
Bus Stop (200m):	<input type="text" value="3"/>
Suitability Score:	<input type="text" value="30"/>

AVAILABILITY	
Active Use:	<input type="text" value="5"/>
Multiple or Difficult Land Ownership:	<input type="text" value="5"/>
Owner willing to sell?:	<input type="text" value="5"/>
Availability Score:	<input type="text" value="15"/>
ACHIEVABILITY	
Strong Residential Market?:	<input type="text" value="5"/>
Attractive Local Environment:	<input type="text" value="0"/>
Abnormal Costs:	<input type="text" value="0"/>
New Infrastructure:	<input type="text" value="5"/>
Achievability Score:	<input type="text" value="10"/>

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

Site Survey Comments: Allocated for employment use. Approx 40% previously developed land. Close to motorway junction. Some trees on site. Part of site lies within flood zone 3 but this is not included within site's net developable area.

Conclusion: Site is allocated for 'high quality' B1 and B2 uses. Key employment site and identified as such by the Council's recent Employment Land & Premises Study. Accordingly, not consider to offer realisable housing potential and excluded from the supply.



Strategic Housing Land Availability Assessment



Site ID:

K0352

Address:

Land off Perimeter Road

Settlement:

Kirkby

Existing Use:

Currently Agricultural Land

Capacity Source:

Urban Extensions Inside the Greenbelt

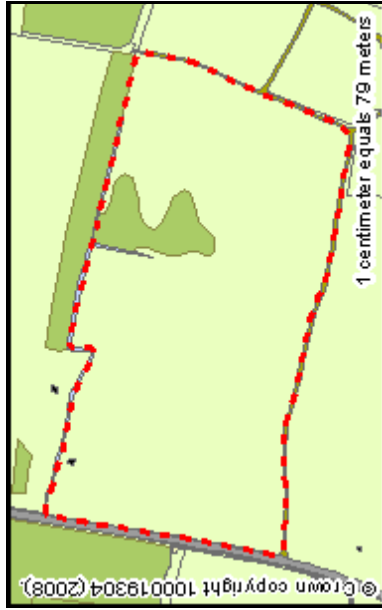
Gross Site Area: 11.32

Net Site Area: 8.49

Density:

Yield:

Plan Period:



SUITABILITY

Physical Constraints:	<input type="text" value="8"/>
Un-Neighbourly Uses:	<input type="text" value="0"/>
Contaminated:	<input type="text" value="8"/>
Access:	<input type="text" value="8"/>
Primary School (600m):	<input type="text" value="0"/>
Local Centre (800m):	<input type="text" value="0"/>
Health Centre (1000m):	<input type="text" value="0"/>
Employment (5000m):	<input type="text" value="3"/>
Railway Station (400m):	<input type="text" value="0"/>
Bus Stop (200m):	<input type="text" value="3"/>
Suitability Score:	<input type="text" value="30"/>

AVAILABILITY

Active Use:	<input type="text" value="0"/>
Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Owner willing to sell?:	<input type="text" value="5"/>
Availability Score:	<input type="text" value="15"/>

ACHIEVABILITY

Strong Residential Market?:	<input type="text" value="5"/>
Attractive Local Environment:	<input type="text" value="3"/>
Abnormal Costs:	<input type="text" value="5"/>
New Infrastructure:	<input type="text" value="0"/>
Achievability Score:	<input type="text" value="13"/>

Total Survey Score:

Site Visited:

Keep Site in SHLAA?:

Site Survey Comments:

Power lines cross west of site. Site has access, but is very isolated. Remote from water mains/sewerage network capacity.

Conclusion:

The site falls within the Green Belt and has been excluded from the housing supply pending a review of the Green Belt and the need for urban extensions.





Strategic Housing Land Availability Assessment



Site ID:

K0353

Address:

Land to the West of Red Cut Lane

Settlement:

Kirkby

Existing Use:

Currently Agricultural Land

Capacity Source:

Greenbelt Non-contiguous

Gross Site Area:

4.05

Net Site Area:

3.0375

Density:

Yield:

Plan Period:



SUITABILITY

Physical Constraints:	8
Un-Neighbourly Uses:	4
Contaminated:	8
Access:	0
Primary School (600m):	0
Local Centre (800m):	0
Health Centre (1000m):	0
Employment (5000m):	3
Railway Station (400m):	0
Bus Stop (200m):	3
Suitability Score:	26

AVAILABILITY

Active Use:	0
Multiple or Difficult Land Ownership:	10
Owner willing to sell?:	5
Availability Score:	15

ACHIEVABILITY

Strong Residential Market?:	5
Attractive Local Environment:	3
Abnormal Costs:	5
New Infrastructure:	0
Achievability Score:	13

Total Survey Score: 54

Site Visited:

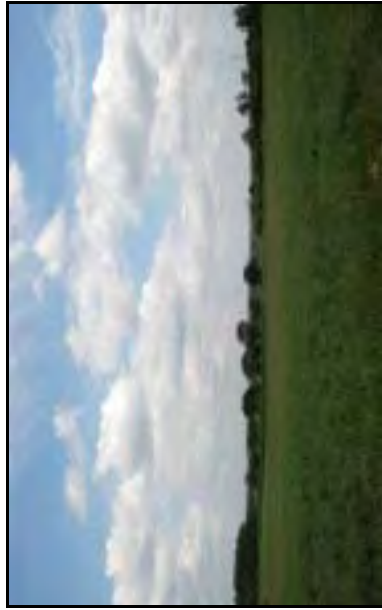
Keep Site in SHLAA?:

Site Survey Comments:

Access to site would require significant work or through K0352 / K0355. Adjacent to Knowsley Industrial Park. The site cannot be accessed by the main highway. Remote from water mains/sewerage network capacity. Outside primarily residential area.

Conclusion:

The site falls within the Green Belt and has been excluded from the housing supply pending a review of the Green Belt and the need for urban extensions.





Strategic Housing Land Availability Assessment



Site ID:

K0354

Address:

Land to the East of Red Cut Lane

Settlement:

Kirkby

Existing Use:

Currently Agricultural Land

Capacity Source:

Greenbelt Non-contiguous

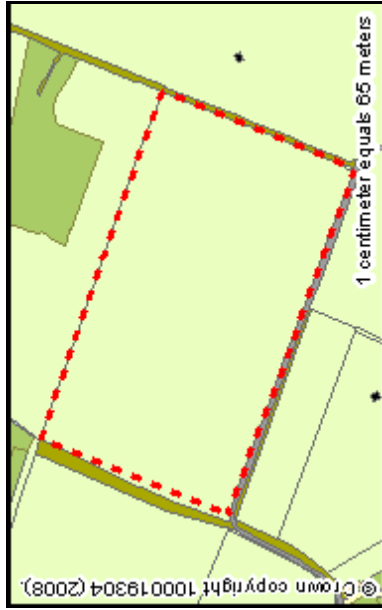
Gross Site Area: 5.59

Net Site Area: 4.1925

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:

Access to site would require significant work or through K0352 / K0355. Adjacent to Knowsley Industrial Park. Remote from water mains/sewerage network capacity. Power line crossing south east corner. Outside primarily residential area.

Conclusion:

The site falls within the Green Belt and has been excluded from the housing supply pending a review of the Green Belt and the need for urban extensions.





Strategic Housing Land Availability Assessment



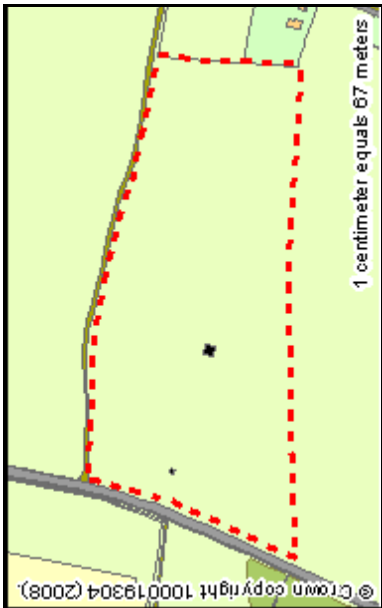
Site ID:
Gross Site Area:

Address:
Net Site Area:

Settlement:
Density:

Existing Use:
Yield:

Capacity Source:
Plan Period:



SUITABILITY	
Physical Constraints:	<input type="text" value="8"/>
Un-Neighbourly Uses:	<input type="text" value="0"/>
Contaminated:	<input type="text" value="8"/>
Access:	<input type="text" value="8"/>
Primary School (600m):	<input type="text" value="0"/>
Local Centre (800m):	<input type="text" value="0"/>
Health Centre (1000m):	<input type="text" value="0"/>
Employment (5000m):	<input type="text" value="3"/>
Railway Station (400m):	<input type="text" value="0"/>
Bus Stop (200m):	<input type="text" value="3"/>
Suitability Score:	<input type="text" value="30"/>

AVAILABILITY	
Active Use:	<input type="text" value="0"/>
Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Owner willing to sell?:	<input type="text" value="5"/>
Availability Score:	<input type="text" value="15"/>
ACHIEVABILITY	
Strong Residential Market?:	<input type="text" value="5"/>
Attractive Local Environment:	<input type="text" value="3"/>
Abnormal Costs:	<input type="text" value="5"/>
New Infrastructure:	<input type="text" value="0"/>
Achievability Score:	<input type="text" value="13"/>

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

Site Survey Comments: Power lines cross west of site. Edge of Green Belt. Site has access, but is very isolated. Remote from water mains/sewerage network capacity.

Conclusion: The site falls within the Green Belt and has been excluded from the housing supply pending a review of the Green Belt and the need for urban extensions.



Strategic Housing Land Availability Assessment



Site ID:

K0362

Address:

Land to the South of Home Farm Road

Settlement:

Currently in Agricultural Use

Existing Use:

Capacity Source:

Urban Extensions Inside the Greenbelt

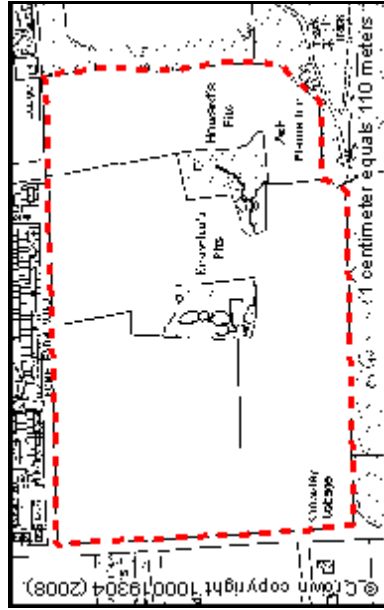
Gross Site Area: 27.44

Net Site Area: 20.58

Density:

Yield:

Plan Period:



SUITABILITY

Physical Constraints: 4

Un-Neighbourly Uses: 8

Contaminated: 8

Access: 8

Primary School (600m): 3

Local Centre (800m): 0

Health Centre (1000m): 0

Employment (5000m): 3

Railway Station (400m): 0

Bus Stop (200m): 3

Suitability Score: 37

AVAILABILITY

Active Use: 0

Multiple or Difficult Land Ownership: 10

Owner willing to sell?: 5

Availability Score: 15

ACHIEVABILITY

Strong Residential Market?: 10

Attractive Local Environment: 5

Abnormal Costs: 5

New Infrastructure: 0

Achievability Score: 20

Total Survey Score: 72

Site Visited:

Keep Site in SHLAA?:

Site Survey Comments:

Green belt site. Includes a small area of woodland. SBI designation. Adjacent to an Historic Park and Garden. Sewer capacity issues.

Conclusion:

The site falls within the Green Belt and has been excluded from the housing supply pending a review of the Green Belt and the need for urban extensions.





Strategic Housing Land Availability Assessment



Site ID:

K0363

Address:

Home Farm Road, Paddock

Settlement:

Currently in Agricultural Use

Existing Use:

Capacity Source:

Urban Extensions Inside the Greenbelt

Gross Site Area:

4.11

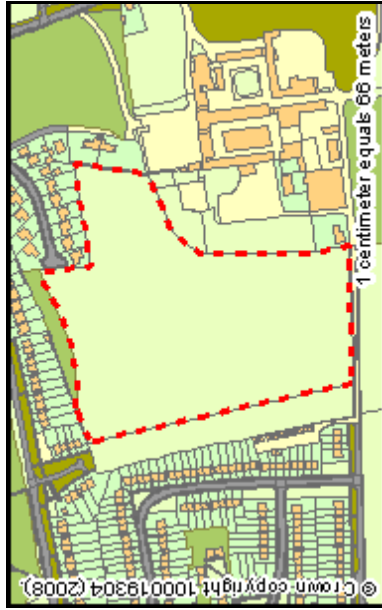
Net Site Area:

3.0825

Density:

Yield:

Plan Period:



SUITABILITY

Physical Constraints:

4

Un-Neighbourly Uses:

8

Contaminated:

8

Access:

4

Primary School (600m):

3

Local Centre (800m):

0

Health Centre (1000m):

0

Employment (5000m):

3

Railway Station (400m):

0

Bus Stop (200m):

3

Suitability Score:

33

AVAILABILITY

Active Use:

0

Multiple or Difficult Land Ownership:

10

Owner willing to sell?:

5

Availability Score:

15

ACHIEVABILITY

Strong Residential Market?:

10

Attractive Local Environment:

5

Abnormal Costs:

5

New Infrastructure:

0

Achievability Score:

20

Total Survey Score:

68

Site Visited:

Keep Site in SHLAA?:

Site Survey Comments:

Green Belt site. Attractive location. Maybe difficult to access (Home Farm Road is narrow and possible ransom). Public sewers cross the site.

Conclusion:

The site falls within the Green Belt and has been excluded from the housing supply pending a review of the Green Belt and the need for urban extensions.

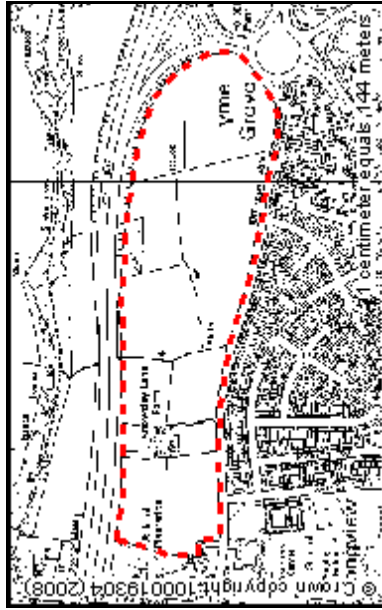




Strategic Housing Land Availability Assessment



Site ID: **Gross Site Area:**
Address: **Net Site Area:**
Settlement: **Density:**
Existing Use: **Yield:**
Capacity Source: **Plan Period:**



SUITABILITY	
Physical Constraints:	<input type="text" value="8"/>
Un-Neighbourly Uses:	<input type="text" value="0"/>
Contaminated:	<input type="text" value="8"/>
Access:	<input type="text" value="8"/>
Primary School (600m):	<input type="text" value="3"/>
Local Centre (800m):	<input type="text" value="0"/>
Health Centre (1000m):	<input type="text" value="0"/>
Employment (5000m):	<input type="text" value="3"/>
Railway Station (400m):	<input type="text" value="0"/>
Bus Stop (200m):	<input type="text" value="3"/>
Suitability Score:	<input type="text" value="33"/>

AVAILABILITY	
Active Use:	<input type="text" value="0"/>
Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Owner willing to sell?:	<input type="text" value="5"/>
Availability Score:	<input type="text" value="15"/>
ACHIEVABILITY	
Strong Residential Market?:	<input type="text" value="10"/>
Attractive Local Environment:	<input type="text" value="5"/>
Abnormal Costs:	<input type="text" value="5"/>
New Infrastructure:	<input type="text" value="0"/>
Achievability Score:	<input type="text" value="20"/>

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

Site Survey Comments: Green Belt. M57 immediately to north of site. Hedgerows and some trees on site. Remote form water mains/sewerage network capacity.

Conclusion: The site falls within the Green Belt and has been excluded from the housing supply pending a review of the Green Belt and the need for urban extensions.



Strategic Housing Land Availability Assessment



Site ID:

K0366

Address:

Land to the South of Cartbridge Lane

Settlement:

Knowsley Village

Existing Use:

Former Dog Kennels, Currently Vacant

Capacity Source:

Urban Extensions Inside the Greenbelt

Gross Site Area: 1.11

Net Site Area: 0.1998

Density:

Yield:

Plan Period:



SUITABILITY

Physical Constraints: 4

Un-Neighbourly Uses: 8

Contaminated: 8

Access: 8

Primary School (600m): 0

Local Centre (800m): 0

Health Centre (1000m): 0

Employment (5000m): 3

Railway Station (400m): 0

Bus Stop (200m): 3

Suitability Score: 34

Total Survey Score: 74

AVAILABILITY

Active Use: 5

Multiple or Difficult Land Ownership: 10

Owner willing to sell?: 5

Availability Score: 20

ACHIEVABILITY

Strong Residential Market?: 10

Attractive Local Environment: 5

Abnormal Costs: 5

New Infrastructure: 0

Achievability Score: 20

Site Visited:

Keep Site in SHLAA?:

Site Survey Comments:

Borders Bridgefild Forum housing allocation. SBI (brook) intervenes. Part brownfield - former kennels. Large amount of tree cover on vacant part of site. Net developable area is reduced to that part of the site which lies outside flood zone 3.

Conclusion:

The site falls within the Green Belt and has been excluded from the housing supply pending a review of the Green Belt and the need for urban extensions.



Strategic Housing Land Availability Assessment



Site ID: **Gross Site Area:**
Address: **Net Site Area:**
Settlement: **Density:**
Existing Use: **Yield:**
Capacity Source: **Plan Period:**



SUITABILITY	
Physical Constraints:	<input type="text" value="4"/>
Un-Neighbourly Uses:	<input type="text" value="8"/>
Contaminated:	<input type="text" value="8"/>
Access:	<input type="text" value="8"/>
Primary School (600m):	<input type="text" value="3"/>
Local Centre (800m):	<input type="text" value="0"/>
Health Centre (1000m):	<input type="text" value="0"/>
Employment (5000m):	<input type="text" value="3"/>
Railway Station (400m):	<input type="text" value="0"/>
Bus Stop (200m):	<input type="text" value="3"/>
Suitability Score:	<input type="text" value="37"/>

AVAILABILITY	
Active Use:	<input type="text" value="10"/>
Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Owner willing to sell?:	<input type="text" value="5"/>
Availability Score:	<input type="text" value="25"/>
ACHIEVABILITY	
Strong Residential Market?:	<input type="text" value="10"/>
Attractive Local Environment:	<input type="text" value="5"/>
Abnormal Costs:	<input type="text" value="5"/>
New Infrastructure:	<input type="text" value="0"/>
Achievability Score:	<input type="text" value="20"/>

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

Site Survey Comments:
Green Belt. Large featureless site. Uncultivated agricultural land. Watermain/public sewer crosses site

Conclusion:
The site falls within the Green Belt and has been excluded from the housing supply pending a review of the Green Belt and the need for urban extensions.



Strategic Housing Land Availability Assessment



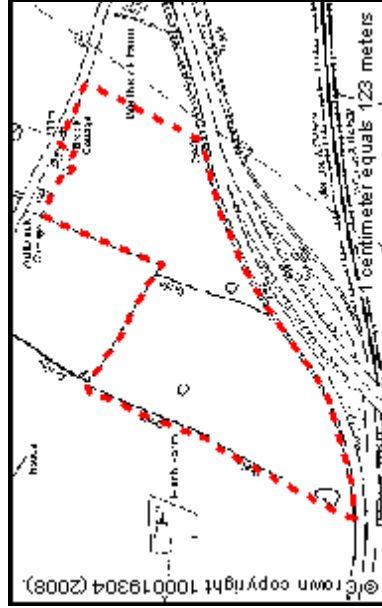
Site ID:
Gross Site Area:

Address:
Net Site Area:

Settlement:
Density:

Existing Use:
Yield:

Capacity Source:
Plan Period:



SUITABILITY	
Physical Constraints:	<input type="text" value="8"/>
Un-Neighbourly Uses:	<input type="text" value="4"/>
Contaminated:	<input type="text" value="8"/>
Access:	<input type="text" value="4"/>
Primary School (600m):	<input type="text" value="0"/>
Local Centre (800m):	<input type="text" value="0"/>
Health Centre (1000m):	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>
Railway Station (400m):	<input type="text" value="0"/>
Bus Stop (200m):	<input type="text" value="3"/>
Suitability Score:	<input type="text" value="33"/>

AVAILABILITY	
Active Use:	<input type="text" value="0"/>
Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Owner willing to sell?:	<input type="text" value="5"/>
Availability Score:	<input type="text" value="15"/>
ACHIEVABILITY	
Strong Residential Market?:	<input type="text" value="5"/>
Attractive Local Environment:	<input type="text" value="5"/>
Abnormal Costs:	<input type="text" value="5"/>
New Infrastructure:	<input type="text" value="0"/>
Achievability Score:	<input type="text" value="15"/>

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

Site Survey Comments: Farmland in the Green Belt unrelated to the urban area. No access available unless developed with adjacent land. Remote for sewerage network.

Conclusion: The site falls within the Green Belt and has been excluded from the housing supply pending a review of the Green Belt and the need for urban extensions.



Strategic Housing Land Availability Assessment



Site ID:

K0369

Address:

South Prescott Action Area

Settlement:

Prescot

Existing Use:

Employment Uses

Capacity Source:

Urban Brownfield

Gross Site Area:

29.24

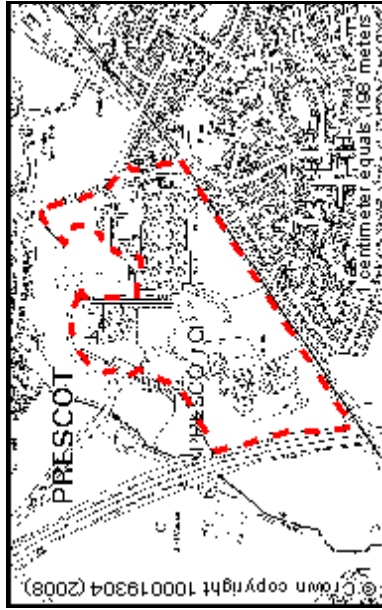
Net Site Area:

21.93

Density:

Yield:

Plan Period:



SUITABILITY

Physical Constraints:	8
Un-Neighbourly Uses:	4
Contaminated:	0
Access:	8
Primary School (600m):	3
Local Centre (800m):	3
Health Centre (1000m):	3
Employment (5000m):	3
Railway Station (400m):	3
Bus Stop (200m):	3
Suitability Score:	38

AVAILABILITY

Active Use:	0
Multiple or Difficult Land Ownership:	10
Owner willing to sell?:	5
Availability Score:	15

ACHIEVABILITY

Strong Residential Market?:	5
Attractive Local Environment:	3
Abnormal Costs:	0
New Infrastructure:	0
Achievability Score:	8

Total Survey Score: 61

Site Visited:

Keep Site in SHLAA?:

Site Survey Comments:

South Prescott Action Area site.

Conclusion:

Considered to offer potential subject to the spatial strategy pursued by the Council's LDF Core Strategy. Accordingly, this site should currently thought to represent 'housing potential' rather than realisable housing capacity. Not included in the identified housing supply, but it is noted that this site may come forward in the future and may make a contribution to future housing trajectories.





Strategic Housing Land Availability Assessment



Site ID: **Gross Site Area:**
Address: **Net Site Area:**
Settlement: **Density:**
Existing Use: **Yield:**
Capacity Source: **Plan Period:**



SUITABILITY	
Physical Constraints:	<input type="text" value="8"/>
Un-Neighbourly Uses:	<input type="text" value="8"/>
Contaminated:	<input type="text" value="4"/>
Access:	<input type="text" value="8"/>
Primary School (600m):	<input type="text" value="3"/>
Local Centre (800m):	<input type="text" value="3"/>
Health Centre (1000m):	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>
Railway Station (400m):	<input type="text" value="3"/>
Bus Stop (200m):	<input type="text" value="3"/>
Suitability Score:	<input type="text" value="46"/>

AVAILABILITY	
Active Use:	<input type="text" value="10"/>
Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Owner willing to sell?:	<input type="text" value="5"/>
Availability Score:	<input type="text" value="25"/>
ACHIEVABILITY	
Strong Residential Market?:	<input type="text" value="5"/>
Attractive Local Environment:	<input type="text" value="3"/>
Abnormal Costs:	<input type="text" value="5"/>
New Infrastructure:	<input type="text" value="0"/>
Achievability Score:	<input type="text" value="13"/>

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

Site Survey Comments:
Adjacent to Site of Biological Importance.

Conclusion:
The site falls within the Green Belt and has been excluded from the housing supply pending a review of the Green Belt and the need for urban extensions.



Strategic Housing Land Availability Assessment



Site ID:

Address:

Settlement:

Existing Use:

Capacity Source:

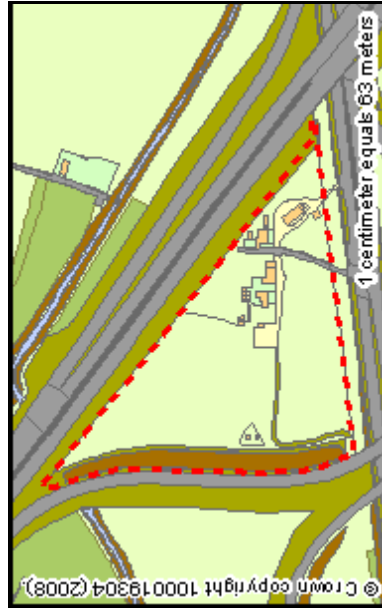
Gross Site Area:

Net Site Area:

Density:

Yield:

Plan Period:



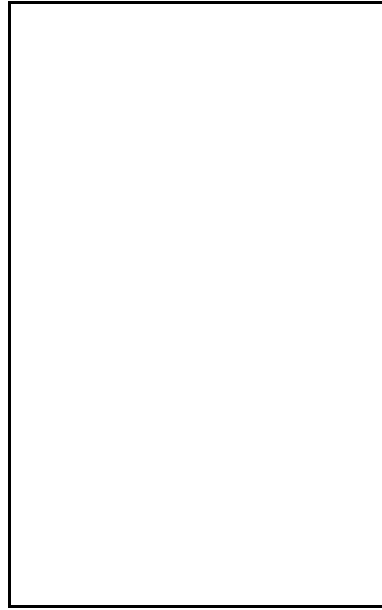
SUITABILITY	
Physical Constraints:	<input type="text" value="0"/>
Un-Neighbourly Uses:	<input type="text" value="0"/>
Contaminated:	<input type="text" value="8"/>
Access:	<input type="text" value="0"/>
Primary School (600m):	<input type="text" value="0"/>
Local Centre (800m):	<input type="text" value="0"/>
Health Centre (1000m):	<input type="text" value="0"/>
Employment (5000m):	<input type="text" value="3"/>
Railway Station (400m):	<input type="text" value="0"/>
Bus Stop (200m):	<input type="text" value="3"/>
Suitability Score:	<input type="text" value="14"/>

AVAILABILITY	
Active Use:	<input type="text" value="0"/>
Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Owner willing to sell?:	<input type="text" value="5"/>
Availability Score:	<input type="text" value="15"/>
ACHIEVABILITY	
Strong Residential Market?:	<input type="text" value="0"/>
Attractive Local Environment:	<input type="text" value="0"/>
Abnormal Costs:	<input type="text" value="0"/>
New Infrastructure:	<input type="text" value="0"/>
Achievability Score:	<input type="text" value="0"/>

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

Site Survey Comments: Agricultural land with residential accommodation which is located within the Green Belt unrelated to the urban area.

Conclusion: The site falls within the Green Belt and has been excluded from the housing supply pending a review of the Green Belt and the need for urban extensions. Also unsure as to whether additional access can be achieved at this point on the primary route network without detriment to highway safety.





**Appendix 4 – Schedule of Sites Excluded from the
Identified Housing Supply Prior to
Consultation on Draft Report**



Knowsley SHLAA - sites removed from study

K0001	Grade II listed building
K0002	Site is in Green Belt
K0007	Site < 0.1 ha (not in sample)
K0024	Site has planning permission
K0028	Site under construction
K0029	Insufficient developable area
K0032	Private garden
K0040	Excluded by KMBC
K0041	Provides rear access to neighbouring properties
K0045	Site in use as private car park
K0047	Landlocked site - no access
K0049	Site under construction
K0052	Landlocked site - no access
K0058	Site has planning permission
K0059	Inadequate access
K0060	Inadequate access
K0064	Inadequate access
K0067	Site has planning permission
K0068	Site has planning permission (recent foundations but no evidence of construction in progress)
K0069	Landlocked site - no access
K0070	Landlocked site - no access
K0072	Inadequate access
K0075	Landlocked site - no access
K0081	Landlocked site - no access
K0083	Site designated for outdoor sports provision
K0090	Landlocked site - no access
K0091	Site has been built on (school extension)
K0092	Inadequate access
K0094	Woodland - urban greenspace designation
K0095	Landlocked site - no access
K0098	Housing allocation (H3)
K0099	Inadequate access
K0101	Landlocked site - no access
K0110	Housing allocation (H5)
K0113	Site has planning permission (Thingwall appeal decision - 525 dwellings)
K0114	Housing allocation (H8)
K0115	Development opportunity site
K0116	Site has planning permission
K0117	Housing allocation (H2)
K0118	Site under construction
K0119	Site has planning permission
K0130	Site has been built out
K0147	Site has planning permission (deemed to have been implemented but abandoned)
K0152	Site under construction
K0154	Site has planning permission
K0155	Site under construction
K0156	Site under construction
K0162	Site under construction
K0163	Site has planning permission
K0164	Site under construction
K0165	North Huyton Action Area (double counting)
K0168	Tower Hill Action Area (double counting)
K0177	Inadequate access
K0178	Site overlooked by adjacent tower blocks
K0179	Duplicate entry
K0180	Site under construction
K0181	Conversion of existing buildings in progress
K0186	Replacement dwelling on site
K0188	Site has planning permission
K0189	Site has planning permission
K0190	Site under construction
K0191	Site under construction
K0195	Conversion of existing buildings - completed
K0196	Site has planning permission
K0197	Site allocation (Thingwall appeal decision - 525 dwellings)
K0199	Site has planning permission - implemented
K0200	Site has planning permission
K0209	Inadequate access
K0220	Inadequate access (private road)
K0256	High quality amenity space
K0262	Landlocked site - no access
K0263	Site redeveloped as a children's play area
K0265	Inadequate access
K0266	Insufficient developable area
K0273	Inadequate plot depth
K0278	Excluded by KMBC
K0280	Insufficient developable area
K0282	Planning permission for change of use to private gardens
K0283	No access available
K0286	Inadequate access
K0287	Site in use as private car park for club - not available
K0289	Inadequate plot depth
K0292	Landlocked site - no access
K0293	Excluded by KMBC
K0294	Roadside verge
K0304	Garden for sheltered housing
K0315	Provides rear access to neighbouring properties
K0323	Insufficient developable area
K0337	Inadequate access
K0339	Landlocked site - no access
K0340	Landlocked site - no access
K0356	Site has planning permission
K0359	Site under construction
K0360	Site has planning permission



**Appendix 5 – Summary of and Response to
Representations Received at Draft
Report Stage**

Respondent Ref	Response Ref	Respondent	Contact	Type of response	Summary	Response to Representation	Amendment to the SHLAA
01	R01	Halewood Village/ Tarbock Area Community Association	John Woollam	Various Matters	<p>1) Considers that there is a shortage of sites for affordable housing in the Halewood area.</p> <p>2) States that Bridgefield Forum Area site would be a large site to build out at one time.</p> <p>3) States that the following sites are mentioned by others for residential development, but that they are all in the Green Belt and believes that their development will be strongly resisted by local residents: - Land bounded by Church Road, Cartbridge Lane, Gerrard's Lane and Foxhill Lane; - Land bounded by Lydiat Lane, the old railway line, the waterworks and North End Lane; - Land bounded by Higher Road, the railway line and Sandhurst Road; - Land bounded by Baileys Lane, railway line, Lower Road, Finch Lane and Higher Road; and - Land bounded by Greensbridge Lane, Lower Road, Ditton Brook and the railway line.</p>	<p>1) & 2) Comments noted.</p> <p>3) The sites mentioned by the respondent are all located in the Green Belt and none have been included in the housing supply identified by this SHLAA. The residential development potential of land within the Green Belt will be assessed by a separate study which will consider broad locations for future growth.</p>	No amendment.
01	R02	Halewood Village/ Tarbock Area Community Association	John Woollam	Various Matters	<p>1) States that land behind the Old School House, Church Road has benefitted from planning permission for about two years but there is no indication of a start being made on site.</p> <p>2) States that some initial work has been undertaken at North End Garage some weeks ago and asks how long the planning approval has to go.</p> <p>3) Queries where development may take place at Hayes Farm, Lower Road.</p> <p>4) Queries where development may take place at Foxhill Farm, Foxhill Lane.</p> <p>5) Queries the location of the Weston House Nursery site.</p> <p>6) Queries whether site K0367 (Land between Gerrard's Lane, Foxhill Lane, Church Road and Cartbridge Lane) is within the Green Belt.</p> <p>7) Queries the location of site K0386 (Land at Lower Road) and asks whether it is located within the Green Belt.</p> <p>8) Asks for clarification of the term 'Green Belt non-contiguous'.</p> <p>10) Queries whether the Dog Kennels at the junction of Greensbridge Lane and Cartbridge Lane are to be developed.</p>	<p>1) This planning permission is included in Knowsley's housing supply as an existing commitment.</p> <p>2) Comments noted. A direct query will need to be made to the Council's Planning Department to discuss the detail of this planning permission.</p> <p>3), 4), 5), 6), 7) & 10) The sites mentioned by the respondent are all located in the Green Belt and none have been included in the housing supply identified by this SHLAA. The residential development potential of land within the Green Belt will be assessed by a separate study which will consider broad locations for future growth.</p> <p>8) 'Green Belt non-contiguous' refers to sites which are in the Green Belt but are not located adjacent to the built-up area.</p> <p>9) 'Urban extension inside the Green Belt' refers to sites which are in the Green Belt and are located adjacent to the built-up area.</p>	No amendment.
02	R03	Maro Developments	C J Stroud	Site Specific	<p>Representation relating to Site Reference K0204.</p> <p>1) States that the site's characteristics have not been properly evaluated and that: - in terms of any physical constraints, the site is gently undulating and presents no development constraints, yet is marked as being partially constrained; - there is no known contamination on the site, yet it has been marked as being partially contaminated; - it has a directly usable access within the respondent's ownership at Main Drive, yet it is marked as having no access at all; - the parcel of land is in the respondent's sole ownership, yet is marked as being partially constrained; and - the site is identified as having significant abnormal costs, yet there are none.</p> <p>2) States that the site is the most readily developable parcel within the overall Halsnead Park area and that the site has few, if any, constraints.</p>	<p>1) Comments noted and the site's scores relating to contamination, ownership and abnormal costs have been amended. The site continues to be marked as having physical constraints due to the presence of a sewer access the site.</p> <p>2) Comments noted.</p> <p>3) The purpose of the study is to identify suitable, available and achievable housing land, rather than to prescribe the type of housing which will be appropriate to certain sites. The approach of the study is therefore considered correct.</p>	Site record K0204 amended to reflect respondent's comments.

Respondent Ref	Response Ref	Respondent	Contact	Type of response	Summary	Response to Representation	Amendment to the SHLAA
03	R04	Edmund Kirby on behalf of Mr Edward Bean	Edward Landor	Site Specific	<p>3) Expresses concern that the SHLAA simply deals with the RSS housing requirement without considering the mix of housing types that should be provided. States that there appear to be few, if any, sites identified which are appropriate to provide lower density, executive-style properties which will attract higher net worth individuals to the area.</p> <p>4) Notes that the site has also been considered as part of site K0217. The respondent considers that its site should be considered independently as it represents a potential sustainable first phase of development without the need to roll back too much of the Green Belt.</p> <p>Representation relating to Site Reference K0231.</p> <p>1) States that the site benefits from three points of access at present and that it is inconceivable that the consultants who have undertaken the study drew the conclusion that the site has no access.</p> <p>2) States that the Green Belt in this location forms part of a buffer zone and corridor following the M57. The site is wholly enclosed by the M57 slip road and the A580 and its release would not prejudice the function of the Green Belt in this location or prejudice the five main purposes of including land in the Green Belt identified by PPG2.</p> <p>3) Indicates that the site no longer forms part of a viable agricultural unit. It has excellent access due to its proximity to the motorway and is well served by bus routes. The site is within 350 metres of shops at Moorgate Road and the accessibility of the site has been improved by junction improvements. The site is considered accessible to a number of key destinations and town centres.</p> <p>Representation relating to Site Reference K0216.</p>	<p>4) Comments noted. Both sites are located in the Green Belt and neither have been included in the housing supply identified by this SHLAA. The residential development potential of land within the Green Belt will be assessed by a separate study which will consider broad locations for future growth.</p> <p>1) Comments noted, but Knowsley Council still has concerns as to whether additional access can be achieved at this point on to the primary route network without detriment to highway safety and movement.</p> <p>2) Comments noted. In line with the study methodology, no sites within the Green Belt have been included in the housing supply identified by this SHLAA. The residential development potential of land within the Green Belt will be assessed by a separate study which will consider broad locations for future growth.</p> <p>3) Comments noted.</p>	No amendment.
04	R05	Cronton Parish Council	Vitti Osborne	Site Specific	<p>1) Strongly objects to the inclusion of site reference K0216 for potential housing development on the following grounds:</p> <ul style="list-style-type: none"> - development would be contrary to Knowsley UDP's Green Belt policies; - the site is now being developed into an informal country park which is sustainable and should be kept for the enjoyment of the public; - the Council's Connect2 scheme is due to be completed in 2010 and the route of the traffic-free greenway goes across the site; - any housing development on the site is contrary to Knowsley Council's environmental protection policy; and - the biodiversity of the area will be destroyed. <p>Representation relating to Site References K0235, K0236, K0237, K0238, K0239, K0240, K0241 and K0242.</p>	<p>1) Comments noted. The site is located in the Green Belt and is excluded from the housing supply identified by this SHLAA. The residential development potential of land within the Green Belt will be assessed by a separate study which will consider broad locations for future growth.</p> <p>1) Comments noted.</p>	No amendment.
04	R06	Cronton Parish Council	Vitti Osborne	Site Specific	<p>1) Strongly objects to the inclusion of the above sites adjacent to Cronton Hall for potential housing development on the following grounds:</p> <ul style="list-style-type: none"> - development would be contrary to Knowsley UDP's Green Belt policies; - as each site cannot be developed in isolation, it will be a major development when all the sites are joined together; and - the development will totally change the character of the area; and - the biodiversity of the area will be destroyed. 	<p>1) Comments noted. In line with the study methodology, no sites within the Green Belt have been included in the housing supply identified by this SHLAA. The residential development potential of land within the Green Belt will be assessed by a separate study which will consider broad locations for future growth.</p>	No amendment.

Respondent Ref	Respondent	Contact	Type of response	Summary	Response to Representation	Amendment to the SHLAA
05	Mr A Bergin	-	Site Specific	<p>Representation relating to the sites 'Gerard's Lane', 'Lower Road' and 'Tarbock'.</p> <p>1) Supports the inclusion of the above three sites as their development would give people the chance of a rural setting and healthier outlook. There is plenty of scope for building new dwellings within small areas of greenery. Lower Road has a beautiful outlook and desirable future.</p>	<p>1) There are a number of sites in the Gerrard's Lane and Lower Road area and it is unclear as to which specific sites the respondent refers. Sites around Tarbock are, typically, within the Green Belt and are not included in the housing supply identified by this SHLAA. The residential development potential of land within the Green Belt will be assessed by a separate study which will consider broad locations for future growth.</p>	No amendment.
06	Steven Abbot Associates on behalf of Northern Venture Limited	Richard Percy	Various Matters	<p>Representation relating to Site Reference K0218.</p> <p>1) States that the site is previously developed, using the definitions contained in Annex B of PPS3. Housing, as it has previously been used for landfill purposes. There were no requirements for restoration and, in addition, the site contains the clear remains of the former golf driving range structure and car parking near the centre of the site.</p> <p>2) States that the subject site is five to ten metres above Simonswood Brook and is therefore at no risk of flooding. A detailed flood risk assessment would be produced at the time of development to demonstrate the suitability of the site to accommodate residential development.</p> <p>3) States that allocation and development of the site for residential purposes would have negligible effect on the open expanse of the Green Belt, which is, in any event, of a wholly different character to the subject site.</p> <p>4) Indicates that it is only in the area of the site in question that the Green Belt boundary does not run along the brook, thus creating an illogical distinction between this site and the adjacent area. Consents that the Green Belt boundary should be adjusted to follow Simonswood Brook and the land within the district boundary allocated for residential purposes.</p> <p>5) Considers that the residential development of the site would allow the external appearance of this large area of Kirkby to be significantly improved by the introduction of comprehensive landscaping.</p> <p>6) States that the site record requires amendment in terms of the site address, gross site area, net site area, existing use, likely site yield, development period and survey comments. Also suggests that the issue of flooding can be considered by way of a detailed flood risk assessment.</p> <p>Representation relating to general SHLAA methodology considers the following items.</p> <p>7) Indicates that the SHLAA's definition of previously developed land should correlate with that provided by PPS3.</p> <p>8) States that the Draft Report records a deficit in the 6 to 10 year housing supply and notes that, in any event, many of these sites are (or should be considered) greenfield.</p> <p>9) States that the development of site reference K0218 would not have a strategic impact on the Green Belt.</p> <p>10) Provides numerous other detailed comments to provide justification for the release of site K0218 for housing in the short term in order to contribute to the five year supply of housing.</p>	<p>1) Comments noted. The previous uses of the site are known and are accepted.</p> <p>2) The study methodology makes no provision for the development of land falling within Flood Zone 3 and has been consistently applied. Comments relating to establishing the suitability of the site through a flood risk assessment are noted.</p> <p>3), 4), 5), 9) & 10) Comments noted. The residential development potential of land within the Green Belt will be assessed by a separate study which will consider broad locations for future growth.</p> <p>6) The SHLAA record has been updated to reflect the respondent's comments in terms of the site address, existing use and survey comments.</p> <p>7) The categorisation of sites as previously developed has been agreed with the Council with reference to the definition provided by Annex B of PPS3. The categorisations are considered accurate and explanatory text is provided in the final report in this regard.</p> <p>8) Comments noted. The findings of the final report differ from those of the draft report following amendments made in response to received representations.</p>	<p>Site record amended where appropriate to reflect comments.</p>

Respondent Ref	Respondent	Contact	Type of response	Summary	Response to Representation	Amendment to the SHLAA
06	R09 Steven Abbot Associates on behalf of James Industrial Limited	Alastair Skelton	Site Specific	Provides details of the BICC Site, Prescot (Prescot Action Area site) for consideration. 1) States that discussions have taken place with senior Council officers regarding the proposed mixed-use future regeneration of the site. Indicates that the site should be included in the SHLAA to recognise its residential development potential.	1) The site has been visited and surveyed (Site Reference K0369). However, due to the existing use of the site, its allocation in the current Replacement UDP for B1, B2 and B8 uses, and its identification within the Core Strategy Issue and Options paper, WYG does not believe that it can yet be considered, with the required degree of confidence, to be a housing site. Accordingly, although the site is excluded from the housing supply identified by this SHLAA, it may well make a significant contribution to Knowsley's housing requirement at some point in the future.	The site has been surveyed but is excluded from the identified housing supply.
07	R10 CBRE on behalf of United Utilities	Laurie Lane	Site Specific	Representation promoting the United Utilities site at Carr Lane, Knowsley. 1) The site is currently allocated Green Belt land in the Knowsley UDP, though reference is made to the site's potential for accommodating future residential development in the post 2018 category, perhaps as part of a wider mixed-use scheme alongside the Pirelli Site. 2) Request that, as well as being considered as part of the SHLAA, the site be included in the proposed Green Belt review in 2011.	1) The site has been visited and surveyed (Site Reference K0370). However, in line with the study methodology, no sites within the Green Belt have been included in the housing supply identified by this SHLAA. The residential development potential of land within the Green Belt will be assessed by a separate study which will consider broad locations for future growth. 2) Comments noted.	The site has been surveyed but is excluded from the identified housing supply.
08	R11 Halewood Town Council	John Green (Town Manager)	Site Specific	Identifies additional sites which should be considered by planning officers. The additional proposed sites are as follows. 1) Land bounded by Knowl Hey Road, Blakeacre Road and Roseheath Drive (Site Reference K0097), for which Halewood Town Council have a lease. States that adjacent waste land is in the ownership of Knowsley Housing Trust and that anti-social behaviour at the site is reported on a regular basis by neighbours. 2) Land to the rear of properties on Higher Road, bordering Old Hutte Lane. Respondent notes, however, that this site may be unsuitable as it was made into woodland several years ago. 3) Waste land at Penmann Crescent could be opened up as part of any planned demolition of existing maisonettes and utilisation of other adjoining land uses.	1) All sites have been considered by the study. Site K0097 has been identified as suitable for development, subject to greenspace considerations, and is identified as part of the 6-10 year housing supply. Halewood Town Council's leasehold interest has now been noted on the site record. 2) & 3) Site References K0090 and K0060 have been considered by the SHLAA but have been excluded from the identified housing supply due to having inadequate access.	No amendment.
09	R12 GVA Grimley on behalf of United Utilities Property Solutions	Ella Wood	Site Specific	Representation relating to Site Reference K0211. 1) States that the site should have been awarded maximum points in terms of its availability as the site is currently available for development, is not in active use, and the land owner is willing to develop the site. 2) Considers that the site has been scored too low in terms of achievability, with reference being made to the fact that it is premature to award the site a low score before constraints are more accurately known. States that there should be flexibility within the future processes of the Council so that when additional information becomes available, the achievability score can be updated. 3) States that the Council should adopt a cautious approach to the low scoring of brownfield sites which are in need of remediation. The priority to redevelop brownfield sites should be reflected within the scoring, regardless of whether there will be abnormal costs in securing their development.	1) The site's availability score has been amended accordingly. 2) The site has been scored on the basis that it may be subject to contamination requiring remediation. This is considered appropriate and no amendment is required. 3) Comments noted and the need to develop brownfield sites as a priority is recognised. The scoring of a site informs its evaluation as an appropriate housing site but is not prescriptive.	The site's availability score has been amended.

Respondent Ref	Response Ref	Respondent	Contact	Type of response	Summary	Response to Representation	Amendment to the SHLAA
09	R13	GVA Grimley on behalf of United Utilities Property Solutions	Ella Wood	Methodology	<p>1) Supports consideration being given to a sustainable urban extension (paragraph 4.22 of the Draft SHLAA Report) and feels that it is preferable to allow the comprehensive development of land. States that this will ensure that proposals are balanced and able to provide community facilities where necessary. Piecemeal development will not provide any overall improvements to the wider area and may result in the over-concentration of development.</p> <p>Representation relating to site K0211.</p> <p>1) Supports the inclusion of site K0211 as an urban extension to the Green Belt, with the site having the potential to accommodate a yield of 658 dwellings.</p>	<p>1) Comments noted.</p> <p>1) Comments noted. In line with the study methodology, no sites within the Green Belt have been included in the housing supply identified by this SHLAA. The residential development potential of land within the Green Belt will be assessed by a separate study which will consider broad locations for future growth.</p>	No amendment.
09	R14	GVA Grimley on behalf of United Utilities Property Solutions	Ella Wood	Site Specific	<p>1) Objects to the wording of paragraphs 4.20 and 4.21 of the Draft SHLAA Report as they are deemed unclear and misleading. The paragraphs appear to highlight four sites as areas which are preferential for Green Belt development. It is unclear within the text if these are only broad locations and not specific sites.</p> <p>2) Requests the removal of Green Belt locations as the identification of potential urban extension areas should be established through the LDF process. If such locations are to be included within the SHLAA, it should be stressed that this is merely indicative and subject to change.</p> <p>Representation relating to SHLAA methodology considers the following items.</p>	<p>1) & 2) Comments noted. The text has been amended so as not to appear to prejudge the findings of the Green Belt study which will consider broad locations for future growth.</p>	Appropriate amendment made to the text of Section 4 of the final SHLAA report.
10	R16	Paul Tunstall	-	Various Matters	<p>1) Objects to the assumption that all sites with planning permission will be implemented, stating that a significant proportion of these commitments may not come forward.</p> <p>2) States that the assumption that there is no need to provide housing on Green Belt land before 2018 is optimistic. Considers that it may be preferable to focus a higher proportion of housing towards sustainable urban extensions in the Green Belt rather than promote the continual erosion of Greenspaces within existing settlements. Notes that a high proportion of SHLAA sites are of greenfield nature in the period up to 2018 and indicates that swapping potential Urban Greenspace housing sites with Green Belt land would not impact on meeting RSS housing completion targets for previously developed land.</p> <p>Representation relating to site K0219.</p> <p>3) States that the site could form a significant and sustainable urban extension, together with sites K0207 and K0211.</p> <p>4) Indicates that the access arrangements and public transport links of the site are not reflected in the site's suitability scoring.</p> <p>5) States that the availability and achievability scores should be higher as the owners are willing to sell the site should a reasonable offer be received and the site is in an attractive local environment.</p> <p>6) Believes that the site should be identified to come forward at 2018 rather than 2023, recognising that the Weston House Nursery which abuts the site is identified as coming forward for development in 2018.</p>	<p>1) Comments noted. It is agreed that not all sites with planning permission are likely to be implemented and the study now incorporates a 'risk assessment' to account for such instances.</p> <p>2), 3) & 6) In line with the study methodology, no sites within the Green Belt have been included in the housing supply identified by this SHLAA. The residential development potential of land within the Green Belt will be assessed by a separate study which will consider broad locations for future growth.</p> <p>4) The site's accessibility scoring has been determined in accordance with the study methodology and no amendment is considered to be necessary.</p> <p>5) The site scores maximum points in terms of its availability and for the attractiveness of the local environment. No further amendment is considered to be necessary.</p>	A 'risk assessment' has been applied to the identified housing supply which makes account for the fact that not all extant planning permissions will, in all likelihood, be built out.

Respondent Ref	Respondent	Contact	Type of response	Summary	Response to Representation	Amendment to the SHLAA
11	R17 Stephen Hughes on behalf of Sport England	-	Various Matters	<p>1) Concerned that a number of sites being considered within the Draft SHLAA relate to areas of open space and more specifically existing or former playing field sites or other sports facilities (indoor and outdoor). Sport England will oppose the granting of planning permission for any development which would lead to the loss of an existing or former playing fields site unless in the judgement of Sport England one of five specific exceptions apply. The exceptions are consistent with guidance provided by PPG 17: Planning for Open Space, Sport and Recreation.</p> <p>2) Promotes the urban fringe as an important resource in providing opportunities for sport facilities, stating that the opportunities for new sport and recreation land uses should not be prejudiced by a presumption in favour of housing.</p> <p>3) Questions whether the Open Space and Outdoor Sports Provision: Green Space Audit 2005 accords with Sport England's methodology.</p>	<p>1) Comments noted. There are four sites included in the housing supply identified by this SHLAA which are covered by UDP Policy OS4, these being Site References K0085, K0096, K0201 and K0348. In addition, Site Reference K0350 is former playing field/sports facility. A comment has been added to each site record noting Sport England and PPG17 requirements in relation to the development of playing fields.</p> <p>2) Comments noted.</p> <p>3) The Greenspace audit referred to is considered appropriate and is appropriate for the purposes of this SHLAA. It will be for the Council, with advice from the appropriate bodies, to determine whether a Greenspace site could be released through the planning application process.</p>	<p>Commentary has been added to a limited number of site records in order to reflect Sport England's view and the process which will need to be undertaken to release such sites for development.</p>
12	R18 Josh Crawford	-	Methodology	<p>1) Welcomes the methodology by which the SHLAA follows the CLG guidance and in doing so meets the SHLAA core outputs and process checklist.</p> <p>2) Recommends the use of the design templates included in Exploring Urban Potential: The Guide (NWRA, 2003), in relation to Stage 6 of the study.</p> <p>3) States that it should be made clear that the assessment will be updated on an annual basis.</p>	<p>1) Comments noted.</p> <p>2) The use of NWRA design templates had been considered by the three Councils, but was not thought to be necessary in order to ascribe robust and reasonable densities to assessed sites. This decision is supported by WYG.</p> <p>3) The need to update the findings of the SHLAA on a regular basis is noted and is agreed.</p>	<p>Reference to the need for study to be updated is provided at Section 3 of the final SHLAA report.</p>
13	R19 Matthews & Goodman on behalf of Prysman Cables & Systems Ltd	Nikki Sills	Site Specific	<p>Representation promoting the Pirelli South, Prescott.</p> <p>1) Objects to the exclusion of the Pirelli South, Prescott from the SHLAA and promotes the removal of part of the site from its current employment use allocation. It is instead considered suitable for mixed-use development (including residential). The redevelopment of the site for mixed-use development would have a significant positive impact on the area.</p>	<p>1) The site has been visited and surveyed (Site Reference K0369). However, due to the existing use of the site, its allocation in the current Replacement UDP for B1, B2 and B8 uses, and its identification within the Core Strategy Issue and Options paper, WYG does not believe that it can yet be considered, with the required degree of confidence, to be a housing site. Accordingly, although the site is excluded from the housing supply identified by this SHLAA, it may well make a significant contribution to Knowsley's housing requirement at some point in the future.</p>	<p>The site has been surveyed but is excluded from the identified housing supply.</p>
14	R20 Whiston Town Council	Sandra Mayers (Town Clerk)	Methodology	<p>1) Members have requested that the Borough Council consider the implementation of accessible housing for people with disabilities.</p>	<p>1) Comment noted, but is outside the agreed remit of this SHLAA.</p>	<p>No amendment.</p>
15	R21 English Heritage	Judith Nelson	Methodology	<p>1) Provides advice on how best to identify suitable, deliverable and developable potential sites for housing development. States that proper consideration needs to be given to a site or area's historic environment in order to ensure more accurate capacity assumptions.</p> <p>2) All designated historic assets should be considered together with non-designated features of local historic or architectural interest. This covers buildings, other structures and features, archaeological remains, historic open spaces and the historic character of the Borough's rural landscapes and townscapes.</p>	<p>1) & 2) Comments noted, which are applicable to all SHLAAs. The SHLAA database takes account of the historic environment and special designations and complied with best practice in this respect.</p>	<p>No amendment.</p>
16	R22 Indigo Planning	Sophie Lucas	Methodology	<p>1) Requests clarification of the scoring of sites.</p>	<p>1) Clarification of WYG scoring proforma provided in June 2009.</p>	<p>No amendment.</p>

Respondent Ref	Response Ref	Respondent	Contact	Type of response	Summary	Response to Representation	Amendment to the SHLAA
17	R23	Natural England	Janet Belfield	Methodology	<p>1) Requests that the SHLAA gives full consideration to all of Natural England's interests in assessing land with potential to be developed for housing. Also recommends that the SHLAA considers proposals which show both adaptation to and reduction in the contribution to climate change.</p> <p>2) Recommends that consideration be given to the requirements of the Habitats Regulations as part of the assessment of suitability of sites.</p> <p>3) Draws attention to authorities' duty in relation to biodiversity introduced by the Natural Environment and Rural Communities Act 2006 which states that 'Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity.'</p>	<p>1), 2) & 3) Comments noted. The SHLAA database includes constraints data on Greenspaces, historic parks and gardens and sites of biological interest and these are noted in the report. It will be for the Council to determine how best to take such issues into account when determining which sites should be allocated for development through the LDF process and during the planning application process.</p>	No amendment.
17	R24	United Utilities	David Hardman	Various Matters	<p>1) Comments made by respondent relate to sites greater than only (excluding Green Belt sites). It must be recognised however that on smaller sites United Utilities apparatus may still cross the site or sites may be at risk from sewer flooding, which may challenge the viability of the site for development.</p> <p>2) In general there are no water supply resource issues in the Borough. There may be a requirement for extensive off-site mains at the developer's expense to support the supply in some of these areas.</p> <p>3) United Utilities would always prefer that surface water is separated and disposed separately.</p> <p>4) The respondent has provided a schedule of sites that one or more of the above issues relate to.</p>	<p>1), 2) & 3) Comments noted.</p> <p>4) Comments noted and brought to the attention of Knowsley Council. The comments are considered to be relevant and appropriate to the development of each site, but do not materially impact upon how each site has been assessed in terms of its contribution to Knowsley's housing supply. Accordingly, it will be for the Council to ensure that the comments are taken into proper consideration during the future negotiation of any planning application for residential development on any of the sites.</p>	No amendment.



Appendix 6 – Existing Residential Commitments





**Appendix 7 – Geographic Distribution of Sites
Contributing to the Housing Supply
Identified by the SHLAA**



Sites Included in the Identified Knowsley SHLAA Housing Supply



SHLAA Site •
Date 16/03/2010
Scale 1:50,000

