



Knowsley Council

Knowsley Local Plan: Core Strategy

Housing Position Statement

Submission Version

July 2013

Position Statement: Housing

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0. Executive Summary

0.1 Introduction

- 0.1.1 This Position Statement sets out Knowsley Council's position regarding previous completions of housing development in Knowsley between 2003 until 2013, and the supply of land for housing development as at 1st April 2013.
- 0.1.1 This Statement constitutes an interim position to inform the forthcoming Examination in Public of the Knowsley Local Plan: Core Strategy, with the next update to be provided by the Knowsley Local Plan: Monitoring Report 2013 and Strategic Housing Land Availability Assessment (SHLAA) – 2013 Update, expected to be published in December 2013 and the end of 2013/early 2014 respectively.

0.2 Housing Delivery

- 0.2.1 Section 2 of this Statement provides an overview of housing delivery in Knowsley between 2003/04 and 2012/13. This overview provides replacement completions data for Knowsley, including gross completions, demolitions, and gains and losses from changes of use and conversions for the period up to 2011/12. The review was based on a robust methodology, including the use of primary records for planning permissions and building control records and site visits to assess completions. In addition, net completions for the year 2012/13 are reported.
- 0.2.2 This section concludes that a net total of **1695 dwellings** were completed between 2003/04 and 2011/12, with an additional net total of **195 dwellings** completed in 2012/13. The contributions from Knowsley's township areas towards these figures vary, based on a range of factors. The net figures also reflect large scale demolition of dwellings throughout the period, mainly associated with residential regeneration schemes. These findings replace data previously reported by the Council, and are considered in the context of their impacts on the Local Plan Core Strategy and its evidence base.

0.3 Interim Housing Land Supply Assessment

- 0.3.1 Section 3 of the Statement provides an interim assessment of its housing land supply. An updated assessment was also required to take account of new housing delivery data for the period April 2012 – March 2013 which was not previously recorded or taken into account by previous Strategic Housing Land Availability Assessment (SHLAA) annual updates.
- 0.3.2 This assessment includes consideration of the economic viability of housing land supply as required by footnotes 11 and 12 of the National Planning Policy Framework¹.
- 0.3.3 The section assesses housing land supply over the Local Plan: Core Strategy plan period (2013 – 2028) and sets out the Council's position regarding the

¹ National Planning Policy Framework (CLG, 2012)

supply of housing land 'deliverable' within 5 years at April 2013, i.e. those sites that are expected to deliver completions between 1st April 2013 and 31st March 2018.

- 0.3.4 After making provision in the housing supply for a 20% 'risk assessment' the Statement identifies an oversupply in the 5 year period (including the additional 20% buffer required by the NPPF) from 1st April 2013. Beyond the 0-5 year period there is an undersupply of -58 dwellings in the 6-10 year period. A further shortfall of -1778 dwellings is identified within the 11-15 year period which represents a combined shortfall over the Core Strategy plan period up to 2028 of -1069 dwellings.
- 0.3.5 Accordingly, across the 15 year period from 1st April 2013, there is a 'risk assessed' supply of approximately **12.6 years** when compared to the emerging housing target of 450 net additional dwellings per annum between 2010 and 2028.
- 0.3.6 Due to the findings of this Statement there remains is a clear need to consider where longer term housing growth could be accommodated. The identification of suitable Green Belt 'broad locations' has been undertaken by a separate study as it was considered to be outside the scope of a SHLAA to undertake a comprehensive and robust Borough wide Green Belt review. Knowsley's report of the joint Green Belt Study was finalised in 2012 and has informed the identification broad locations within the Council's emerging Core Strategy.
- 0.3.7 Once Knowsley's Local Plan: Core Strategy has been adopted any associated Green Belt 'broad locations' identified for release, will be drawn into subsequent updates to the SHLAA. This will allow future updates to the SHLAA to identify sustainable locations for medium and longer term housing development (i.e. the 6-10 and 11-15 year periods).

1. Introduction

1.1 Purpose of this Position Statement

- 1.1.1 This Position Statement sets out the position regarding previous completions of housing development in Knowsley between 2003 until 2013, and the supply of land for housing development as at 1st April 2013.
- 1.1.2 This Position Statement constitutes an interim position to inform the forthcoming Examination in Public of the Knowsley Local Plan: Core Strategy, with the next update to be provided by the Knowsley Local Plan: Monitoring Report 2013 and Strategic Housing Land Availability Assessment – 2013 Update, expected to be published in December.
- 1.1.3 The Council has published a similar statement covering employment development.

1.2 Contents of this Position Statement

- 1.2.1 The National Planning Policy Framework (NPPF) stresses the need for Local Plans to make provision for a wide range of housing land sufficient to meet the evidenced needs of the area over the Plan period. To ensure that these requirements are met it is essential that local authorities maintain an accurate understanding of past development trends and current land supply.
- 1.2.2 The Statement covers the following matters:
- Section 2 (Housing Delivery) - includes a review of housing completions in Knowsley between 2003/04 – 2011/12 the need for which was identified as a result of discrepancies discovered in the Council's previous reporting of this data. This section also updates this data to cover 2012/13. The section explains the rationale and methodology for the review, details of gross and net housing completions over the 2003/04 - 2012/13 period and the consequences for the Local Plan.
 - Section 3 (Interim Housing Land Supply Assessment) - assesses the Borough's housing land availability as at April 2013. The Statement updates information published in earlier Strategic Housing Land Availability Assessment (SHLAA) annual reports and Local Plan Monitoring Reports. The Statement explains the methodology for the assessment and provides an updated housing land availability position with a base date of 1st April 2013. Unlike the annual SHLAA reports published by the Council the Position Statement has not been subject to consultation with a Housing Market Partnership. This will be undertaken as part of the annual update to the SHLAA later in 2013. This means that the supply assessment in this Statement is of an interim nature.
 - Section 4 (Conclusion): This section summarises the findings of Section 2 with regard to net housing delivery in Knowsley. This section includes a brief summary of key methodological approaches utilised within Section 3. This section also summarises the key findings in relation to the Interim Housing Land Supply Assessment. Finally, this section draws to

a close by identifying the next steps and outcomes in relation to the research undertaken within this Statement.

1.3 Use of this Position Statement

1.3.1 This Statement should be considered as part of the Council's evidence base, to be submitted with the Knowsley Local Plan Core Strategy to the Secretary of State in July 2013. The content of the Statement has been referred to and utilised within a range of other submission documents, including:

- The Knowsley Local Plan Core Strategy (via a number of minor revisions to the supporting text made at submission stage²)
- Technical Report: Planning for Housing Growth³
- Technical Report: Green Belt⁴
- Technical Report: Planning for Employment Growth⁵
- Technical Report: Spatial Profile: Knowsley and its Townships⁶
- Technical Report: Strategic Context⁷

1.3.2 The Position Statement updates information which is set out within the following documents, and should be read in conjunction with these:

- Knowsley Strategic Housing Land Availability Assessment – 2012 Update⁸
- Knowsley Strategic Housing Market Assessment⁹
- Knowsley Monitoring Report 2012¹⁰
- Previous Knowsley Annual Monitoring Reports since 2005¹¹

² Knowsley Local Plan Core Strategy: Submission Version (Knowsley MBC, 2013) and Schedule of Minor Changes to the Core Strategy (Submission Stage) (Knowsley MBC, 2013)

³ Technical Report: Planning for Housing Growth (Knowsley MBC, 2013)

⁴ Technical Report: Green Belt (Knowsley MBC, 2013)

⁵ Technical Report: Planning for Employment Growth in Knowsley (Knowsley MBC, 2013)

⁶ Technical Report: Spatial Profile – Knowsley and its Townships (Knowsley MBC, 2013)

⁷ Technical Report: Strategic Context (Knowsley MBC, 2013)

⁸ Knowsley Strategic Housing Land Availability Assessment – 2012 Update (Knowsley MBC, 2012)

⁹ Knowsley Strategic Housing Market Assessment (DCA, 2010)

¹⁰ Knowsley Local Plan Monitoring Report 2012 (Knowsley MBC, 2012)

¹¹ Knowsley Annual Monitoring Reports 2005-2011 (Knowsley MBC, Various)

2. Housing Delivery

2.1 Rationale for review

2.1.1 In early 2013, the Council discovered some discrepancies within its housing monitoring system. These existed over a number of years and were considered sufficiently substantial to warrant a more substantive review of the data associated with past housing delivery in Knowsley from 2003 to 2012, to supplement new information available for 2012/13. The following priorities were identified, which formed the rationale for the review:

- The need to confirm the precise gross and net quantity of new housing delivered on individual sites, townships and in Knowsley as a whole since 2003;
- The requirement to confirm precisely (based on any updates to the site specific information) annual trends in housing delivery, including the peaks of net housing completions achieved in Knowsley;
- The need to confirm (again based on the reviewed site specific information) performance against past housing targets, including those within the recently revoked Regional Spatial Strategy¹²;
- The need to provide a transparent information resource (available to all parties to the Core Strategy Examination in Public process) which will enable a fully informed assessment of the Local Plan policies concerning housing to take place; and
- The need to ensure that any necessary updates to related documents (such as the Council's Technical Report: Planning for Housing Growth) can be accurately undertaken.

2.1.2 With the above in mind, the Council has undertaken a review of data on past completions covering the period from April 2003 to March 2013. This also includes a new set of data for the period April 2012 – March 2013. This period was selected primarily due to the need to focus on the period covered by the housing delivery targets set for each district in the recently revoked Regional Spatial Strategy for the North West. This meant that the period reviewed included all planning permissions granted from April 1998 onwards. This is due to the five year expiry period on residential planning applications applicable at this point (April 1998 being 5 years before April 2003 which was the start date for the operation of the RSS housing target).

2.1.3 The Council reviewed all residential permissions, to ensure there was an accurate report of completions during the period in question. The methodology for this review is set out in the following section.

2.2 Methodology

2.2.1 The process for reviewing past housing delivery in Knowsley used a robust and logical methodology which included the key stages described in Table 2.1 below.

¹² The North West of England Plan: Regional Spatial Strategy to 2021 (GONW, 2008)

Table 2.1: Methodology for Reviewing Housing Delivery

Stage	Tasks	Information Sources
1. Planning Permission Search	Gathering of all planning applications granted for residential uses between April 1998 and the present. This included all permissions for new build, demolition, conversion and changes of use to/from residential development. Split these down into four township areas: Huyton, Kirkby, Prescott, Whiston, Cronton and Knowsley Village (PWCKV) and Halewood (see Appendix A).	<ul style="list-style-type: none"> • Knowsley Council Planning Applications system (Uniform) • Previous Housing Monitoring System (LARS)
2. Analysis of Planning Permissions	Confirming which planning permissions have been completed (wholly or in part), replaced, expired, or remain “live” for future implementation. Confirming the net dwellings attributable to each planning permission, taking account of the previous use of the site where not recorded (including demolition clearance sites).	<ul style="list-style-type: none"> • Knowsley Council Planning Applications system (Uniform) • Scanned Planning Applications (Pearl CDs) • Registered Provider demolition records (Knowsley Housing Trust and North Huyton Programme)
3. Confirming Development Completions	For each planning permission with dwellings completed, confirming the proportion of the development completed, and the number of dwellings completed on site, including losses through demolitions. Where records are clear, record the year of completion, demolition, change of use or conversion. Where records are unclear, use developed protocol of assumptions (see below and Appendix B).	<ul style="list-style-type: none"> • Knowsley Council Building Control system (Uniform) • NHBC records • Aerial photography (various dates) (Knowsley MBC and Google/Bing) • Knowsley Council GIS Mapping (MapInfo) • Site Visits
4. Annualising Completions and Final Results	For each planning permission with completions, confirm the year in which each completion occurred. Also confirm the years in which demolitions and losses through change of use or conversion occurred. Confirm totals for each township, for each year, for each category. Transfer to final spreadsheet.	<ul style="list-style-type: none"> • Stage 3 data.

2.2.2 The methodology relied primarily on pre-existing records including those associated with the statutory development management and building control services of the Council. A wide range of information was used to confirm how many dwellings had been completed on any given site with planning permission and within which year. Where information (such as the precise date of start or completion) was unclear, assumptions were used based on a set of written protocols in order to complete missing information. These are presented at Appendix B. Where the protocol was applied, this was clearly recorded on the appropriate planning application record.

2.3 Results

2.3.1 Following the methodology set out above, a final set of results spreadsheets were completed. These included the following outputs, all recorded within Excel spreadsheets¹³:

- For each township area, a comprehensive schedule of all planning permissions for residential development granted by Knowsley Council from 1998 – present;
- For each planning permission, a record of the completions, demolitions and contributions from changes of uses and conversions attributable;
- For each planning permission, a clear indication of status, and where completions have occurred in the period from 2003/04 – 2011/12, which year these completions occurred in;
- For each township area, clear records of the number of completions, demolitions and changes of use / conversion gains and losses for the period 2003/04 – 2011/12;
- For the Borough of Knowsley, clear records of the number of completions, demolitions and changes of use / conversion gains and losses for the period 2003/04 – 2011/12; and
- For each township area and the Borough, records of completions, demolitions and changes of use / conversion gains and losses for the year 2012/13.

2.3.2 The following sections set out these results and discuss their implications.

2.4 Delivery 2003/04 – 2011/12

2.4.1 Chart 2.1 shows the results of the review for the period 2003/04 to 2011/12 for the whole Borough.

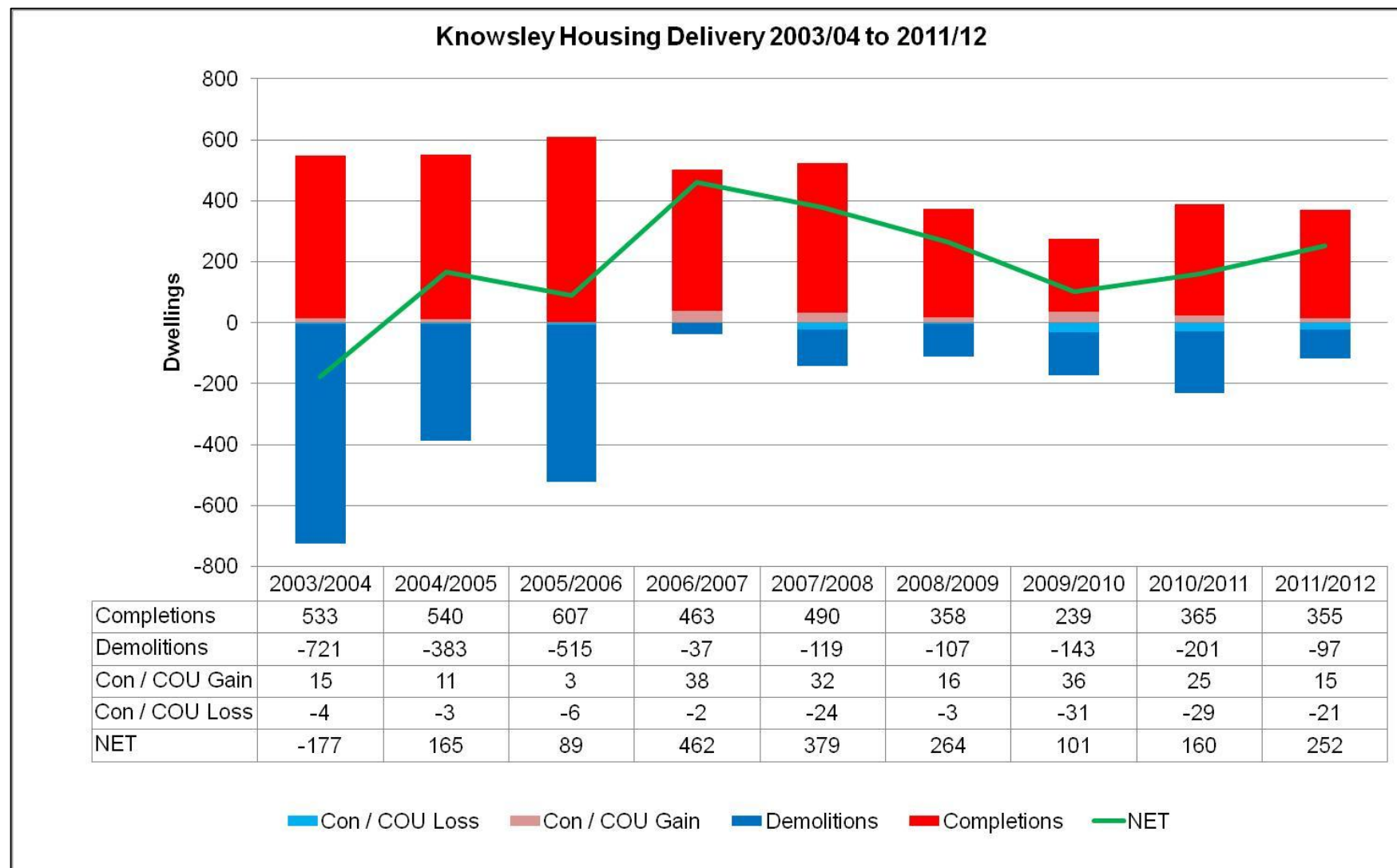
2.4.2 Chart 2.1 confirms that there has been a wide variance in the level of housing delivery achieved in Knowsley within the period 2003/04 - 2011/12. This variance includes differences in the numbers of completions, demolitions, and dwellings gained or lost through conversion or change of use on an annual basis.

¹³ These spreadsheets are available to review on request from the Local Plan team.

2.4.3 Trends and overall delivery over this period are likely to have been shaped by a number of factors including:

- strategic planning policies at the regional and local level;
- the impact of major regeneration programmes involving demolition and re-development (particularly at North Huyton); and
- the changing nature of the housing market in Knowsley over the period in question.

Chart 2.1: Knowsley Housing Delivery 2003/04 – 2011/12



Strategic planning policies

- 2.4.4 Regional Planning Guidance for the North West¹⁴ was published in 2003 and formed part of the development plan for all local authorities in the North West until 2008. It set an annual average housing figure (for Knowsley) to be achieved of 230 dwellings per annum from 2002 onwards. In compliance with RPG13 the Knowsley Replacement Unitary Development Plan (adopted 2006) set a maximum housing target of 230 dwellings per annum and did not include substantial changes to the Green Belt.
- 2.4.5 RPG13 was replaced by the Regional Spatial Strategy (RSS) in 2008¹⁵ and this set a far higher housing target for Knowsley of 450 dwelling completions on average per annum (backdated to a base date of 2003). The UDP policy concerning housing numbers (policy H1) was deleted in 2009 as this did not comply with the new figure. Most other policies of the UDP including those related to Green Belts remain in place. Policy RDF4 of RSS made it clear that there should be no substantial strategic change to the Merseyside Green Belt before 2011 and a presumption against this even after that date. RSS was itself revoked in May 2013.
- 2.4.6 There have therefore been considerable changes in the strategic policy landscape which are likely to have impacted upon housing delivery and the implications of which are set out further in the Technical Report "Planning for Housing Growth".

Impact of housing renewal programmes

- 2.4.7 The early period of 2003/04 – 2005/06 was characterised by a large number of demolitions of existing housing, primarily by Registered Providers such as Knowsley Housing Trust. These demolitions occurred at a number of locations but most notably in association with large scale regeneration of areas with a significant number of vacant social rented properties. The largest such area was covered by the North Huyton New Deal of Communities (NDC) programme which accounted for over 900 demolitions after 2003 (and a number beforehand), the majority of which took place during the early years of the period in question. This means that although gross completions for 2003/04, 2004/05 and 2005/06 exceeded 500 dwellings per annum, the impact of demolitions reduced the net completions significantly. In 2003/04, the impact was so dramatic as to push down net completions into negative figures.

The economic downturn

- 2.4.8 Later in the period covered by the review (and particularly after 2008), the level of completions per annum is likely to have been influenced by the wider economic downturn, which reduced levels of house building nationally. The choice of large and attractive sites for housing development also became

¹⁴ Regional Planning Guidance for the North West – RPG13 (GONW, 2003)

¹⁵ The North West of England Plan: Regional Spatial Strategy to 2021 (GONW, 2008)

more restricted over this period compared to the very significant land supply which existed in the 1990s and early 2000s. Within Knowsley the number of gross completions dipped below 400 completions per annum in 2008/09. With the additional impact of continued demolitions, the net completion levels were extremely low, at around 100-250 dwellings per annum for the period starting 2009/10.

2.4.9 The impact of changes of use and conversion on overall completions during the period is small but significant. In the majority of years within the period under consideration, the impact of change of use and conversion developments was positive, but losses in some years outnumbered the impact of gains.

Comparison with figures set out in the Local Plan Monitoring Report 2012

2.4.10 Table 2.2 compares net completions recorded through this exercise with those recorded for the same period within the Council's Monitoring Report 2012. It shows that there are differences between the housing delivery which has been previously reported and the new figures. These cover completions, demolitions and changes of use / conversions, and run across all years. The most notable differences are in the figures for 2003/04 and 2005/06. Overall, the new figures show a reduction in the net number of dwellings completed in Knowsley during the period by 583 dwellings.

2.4.11 These differences can be attributed to a number of factors including:

- inconsistencies in the past recording of demolitions in all of Knowsley's township areas (the data for which is not all available from the Council records);
- Previous inconsistent approach to recording small scale changes of uses and other small scale residential planning applications; and
- Inconsistent application in the Council records in some cases concerning the precise date of start and completions (which can significantly impact upon year on year recording of net delivery).

2.4.12 A further detailed breakdown of the differences (showing the impact of differences in the figures for completions, demolitions and changes of use / conversions) is available in Table 2.2.

Table 2.2 Housing completions 2003/04 to 2012/13 –comparison with previously reported data

	2003/ 2004	2004/ 2005	2005/ 2006	2006/ 2007	2007/ 2008	2008/ 2009	2009/ 2010	2010/ 2011	2011/ 2012	Total
New Figures										
Completions	533	540	607	463	490	358	239	365	355	3950
Demolitions	-721	-383	-515	-37	-119	-107	-143	-201	-97	-2323
Con / COU Gain	15	11	3	38	32	16	36	25	15	191
Con / COU Loss	-4	-3	-6	-2	-24	-3	-31	-29	-21	-123
NET	-177	165	89	462	379	264	101	160	252	1695
Monitoring Report 2012										
Completions	683	642	625	453	438	298	273	329	313	4054
Demolitions	-477	-399	-140	-38	-127	-127	-270	-157	-79	-1814
Con / COU*	-4	0	-1	17	0	15	9	6	-4	38
NET	202	243	484	432	311	186	12	178	230	2278
DIFFERENCE	-379	-78	-395	30	68	78	89	-18	22	-583

**Gains and Losses through conversion and COU were not recorded separately within the Monitoring Report 2012*

2.4.13 The new figures reported above supersede those reported in all previous Monitoring Reports. The impacts of these discrepancies on the Council's published data regarding housing completions are discussed in Section 2.6 of this Position Statement.

2.5 Delivery 2012/13

2.5.1 In addition to the work undertaken on completions between the period 2003/04 and 2011/12, the Council has updated the figures on housing completions to cover the year from 1 April 2012 – 31 March 2013. This period was outside that covered by previous published information. This work is usually undertaken in combination with the wider monitoring of Local Plan performance through the Monitoring Report (published in December each year), but the Council considered it appropriate to undertake this work early to support the submission of the Local Plan. Table 2.3 shows the results of this exercise.

Table 2.3: Housing Delivery in Knowsley 2012/13 – by Township Area

Township Area	Category	2012/2013
Huyton	Completions	97
	Demolitions	0
	Con / COU Gain	0
	Con / COU Loss	0
	NET	97
Kirkby	Completions	82
	Demolitions	-47
	Con / COU Gain	12
	Con / COU Loss	-15
	NET	32
Prescot, Whiston, Cronton and Knowsley Village	Completions	76
	Demolitions	-16
	Con / COU Gain	11
	Con / COU Loss	-5
	NET	66
Halewood	Completions	0
	Demolitions	0
	Con / COU Gain	0
	Con / COU Loss	0
	NET	0
BOROUGH	Completions	255
	Demolitions	-63
	Con / COU Gain	23
	Con / COU Loss	-20
	NET	195

2.5.2 Table 2.3 shows that new dwellings were completed in Huyton, Kirkby and in Prescot, Whiston, Cronton and Knowsley Village. No dwellings were completed or demolished in Halewood during this 12 month period. The level of gross completions remains low. This is likely to be partly due to the continuing impact of the economic downturn. The net figure has been impacted upon by 63 demolitions most of which have been in Kirkby. The contributions from conversion and changes of use are minimal, particularly as both gains and losses were recorded from this source. Chart 2.2 shows the additional year added on to the data from the previous section to show completions over the whole period from 2003/04 to 2012/13.

Chart 2.2: Knowsley Housing Delivery 2003/04 to 2012/13

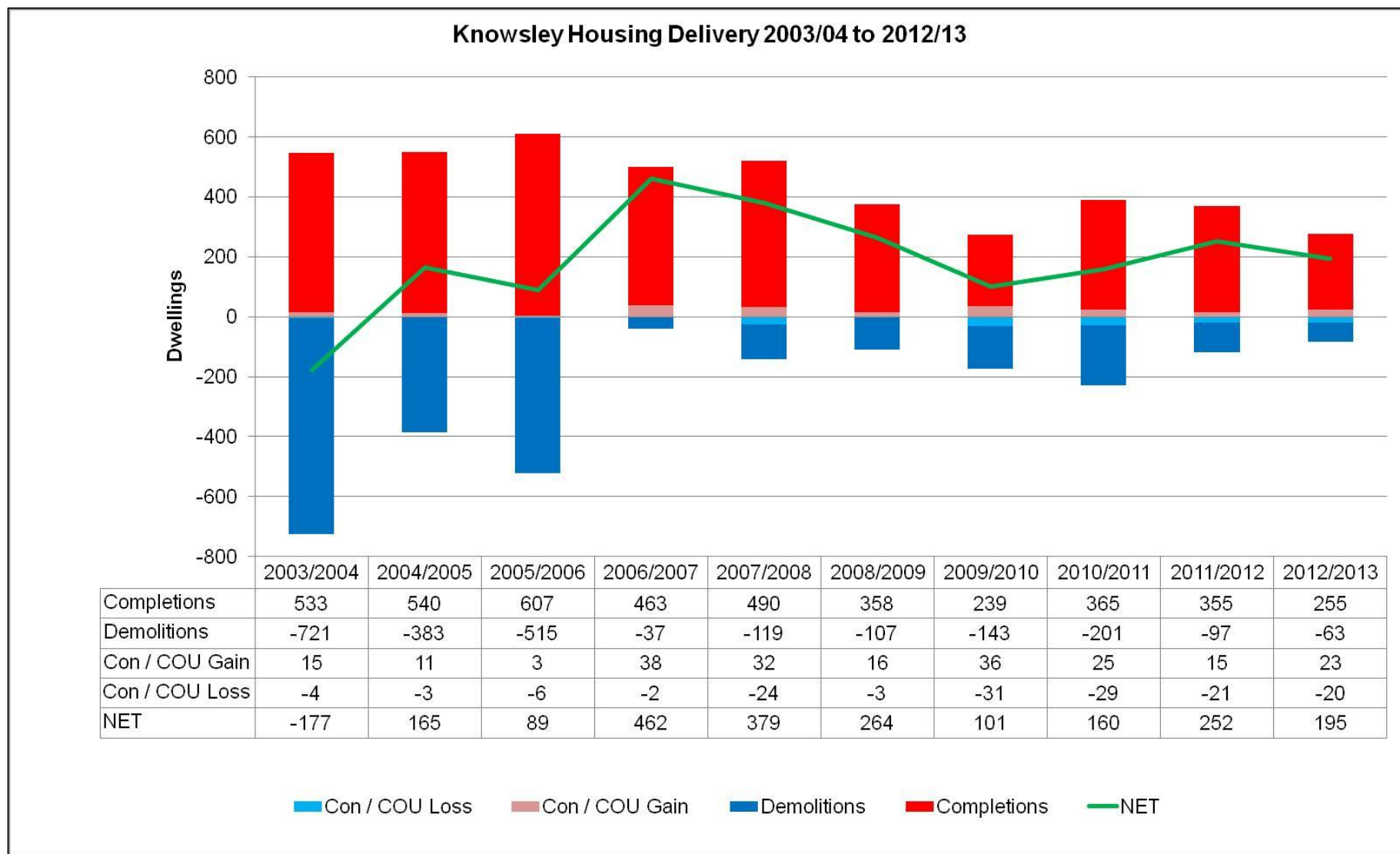
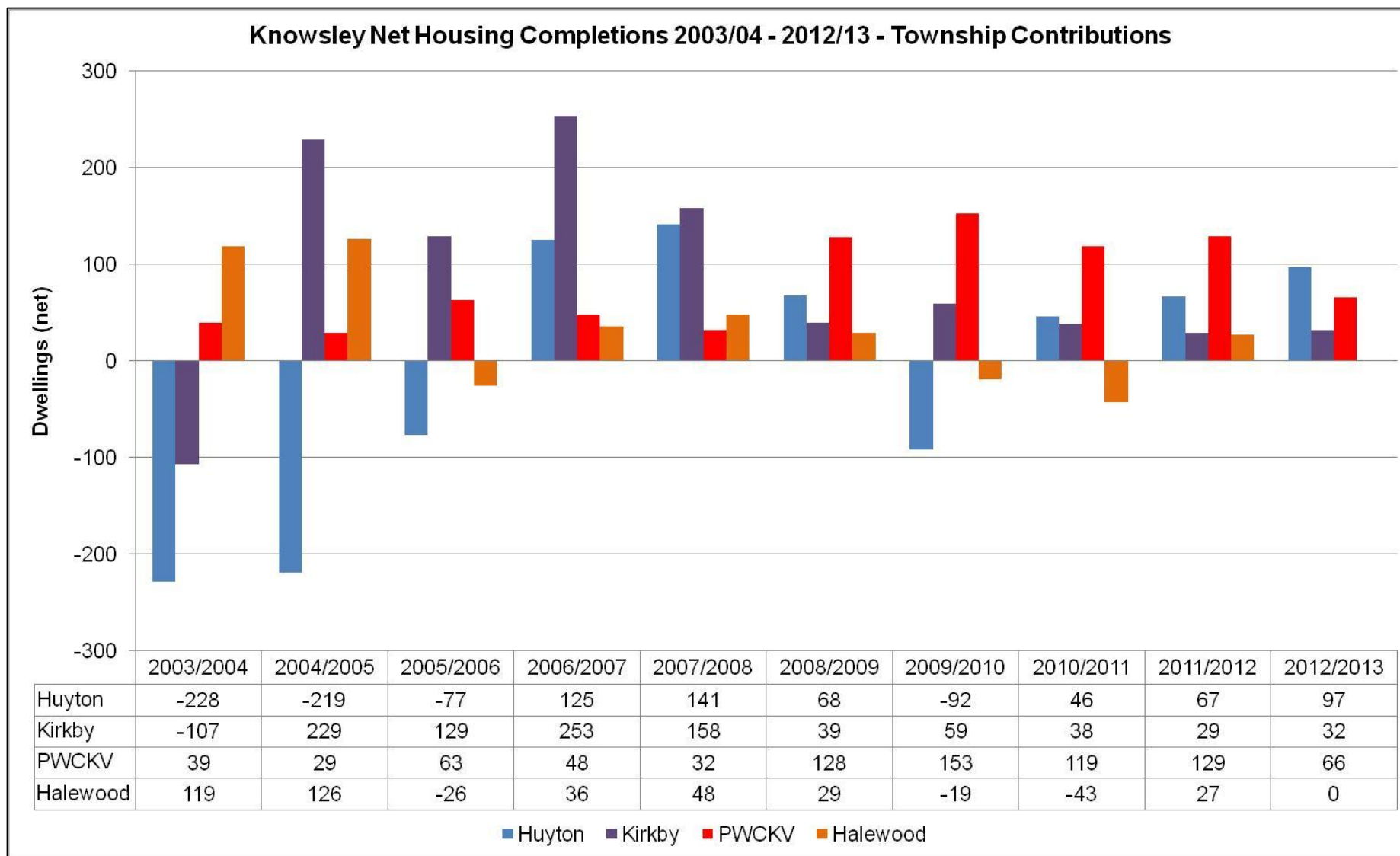


Chart 2.3: Knowsley Net Housing Completions 2003/04 – 2012/12 – Township Contributions



2.5.3 Chart 2.3 shows the overall breakdown of net contributions towards Borough-wide housing delivery from the four township areas. This chart demonstrates the impact of demolitions in the Huyton area during the early part of the period under consideration, dramatically reducing completions overall. The Kirkby township area has also experienced a number of demolitions, but performed strongly for net completions during the period from 2004/05 to 2007/08. The Prescott, Whiston, Cronton and Knowsley Village township area has consistently contributed net dwellings over the period, reflecting the relative lack of demolitions in this area, and the strong performance of some specific development sites within this location. Halewood has delivered a lower number of dwellings overall, reflecting its smaller size. In later years, Halewood has undergone several schemes of demolition and remodelling of its social housing stock, which has led to a reduction in its contribution. A table showing the detailed breakdown of the contribution of each of the township areas is available at Appendix C.

2.6 Implications

- 2.6.1 There are several key implications for the Council arising from the review of past completions in earlier sections. These implications are listed below:
- All previously reported housing delivery figures for the period 2003/04 – 2011/12 (e.g. in previous Local Plan Annual Monitoring Reports up to and including 2012) will be replaced with those reported in this Statement.
 - Changes have been made to the text of the version of the Core Strategy which has been submitted to the Secretary of State e.g. the housing trajectory after paragraph 5.23. These changes affect the supporting text only and are listed in a schedule of minor changes¹⁶.
 - Changes have also been made to the Technical Report: Planning for Housing Growth and Technical Report: Spatial Profile: Knowsley and its Townships.
 - The Council's assessment of past performance against previously set housing targets has been changed as set out in the Technical Report: Planning for Housing Growth.
 - The housing delivery figures for 2012/13 will be reported in the Core Strategy, a range of supporting documents and in the Monitoring Report 2013.

¹⁶ Schedule of Minor Changes to the Core Strategy (Submission Stage) (Knowsley MBC, 2013)

3 Interim Housing Land Supply Assessment

3.1 Rationale for Review

3.1.1 As noted in section 1 of this Statement, the Council undertook an interim assessment of its housing land supply to provide up to date information to inform the Examination in public of the Knowsley Core Strategy. An updated assessment was also required to take account of new housing delivery data for the period April 2012 – March 2013 which was not previously recorded or taken into account by previous Strategic Housing Land Availability Assessment (SHLAA) annual updates.

3.1.2 This assessment includes consideration of the economic viability of housing land supply as required by footnotes 11 and 12 of the National Planning Policy Framework¹⁷.

3.2 Role of this Section

3.2.1 This section of the Statement outlines the outcome of the review of housing land availability and provides a revised estimate of when land identified for housing is likely to come forward for development. The section assesses housing land supply over the Local Plan: Core Strategy plan period (2013 – 2028) and sets out the Council's position regarding the supply of housing land 'deliverable' within 5 years at April 2013, i.e. those sites that are expected to deliver completions between 1st April 2013 and 31st March 2018.

3.2.2 The methodology undertaken within this assessment is similar to that undertaken by the Strategic Housing Land Availability Assessment (SHLAA). However, this assessment does not constitute a full annual update to the SHLAA. This is primarily due to the lack of consultation with the public, stakeholders and the joint Housing Market Partnership (HMP) in the preparation of this assessment. Therefore the information included in this section of the Statement is referred to as an 'Interim Housing Land Supply Assessment'. The Council proposes to publish an annual update to the SHLAA at the end of 2013/early 2014, including the stages of consultation omitted from this interim assessment.

3.2.3 Historic updates to the SHLAA which are superseded by this section of the Statement are listed in Table 3.1 below

¹⁷ National Planning Policy Framework (CLG, 2012)

Table 3.1: Previous Strategic Housing Land Availability Assessments

Document Title	Base Date of Supply Position	Publication Date
SHLAA (hereafter referred to as the 'first SHLAA')	1 st April 2008	March 2010
SHLAA – 2011 Update	1 st April 2010	June 2011
SHLAA – 2012 Update	1 st April 2012	August 2012
Position Statement – Housing (this document)	1st April 2013	June 2013

3.2.4 The inclusion of a site within this document should not be taken to imply that it will be allocated for development or that the Council will necessarily consider planning applications favourably.

3.3 Methodology

3.3.1 Knowsley's first SHLAA¹⁸ was published in March 2010. The Study was developed using a combination of in-house work by Council officers and independent consultants, White Young Green (WYG). The first SHLAA has a base date of 1st April 2008. The Council subsequently published two annual updates to a base date of 1st April 2011 and 1st April 2012. All of the above mentioned reports are available to view online at www.knowsley.gov.uk/LocalPlan.

3.3.2 This interim 2013 update has been undertaken entirely in-house using a methodology consistent with the first SHLAA developed jointly with Sefton and West Lancashire Councils. The methodology used is also consistent with national guidance¹⁹ relating to SHLAA preparation published by the Department for Communities and Local Government (CLG) and the National Planning Policy Framework (with the exception that as stated above there has not been the normal consultation with a Strategic Housing Partnership in its preparation).

3.3.3 The key methodological stages for updating the Council's housing land supply position are recorded below.

Stage 1 – Planning the Assessment

3.3.4 The SHLAA practice guidance (CLG, 2007) recommends that the production of housing land assessments are informed by engagement with key

¹⁸ Strategic Housing Land Availability Assessment – Final Report (White Young Green, 2010)

¹⁹ Strategic Housing Land Availability Assessment: Practice Guidance (CLG, 2007)

stakeholders through a Housing Market Partnership (HMP). Whilst a formal joint HMP currently exists covering the administrative areas of Sefton, Knowsley and West Lancashire Councils, consultation was not undertaken as part of this interim update. This is due to the limited timescales between the base date of this assessment (1st April 2013) and the date of Core Strategy submission (July 2013) did not allow for this to be undertaken. Notwithstanding the guidance regarding consultation, the Council considers the need for up to date housing land supply information to support the examination of the Core Strategy in 2013 to be the overriding priority.

- 3.3.5 It should be noted that there have been no methodological changes or significant amendments to the site appraisals in comparison to previous SHLAA updates that the HMP have had the opportunity to comment upon. The one exception to this is the appraisal of sites within the supply against the findings of the Council's Economic Viability Assessment. It is considered that this appraisal was required, in advance of HMP consultation, to consider the most contemporary viability evidence available and to ensure full compliance with the NPPF on this matter.
- 3.3.6 The HMP will be involved in the development of the Council's next SHLAA Update. It is anticipated that this update will be published toward the end of 2013 alongside the Council's Local Plan Monitoring Report (or shortly thereafter).

Stage 2 – Determining Sources of Sites

- 3.3.7 An initial list of sites to be considered by this assessment was gathered. This included sites within the following categories.

Sites included in the SHLAA 2012 Update

- 3.3.8 Sites within the most recent SHLAA update were appraised to ascertain whether any circumstances had changed since each site was last appraised. This included, but is not limited to, a review of the following information:
- Updated Environment Agency Flood Maps (published May 2013);
 - Planning approvals since 1st April 2012;
 - Changes in ownership; and
 - Information from landowner and/or developer contact.

Planning Permissions which have expired or been approved since 1st April 2012

- 3.3.9 Sites where planning permission has expired since the base date of the last SHLAA (1st April 2012) were checked for subsequent applications, and those remaining without permission for residential development were included in the list of sites to be assessed. Planning approvals since 1st April 2012 have been added to the appraisal.

Action Areas and Allocated Housing Sites in the Unitary Development Plan

3.3.10 The Council currently has a number of regeneration priorities or Action Areas²⁰ and allocated housing sites within the Borough which have been included in previous SHLAA updates. Each allocation was reviewed in consultation with relevant Council officers to ascertain the potential development capacity and timescales for delivery.

Call for Sites

3.3.11 For previous SHLAAs the Council (along with Sefton and West Lancashire Councils) invited stakeholders and other interested parties to submit sites for consideration as part of a 'Call for Sites' process. This exercise has been undertaken in 2007, 2008, 2010 and 2011. This process was not undertaken on this occasion due to the limited timescales available. However, the Council sought to contact landowners / developers of previous submissions received since 2007/8 which had the potential to be included in the 0-5 year land supply. Whilst contacting such parties, a limited number of additional sites were put forward for consideration.

3.3.12 Where contact could not be made the sites were re-appraised. A precautionary approach was adopted where landowners / developers could not be contacted. Therefore, notwithstanding any information previously received, such sites were not assumed to be deliverable within 5 years.

Knowsley Council Assets Review and Strategic Land Disposal Programme

3.3.13 As a major landowner within the Borough, the Council's land assets continue to constitute a significant element of the Borough's future housing land supply. Previous SHLAA reports have identified the majority of surplus Council land assets within the 0-5 or 6-10 year categories. As noted in the SHLAA 2012 Update, the Council has undertaken significant steps towards ensuring these sites are available for development. This has included undertaking evidence base studies to appraise the need for public open space (POS)²¹ and outdoor sporting provision²² in order to justify the release of playing fields and areas of POS where they are surplus to existing requirements.

3.3.14 The Council also has a programme in place for progressing applications for Section 77²³ approval for the disposal of former sporting facilities. It is anticipated that this process is likely to be complete by the end of 2013.

3.3.15 In 2012 the Knowsley's Cabinet agreed to adopt a new strategic approach to the disposal and development of the Council's surplus land. A first 'pilot' phase was subsequently approved under delegated authority. Sites within the first phase of this programme are listed in Table 3.2 below.

²⁰ Action Areas are allocated in the adopted Knowsley Replacement Unitary Development Plan (June, 2006). Where development has yet to complete there regeneration priorities have been drawn into the Council's emerging Local Plan: Core Strategy.

²¹ Greenspace Audit (Knowsley Council, 2012)

²² Playing Pitch Assessment and Strategy (Knowsley Council, 2012)

²³ Section 77 of the School Standards and Framework Act

Table 3.2: Council Sites within 1st Phase of Strategic Land Disposal Programme

Site Name	Status	SHLAA Site Reference
Bridgefield Forum, Halewood	UDP Allocation - Housing (H1)	N/A
Former Scotchbarn Pool, Scotchbarn Lane, Prescot	SHLAA Site (0-5yr)	K0394
Former Mackets School Playing Fields, Arncliffe Road, Halewood	SHLAA Site (0-5yr)	K0452
Former Huyton Leisure Centre, Roby Road, Huyton	SHLAA Site (0-5yr)	K0382
Tower Hill, Kirkby	UDP Allocation - Action Area	N/A

3.3.16 It is anticipated there will be a further 2 phases of this programme. The key milestones for each phase within the programme are listed in Table 3.3 below.

Table 3.3: Milestones for Strategic Land Disposal Programme

Programme Phase	Phase Commencement	Contract Award	Start on site	First Completions
Pilot Phase	Complete	September/ October 2014	June 2015	December 2015
Phase 2	April 2014	April 2015	January 2016	July 2016
Phase 3	January 2015	January 2016	October 2017	April 2018

3.3.17 A schedule of all Council assets included within the Borough's housing land supply can be found at Appendix D. This document also includes the anticipated disposal date for each site.

Knowsley Affordable Housing Programme 2011-15

3.3.18 The Homes and Communities Agency (HCA) published its Affordable Housing Framework in March 2011. The new framework requires Registered Providers (RPs) of social housing to develop a four year programme of affordable

housing schemes. Bids were submitted to the HCA in 2011 and were given in principle support from the Council. The programme as a whole has the potential to attract inward investment of around £40m into the Borough and deliver over 400 new homes over the four year programme.

3.3.19 Sites which are subject to committed funding under this programme were included in the 2012 SHLAA update and phased according to feedback received from the Registered Provider developing each site.

3.3.20 As part of this update sites within the Knowsley Affordable Housing Programme were reviewed. Additionally, some schemes within the original programme have been re-planned, phased and/or substituted.

Stage 3 – Desktop Review of Information

3.3.21 The sites identified at Stage 2 of the process have been subject to a thorough examination by Council officers. White Young Green (WYG) developed its own bespoke database for the first SHLAA. The database has been used and maintained for subsequent updates to the SHLAA. The database is used to record key facts, judgments and new information concerning the identified sites. In addition to site appraisal information and observations from site visits, the database records 25 criteria in order to provide a comprehensive information source. This information assists in undertaking survey work and the assessment of each site's development potential.

3.3.22 The 25 criteria are not policy judgments. They are an assessment of factors that could influence the delivery of housing. The criteria are as presented in Table 3.5 below.

Table 3.5: SHLAA Site Assessment Criteria

Site Assessment Criteria	
1	Is the site within a Conversation Area?
2	Are there are 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 of 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 a 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?

Source: Knowsley Strategic Housing Land Availability Assessment (WYG, 2010)

3.3.23 For each location the results of the assessment have been recorded and inputted into the SHLAA database.

Stage 4 – Determining sites to be surveyed

3.3.24 While developing the first SHLAA (published in 2010) it was decided that it was not cost-effective or methodologically advantageous to visit all sites less than 0.1 hectares in size. Instead, a 10% statistically representative sample of such sites was undertaken to calculate their likely contribution to the overall housing supply.

3.3.25 Since 2010 many of the smaller sites (below 0.1 hectares) have been built out or become unviable for other reasons. Therefore, within all subsequent SHLAA updates and this assessment a 100% site survey methodology has been adopted.

Stage 5 – Carrying out the assessment

3.3.26 Each new site or sites where new information had become available from the desktop exercise were visited and assessed by the Council, with the results being recorded within the database.

3.3.27 Each site has been scored against a number of key criteria (see Table 3.5). These criteria have been 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 undertaken to be a broad indication of the potential of a given site to be redeveloped for housing.

Assessing Availability for Housing

3.3.28 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 or otherwise release the land for development.

Assessing Suitability for Housing

3.3.29 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 land allocations, protected areas and existing or emerging planning policies;
- Physical problems or limitations, such as access, infrastructure provisions 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 environment 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

3.3.30 The strength of the housing market differs across Knowsley and, in the current economic climate, the viability of developing some 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 site can be accurately assessed.

3.3.31 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 now or in future years, and the capacity of the developer to complete a development over a certain period. It is affected by:

- Market factors, within which both housing demand in the general locality and the likely attractiveness of the site to the market are considered; and
- Cost factors, for example 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.

3.3.32 Within the first SHLAA (2010) in order to gauge housing demand in general localities, enquiries were made to residential land agents and estate agents. This research was then supplemented through the analysis of sales and census data in order to provide an appropriate context for the judgements and assumptions made. This initial research is summarised by way of the Housing Market Overview provided at Appendix 1 of the first SHLAA.

3.3.33 The NPPF makes it clear at paragraph 173 that viability and deliverability are key tests of all aspects of decision making. Both of these issues are a key part of the existing 'tests of soundness'. The NPPF additionally states at paragraph 174 that authorities should assess the cumulative burden of local requirements and Local Plan policies. Critically, any burden placed on a development via a policy 'ask' should not be such as to deny competitive returns to a willing landowner or developer.

3.3.34 In relation to the assessment of housing land supply, the NPPF (footnote 11) states that for a site to be considered deliverable (within a 5 year period) it should be viable. Furthermore, to be considered developable (within 6-10 or 11-15 years) the NPPF states at footnote 12 that there should be a

reasonable prospect that the site is available and could be viably developed at the point envisaged.

3.3.35 To meet the requirements of the NPPF the Council commissioned consultants Keppie Massie to undertake an Economic Viability Assessment (EVA). The EVA assessed the financial viability of potential new development within the Borough. The assessment was undertaken in the context of policy requirements contained within the Council's existing Unitary Development Plan and emerging Local Plan respectively and the prevailing economic climate at the base date of the Study (April 2011).

3.3.36 The EVA considered the impact on viability of a range of policy requirements, for example for affordable housing, sustainable and high quality building design and public open space. The Study appraised a number of example schemes which were informed by the broad types of site within the SHLAA supply and Green Belt urban extensions emerging via the Core Strategy process.

3.3.37 This process ascertained which development schemes were financially viable. The 11 types of residential development scheme appraised by the EVA are listed in Table 3.6 below.

Table 3.6: Residential Schemes Appraised by EVA

Scheme No.	No. of Units	Dwelling Type
1	10	House
2	25	House
3	50	House
4	100	House
5	250	House
6	500	House
7	1000	House
8	1500	House
9	10	Apartment
10	50	Apartment
11	10	Bungalow

Source: Knowsley Local Plan Economic Viability Assessment (Keppie Massie et al, 2012)

3.3.38 Using the sample schemes outlined in Table 3.6 above, the EVA identified a range of potential 'development scenarios' based on a range of attributes critical in determining the baseline financial viability for a particular development. Each development attribute and associated types of variation are listed in Table 3.7 below.

Table 3.7: Development Attributes

Development Attributes	Variation
Residential Value Zones	Zone 1 Zone 2 Zone 3
Density of Development (dwellings per hectare)	30 40
Site Type	Urban – Previously Developed Urban – Greenfield Green Belt – Greenfield Green Belt – Previously Developed

Source: Knowsley Local Plan Economic Viability Assessment (Keppie Massie et al, 2012)

3.3.39 Broadly, Residential Value Zone 1 includes North Huyton and Kirkby, Zone 2 includes Halewood and Zone 3 includes South Huyton, Prescott, Knowsley Village, Whiston and Cronton. A plan illustrating the geographical coverage of each Residential Value Zone can be found at Appendix F.

3.3.40 Tables 6.1-6.7 of the EVA illustrate the results from the baseline residential viability assessment and show where a development surplus or ‘headroom’ is evident based on anticipated build costs and likely sales prices. The tables are colour coded to demonstrate viability as shown in Table 3.8 below.

Table 3.8: Development Viability Levels

Development Viability Levels	Explanation of Viability Level
Unviable	Development not viable and demonstrates a loss of deficit
Marginal	Marginal development which shows a surplus equivalent to between 0-5 % of GDV. In such cases a relatively small increase in costs or reduction in revenue could make the scheme unviable
Viable	The development is viable and has a development surplus which is equivalent to or greater than 5% of GDV

Source: Knowsley Local Plan Economic Viability Assessment (Keppie Massie et al, 2012)

3.3.41 Using the above mentioned information from the EVA the baseline viability level (i.e. Unviable, Marginal or Viable) was estimated for each committed, allocated and SHLAA site.

3.3.42 This information was supplemented by a review of each site's appraisal contained within the SHLAA database and site characteristics. This process involved a review of the following matters:

- Site-specific physical and/or planning constraints which could have an impact on financial viability. This included, but is not limited to the:
 - area specific planning policies could have an impact on development costs (for example where a development was on former Public Open Space and would require alternative or replacement provision to be provided);
 - potential need for site clearance and/or remediation;
 - presence of a listed building or conservation area; and
 - requirements for significant new infrastructure in order to bring a site forward
- Results from developer/landowner contact were reviewed to gauge whether development is likely to proceed;
- Landownership information was reviewed to identify sites owned by a Registered Provider (RP) of social housing and in receipt of public funding via the HCA; and
- Results of desk surveys and site visits were reviewed to identify sites that have commenced notwithstanding their viability position.

3.3.43 In addition to the viability assessment of sites within the housing land supply, it was also considered appropriate to review the baseline viability of sites which had completed during the existing (post 2007/8) economic climate. Therefore all sites which completed from 2007/8 were appraised using the viability assessment process outlined above. This part of the assessment provided an understanding of the realism of including specific types of sites within the housing land supply and in particular the 'deliverable' supply. The results of this assessment are considered later in this statement.

3.3.44 The findings of the viability assessment for each site can be found at Appendix G-K.

Stage 6 – Estimating the housing potential of each site

3.3.45 In order to estimate the housing potential of each site, an assessment of its developable area has been 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. All sites within this assessment that are affected by fluvial flooding include areas within Flood Zone 3. In each case, the part of the site which lies within Flood Zone 3 has been excluded from the developable area.

3.3.46 The most recently updated Environment Agency Flood Maps²⁴ were used to in undertaking this assessment.

²⁴ Environment Agency Flood Maps – May 2013 Update (Environment Agency, 2013)

3.3.47 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 in Table 3.9 and are based on research undertaken during the preparation of the first SHLAA and advice set out in Government documents such as ‘Tapping the Potential’²⁵ and SHLAA practice guidance.

3.3.48 Whilst this approach is considered robust and appropriate for the purposes of the SHLAA process, 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.

3.3.49 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 best reflects the character of the area, the type or mix of housing that would be appropriate on the site, the site’s proximity to a defined centre and key services.

Table 3.9: Net Developable Areas

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

Source: Tapping the Potential (ODPM, 2000)

3.3.50 The ranges of densities used are set out in Table 3.10 below. These are identical to those used in the first SHLAA. 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 would be more suited. Additionally, where detailed site design and/or master planning has been undertaken it has been incorporated into the site appraisal and site density assumptions. In all such cases, guidance has been sought from appropriate Council officers to ensure that the applied density is appropriate.

²⁵ Tapping the Potential, (ODPM, 2000)

Table 3.10: Applied Site Densities

Housing Character	Applied Density (Dwellings per hectare - dpha)
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

Source: Knowsley Strategic Housing Land Availability Assessment (WYG, 2010)

3.3.51 Following the identification of a proposed development density, the yield for each site is calculated by multiplying the net site area (Table 3.9) by the applicable site density (Table 3.10). The SHLAA site assessments (see Appendix J, K and L) indicate the proposed density and yield for each site.

3.3.52 The assumptions outlined in Table 3.9 and 3.10 above have also been applied when calculating potential development capacity within the Green Belt Study, Green Belt Technical Report and Economic Viability Assessment. As a result, not only have these assumptions been tested during the development and consultation on earlier SHLAA reports but additionally during public and stakeholder consultation on the Green Belt Study / Green Belt Technical Report and EVA respectively.

3.3.53 Prior to the introduction of the SHLAA process many urban capacity and housing land studies tended to seek to maximise the potential supply of housing by applying higher densities than 30 dwellings per hectare which regarded as the minimum acceptable. This has led to concerns over town cramming, particularly where sites, whilst being vacant and meeting the criteria for development, contribute to the amenity of the local area.

3.3.54 In order not to over-estimate the development potential of sites, a benchmark density of 30 dwellings per hectare has generally been applied, unless site conditions suggest a higher density could be satisfactorily achieved.

3.3.55 The densities applied to sites are indicative and are provided solely for the purposes of this assessment. 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

- 3.3.56 Assessing when each site is likely to come forward for development involves reviewing a range of different data sources. These sources include:
- evidence of previous housing completions;
 - developer / landowner contact;
 - liaison with the Housing Market Partnership;
 - review of professional judgements of WYG in undertaking the first SHLAA; and
 - evidence presented within the Council's EVA.
- 3.3.57 Any predictions about a site's developability inevitably become less certain the further into the future a site is forecast to be developed. The Council's ongoing plan, monitor and manage process will provide the process for managing changes to this assessment as time progresses.
- 3.3.58 None of the surveyed sites within Knowsley are known to be constrained by major infrastructure projects – such as a bypass or new sewage treatment works – which could significantly delay development. The assessment identifies the potential for abnormal costs on a site specific basis. In an assessment of this size it is clearly not practicable or advised to undertake a detailed development feasibility assessment of each individual site. Therefore the analysis within this assessment represents a higher level strategic assessment.
- 3.3.59 To assist in identifying when each site will be developed the Council endeavoured to contact the owners of all sites with extant planning permission. Contact involved sending a short questionnaire to relevant parties with follow up telephone calls or meetings where appropriate. An example of the 'Progress with your Development' questionnaire that was sent to all applicable landowners, planning agents or developers can be found at Appendix E.
- 3.3.60 The landowners / developers of all SHLAA sites (i.e. non-allocated sites without permission) identified as having potential to be included in the 0-5 year supply were also contacted. Where contact could not be made with the landowners / developers, a precautionary approach was adopted and sites were attributed to a latter SHLAA phase (i.e. 6-10 years).
- 3.3.61 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. To supplement this information further evidence from the Council's EVA was considered. A detailed account of the information drawn from the EVA can be found at Stage 5 of the methodology (Assessing the Achievability of Housing).
- 3.3.62 Generally the higher scoring sites with evidence of availability and financial viability were assumed to be available for development in the short term. The

specific timing of release may be influenced by national housing market factors and developer / landowner intentions.

3.3.63 The assumptions relating to the delivery of a site, including the stages up to planning permission and post permission delivery involved the appraisal of the information listed at paragraph 3.3.57. Where site-specific evidence is not available, for example information received from a developer or the Council as land owner, the assumptions used in this assessment broadly align with the findings of the EVA. These are summarised in Table 3.11.

Table 3.11: Development Phasing Assumptions

Development Stage	Indicative Timescale
Vacant site to full planning permission	1 year
Outline planning permission to full permission (where applicable)	6 months
Planning permission to first completion	6 months
Annual build rate - existing economic conditions	30-40 dwellings (per developer ²⁶)
Annual build rate – average economic conditions	70 dwellings per annum

3.3.64 It should be noted that for sites within the Council’s strategic assets programme it has been assumed that it will take 9 months from ‘contract award’ to full planning permission as many of the pre-application issues are likely to be addressed while the procurement process is ongoing. For further information regarding the assumptions attributed to the Council’s asset programme see Table 3.3 earlier in this statement.

3.3.65 The Council’s surplus land disposals programme, which informs the phasing assumptions in relation to all Council assets within this assessment, has been approved by the Council. A copy of the approved land release programme for surplus Council sites can be found at Appendix D of this statement.

3.3.66 The supply of housing likely to be delivered in the 0 -5 year period can be identified with a relatively high degree of certainty as the majority of sites within this category are generally in compliance with national and local planning policy due to presence of extant planning permission. Committed sites also have few unknown constraints to development and are generally vacant or known to be available for redevelopment. Additionally, vacant allocated sites and vacant sites without planning permission have the potential to be included in the 0-5 year supply.

²⁶ In addition, it should be noted that for the larger residential sites, the development may be split between multiple developers each with their own sales outlet. As a result in these cases it has been assumed that the rate of sales would increase on a pro-rata basis.

3.3.67 Accordingly, all sites in the 0-5 year period (either in whole or part) fall within the following categories:

- Sites allocated for residential development in the Council's adopted development plan;
- Sites with extant planning permission for residential development where delivery is likely to come forward; and
- Sites without permission where the developer / landowner has indicated their intention to bring forward development via the 'Call for Sites' process or contact between the Council and relevant parties (subject to a 20% risk assessment).

3.3.68 Sites placed within the 6-10 year period generally have some policy or development constraints which limit the speed at which they will come forward for development. Examples of sites within this category include:

- latter phases of significant development sites with permission; and
- sites submitted by the Call for Sites process in 2007/8, where development has not progressed and where contact with the owner cannot be re-established;
- sites subject to planning and/or development constraints where there is no certainty regarding the issue being resolved; and
- Council sites scheduled for release later than would be necessary to deliver dwellings within 0-5 years.

3.3.69 None of the identified SHLAA sites were assigned to the 11-15 year period. However, delivery from large scale existing committed schemes is anticipated to run into this timeframe and in one case beyond (North Huyton Action Area). It is likely that delivery in this period will be supplemented by delivery within land currently designated as Green Belt (see Policy CS5: Green Belts for further information).

Stage 8 – Review of the assessment

3.3.70 A review of the survey findings was carried out with Council officers, including representatives from Planning, Regeneration, Asset Management and Highways prior to completion of the first SHLAA. This review focused on sites within the urban area which has been identified as having potential for residential development. A number of sites were ruled out at this stage, mainly as a result of access issues. Additionally, some sites were found to have limited capacity as a result of access constraints. A list of excluded sites is provided in Appendix L.

3.3.71 Since completion of the first SHLAA, the site review process has been maintained. As a result all new sites being appraised by the SHLAA are screened by relevant officers as appropriate.

Stage 9 – The housing potential of broad locations

3.3.72 The development capacity identified by this assessment has been compared with the emerging locally derived housing target (450 net additional dwellings per annum from 2010 to 2028). This allows the assessment to quantify the

number of years housing supply that Knowsley has and any potential shortfall over the emerging Local Plan: Core Strategy plan period.

- 3.3.73 It is clear from the first SHLAA that Knowsley has a significant shortfall in both housing and employment land availability up to 2028. The Council's emerging Core Strategy considers how to address this issue. Despite notable contributions from the release of greenspace, reuse of former employment sites and maximising the capacity of urban sites it is clear that the Council needs to identify a range of 'broad locations' for longer term development within the existing Green Belt.
- 3.3.74 The identification of such locations is evidenced in the Knowsley report of the joint Knowsley and Sefton Green Belt Study²⁷ and the Green Belt Technical Report²⁸. These reports select the most appropriate and sustainable locations for future growth by taking into account national planning policy, sustainability, potential environmental impacts and existing infrastructure capacity.
- 3.3.75 Following adoption of the Core Strategy the Green Belt 'broad locations' will be drawn into the supply and phased accordingly within future SHLAA updates. It is anticipated that the Core Strategy will be adopted in 2014.

Stage 10 – Windfalls

- 3.3.76 The SHLAA practice guidance advised that the supply of land for housing should be based upon specific sites that have been the subject of a survey. The NPPF adds that the use of windfall allowances may be used within the five-year supply if there is compelling evidence that such sites have consistently been available in the local area and that they will continue to provide a reliable source of supply. Any windfall allowance identified by the SHLAA process would need to be set at a realistic level, having regard to historic delivery rates and likely future trends.
- 3.3.77 In recent years, Knowsley has achieved significant number of housing completions on sites that are not allocated. However, the NPPF clearly defines 'windfall' sites as 'sites which have not been specifically identified as available in the Local Plan process'. This is understood to mean that sites identified by the SHLAA (part of the evidence base for the Local Plan) cannot be identified as windfall as they are already part of the Local Plan process. The depth of the assessment within the first SHLAA and subsequent annual updates has identified a significant number of additional non-allocated sites without planning permission which are suitable for residential development.
- 3.3.78 Prior to the commencement of Knowsley's SHLAA, the Council undertook a different method of calculating urban residential development capacity known as an Urban Capacity Study (UCS). As a result any reliable analysis of past trends for windfall delivery can only be reliably backdated to the base date of the first SHLAA (1st April 2008).

²⁷ Knowsley and Sefton Green Belt Study: Final Knowsley Report (Knowsley MBC, 2012)

²⁸ Green Belt Technical Report (Knowsley MBC, 2013)

- 3.3.79 The last SHLAA update (published 2012) concluded that there was an annual average of 12 windfall completions per annum between 2008/9 and 2010/11. Although this was considered to be an accurate assessment of historic windfall delivery, it was not considered to be sufficiently robust to project this rate of delivery forward when calculating future land supply. The rationale for this decision was that the timeframe used to calculate the windfall figure was too short and thus the prevailing housing market and wider economic conditions may have adversely affected the results of the windfall assessment.
- 3.3.80 Furthermore, the inclusion of a windfall allowance would be a significant departure from the existing established SHLAA methodology and should ideally be considered by the HMP. As the HMP have not been involved in this 'interim update' it is not considered appropriate to re-open this debate at this stage.
- 3.3.81 The potential for a windfall allowance will continue to be monitored and will be reconsidered as part of the SHLAA 2013 Update. The 2013 Update will be subject to HMP consultation and will additionally consider residential delivery data for 2011/12 and 2012/13 in the context of any windfall assessment.
- 3.3.82 It is anticipated that the next SHLAA will be published in late 2013/early 2014 alongside or shortly after the Council's Local Plan Monitoring Report 2013.

3.4 Results of the assessment

- 3.4.1 This section of the statement sets out the results of the interim housing land supply assessment. The results are presented in the context of the emerging Local Plan: Core Strategy target of 450 net additional dwellings per annum.
- 3.4.2 This assessment identified a total of 68 non-allocated sites without planning permission which have potential for residential development.

Land Supply

- 3.4.3 Table 3.12 sets out the identified housing supply in Knowsley over a 15 year period from 1st April 2013. The supply is subdivided into 0-5 year, 6-10 year, 11-15 year and 16+ year periods. The information above includes supply arising from allocated sites, Action Areas, extant planning permissions and sites identified by the SHLAA process. The planning permission data is derived from section 2 of this statement.
- 3.4.4 Should any of the identified capacity not be realised within a prescribed period, then this capacity may be carried forward to the following supply period.
- 3.4.5 It should be noted that the housing land supply figures set out in Table 3.12 below update and supersede figures previously reported by the SHLAA 2012 Update and the Knowsley Local Plan Monitoring Report 2012.

Table 3.12: Risk Assessed Housing Supply from 1st April 2013

Site Type	Plan Period Supply (dwellings)			Total (0 – 15 years)	16+ Years
	0-5 Year	6-10 Year	11-15 Year		
SHLAA Sites (risk assessed)	941	858	0	-	0
Commitments and Allocations (risk assessed)	2076	1334	472	-	129
Total (risk assessed)	3017	2192	472	5681	129
5 Year Requirement	2,250	2,250	2,250	6,750	-
+ 5% Buffer	2,363				
+ 20% Buffer	2,700				
Potential over / under supply	767	-58	-1778	-1069	-
Over Supply at +5% and 20%	654 / 317				

3.4.6 In total, the assessment indicates that Knowsley has a sufficient five year supply to meet the emerging housing target of 450 net additional dwellings per annum. This equates to a five year supply requirement of 2,250 dwellings or 2,700 dwellings when an additional 20% buffer is considered.

Risk Assessment and Phasing

3.4.7 To assess the Council's deliverable (0-5 year) and developable (6-10 year) housing land supply, the Council has utilised a cautious and robust methodology. For example the methodology, in certain areas, goes beyond the requirements of the NPPF or SHLAA practice guidance while calculating the yield and likely development phasing of sites with extant planning permission.

3.4.8 The findings of this assessment assume that 1717 out of a possible 3582 units will be developed from sites with extant planning permission within a 5 year period up to 2016/17. This represents a 52% reduction from gross supply from this source. Additionally, this assessment has applied a 20% 'risk assessment' reduction to the likely capacity attributed to all non-allocated sites without planning permission that have been identified by the SHLAA process. The 20% risk assessment and site-specific phasing considerations have reduced the potential supply from SHLAA sites capable of delivering dwellings within a 5 year period from 1647 to 941 dwellings. This represents a 43% reduction in potential gross supply from this source. This supports the Council's view that this assessment has taken a cautious and realistic approach.

0-5 Year Land Supply

- 3.4.9 In addition to the five year land supply requirement, the NPPF (paragraph 47) also requires local authorities to provide a further buffer of 5% (i.e. 5.25 years supply) to ensure choice and competition in the market or 20% (i.e. 6 years supply) where there is a record of persistent under delivery of housing.
- 3.4.10 Although the NPPF does not clarify what is meant by a 'persistent record of under delivery', for the purposes of the SHLAA, it is understood to mean under delivery for two or more of the most of the most recent and consecutive monitoring years (i.e. 2011/12 and 2012/13 in the case of this assessment). As Section 2 of this Statement shows the net delivery in these years was 252 and 195 respectively. It has therefore been concluded that Knowsley has persistently 'under delivered' against its housing target of 450 net additional dwellings per annum. As a result there is a requirement to maintain a six-year supply of deliverable sites which equates to a capacity of 2,700 dwellings for the purposes of this assessment. This position will be reviewed annually as part of the wider Local Plan monitoring process.
- 3.4.11 Table 3.12 shows there is sufficient housing land supply to meet the NPPF requirement for an additional 20% buffer. There is an 'oversupply' of 317 dwellings or 0.7 years in relation to the 5 years (+20%) requirement. Put another way, the Council is able to demonstrate a **6.7** years supply of deliverable housing land.

6-10 Year Land Supply

- 3.4.12 In the 6-10 year supply period, there is a small 'undersupply' in relation to the housing target for this timeframe (5 x 450 dwellings) of -58 dwellings. In this period, the supply is a mix of sites identified by the SHLAA process, existing commitment and allocations from the Council's adopted UDP.

11-15 Year Land Supply

- 3.4.13 The assessment also demonstrates that there is a limited supply of 472 dwellings in the 11-15 year period. This figure results in a significant undersupply of -1778 dwellings. Delivery in this period is attributed to existing commitments in North Huyton and South Prescott.
- 3.4.14 Given the shortfall in supply within the 6-10 and 11-15 year periods, it is likely that land currently designated as Green Belt will need to be released within this broad timeframe to ensure the maintenance of the Council's deliverable housing land supply.
- 3.4.15 The identification of such locations in the Green Belt is discussed within the Green Belt Technical Report.

3.5 Density of Supply

3.5.1 The methodology for the assessment outlines the approach taken by the Council in determining site densities. Broadly a baseline density of 30 dwellings per hectare has been adopted, with higher densities being applied where particular site circumstances permit. This approach is considered to be cautious. To illustrate this point it is worth comparing the densities applied within the SHLAA to extant residential permissions. The information listed below in Table 3.13 reinforces the view that the densities adopted by the SHLAA are conservative when compared to the density of committed housing sites.

Table 3.13: Average Site Densities

Site Source	Average Site Density
Extant Planning Permissions at 1 st April 2013	37.5
Housing Allocations without Permission	27.9
SHLAA 0-5 Year Supply	33.2
SHLAA 6-10 Year Supply	31.2

3.6 Economic Viability Assessment of Supply

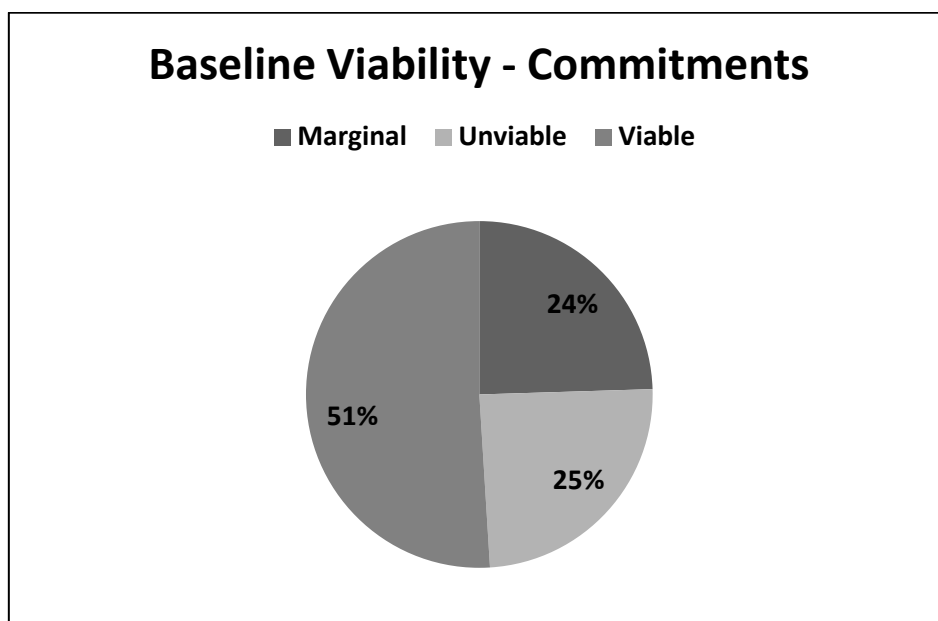
3.6.1 In relation to the assessment of housing land supply, the NPPF (footnote 11) states that for a site to be considered deliverable it should be viable. Additionally, to be considered deliverable the NPPF states at footnote 12 that there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.

3.6.2 To meet the requirements of the NPPF the findings of the EVA were considered in relation to the Borough's housing land supply. As a result of this assessment each committed, allocated and SHLAA site was assigned a baseline viability level (i.e. Unviable, Marginal or Viable).

Economic Viability Assessment of Commitments

3.6.3 Chart 3.1 shows that 25% of committed sites are in an unviable baseline viability position, 24% in a marginal position and 51% in a viable position. In cumulative 75% of the committed sites are within a 'positive' viability position (i.e. either viable or marginal).

Chart 3.1: Baseline Viability – Commitments



3.6.4 Of the unviable sites 18 are privately owned and 6 are in the ownership of a Registered Provider (RP) of social housing. It is considered that the sites owned by registered providers can be discounted (i.e. assumed to be economically viable) as the development of these sites is to be supported through Homes and Communities Agency (HCA) funding and in some cases transfer of public sector land on favourable terms.

3.6.5 The status of the 18 privately owned sites within this category are considered later in this statement.

Economic Viability Assessment of SHLAA Sites

3.6.6 The assessment of SHLAA sites within the 0-5 year supply indicates that 44% of sites are in an unviable position at the conservative density utilised by the SHLAA site appraisals. Of the 17 sites which are in an unviable position 10 are Council owned and 2 are owned by an RP. For reasons outlined above, it has been assumed that sites owned by an RP are in a viable position due to the availability of public sector funding support.

3.6.7 The 10 sites within Council ownership fall either form part of the authority's strategic land release programme or are scheduled for release within 1-3 years. The Council is committed to assisting in urban regeneration and contributing to the delivery of new homes. The delivery of new homes is also a key corporate objective which forms a key part of the Borough Strategy, Corporate Plan and Council Pledges²⁹. Notwithstanding the current housing

²⁹ To demonstrate the Council's commitment to tackling critical issues, the authority's Cabinet set out specific intentions by outlining six pledges in 2012. Pledge 4 states 'we will invest in the development of 426 new affordable homes and make land available for up to 2,250 additional homes in the Borough'.

market, the Council is therefore committed to bringing forward sites. This process can be facilitated by combining sites of varying characteristics and attractiveness to the market as proposed in the Council's current strategic asset release programme.

3.6.8 The status of the 5 privately owned sites are considered in the paragraphs below.

Assessment of Privately Owned Sites Categorised as Unviable

3.6.9 Earlier sections of this statement note that a number of privately owned sites are in an unviable baseline viability position. In total 23 (18 committed and 5 without permission) unviable privately owned sites have potential to be included in the 0-5 year supply. These sites have been considered separately as specific circumstances apply to this type of site which are not applicable to other sites. For example, they are unlikely to be in receipt of public subsidy and the Council has little ability to facilitate delivery of these sites. This applies to all but one site, which although in private ownership now is being developed by an RP. Additionally, 5 sites without permission were submitted via the 'Call for Sites' process in 2013. As part of these submissions the landowner / agent was able to confirm that it was their intention to bring forward each site to full completion within 5 years. These 5 sites have therefore been considered to be deliverable.

3.6.10 The remaining 18 unviable privately owned sites fall within a limited number of EVA development scenarios. The main characteristics of the privately owned sites are:

- Urban previously developed;
- Approximately 10 units; and
- Located within EVA Zone 1 or 2.

3.6.11 To ascertain if, notwithstanding the findings of the EVA, the type of sites listed above have the ability to be included in the 0-5 year supply the Council undertook a review of completions that fell into the same development typologies. The completions in question fit within the above development scenarios (paragraph 3.6.10) and were within sites that fully completed during the current economic climate (i.e. from 2007/8 onwards).

3.6.12 In total 30 sites met this criteria and were appraised using the findings of the EVA and the methodology outlined earlier in this Statement.

3.6.13 Of the 30 sites, 21 were in an unviable position, one of which was in the ownership of an RP. This site was assumed to be deliverable due to the reasons outlined earlier in this statement. This results in there being clear evidence of 20 sites completing despite challenging economic conditions and an unviable baseline viability position.

3.6.14 In the Council's view this illustrates that although the Council's EVA provides a robust and defensible baseline position on economic viability in Knowsley,

its conclusions are necessarily cautious and in any case only represent economic conditions at a 'snapshot' in time.

3.6.15 Although the density of SHLAA sites was considered earlier in this statement, it is worth noting that the densities used in this assessment are of a cautious nature. Table 3.13 of this statement highlighted that the site densities used by the SHLAA were necessarily conservative and considered to be cautious so as not to overestimate potential land supply. Although these densities are suitable for robustly estimating development capacity within a site they are not as suitable for assessing a development site's baseline economic viability. This is because low or conservative site densities have a significant negative impact on a site's overall economic viability.

3.6.16 Using the information outlined in Table 3.13, which compared the average density of SHLAA sites to committed schemes it was considered appropriate to also appraise the SHLAA sites at an alternative site density. The alternative density adopted was 40 dwellings per hectare. Site appraisals at this density were also included in the Council's EVA and this average density was more applicable to recent approved and completed residential schemes in Knowsley.

3.6.17 The difference between the viability assessment of SHLAA sites at each density (30 and 40 dwellings per hectare) are illustrated by Chart 3.2 and Chart 3.3 below.

Chart 3.2: Baseline Viability – 0–5 Year SHLAA Sites at SHLAA Site Density

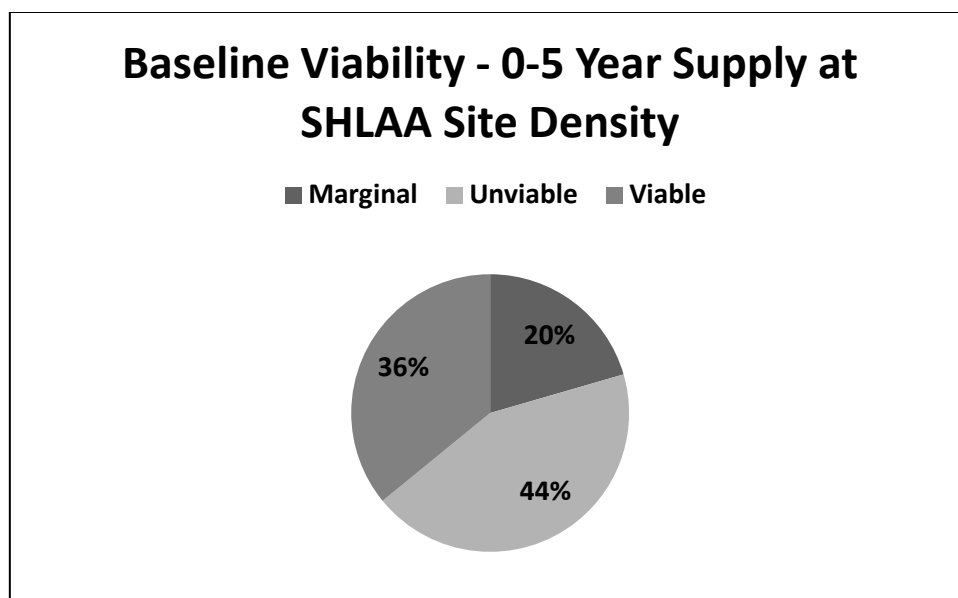
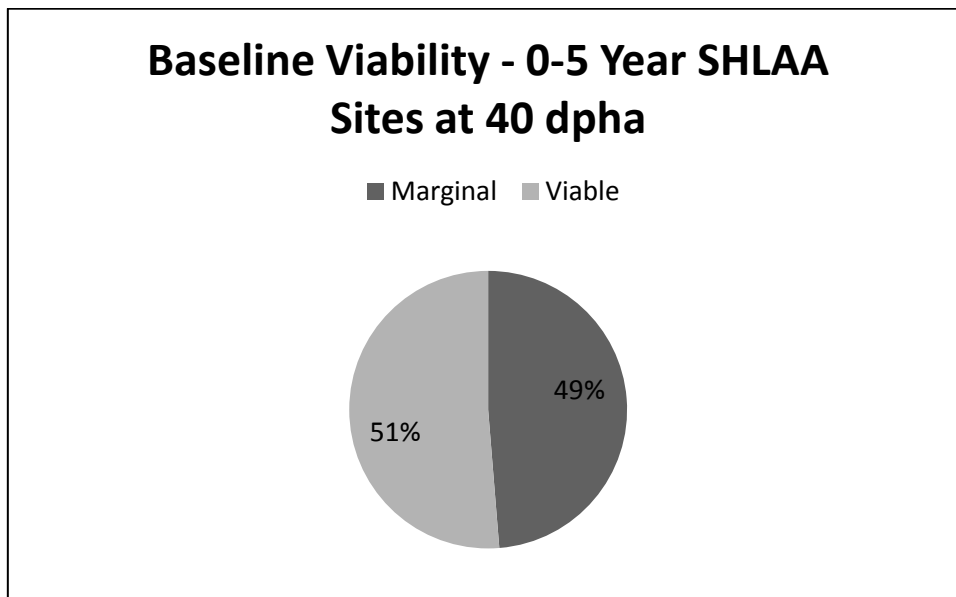


Chart 3.3: Baseline Viability – 0-5 Year SHLAA Sites at 40 dpha



3.6.18 Chart 3.3 illustrates that at 40 dpha all SHLAA sites within the 0-5 year supply are in a 'positive' viability position (i.e. either marginal or viable). Subject to site-specific phasing requirements, it is therefore considered reasonable that all SHLAA sites within the 0-5 year supply have the potential to come forward either as a whole or in part with a 5 year period from the base of this assessment (1st April 2013).

3.6.19 In the context of economic viability it was demonstrated that the Council's EVA provides a useful indication of development viability in the Borough. However, the information the EVA provides should be considered in conjunction with other site-specific and supplementary data such as evidence of residential completions and contact with the development industry both of which are outlined in this statement.

4 Conclusions

4.1 Housing Delivery

- 4.1.1 A robust analysis of recent housing completions in Knowsley has been undertaken, covering the period 2003/04 – 2012/13. This exercise involved a multi-stage methodology of assessing contributions from all permitted residential development sites over this period, using the most reliable information available. The results of this analysis replace previously reported data for housing completions.
- 4.1.2 This exercise concluded that 1890 dwellings, net of demolitions, changes of use and conversions have been completed in the period in question. This includes 3950 new build dwellings and 191 gained from conversions and changes of use, as well as 2323 demolitions and 123 losses from conversions and changes of use. The contribution to delivery of new dwellings varied across the period in question, and within each of Knowsley's townships. The rationale for this variance includes the impact of strategic planning policies over the period, the impact of housing renewal programmes in the Borough, and wider economic considerations. This is discussed further in the Council's Technical Report: Planning for Housing Growth.

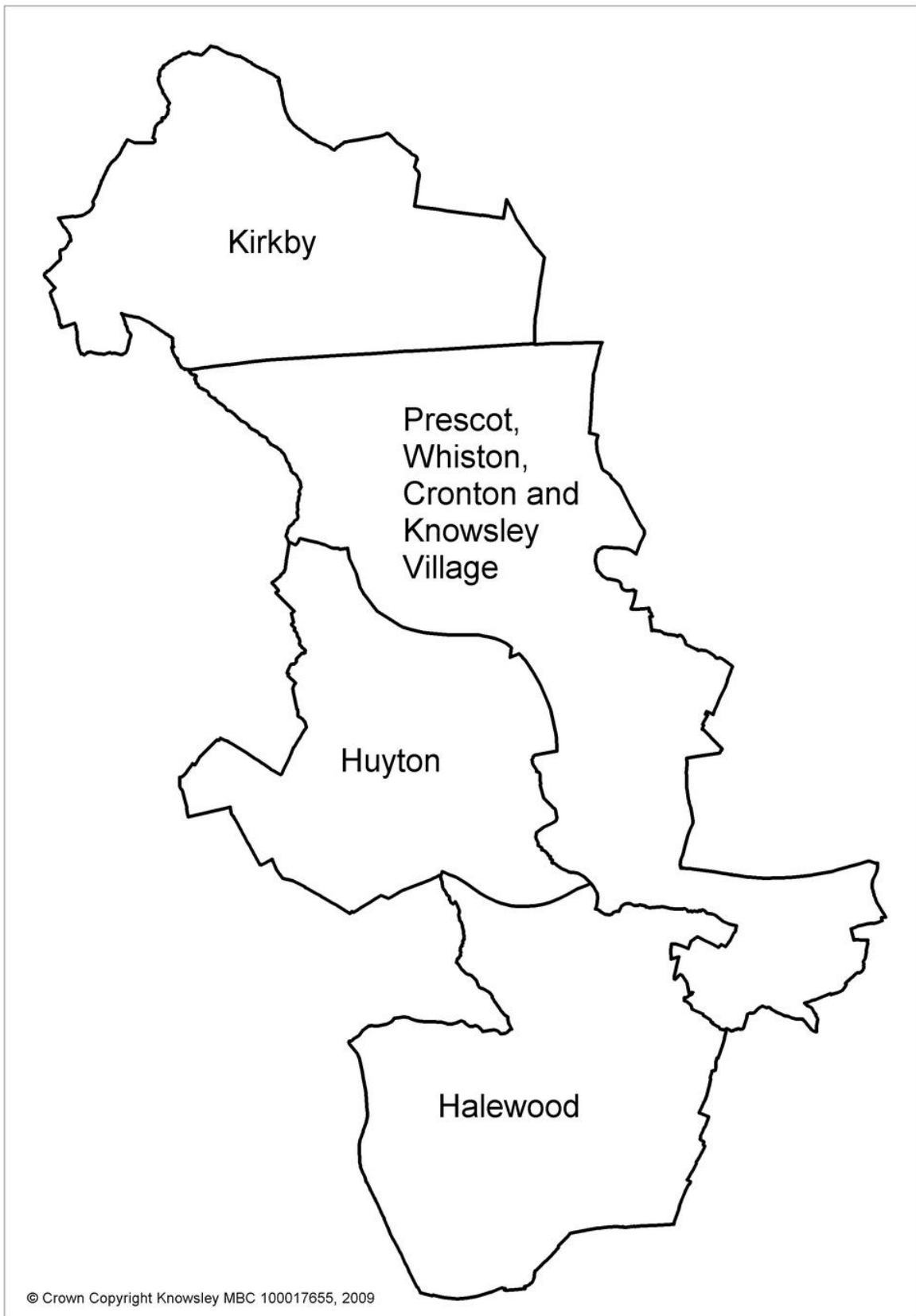
4.2 Interim Housing Land Supply Assessment

- 4.2.1 The land supply assessment has been undertaken in accordance with Government Practice Guidance and provides an indication of the land available housing development over a 15 year period.
- 4.2.2 The assessment has demonstrated that the Council has undertaken a robust and cautious assessment of housing land supply, in particular in relation to those sites which are considered deliverable within a 5 year period from the base date of this assessment (1st April 2013). The assessment process outlined within this statement demonstrates that at each stage, due consideration was given to the need to provide a cautious and realistic assessment of supply. This relates to the assessment of net developable area, site densities, development phasing and the assessment of economic viability.
- 4.2.3 After making provision in the housing supply for a 20% 'risk assessment' (or 20% reduction in gross supply), the assessment identifies an oversupply in the 5 year period (including the additional 20% buffer required by the NPPF) from 1st April 2013. Beyond the 0-5 year period there is an undersupply of -58 dwellings in the 6-10 year period. A further shortfall of -1778 dwellings is identified within the 11-15 year period which represents a combined shortfall over the Core Strategy plan period up to 2028 of -1069 dwellings.
- 4.2.4 Accordingly, across the 15 year period from 1st April 2013, there is a 'risk assessed' supply of approximately 12.6 years when compared to the emerging housing target of 450 net additional dwellings per annum between 2010 - 2028.

- 4.2.5 National planning policy sets out a requirement for local authorities, via the SHLAA process, to identify specific, developable sites to provide a ten year supply of housing and, where possible, a 15 year supply. National policy also states that where it is not possible to identify specific sites for 11-15 period 'broad locations' for future growth should be indicated.
- 4.2.6 As this assessment has demonstrated that there are insufficient housing sites in Knowsley to provide beyond a 12.6 year period, there is a clear need to consider where longer term housing growth could be accommodated.
- 4.2.7 The identification of suitable 'broad locations' has been undertaken by a separate study as it was considered to be outside the scope of a SHLAA to undertake a comprehensive and robust Borough wide Green Belt review.
- 4.2.8 The Council developed a joint Green Belt Study with neighbouring Sefton Council while West Lancashire Borough Council have progressed a Green Belt Study with a similar methodology. Knowsley's report of the joint Green Belt Study was finalised in 2012 and has informed the identification broad locations within the Council's emerging Core Strategy.
- 4.2.9 Once Knowsley's Local Plan: Core Strategy has been adopted any associated Green Belt 'broad locations' identified for release, will be drawn into subsequent updates to the SHLAA. This will allow future updates to the SHLAA to identify sustainable locations for medium and longer term housing development (i.e. the 6-10 and 11-15 year periods).

Appendices

Appendix A: Knowsley Township Areas



Appendix B: Protocol of Assumptions for Housing Delivery Monitoring

Protocol for Incomplete Planning Application Records (Part 1)

**n.b. – use of the protocol should be accompanied by a cell note about the assumptions made.*

Problem	Approach
Planning permission expired	<ul style="list-style-type: none"> • Make a note of the planning application reference. These will be checked to see whether any of these sites could come forward as SHLAA sites without planning permission.
Tenure of new housing unknown	<ul style="list-style-type: none"> • If application is by any registered provider of social housing or affiliated partner (i.e. KHT, Cosmopolitan, Plus Dane, Villages, Riverside, LHT, LMH, Arena, HCA) then assume 100% affordable. Sometimes applicants are listed under names rather than organisations, so check if the organisation is listed as a registered provider, • If application is by any other party, then assume 100% market dwellings. • To clarify, affordable housing covers social rent, affordable rent, shared ownership, rent-to-buy and any other similar products,
Demolitions on site unknown	<ul style="list-style-type: none"> • Use Building Control dangerous structures tab on Uniform / CAPS to check if any on site demolitions were recorded (search by planning application reference or address) • Use Pearl CDs (old scans of planning application records) to check if original planning application had any details about previous use of the site • Use Uniform / CAPS system street search to work out number of dwellings removed from the area (if any) – be careful to check which dwellings would have been included in that particular planning application site • If site potentially previously in KHT ownership check KHT demolition records • Use aerial photography (1997, 2000, 2004/5, 2010) to establish previous use. Note: it may be difficult to establish the number of dwellings from this source as aerials don't show for example whether a plot is a house or a block of three flats. • If demolition clearly occurred before 1997 according to aerial photos, then mark as nil demos on site. • If inconclusive, then assume nil demos on site
Demolitions on site known Date of demolitions on site unknown	<ul style="list-style-type: none"> • If site potentially previously in KHT ownership then check KHT demolition records • Use aerial photography to establish broad period of demolition. If no further information available then assume demo occurred at mid point between two photographs. • If demolition clearly occurred before 1997 according to

Problem	Approach
	aerial photos, then mark as nil demos on site.
Demolitions on site known Tenure of demolitions unknown	<ul style="list-style-type: none"> • Use Pearl CDs to check if original application had any details of previous use for affordable housing • Google / Zoopla searches may yield information about previous use of addresses • Check whether site has been included in KHT demolitions records. If KHT record states “unknown” in tenure then make a note of this on the record. • If inconclusive and applicant is registered provider, then assume that all demolitions were affordable. • If inconclusive and applicant is not a registered provider, then assume market houses were demolished.
Development complete Partially complete BC record	<ul style="list-style-type: none"> • Where not all plots have commencement and completion dates, but you are confident that the development has completed, you can assume that the plots without information were commenced / completed at the same date as the remaining site. • If blocks of apartments or semi-detached dwellings have different completion dates, assume that all dwellings completed on the earliest recorded date.
Development complete BC record No commencement date	<ul style="list-style-type: none"> • If there is a completion date on the BC record, then assume: <ul style="list-style-type: none"> ○ For sites of 10 dwellings or less or conversions – it was commenced one year before completion ○ For sites of 10 dwellings or greater – it was commenced two years before completion ○ CAVEAT – if the above takes the date back to before the planning permission granted date, then use the pp granted date as the commencement date • If there is no completion date on the BC record, then assume commencement started six months after planning permission granted.
Development complete BC record No completion date	<ul style="list-style-type: none"> • Use estate agents website (e.g. Zoopla, Right Move) to find when property was first on the market. Assume completion date will have been three months before house went on the market • If inconclusive assume: <ul style="list-style-type: none"> ○ Where there is a BC site visit records, it was completed within six months ○ For sites of 10 dwellings or less or conversions – it was completed within one year of commencement ○ For sites of 10 dwellings or greater – it was completed within two years of commencement
Development complete No BC record at all	<ul style="list-style-type: none"> • Verify completion using street view, Royal Mail or site visit • Use estate agents website to find when property was first on the market. Assume completion date will have been

Problem	Approach
	<p>three months before house went on the market.</p> <ul style="list-style-type: none"> • If inconclusive assume: <ul style="list-style-type: none"> ○ For sites of 10 dwellings or less or conversions – it was commenced within six months of pp and completed within one year of planning permission granted date ○ For sites of 10 dwellings or greater – it was commenced within one year of pp and completed within two years of planning permission granted date
<p>Development status unknown No BC record</p>	<ul style="list-style-type: none"> • Verify status using street view, Royal Mail or site visit • If after site visit then status is still unknown (i.e. site inaccessible to view) then we can leave as “unknown” and we will have to remove from the completions overall. • If site visit yields confirmation of completion, then work as above.
<p>Planning permission granted – status is pp or under construction Estimated date of site completion unknown</p>	<ul style="list-style-type: none"> • Use “live” permission sheet to work out how many dwellings have been completed (site visits April 2013 – this is recent enough to rely on) and how many are yet to be completed • Use the live permission sheet to work out the supply category “Years 0-5” or “Years 6-10” and fill in the completion box • If planning permission is not listed on the live permission sheet, make a note. Please note some of the larger sites are listed on the live permission sheet under “various” so may not appear individually. Therefore you need to look at the site addresses carefully. • If not recorded as live permission, then site visit may be needed to establish status, number of completions / remaining plots to be developed.

Protocol for Incomplete Completions and Demolitions Records (Part 2)

Basic guidance:

- The years in question are financial years, i.e. 1st April – 31st March. It doesn't matter when within each financial year we are looking, so record as 2003/04, 2004/05, etc.
- We are mainly focussed on establishing completions for the years 2003/04 – 2012/13. However any data we have for the years up to 2003 would be useful, if only to enable us to clarify which years development has been counted in if there is any challenge.
- We are looking to work out both completions and demolitions for each year. While it is useful to have the information for net gain on a site-by-site basis, it is necessary to keep the demolitions and completions separate due to the differing years within which development activity can occur.
- It is likely that the aerial photographs will provide the most useful basis on which to establish when demolitions occurred in the absence of any other information. As a first check it will be worth looking at the 2000 map. If the

demolitions took place before then we don't need to investigate any further and we can mark with "demolitions before 2000".

Problem	Approach
<p>Small developments with no demolitions and with building control records indicating that the development was complete within the financial year i.e. commencement and completion date both within the same financial year.</p>	<p>Simply report year in column: 2004/05: 1 complete (n.b. please use colons not dashes)</p>
<p>Developments with no demolitions and with building control records indicating that the development was complete across more than one financial year i.e. commencement in one year, completion one or more years later.</p>	<p>Report years in column according to BC records: 2004/05: 1 complete 2005/06: 2 complete 2006/07: 4 complete</p>
<p>Developments with no demolitions but only partly complete building control records, where it is suspected that all completions occurred within one financial year, i.e. completion records for most plots are on the same or very similar dates</p>	<p>Record years in the column according to the BC records that are complete: 2004/05: 3 (2 confirmed from records, 1 assumed from plot with no completion date)</p>
<p>Developments with no demolitions but only partly complete building control records, where it is suspected that completions occurred across more than one financial year, i.e. completion records indicate more than one completion date</p>	<p>Record years in column AI according to BC records. For those plots without BC completions records, assume <u>latest date</u> from completion records on other sites: 2004/05: 1 complete 2005/06: 3 complete 2006/07: 8 complete (4 from confirmed records, 4 assumed from plots with no completion dates)</p>
<p>Developments with demolitions which have occurred in advance of the planning permission i.e. a vacant site which previously was occupied by dwellings but has been cleared.</p>	<p>If the date of demolition is known, then record as per the information available e.g. KHT records, aerial photos (choose a mid point between two photos). If it is clear that the demolitions occurred before 2000 then record as demolished before 2000. Example 1 2004/05: 6 demolished 2010/11: 2 complete Example 2: Before 2000: 6 demolished 2010/11: 2 complete</p>

Problem	Approach
<p>Development with demolitions which are undertaken in conjunction with the development i.e. a site occupied at the time of the planning permission, but which are proposed to be demolished as part of the new development.</p>	<p>If the date of demolition is known then record as per the information available e.g. KHT records. If there is some ambiguity about when the demolitions occurred then use aerial photos as above but make sure that the date of the demolition <u>does not precede</u> the commencement date for the new development. It is likely for developments of this type that the demolition will have occurred not too long before commencement.</p>
<p>Developments involving change of use and conversion, it is likely that the change of use occurred technically when the residential use was established or disestablished i.e. at the completion of the new development, so we can assume as much. However it would be helpful to record individually the next change.</p>	<p>Record in column AI:</p> <p>2004/05: 1 lost through conversion 2004/05: 3 complete through conversion</p>

Appendix C: Knowsley Housing Delivery 2003/04 – 2012/13

Township Area	Category	2003/ 2004	2004/ 2005	2005/ 2006	2006/ 2007	2007/ 2008	2008/ 2009	2009/ 2010	2010/ 2011	2011/ 2012	2012/ 2013	Total
HUYTON	Completions	83	97	59	123	221	130	30	177	158	97	1175
	Demolitions	-310	-317	-136	-8	-82	-64	-120	-132	-92	0	-1261
	Con / COU Gain	0	4	0	12	7	2	23	10	2	0	60
	Con / COU Loss	-1	-3	0	-2	-5	0	-25	-9	-1	0	-46
	NET	-228	-219	-77	125	141	68	-92	46	67	97	-72
KIRKBY	Completions	246	284	325	253	188	66	55	54	39	82	1592
	Demolitions	-353	-55	-190	0	-26	-28	0	-2	-4	-47	-705
	Con / COU Gain	0	0	0	0	8	1	5	2	6	12	34
	Con / COU Loss	0	0	-6	0	-12	0	-1	-16	-12	-15	-62
	NET	-107	229	129	253	158	39	59	38	29	32	859
PWCKV	Completions	27	32	61	25	23	122	151	111	129	76	757
	Demolitions	0	-10	-1	-3	-1	-3	-1	2	-1	-16	-34
	Con / COU Gain	15	7	3	26	17	12	3	7	1	11	102
	Con / COU Loss	-3	0	0	0	-7	-3	0	-1	0	-5	-19
	NET	39	29	63	48	32	128	153	119	129	66	806
HALEWOOD	Completions	177	127	162	62	58	40	3	23	29	0	681
	Demolitions	-58	-1	-188	-26	-10	-12	-22	-69	0	0	-386
	Con / COU Gain	0	0	0	0	0	1	5	6	6	0	18
	Con / COU Loss	0	0	0	0	0	0	-5	-3	-8	0	-16
	NET	119	126	-26	36	48	29	-19	-43	27	0	297
BOROUGH	Completions	533	540	607	463	490	358	239	365	355	255	4205
	Demolitions	-721	-383	-515	-37	-119	-107	-143	-201	-97	-63	-2386
	Con / COU Gain	15	11	3	38	32	16	36	25	15	23	214
	Con / COU Loss	-4	-3	-6	-2	-24	-3	-31	-29	-21	-20	-143
	NET	-177	165	89	462	379	264	101	160	252	195	1890

Appendix D: Land Release Programme for Council Sites

Site Ref	Site Name	Land Release Phase (where applicable)	Status	Site Size (Ha)	Dwelling Capacity	Disposal Date (financial yr)
2093	Land at Trecastle Road and Shacklady Road, Kirkby	N/A	UDP Allocation	0.73	20	2015/16
141	Tower Hill, Kirkby	Phase 1	UDP Allocation	80.80	300	2014/15
2029	Bridgefield Forum, Cartbridge Lane, Halewood	Phase 1	UDP Allocation	8.31	150	2014/15
2099	Former Kirkby Stadium, Kirkby	Phase 2	UDP Allocation	6.42	225	2015/16
K0339	Hilton Grace and Adjacent Land, The Avenue, Halewood	N/A	SHLAA 0-5yrs	0.61	21	2013/14
K0451	Former Longview School Playing Field, Primrose Road, Huyton	N/A	SHLAA 0-5yrs	0.29	9	2016/17
K0379	Former St Agnes School and Playing Fields, St Johns Road, Huyton	N/A	SHLAA 0-5yrs	2.36	53	2015/16
K0043	Land at Ennerdale Close, Kirkby	N/A	SHLAA 0-5yrs	0.13	4	2016/17
K0063	1 to 7 Thursby Walk, Kirkby	N/A	SHLAA 0-5yrs	0.22	7	2013/14
K0106	Land at Carfax Road and Pentland Road, Kirkby	N/A	SHLAA 0-5yrs	0.31	5	2013/14
K0259	Gilescroft Avenue and Roughwood Drive, Kirkby	N/A	SHLAA 0-5yrs	0.23	7	2013/14
K0295	Land adjacent to St Leo's Church, Rudgate, Prescot / Whiston	N/A	SHLAA 0-5yrs	0.14	4	2016/17
K0313	Land adjacent to 31 Brechin Road, Kirkby	N/A	SHLAA 0-5yrs	0.04	1	2016/17
K0346	Land between Shelley Close and Byron Close, Huyton	N/A	SHLAA 0-5yrs	0.14	4	2016/17
K0383	Knowsley Northern Primary Support Centre, Bramcote Walk, Kirkby	N/A	SHLAA 0-5yrs	3.63	81	2015/16
K0390	Nine Tree Primary School, Hollow Croft, Stockbridge Village	N/A	SHLAA 0-5yrs	2.44	55	2015/16
K0391	Former Sacred Heart School Playing Fields, Westhead, Kirkby	N/A	SHLAA 0-5yrs	2.72	82	2015/16

K0394	Scotchbarn Sports Centre, Scotchbarn Lane, Prescott / Whiston	N/A	SHLAA 0-5yrs	0.85	12	2014/15
K0403	Astley House and Playing Fields, Astley Road, Huyton	N/A	SHLAA 0-5yrs	2.00	54	2015/16
K0420	Land at Carrs Terrace, Prescott	N/A	SHLAA 0-5yrs	0.29	9	2013/14
K0456	Land Adj. to 9 and 19 Wingate Road, Kirkby	N/A	SHLAA 0-5yrs	0.06	2	2016/17
K0457	Land Adj. to 19 Roughwood Drive, Kirkby	N/A	SHLAA 0-5yrs	0.04	2	2016/17
K0458	Land adj. to 63 Westhead Avenue, Kirkby	N/A	SHLAA 0-5yrs	0.09	3	2016/17
K0459	Former Care Facility, Montgomery Road, Kirkby	N/A	SHLAA 0-5yrs	0.15	4	2016/17
K0460	Land at Mill Lane, Kirkby	N/A	SHLAA 0-5yrs	1.58	43	2015/16
K0375	Land adjacent to Mosscroft School, York Road, Huyton	N/A	SHLAA 0-5yrs	1.20	36	2015/16
K0382	Former Huyton Leisure Centre, Roby Road, Huyton	Phase 1	SHLAA 0-5yrs	2.00	60	2014/15
K0452	Former Mackets School Playing Field, Arncliffe Road, Halewood	Phase 1	SHLAA 0-5yrs	1.36	37	2014/15
K0431	Former All Saints School, Cherryfield Drive, Kirkby	Phase 2	SHLAA 0-5yrs	11.70	263	2015/16
K0201	Former Stockbridge Comp. School Pool Hey, Stockbridge	Phase 2	SHLAA 0-5yrs	6.85	206	2015/16
K0371	Bowring Community Sports College Western Avenue, Huyton	Phase 2	SHLAA 0-5yrs	6.96	209	2015/16
K0396	Former St Edmund Arrowsmith RC School, Scotchbarn Lane	Phase 2	SHLAA 0-5yrs	4.15	124	2015/16
K0372	Cherryfield School Rockford Avenue, Kirkby	Phase 3	SHLAA 6-10yrs	3.11	93	2016/17
K0381	Brookside Community College, Waterpark, Huyton	Phase 3	SHLAA 6-10yrs	2.86	64	2016/17
K0421	Former ST Joseph, the workers playing field, Brewley Drive, Kirkby	N/A	SHLAA 6-10yrs	1.35	36	Post 2017/18
K0423	Land Off Knowl Hey Road, Halewood	N/A	SHLAA 6-10yrs	0.45	12	Post 2017/18

K0424	Land at Garth Road, Kirkby	N/A	SHLAA 6-10yrs	0.22	6	Post 2017/18
K0425	Land at Pitsmead Road, Kirkby	N/A	SHLAA 6-10yrs	0.29	9	Post 2017/18
K0427	Land to the rear of 47-55 Brook Hey Drive, Kirkby	N/A	SHLAA 6-10yrs	0.14	4	Post 2017/18
K0429	Land at Ormonde Crescent, Kirkby	N/A	SHLAA 6-10yrs	0.40	12	Post 2017/18

Appendix E: Progress with your Development Questionnaire

For Office Use Only	
KMBC Site Ref.	(AMR LARS Ref)



This form is available in other formats or languages on request. If you need another format, or any other help completing the form, please contact:
 Tel: 0151 443 2211
 Email: LocalPlan@knowsley.gov.uk

Progress with Your Development

(1) Your Site	
Site:	(Site)
Planning Permission ref(s):	(Planning Ref)
KMBC Monitoring - Estimated position at 31 st March 2013 (Please amend where appropriate)	
	Number of net additional housing units (demolitions or changes of use are represented by a minus figure)
Dwellings completed in 2011/12	
Dwellings completed in 2012/13	
Number of remaining dwellings	

(2) Your intention for the site			
Do you intend to implement the current planning permission, with the same number of dwellings?	Yes <input type="radio"/> (go to question 3)	No <input type="radio"/> (go to question 4)	Completed <input type="radio"/>
If your site has completed please state the completion date and return the form			__/__/20__

(3) Implementation of the Current Permission

(complete only if you are intending to implement the current permission)

Please indicate how you expect to be completed each financial year
(i.e. 1st April – 31st March)

No. homes completed so far (up to 31st March 2013)	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20 +

(4) Non-implementation of the Current Permission

(Only complete this section if you are NOT intending to implement the planning permission you already have)

What are your future intentions regarding the site?
(Sell on with permission / retain in current (non-residential use) / alternative use / new planning permission)

(Please turn over)

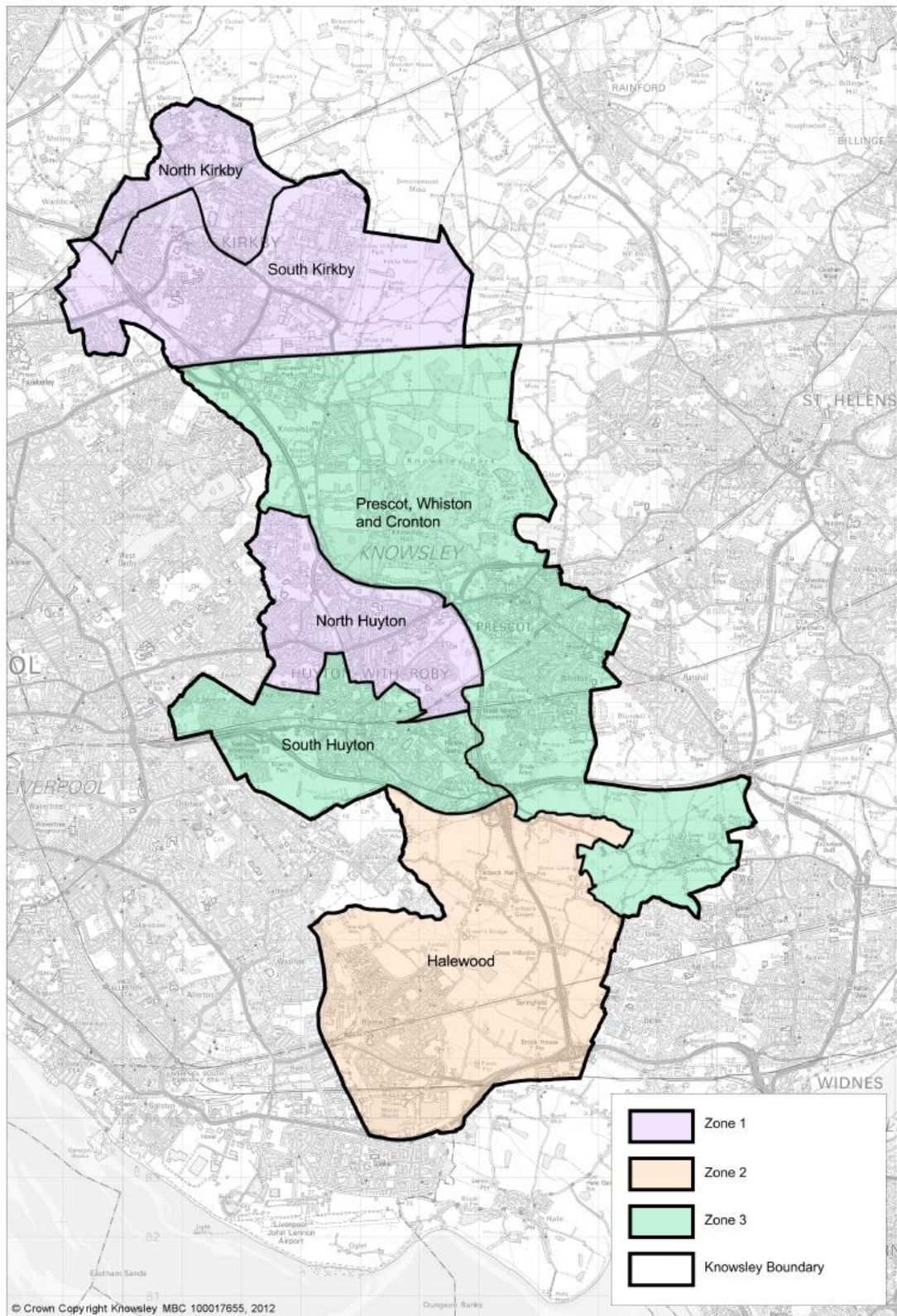
Any Other Information

Please tell us anything else of relevance regarding this site, if not already covered above.
Please use a separate sheet if necessary.

**Please return this form via e-mail by
Friday 12th April 2013 to ensure your site is fully considered in the current
appraisal.**

**If there are any queries please contact a member of the Local Plan team on
0151 443 2211 or LocalPlan@knowsley.gov.uk**

Appendix F: Residential Value Bands in Knowsley



(Source: Knowsley Economic Viability Assessment (Keppie Massie, 2012))

Appendix G: Phasing of Sites with Planning Permission at 1 April 2013

SHLAA / LARS ref	Planning Ref	Site	Township	Status	Site Size (Ha)	Gross Capacity	Total Units Remaining	EVA Zone	Viability Scenario	Density	Site Type (BF/GF)	Baseline Viability	Ownership	Risk Assessment (%)	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
1192.5	10/00639/FUL	Land Adjacent 42 St Kevins Drive, Northwood	Kirkby	Under Construction	1.96	52	19	1	3 - 50 Units	26.53	GF	Marginal	Registered Provider	0%	0	19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
N/A	12/00552/COU	8 Derby Street, Prescott	PWCKV	Under Construction	0.02	1	1	3	1 - 10 Units	50.00	BF	Viable	Registered Provider	0%	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1298.2	12/00178/FUL	Land Opposite 1-13 Station Road Station Road, Prescott	PWCKV	Under Construction	0.09	10	10	3	1 - 10 Units	111.11	GF	Viable	Registered Provider	0%	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
N/A	12/00414/FUL	Vacant Land Lordens Close, Huyton	Huyton	Planning Permission	0.50	12	12	1	1 - 10 Units	24.00	BF	Unviable	Registered Provider	0%	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
199	10/00168/FUL	Land Adjacent To Huyton House Close, Liverpool Road, Huyton	Huyton	Planning Permission	0.30	8	8	1	1 - 10 Units	26.67	BF	Unviable	Registered Provider	20%	0	0	0	0	0	6.4	0	0	0	0	0	0	0	0	0	0	0
N/A	12/00003/FUL	Land Between 4 - 6 Knowl Hey Road Halewood	Halewood	Under Construction	0.05	2	2	2	1 - 10 Units	40.00	BF	Viable	Registered Provider	0%	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
N/A	12/00007/FUL	Land Between 85 - 87 Markfield Crescent, Halewood	Halewood	Under Construction	0.05	2	2	2	1 - 10 Units	40.00	BF	Viable	Registered Provider	0%	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
N/A	12/00009/FUL	Land Between 81 - 83 Stanford Crescent, Halewood	Halewood	Under Construction	0.05	2	2	2	1 - 10 Units	40.00	BF	Viable	Registered Provider	0%	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
N/A	12/00128/FUL	Land Between 55-81 Penmann Crescent, Halewood	Halewood	Under Construction	0.63	19	19	2	2 - 25 Units	30.16	BF	Marginal	Registered Provider	0%	19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
N/A	12/00129/FUL	Former Garage Site Between 60 And 62 Penmann Crescent, Halewood	Halewood	Under Construction	0.05	2	2	2	1 - 10 Units	40.00	BF	Viable	Registered Provider	0%	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2072.1	12/00210/FUL	Site Of Former Wingate Towers Alamein Road Huyton (H3)	Huyton	Under Construction	1.49	122	122	1	10 - 50 Apartments	81.88	BF	Unviable	Registered Provider	0%	0	122	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
195	12/00302/FUL	Vacant Land Between 16 Bridge View Drive & 1 Nathan Grove, Tower Hill	Kirkby	Under Construction	0.10	3	3	1	1 - 10 Units	30.00	BF	Marginal	Registered Provider	0%	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
N/A	12/00331/FUL	Land To The Side Of 21 Bridge View Drive, Tower Hill	Kirkby	Under Construction	0.07	2	2	1	1 - 10 Units	28.57	BF	Unviable	Registered Provider	0%	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
N/A	12/00430/FUL	St Johns Community Centre Manor Farm Road, Huyton	Huyton	Full Planning Permission	0.13	4	4	3	1 - 10 Units	30.77	BF	Viable	Registered Provider	0%	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
N/A	12/00495/FUL	Kennelwood Lodge 5 - 9 Kennelwood Avenue, Northwood, Kirkby	Kirkby	Full Planning Permission	0.09	3	3	1	1 - 10 Units	33.33	BF	Unviable	Registered Provider	0%	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

SHLAA / LARS ref	Planning Ref	Site	Township	Status	Site Size (Ha)	Gross Capacity	Total Units Remaining	EVA Zone	Viability Scenario	Density	Site Type (BF/GF)	Baseline Viability	Ownership	Risk Assessment (%)	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
198	12/00549/FUL	5-12 Dryden Grove, Huyton	Huyton	Full Planning Permission	0.30	11	11	3	1 - 10 Units	36.67	BF	Unviable	Registered Provider	0%	0	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1541.1	12/00588/FUL	Vacant Land Adjacent To 60 Kipling Avenue, Huyton (H2)	Huyton	Full Planning Permission	0.79	26	26	3	2 - 25 Units	32.91	BF	Viable	Registered Provider	0%	0	26	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
N/A	12/00570/FUL	Former Simonswood Primary School Site Minstead Avenue, Northwood, Kirkby	Kirkby	Full Planning Permission	1.75	66	66	1	3 - 50 Units	37.71	BF	Marginal	Registered Provider	0%	33	33	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
209	12/00577/FUL	Vacant Land Between Browning Close And Keats Green, Huyton	Huyton	Full Planning Permission	0.28	11	11	3	1 - 10 Units	39.29	BF	Viable	Registered Provider	0%	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1192.4	11/00304/FUL	Vacant Land at St. Kevins Drive, Northwood	Kirkby	Under Construction	1.96	52	52	1	3 - 50 Units	26.53	GF	Marginal	Registered Provider	0%	25	27	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
N/A	12/00400/HYB	Prescot Trade Centre, Oliver Lyme Road, Prescot	PWCKV	Hybrid Planning Application	2.73	132	132	3	4 - 100 Units	48.35	BF	Viable	Registered Provider	20%	0	28	28	28	22	0	0	0	0	0	0	0	0	0	0	0	0
N/A	12/00648/FUL	Site of Former St Gabriels Lodge, Seel Road / Hill Crest Avenue, Huyton	Huyton	Under Construction	0.36	15	15	1	1 - 10 Units	40.00	BF	Marginal	Registered Provider	0%	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3010.1	06/00746/FUL	North Huyton (Phase 1a) - Plots 1-98 (Keepmoat)	Huyton	Under Construction	185.50	1450	31	1	8 - 1500 Units	7.82	BF	Marginal	Mixed (Private and Council)	0%	31	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3010.6	11/00582/FUL	North Huyton (Phase 2a) - Plots 392 - 425 (Gleeson)	Huyton	Under Construction	185.50	1450	34	1	8 - 1500 Units	7.82	BF	Marginal	Mixed (Private and Council)	0%	11	10	11	2	0	0	0	0	0	0	0	0	0	0	0	0	0
3010.4	11/00584/FUL	North Huyton (Phase 1d) - Plots 215 - 217 & 302 - 332 (Gleeson)	Huyton	Under Construction	185.50	1450	35	1	8 - 1500 Units	7.82	BF	Marginal	Mixed (Private and Council)	0%	11	11	11	2	0	0	0	0	0	0	0	0	0	0	0	0	0
3010.6	12/00620/REM	North Huyton (Phase 2c) Plots 610 - 790 (Gleeson)	Huyton	Reserved Matters Undetermined	185.50	1450	180	1	8 - 1500 Units	7.82	BF	Marginal	Mixed (Private and Council)	12%	0	8.8	8.8	8.8	18	18	18	18	26	26	8.8	0	0	0	0	0	0
3010.6	12/00622/REM	North Huyton (Phase 2b) Plot 426 - 609 (Gleeson)	Huyton	Reserved Matters Undetermined	185.50	1450	184	1	8 - 1500 Units	7.82	BF	Marginal	Mixed (Private and Council)	12%	0	8.8	8.8	8.8	18	18	18	18	26	26	12	0	0	0	0	0	0
3010.3	12/00550/REM	North Huyton (Phase 1c) - Plots 218 - 301 (Gleeson)	Huyton	Under Construction	185.50	1450	84	1	8 - 1500 Units	7.82	BF	Marginal	Mixed (Private and Council)	0%	6	20	20	20	18	0	0	0	0	0	0	0	0	0	0	0	0
3010.6	07/00338/OUT	North Huyton Outline Consent (Phase 3) (Keepmoat)	Huyton	Under Construction	185.50	1450	199	1	8 - 1500 Units	7.82	BF	Marginal	Mixed (Private and Council)	0%	4	36	36	36	36	36	15	0	0	0	0	0	0	0	0	0	0
3010.6	07/00338/OUT	North Huyton Outline Consent (Phase 4) (Keepmoat)	Huyton	Under Construction	185.50	1450	215	1	8 - 1500 Units	7.82	BF	Marginal	Mixed (Private and Council)	0%	0	0	0	0	0	0	21	36	36	36	36	36	36	14	0	0	0
3010.6	07/00338/OUT	North Huyton Outline Consent (Phase 5) (Keepmoat / Gleeson)	Huyton	Under Construction	185.50	1450	290	1	8 - 1500 Units	7.82	BF	Marginal	Mixed (Private and Council)	0%	0	0	0	0	0	0	0	0	0	0	0	40	40	60	60	60	30

SHLAA / LARS ref	Planning Ref	Site	Township	Status	Site Size (Ha)	Gross Capacity	Total Units Remaining	EVA Zone	Viability Scenario	Density	Site Type (BF/GF)	Baseline Viability	Ownership	Risk Assessment (%)	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	
1769.1	Multiple	Vacant Site South Of Steley Way, Prescott (West of Station Rd)	PWCKV	Under Construction	4.81	386	142	3	6 - 500 Units	80.25	BF	Viable	Private	0%	50	50	42	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
1769.2	Multiple	Vacant Site South Of Steley Way, Prescott (East of Station Road)	PWCKV	Under Construction	3.28	as above	0	3	6 - 500 Units	80.20	BF	Viable	Private	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
1791	Multiple	Former Marconi Land, Roby Road, Roby	Huyton	Under Construction	2.54	63	13	3	3 - 50 Units	24.80	BF	Viable	Private	0%	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
N/A	03/00142/FUL	26 Kemble Street, Prescott	PWCKV	Under Construction	0.10	4	4	3	1 - 10 Units	40.00	BF	Viable	Private	20%	0	0	0	0	0	3.2	0	0	0	0	0	0	0	0	0	0	0	
N/A	04/00080/FUL	D T And P Chadwick Ltd (north End Garage), Gerrards Lane, Halewood	Halewood	Under Construction	0.70	5	5	2	1 - 10 Units	7.14	BF	Unviable	Private	20%	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
188	08/00564/FUL	Wheathill Riding Centre, Naylor's Road, Roby	Huyton	Under Construction	0.57	4	4	3	1 - 10 Units	7.02	BF	Viable	Private	0%	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
1380.1	09/00556/OUT	Land Adjacent To Thingwall Hall, Thingwall Lane, Roby (H4)	Huyton	Under Construction	18.04	525	525	3	6 - 500 Units	29.10	BF	Viable	Private	5%	34	48	48	48	48	48	48	48	48	48	37	0	0	0	0	0	0	
221	11/00112/FUL	Land Adjacent To 49 Kenbury Road, Northwood	Kirkby	Full Planning Permission	0.04	2	2	1	1 - 10 Units	50.00	GF	Marginal	Private	20%	0	1.6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
225	11/00378/KMBC1	Land Between 82 And 84 Blakeacre Road, Halewood	Halewood	Full Planning Permission	0.06	1	1	2	1 - 10 Units	16.67	BF	Unviable	Private	0%	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
N/A	11/00385/OUT	Former Prysmian Cables & Systems Site, Hall Lane, Prescott	PWCKV	Outline Planning Permission	21.15	623	449	3	6 - 500 Units	29.46	BF	Viable	Private	20%	0	0	0	0	0	32	32	32	32	32	32	32	32	32	32	0	39	0
224	12/00543/FUL	Vacant Land At Junction Of Torrington Drive & Tiverton Road, Halewood	Halewood	Full Planning Permission	0.05	2	2	2	9 - 10 Apartments	40.00	BF	Unviable	Private	20%	0	1.6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
N/A	07/00439/COU	Foxhill Farm, Foxhill Lane, Halewood	Halewood	Under Construction	0.03	1	1	2	1 - 10 Units	33.33	BF	Unviable	Private	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
173	09/00262/FUL (12/00756/RPP - pending)	Former Southdene Methodist Church, Broad Lane, Southdene	Kirkby	Renewal Pending	0.20	7	7	1	1 - 10 Units	35.00	BF	Marginal	Private	20%	0	5.6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
185	08/00313/OUT	Higher Shaw Farm, Foxs Bank Lane, Cronton	PWCKV	Outline Planning Permission	0.09	1	1	3	1 - 10 Units	11.11	BF	Viable	Private	20%	0	0	0	0	0	0.8	0	0	0	0	0	0	0	0	0	0	0	0
171	08/00364/REM	26 Sinclair Close, Prescott	PWCKV	Under Construction	0.05	1	1	3	1 - 10 Units	20.00	GF	Viable	Private	0%	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
206	08/00379/FUL	27 Stockswell Road, Tarbock Green	PWCKV	Full Planning Permission	0.36	4	4	2	1 - 10 Units	11.11	BF	Unviable	Private	20%	0	3.2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

SHLAA / LARS ref	Planning Ref	Site	Township	Status	Site Size (Ha)	Gross Capacity	Total Units Remaining	EVA Zone	Viability Scenario	Density	Site Type (BF/GF)	Baseline Viability	Ownership	Risk Assessment (%)	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
1360	09/00021/FUL	Land Between Health Centre And 35 Sidney Powell Avenue, Westvale	Kirkby	Full Planning Permission	0.22	6	6	1	1 - 10 Units	27.27	BF	Unviable	Private	20%	0	4.8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2284	09/00038/FUL	52-58 Shaw Lane, Prescott	PWCKV	Under Construction	0.06	4	4	3	1 - 10 Units	66.67	BF	Viable	Private	0%	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1093.1	09/00067/REM	Former Holt Lane Transport And Roadrunners, Two Butt Lane, Prescott	PWCKV	Under Construction	1.67	60	19	3	3 - 50 Units	35.93	BF	Viable	Private	0%	19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
138	09/00116/FUL	Land To Rear Of 10 Roby Road, Roby	Huyton	Under Construction	0.13	1	1	3	1 - 10 Units	7.69	GF	Viable	Private	0%	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
197	09/00570/FUL	97 Hall Lane, Cronton	PWCKV	Under Construction	0.06	1	1	3	1 - 10 Units	16.67	BF	Viable	Private	0%	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
207	10/00118/OUT	Site Of Former Saunders Nursery Ltd, Windy Arbor Road, Whiston	PWCKV	Outline Planning Permission	2.13	70	70	3	3 - 50 Units	32.86	BF	Viable	Private	20%	0	0	0	0	0	0	0	0	28	28	0	0	0	0	0	0	0
N/A	10/00279/FUL	Land To The South Of Kingswood And To The Rear Of 3-31 Coral Avenue, Huyton	Huyton	Full Planning Permission	0.30	11	11	1	1 - 10 Units	36.67	BF	Marginal	Private	20%	0	8.8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1381	10/00302/RPP	Thingwall Hall Residential Home (Brothers Of Charity), Thingwall Lane, Roby	Huyton	Outline Planning Permission	5.90	120	120	3	4 - 100 Units	20.34	BF	Viable	Private	20%	0	0	24	24	24	24	0	0	0	0	0	0	0	0	0	0	0
201	10/00352/FUL	Millbridge Farm, Netherley Road, Tarbock Green	PWCKV	Full Planning Permission	0.05	1	1	2	1 - 10 Units	20.00	BF	Unviable	Private	20%	0	0.8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
208	10/00535/OUT	Land Adjacent To 31 Forest Drive, Roby	Huyton	Outline Planning Permission	0.04	2	2	3	1 - 10 Units	50.00	BF	Viable	Private	20%	1.6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
N/A	10/00589/FUL	Land Adjacent To 13 Brookside Road And To Rear Of 2-16 Brookside Close (Silcock Field), Prescott	PWCKV	Full Planning Permission	0.28	11	11	3	1 - 10 Units	39.29	GF	Viable	Private	20%	8.8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
216	10/00597/FUL	Vacant Site (Former Prescott And Whiston Maintenance) Depot, Grosvenor Road, Prescott	PWCKV	Full Planning Permission	0.19	11	11	3	1 - 10 Units	57.89	BF	Viable	Private	20%	0	8.8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
210	10/00660/FUL	Land Adjacent To 9 Sanderling Road, Northwood	Kirkby	Full Planning Permission	0.03	1	1	1	1 - 10 Units	33.33	BF	Unviable	Private	20%	0	0	0.8	0	0	0	0	0	0	0	0	0	0	0	0	0	0
N/A	11/00021/OUT	Site Of Former Tennis Courts The Orchard, Huyton	Huyton	Outline Planning Permission	0.53	34	34	3	2 - 25 Units	64.15	BF	Viable	Private	20%	0	16	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0
189	11/00051/REM	St Annes, The Orchard, Huyton	Huyton	Under Construction	0.09	1	1	3	1 - 10 Units	11.11	GF	Viable	Private	0%	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
219	11/00068/OUT	Land Adjacent To 12 Bigdale Drive, Northwood	Kirkby	Outline Planning Permission	0.12	7	7	1	1 - 10 Units	58.33	GF	Marginal	Private	20%	0	0	0	5.6	0	0	0	0	0	0	0	0	0	0	0	0	0

SHLAA / LARS ref	Planning Ref	Site	Township	Status	Site Size (Ha)	Gross Capacity	Total Units Remaining	EVA Zone	Viability Scenario	Density	Site Type (BF/GF)	Baseline Viability	Ownership	Risk Assessment (%)	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
220	11/00072/FUL	2 Pilch Lane East, Roby	Huyton	Under Construction	0.06	1	1	3	1 - 10 Units	16.67	GF	Viable	Private	0%	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2072	11/00073/FUL	Land Between 38 And 52 Alamein Road, Huyton	Huyton	Full Planning Permission	0.23	9	9	1	1 - 10 Units	39.13	BF	Marginal	Registered Provider	20%	0	7.2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
135	11/00076/FUL	Land Adjacent To 50 The Orchard, Huyton	Huyton	Under Construction	0.04	1	1	3	1 - 10 Units	25.00	GF	Viable	Private	0%	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
N/A	11/00104/FUL	5 Pinnington Place & Land Adjacent To 2 Pinnington Place, Huyton	Huyton	Full Planning Permission	0.04	6	6	3	9 - 10 Apartments	150.00	BF	Viable	Private	20%	0	0	0	0	0	4.8	0	0	0	0	0	0	0	0	0	0	0
222	11/00124/FUL	Grinton Lodge Farm, Church Road, Roby	Huyton	Under Construction	0.08	2	2	3	9 - 10 Apartments	25.00	BF	Viable	Private	0%	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
N/A	11/00126/RPP	Robcliffe Longview Service Station, 91 Longview Drive, Huyton	Huyton	Outline Planning Permission	0.11	18	18	1	9 - 10 Apartments	163.64	BF	Unviable	Private	20%	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
N/A	11/00155/RPP	Units To Rear Of 11 And 12 Glovers Brow, Kirkby Park	Kirkby	Change of Use Planning Permission	0.01	1	1	1	9 - 10 Apartments	71.43	BF	Unviable	Private	20%	0	0.8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
227	11/00162/OUT	Lyme Grove Labour Club, Lyme Grove, Huyton	Huyton	Outline Planning Permission	0.33	16	16	1	1 - 10 Units	48.48	BF	Marginal	Private	20%	0	0	0	13	0	0	0	0	0	0	0	0	0	0	0	0	0
N/A	11/00225/OUT	Land Adjacent To 82 The Park, Huyton	Huyton	Outline Planning Permission	0.03	1	1	3	1 - 10 Units	33.33	GF	Viable	Private	20%	0	0	0	0	0	0.8	0	0	0	0	0	0	0	0	0	0	0
223	11/00246/FUL	9 - 11 Atherton Street, Prescot	PWCKV	Under Construction	0.03	2	2	3	9 - 10 Apartments	66.67	BF	Viable	Private	0%	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1079	11/00308/FUL	Land At Redgate Lodge, 3 Carr Lane, Roby	Huyton	Full Planning Permission	0.41	6	6	3	1 - 10 Units	14.63	GF	Viable	Private	20%	0	6.4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
229	11/00338/FUL	Land Adjacent 10 Castlewell, Whiston	PWCKV	Full Planning Permission	0.10	3	3	3	1 - 10 Units	30.00	BF	Viable	Private	20%	0	2.4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
218	11/00391/OUT	31 Pottery Lane, Whiston	PWCKV	Under Construction	0.08	1	1	3	1 - 10 Units	12.50	BF	Viable	Private	0%	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
230	11/00411/FUL	Oliver Lyme House, Lavender Crescent, Prescot	PWCKV	Under Construction	0.29	10	10	3	1 - 10 Units	34.48	BF	Viable	Private	0%	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
231	11/00444/FUL	Land Opposite Holy Family Catholic Primary School, Arncliffe Road, Halewood	Halewood	Under Construction	0.39	13	13	2	1 - 10 Units	33.33	GF	Marginal	Private	0%	0	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
N/A	11/00450/RPP	Weston House, North End Lane, Halewood	Halewood	Full Planning Permission	0.51	6	6	2	1 - 10 Units	11.76	BF	Unviable	Private	20%	0	4.8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

SHLAA / LARS ref	Planning Ref	Site	Township	Status	Site Size (Ha)	Gross Capacity	Total Units Remaining	EVA Zone	Viability Scenario	Density	Site Type (BF/GF)	Baseline Viability	Ownership	Risk Assessment (%)	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
1480	11/00519/FUL	Land Adjacent To 1 - 4 Tarves Walk, Northwood	Kirkby	Under Construction	0.21	6	5	1	1 - 10 Units	28.57	BF	Unviable	Private	0%	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
N/A	11/00548/COU	Flukers Brook Farm, Flukers Brook Lane, Knowsley	PWCKV	Under Construction	0.25	1	1	1	1 - 10 Units	4.00	BF	Unviable	Private	0%	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
N/A	11/00564/FUL	Hillside House, Hillside Road, Huyton	Huyton	Full Planning Permission	0.05	1	1	1	1 - 10 Units	20.00	BF	Unviable	Private	20%	0	0.8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3014	11/00583/RPP	Land Adjacent To 18 Smithy Lane, Cronton	PWCKV	Under Construction	0.03	2	2	3	1 - 10 Units	66.67	BF	Viable	Private	0%	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1093	11/00632/OUT	Holt Lane Quarry, Two Butt Lane, Prescott (H7)	PWCKV	Outline Planning Permission	1.36	43	43	3	3 - 50 Units	31.62	BF	Viable	Private	0%	0	0	21	22	0	0	0	0	0	0	0	0	0	0	0	0	0
N/A	11/00636/COU	Macmillan Surgery, 10 Dulas Road, Southdene, Kirkby	Kirkby	Change of Use Planning Permission	0.04	3	3	1	9 - 10 Apartments	75.00	BF	Unviable	Private	20%	0	2.4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
N/A	12/00016/FUL	Vacant Land Adjacent To 28 Bigdale Drive, Northwood	Kirkby	Full Planning Permission	0.03	2	2	1	1 - 10 Units	66.67	BF	Marginal	Private	20%	0	1.6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
N/A	12/00021/FUL	Land Between 11 And 27 Lancing Close, Halewood	Halewood	Under Construction	0.10	4	4	2	1 - 10 Units	40.00	BF	Viable	Registered Provider	0%	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
214	12/00043/FUL	Land Adjacent To 15 The Roundabout, Cronton	PWCKV	Under Construction	0.04	1	1	3	1 - 10 Units	25.00	GF	Viable	Private	0%	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
234	12/00044/FUL	23 Smithy Lane, Cronton	PWCKV	Under Construction	0.05	1	1	3	1 - 10 Units	20.00	BF	Viable	Private	0%	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1275	12/00155/FUL	Vacant Bounded By Kenbury Road, Kenbury Close & Foscoote Road, Northwood	Kirkby	Under Construction	0.12	5	5	1	1 - Units	41.67	BF	Marginal	Registered Provider	0%	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
N/A	12/00249/FUL	Land Opposite 57-69 Brook Hey Drive, Northwood	Kirkby	Full Planning Permission	0.29	6	6	1	1 - 10 Units	20.69	BF	Unviable	Private	20%	0	4.8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
N/A	12/00286/FUL	Beech House Park Road, Prescott	PWCKV	Full Planning Permission	0.13	2	2	3	1 - 10 Units	15.38	BF	Viable	Private	20%	0	1.6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
N/A	12/00297/COU	Latham House 16 North Park Road Kirkby Park, Kirkby	Kirkby	Change of Use Planning Permission	0.10	6	-4	1	1 - 10 Units	60.61	BF	Marginal	Private	0%	0	-4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
N/A	12/00385/FUL	Land Off Woodfarm Hey, Stockbridge Village	Huyton	Under Construction	1.06	42	42	1	3 - 50 Units	39.62	GF	Marginal	Private	0%	21	21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
192	12/00419/REM	Vacant Land To Rear Of 46 - 60 Barncroft Road, Halewood	Halewood	Under Construction	0.18	6	6	2	1 - 10 Units	33.33	BF	Unviable	Private	0%	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

SHLAA / LARS ref	Planning Ref	Site	Township	Status	Site Size (Ha)	Gross Capacity	Total Units Remaining	EVA Zone	Viability Scenario	Density	Site Type (BF/GF)	Baseline Viability	Ownership	Risk Assessment (%)	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
N/A	12/00425/FUL	58 St Marys Road, Huyton	Huyton	Under Construction	0.11	1	1	3	1 - 10 Units	9.09	GF	Viabile	Private	0%	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
N/A	12/00446/COU	63-65 Church Road, Roby	Huyton	Under Construction	0.26	3	2	3	1 - 10 Units	11.54	BF	Viabile	Private	0%	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
N/A	12/00452/OUT	Vacant Land Bounded By Kipling Avenue, Newsham Road & Adjacent To Sovereign Distillery, Off Logwood Road, Huyton	Huyton	Outline Planning Permission	2.24	76	76	3	4 - 100 Units	33.93	GF	Viabile	Private	20%	0	0	0	0	0	30	30	0	0	0	0	0	0	0	0	0	0
N/A	12/00572/OUT	Former B I C C Site, Scotchbarn Lane, Prescot	PWCKV	Outline Planning Permission	2.31	36	36	3	2 - 25 Units	15.58	BF	Viabile	Private	20%	0	0	0	14	14	0	0	0	0	0	0	0	0	0	0	0	0
N/A	12/00611/RPP	25 Court Hey Road, Roby	Huyton	Full Planning Permission	0.15	2	1	3	1 - 10 Units	13.33	BF	Viabile	Private	20%	0	0.8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
N/A	12/00760/FUL	Halewood Labour Club, Hillingden Avenue, Halewood	Halewood	Under Construction	0.34	10	10	2	1 - 10 Units	29.41	BF	Unviable	Private	0%	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
N/A	13/00023/FUL	Land To The Rear Of No's 2-14 Frederick Lunt Avenue, Knowsley Village	PWCKV	Full Planning Permission	0.15	3	3	3	1 - 10 Units	20.00	BF	Viabile	Private	20%	0	2.4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Total per Annum

406	594	270	232	197	221	181	179	196	168	126	108	86	92	60	99	30
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Appendix H: Phasing of Allocated Housing Sites without Planning Permission

SHLAA / LARS ref	Planning Ref	Site	Township	Status	Site Size (Ha)	Gross Capacity	Category	Total Units Remaining	EVA Zone	Viability Scenario	Density	Site Type (BF/GF)	Baseline Viability	Ownership	Risk Assessment (%)	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30			
141	N/A	Tower Hill, Kirkby	Kirkby	Allocation	80.80	300	Allocation	300	1	5 - 250 Units	3.71	BF	Marginal	Council	0%	0	0	0	45	45	45	45	45	45	30	0	0	0	0	0	0	0			
2029	N/A	Bridgefield Forum, Cartbridge Lane, Halewood	Halewood	Allocation	8.31	150	Allocation	150	2	1 - 100 Units	18.05	BF	Marginal	Council	0%	0	0	16	50	50	34	0	0	0	0	0	0	0	0	0	0	0	0		
2093	N/A	Land at Trecastle Road and Shacklady Road, Kirkby	Kirkby	Allocation	0.73	20	Allocation	20	1	2 - 25 Units	27.40	BF	Marginal	Council	0%	0	0	0	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
2099	N/A	Former Kirkby Stadium, Kirkby	Kirkby	Allocation	6.42	225	Allocation	225	1	5 - 250 Units	35.05	BF	Viable	Council	0%	0	0	0	35	45	45	45	45	10	0	0	0	0	0	0	0	0	0		
1959	13/00052/FUL (undetermined)	Former Site of St. Andrews Church Hall & Social Club, Boundary Drive, Halewood (H5)	Halewood	Allocation	1.55	48	Allocation	48	2	3 - 50 Units	30.97	BF	Unviable	Private	0%	0	15	25	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Total per Annum																0	15	41	158	140	124	90	90	55	30	0	0	0	0	0	0	0	0	0	0

Appendix I: Phasing of 0-5 Year SHLAA Sites

SHLAA / LARS ref	Site	Township	Status	Site Size (Ha)	Gross Capacity	Total Units Remaining	EVA Zone	Viability Scenario	Density	Site Type (BF/GF)	Baseline Viability	Baseline Viability (SHLAA @ 40 dpha)	Ownership	Risk Assessment (%)	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
K0339	Hilton Grace Community Centre and Adjacent Land, The Avenue, Halewood	Halewood	0-5yrs	0.61	21	21	2	2 - 25 Units	38	BF	Viable	Viable	Registered Provider	20%	0	0	16.8	0	0	0	0	0	0	0	0	0	0	0	0	0	0
K0451	Former Longview School Playing Field, Primrose Road, Huyton	Huyton	0-5yrs	0.29	9	9	1	1 - 10 Units	30	GF	Unviable	Marginal	Council	20%	0	0	0	0	7.2	0	0	0	0	0	0	0	0	0	0	0	0
K0379	Former St Agnes School and Playing Fields, St Johns Road, Huyton	Huyton	0-5yrs	2.36	53	53	3	3 - 50 Units	30	BF	Viable	Viable	Mixed (Council and Arch Diocese)	20%	0	0	0	10.4	32	0	0	0	0	0	0	0	0	0	0	0	0
K0431	Former All Saints School, Cherryfield Drive, Kirkby	Kirkby	0-5yrs	11.70	263	263	1	5 - 250 Units	30	BF	Marginal	Viable	Council	20%	0	0	0	28	36	36	36	36	38.4	0	0	0	0	0	0	0	0
K0440	Land south of Larch Road and north of railway line, Larch Road, Huyton	Huyton	0-5yrs	3.88	87	87	3	4 - 100 Units	30	GF	Viable	Viable	Private	20%	0	0	0	33.6	36	0	0	0	0	0	0	0	0	0	0	0	0
K0447	Former Garage Site, Arncliffe Road, Halewood	Halewood	0-5yrs	0.06	2	2	2	1 - 10 Units	30	BF	Unviable	Viable	Registered Provider	20%	0	0	0	0	1.6	0	0	0	0	0	0	0	0	0	0	0	0
K0034	Adjacent to 106 Brook Hey Drive, Kirkby	Kirkby	0-5yrs	0.12	4	4	1	1 - 10 Units	30	BF	Unviable	Marginal	Private	20%	0	0	0	0	3.2	0	0	0	0	0	0	0	0	0	0	0	0
K0043	Land at Ennerdale Close, Kirkby	Kirkby	0-5yrs	0.13	4	4	1	1 - 10 Units	30	GF	Unviable	Marginal	Council	20%	0	0	0	0	3.2	0	0	0	0	0	0	0	0	0	0	0	0
K0063	Land at Thursby Close, Kirkby	Kirkby	0-5yrs	0.22	7	7	1	1 - 10 Units	30	BF	Unviable	Marginal	Council	20%	0	0	5.6	0	0	0	0	0	0	0	0	0	0	0	0	0	0
K0073	Rear of Quarry Inn Pottery Lane, Huyton	Huyton	0-5yrs	0.50	21	21	1	2 - 25 Units	45	BF	Viable	Viable	Registered Provider	20%	0	0	0	16.8	0	0	0	0	0	0	0	0	0	0	0	0	0
K0106	Land at Carfax Road and Pentland Road, Kirkby	Kirkby	0-5yrs	0.31	5	5	1	1 - 10 Units	30	GF	Unviable	Marginal	Council	20%	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0
K0201	Former Stockbridge Comp. School Pool Hey, Stockbridge	Huyton	0-5yrs	6.85	206	206	1	5 - 250 Units	40	GF	Viable	Viable	Council	20%	0	0	0	28	36	36	36	28.8	0	0	0	0	0	0	0	0	0
K0224	St. Judes Vicarage, 168 The Roundhey, Stockbridge	Stockbridge	0-5yrs	0.11	3	3	1	1 - 10 Units	30	BF	Unviable	Marginal	Private	20%	0	0	0	0	2.4	0	0	0	0	0	0	0	0	0	0	0	0
K0225	St Martins Church and Vicarage, Peatwood Avenue, Kirkby	Kirkby	0-5yrs	0.34	10	10	1	1 - 10 Units	30	BF	Unviable	Marginal	Private	20%	0	0	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0
K0226	St Georges Church, Corner of St Georges Road, Hillside Road, Huyton	Huyton	0-5yrs	0.24	7	7	1	1 - 10 Units	30	BF	Unviable	Marginal	Private	20%	0	0	0	0	5.6	0	0	0	0	0	0	0	0	0	0	0	0

SHLAA / LARS ref	Site	Township	Status	Site Size (Ha)	Gross Capacity	Total Units Remaining	EVA Zone	Viability Scenario	Density	Site Type (BF/GF)	Baseline Viability	Baseline Viability (SHLAA @ 40 dpha)	Ownership	Risk Assessment (%)	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
K0259	Gilescroft Avenue and Roughwood Drive, Kirkby	Kirkby	0-5yrs	0.23	7	7	1	1 - 10 Units	30	BF	Unviable	Marginal	Council	20%	0	0	5.6	0	0	0	0	0	0	0	0	0	0	0	0	0	0
K0295	Land adjacent to St Leo's Church, Rudgate, Prescott / Whiston	PWCKV	0-5yrs	0.14	4	4	3	1 - 10 Units	30	GF	Viable	Viable	Council	20%	0	0	0	0	3.2	0	0	0	0	0	0	0	0	0	0	0	0
K0313	Land adjacent to 31 Brechin Road, Kirkby	Kirkby	0-5yrs	0.04	1	1	1	1 - 10 Units	30	BF	Unviable	Marginal	Council	20%	0	0	0	0	0.8	0	0	0	0	0	0	0	0	0	0	0	0
K0346	Land between Shelley Close and Byron Close, Huyton	Huyton	0-5yrs	0.14	4	4	3	1 - 10 Units	30	BF	Viable	Viable	Council	20%	0	0	0	0	3.2	0	0	0	0	0	0	0	0	0	0	0	0
K0371	Bowring Community Sports College Western Avenue, Huyton	Huyton	0-5yrs	6.96	209	209	3	5 - 250 Units	40	BF	Viable	Viable	Council	20%	0	0	0	28	36	36	36	31.2	0	0	0	0	0	0	0	0	0
K0375	Land adjacent to Mosscroft School, York Road, Huyton	Huyton	0-5yrs	1.20	54	54	1	3 - 50 Units	40	GF	Marginal	Viable	Council	20%	0	0	0	22.4	20.8	0	0	0	0	0	0	0	0	0	0	0	0
K0382	Former Huyton Leisure Centre, Roby Road, Huyton	Huyton	0-5yrs	2.00	60	60	3	3 - 50 Units	40	BF	Viable	Viable	Council	20%	0	0	12.8	35.2	0	0	0	0	0	0	0	0	0	0	0	0	0
K0383	Knowsley Northern Primary Support Centre, Bramcote Walk, Kirkby	Kirkby	0-5yrs	3.63	81	81	1	4 - 100 Units	30	BF	Marginal	Viable	Council	20%	0	0	0	32	32.8	0	0	0	0	0	0	0	0	0	0	0	0
K0389	Knowsley Southern Primary Support Centre, Arncliffe Road, Halewood	Halewood	0-5yrs	2.44	55	55	2	3 - 50 Units	30	GF	Unviable	Viable	Registered Provider	20%	0	0	0	20	24	0	0	0	0	0	0	0	0	0	0	0	0
K0420	Land of Carrs Terrace, Prescott	PWCKV	0-5yrs	0.29	9	9	3	1 - 10 Units	30	BF	Viable	Viable	Council	20%	0	7.2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
K0422	Land at Penmann Crescent, Halewood	Halewood	0-5yrs	0.73	22	22	2	2 - 25 Units	33	BF	Marginal	Viable	Registered Provider	20%	0	0	0	17.6	0	0	0	0	0	0	0	0	0	0	0	0	0
K0390	Nine Tree Primary School, Hollow Croft, Stockbridge Village	Huyton	0-5yrs	2.44	55	55	1	3 - 50 Units	30	GF	Marginal	Marginal	Council	20%	0	0	0	20	24	0	0	0	0	0	0	0	0	0	0	0	0
K0391	Former Sacred Heart School Playing Fields, Westhead, Kirkby	Kirkby	0-5yrs	2.72	82	82	1	4 - 100 Units	40	BF	Viable	Viable	Council	20%	0	0	0	32	33.6	0	0	0	0	0	0	0	0	0	0	0	0
K0394	Former Scotchbarn Sports Centre (Pool), Scotchbarn Lane, Prescott / Whiston	PWCKV	0-5yrs	0.85	12	12	3	2 - 25 Units	30	BF	Viable	Viable	Council	20%	0	0	18.4	0	0	0	0	0	0	0	0	0	0	0	0	0	0
K0396	Former St Edmund Arrowsmith RC School, Scotchbarn Lane	PWCKV	0-5yrs	4.15	124	124	3	4 - 100 Units	40	GF	Viable	Viable	Council	20%	0	0	0	28	36	35.2	0	0	0	0	0	0	0	0	0	0	0
K0403	Astley House and Playing Fields, Astley Road, Huyton	Huyton	0-5yrs	2.00	54	54	1	3 - 50 Units	30	BF	Unviable	Marginal	Council	20%	0	0	0	7.2	36	0	0	0	0	0	0	0	0	0	0	0	0
K0452	Former Mackets School Playing Field, Arncliffe Road, Halewood	Halewood	0-5yrs	1.36	37	37	2	3 - 50 Units	30	GF	Viable	Viable	Council	20%	0	0	9.6	20	0	0	0	0	0	0	0	0	0	0	0	0	0

SHLAA / LARS ref	Site	Township	Status	Site Size (Ha)	Gross Capacity	Total Units Remaining	EVA Zone	Viability Scenario	Density	Site Type (BF/GF)	Baseline Viability	Baseline Viability (SHLAA @ 40 dpha)	Ownership	Risk Assessment (%)	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
K0455	St Marks Church, Brook Hey Drive, Kirkby	Kirkby	0-5yrs	0.23	16	16	1	1 - 10 Units	75	BF	Marginal	Marginal	Council / Arch Diocese	20%	0	0	12.8	0	0	0	0	0	0	0	0	0	0	0	0	0	0
K0453	Land at Bluebell Lane, Huyton	Huyton	0-5yrs	0.44	5	5	1	1 - 10 Units	12	GF	Unviable	Marginal	Private	20%	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0
K0457	Land adj. to 19 Roughwood Drive, Kirkby	Kirkby	0-5yrs	0.04	2	2	1	1 - 10 Units	40	BF	Marginal	Marginal	Council	20%	0	0	0	0	1.6	0	0	0	0	0	0	0	0	0	0	0	0
K0458	Land adj. to 63 Westhead Avenue, Kirkby	Kirkby	0-5yrs	0.09	3	3	1	1 - 10 Units	30	BF	Unviable	Marginal	Council	20%	0	0	0	0	2.4	0	0	0	0	0	0	0	0	0	0	0	0
K0459	Former Care Facility, Montgomery Road, Kirkby	Kirkby	0-5yrs	0.15	4	4	1	1 - 10 Units	30	BF	Unviable	Marginal	Council	20%	0	0	0	0	3.2	0	0	0	0	0	0	0	0	0	0	0	0
K0460	Land Mill Lane, Kirkby	Kirkby	0-5yrs	1.58	43	43	1	3 - 50 Units	30	GF	Marginal	Marginal	Council	20%	0	0	0	16.8	17.6	0	0	0	0	0	0	0	0	0	0	0	0
K0456	Land adj. to 9 and 19 Wingate Road, Kirkby	Kirkby	0-5yrs	0.06	2	2	1	1 - 10 Units	30	BF	Unviable	Marginal	Council	20%	0	0	0	0	1.6	0	0	0	0	0	0	0	0	0	0	0	0

Total per Annum

0	7.2	85.6	400	448	143	108	96	38.4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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Appendix J: SHLAA Site Assessments: 0-5 Year Supply

Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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

SUITABILITY

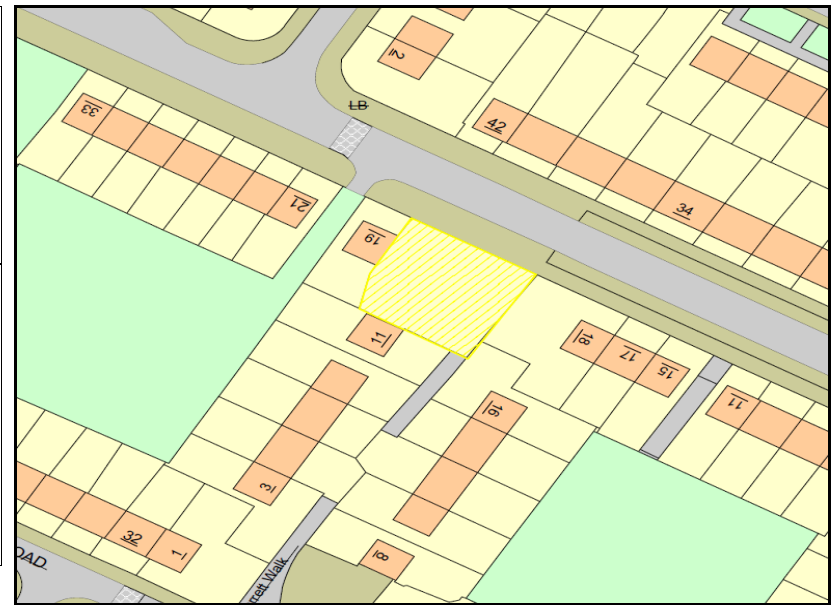
Physical Constraints:
 Un-Neighbourly Uses:
 Contaminated:
 Access:
 Primary School (600m):
 Local Centre (800m):
 Health Centre (1000m):
 Employment (5000m):
 Railway Station (400m):
 Bus Stop (200m):
 Suitability Score:

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:

Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

Site Survey Comments: Land is in Council ownership and is currently vacant. The site is no longer required and has been identified as surplus by the Council's asset review (2013). The site is bounded by existing residential properties on three sides, which is likely to limit the site's development capacity to a maximum of 2 dwellings.

Conclusion: The site is Council owned and available now, it has therefore been included in the 0-5yr SHLAA supply.

Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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

SUITABILITY

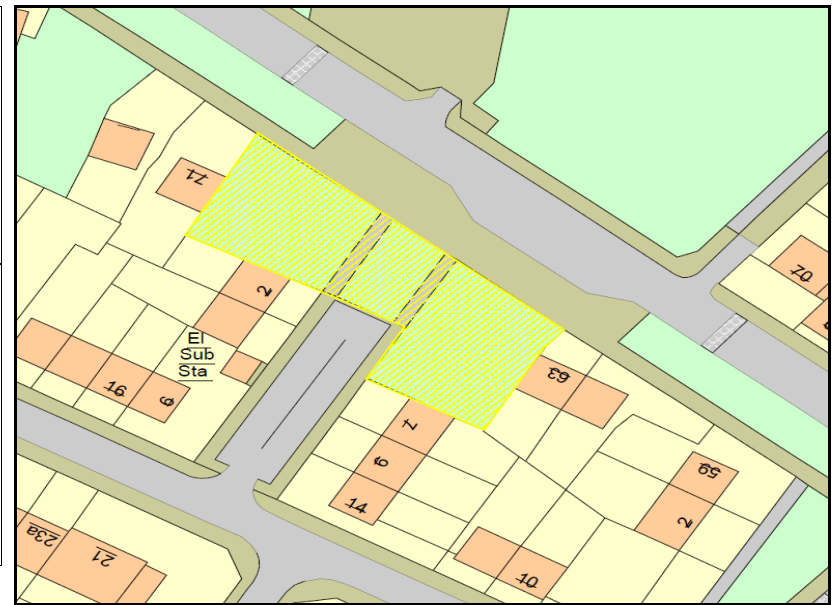
Physical Constraints:
 Un-Neighbourly Uses:
 Contaminated:
 Access:
 Primary School (600m):
 Local Centre (800m):
 Health Centre (1000m):
 Employment (5000m):
 Railway Station (400m):
 Bus Stop (200m):
 Suitability Score:

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?:

Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

Site Survey Comments: Land is in Council ownership and is currently vacant. The site is no longer required and has been identified as surplus by the Council's asset review (2013). The site is bounded by existing residential properties on three sides, which is likely to limit the site's development capacity to approximately 3 dwellings.

Conclusion: The site is Council owned and available now, it has therefore been included in the 0-5yr SHLAA supply.

Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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

SUITABILITY

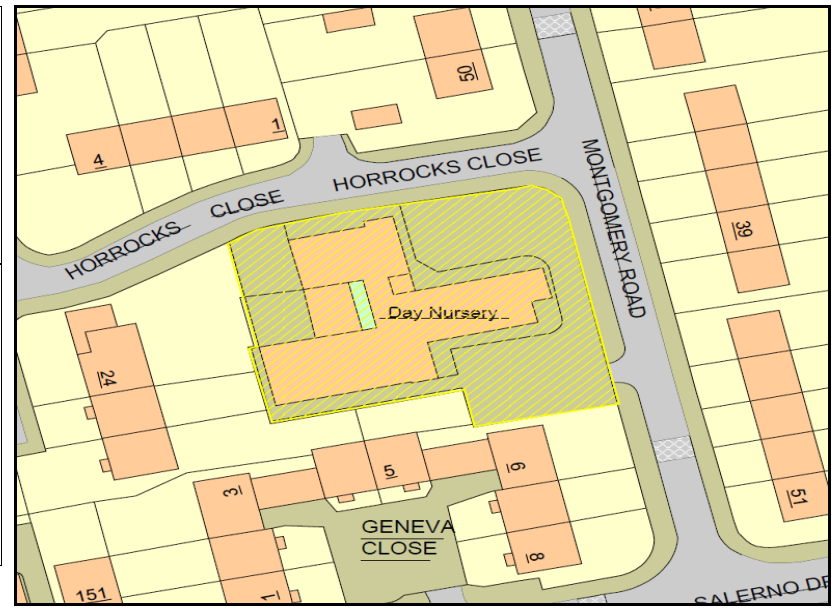
Physical Constraints:
 Un-Neighbourly Uses:
 Contaminated:
 Access:
 Primary School (600m):
 Local Centre (800m):
 Health Centre (1000m):
 Employment (5000m):
 Railway Station (400m):
 Bus Stop (200m):
 Suitability Score:

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?:

Viability Scenario: **Baseline Viability:** **Viability at 40 dpha:** **Land Ownership:**

Site Survey Comments: Land is in Council ownership. The site has recently been cleared and is currently vacant. The site is no longer required and has been identified as surplus by the Council's asset review (2013). The site has good highways access with highway frontage on 2 sides.

Conclusion: The site is Council owned and available now, it has therefore been included in the 0-5yr SHLAA supply.

Strategic Housing Land Availability Assessment - Interim 2013 Update



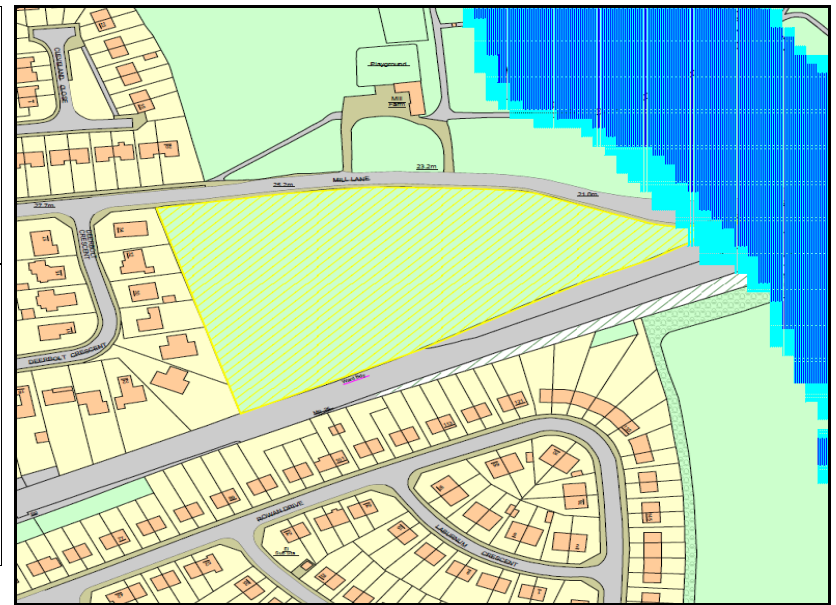
Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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="3"/>
Bus Stop (200m):	<input type="text" value="3"/>
Suitability Score:	<input type="text" value="50"/>

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="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?:

Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

Site Survey Comments: The site is in Council ownership. The site has currently designated as urban greenspace, however there is potential for residential development. The site has been identified as surplus by the Council's asset review (2013). The site has good highways access with highway frontage to the north of the site. A limited portion of the site is subject to flood risk. However, this part of the site is particularly narrow and unlikely to be suitable for dwellings. It is likely that this area would be utilised as landscaping / boundary treatment notwithstanding the flood risk issues.

Conclusion: The site is Council owned and available now, it has therefore been included in the 0-5yr SHLAA supply.

Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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

SUITABILITY

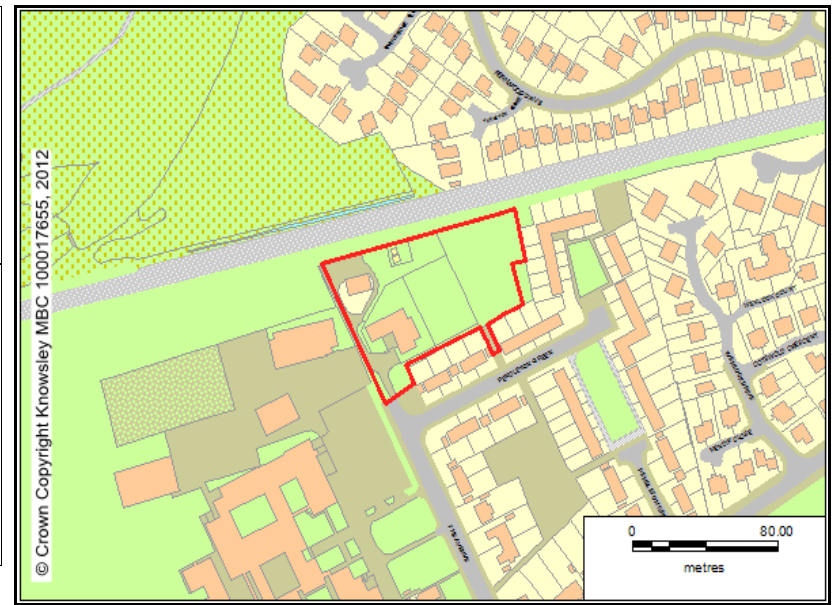
Physical Constraints:
 Un-Neighbourly Uses:
 Contaminated:
 Access:
 Primary School (600m):
 Local Centre (800m):
 Health Centre (1000m):
 Employment (5000m):
 Railway Station (400m):
 Bus Stop (200m):
 Suitability Score:

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?:

Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

Site Survey Comments: Formerly in Council ownership. Sold to a Registered Provider in 2013. The site was formerly used as a community / youth centre and is currently vacant. The site is largely free from constraints and available for development now.

Conclusion: The site has been identified as surplus and is currently available for alternative uses. The site has therefore been included in the 0 - 5 year SHLAA supply.

Strategic Housing Land Availability Assessment - Interim 2013 Update



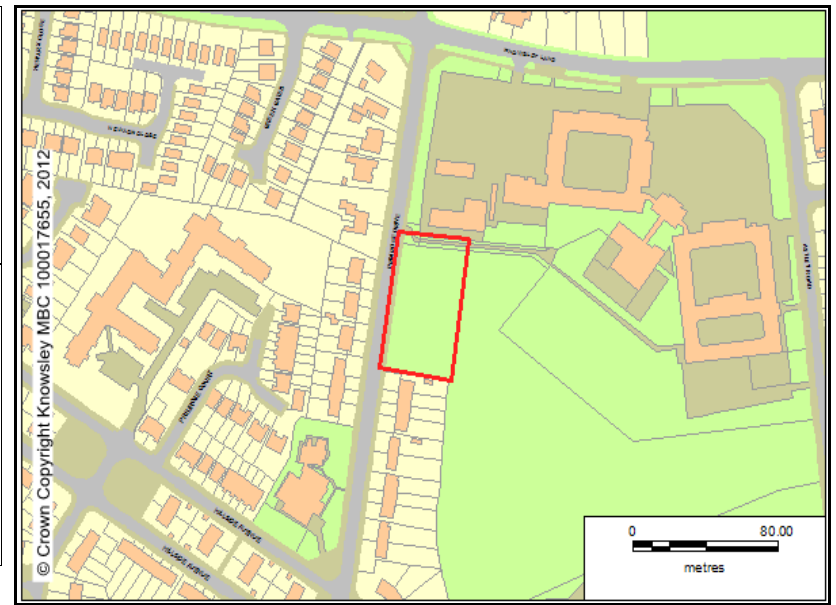
Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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="0"/>
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="13"/>



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

Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

Site Survey Comments: Land in Council ownership, formerly used as school playing fields The site is no longer required for education or sporting provision and has been identified as surplus by the Council's asset review. The site is largely free from constraints and available for development now.

Conclusion: The site has been identified as surplus and is currently available for alternative uses. The site has therefore been included in the 0 - 5 year SHLAA supply.

Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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

SUITABILITY

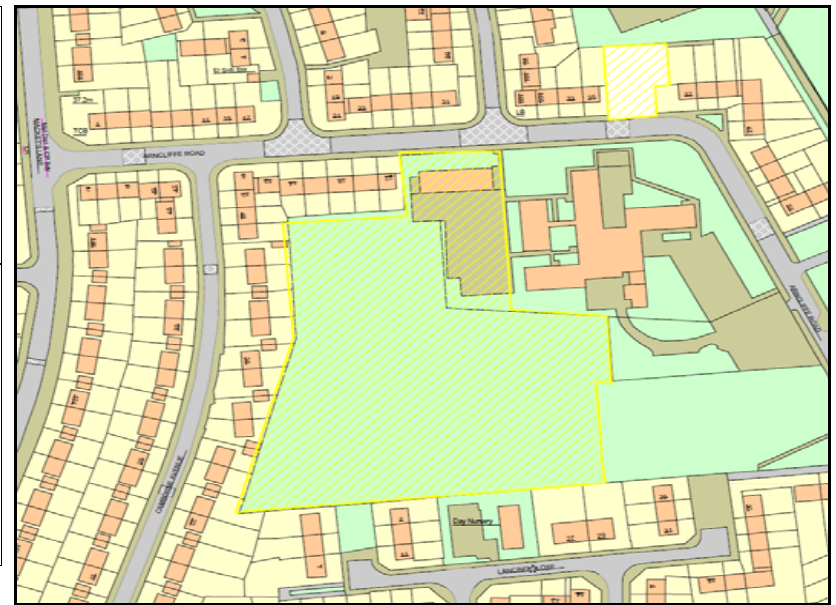
Physical Constraints:
 Un-Neighbourly Uses:
 Contaminated:
 Access:
 Primary School (600m):
 Local Centre (800m):
 Health Centre (1000m):
 Employment (5000m):
 Railway Station (400m):
 Bus Stop (200m):
 Suitability Score:

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?:**

Viability Scenario: **Baseline Viability:** **Viability at 40 dpha:** **Land Ownership:**

Site Survey Comments: Land in Council ownership, formerly used as school playing fields The site is no longer required for education or sporting provision and has been identified as surplus by the Council's asset review. The site is within Phase 1 of the Council's Strategic Land Disposal Programme. The site is largely free from constraints and available for development now.

Conclusion: The site has been identified as surplus and is currently available for alternative uses. The site has therefore been included in the 0 - 5 year SHLAA supply.

Strategic Housing Land Availability Assessment - Interim 2013 Update



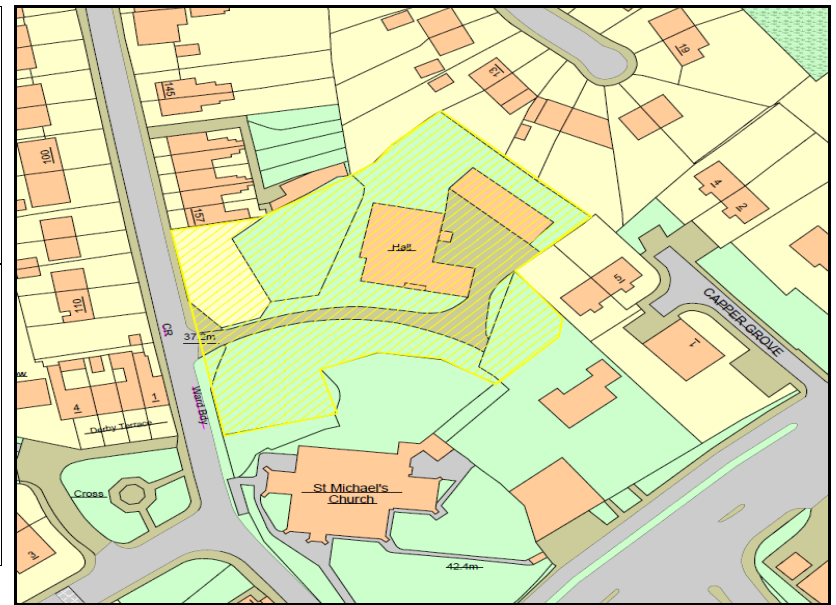
Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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="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="3"/>
Bus Stop (200m):	<input type="text" value="3"/>
Suitability Score:	<input type="text" value="42"/>

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="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?:

Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

Site Survey Comments: Former vicarage ground currently being marketed for residential development. Developer assumes capacity for up to 18 apartments. However, the density for this site has been reduced to 12dph / 5 dwelling yeild to reflect the physical constraints (highways access and trees) and the site's location within a Conservation Area. Opportunities to go beyond this capacity may exist, but this would be determed at planning application stage.

Conclusion: Submitted via the Call for Sites process in 2013. The site is currently being marketed for residential development and, notwithstanding the constraints noted in the site survey section, has the potential to come forward for development within the short term. The site is accordingly included witin the 0-5yr period.

Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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

SUITABILITY

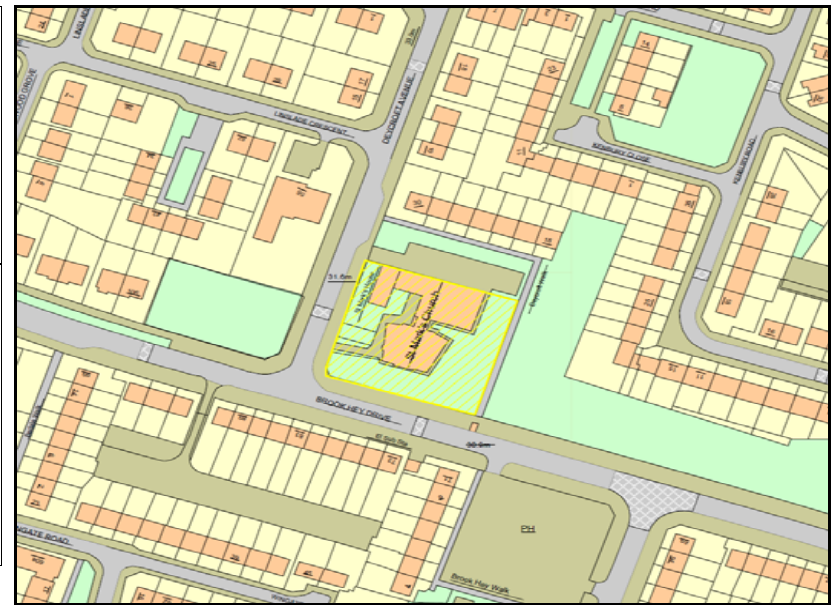
Physical Constraints:
Un-Neighbourly Uses:
Contaminated:
Access:
Primary School (600m):
Local Centre (800m):
Health Centre (1000m):
Employment (5000m):
Railway Station (400m):
Bus Stop (200m):
Suitability Score:

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?:

Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

Site Survey Comments: Former church which is currently surplus and available for redevelopment. The site is square with road frontage and highways access on two sides. The site was put forward for consideration by the Council / private owner in 2013. Initial site plans demonstrate potential for the site to accommodate 16 dwellings (subject to planning approval). This yield has been adopted by the SHLAA and is subject to the standard 20% risk assessment for sites without planning permission.

Conclusion: The site's owners have indicated that the site will be developed in the short term. The site has therefore been included in the 0-5yr supply.

Strategic Housing Land Availability Assessment - Interim 2013 Update



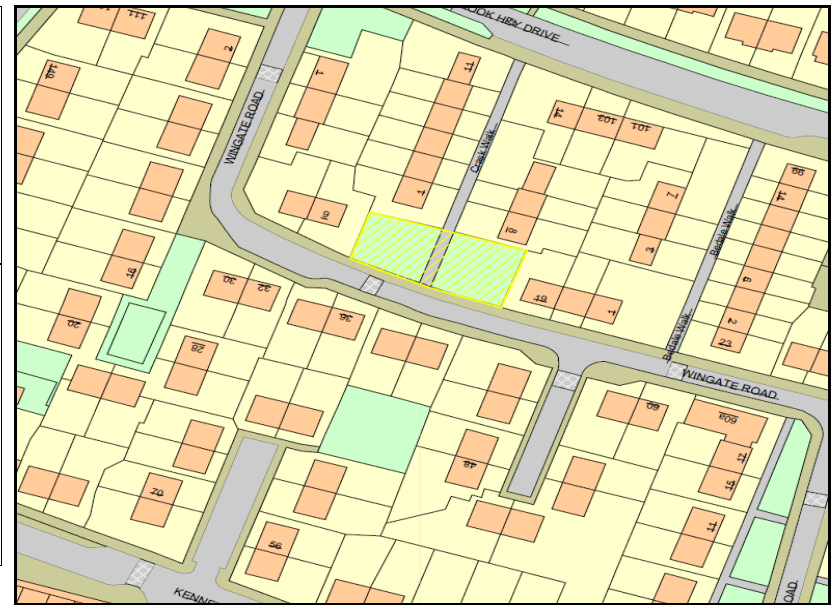
Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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="0"/>
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="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?:

Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

Site Survey Comments: Land is in Council ownership and is currently vacant. The site is no longer required and has been identified as surplus by the Council's asset review (2013). The site is bounded by existing residential properties on three sides, which is likely to limit the site's development capacity to a maximum of 2 dwellings.

Conclusion: The site is Council owned and available now, it has therefore been included in the 0-5yr SHLAA supply.

Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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

SUITABILITY

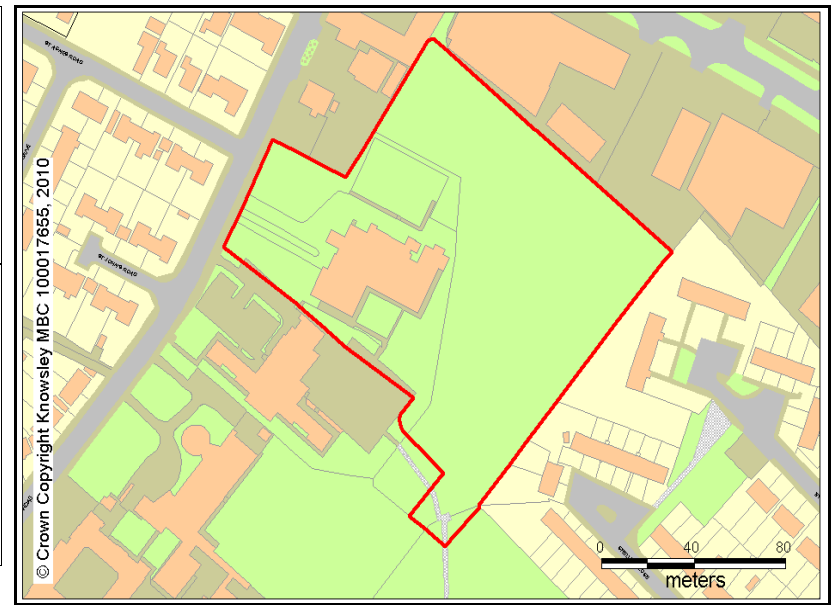
Physical Constraints:
 Un-Neighbourly Uses:
 Contaminated:
 Access:
 Primary School (600m):
 Local Centre (800m):
 Health Centre (1000m):
 Employment (5000m):
 Railway Station (400m):
 Bus Stop (200m):
 Suitability Score:

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?:

Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

Site Survey Comments: Vacant school and playing field. Potential for redevelopment of site for residential use due to surrounding dwellings and adequate access. Land in Council and Archdiocese ownership, formerly used as a school and associated playing fields. The site is not longer required for education or sporting provision and has been identified as surplus by the Council's asset review. The site is largely free from constraints and available for development now.

Conclusion: The site has been identified as surplus and is currently available for alternative uses. It is anticipated that marketing of the site will take place in 2013. The site has therefore been included in the 0 - 5 year SHLAA supply.

Strategic Housing Land Availability Assessment - Interim 2013 Update



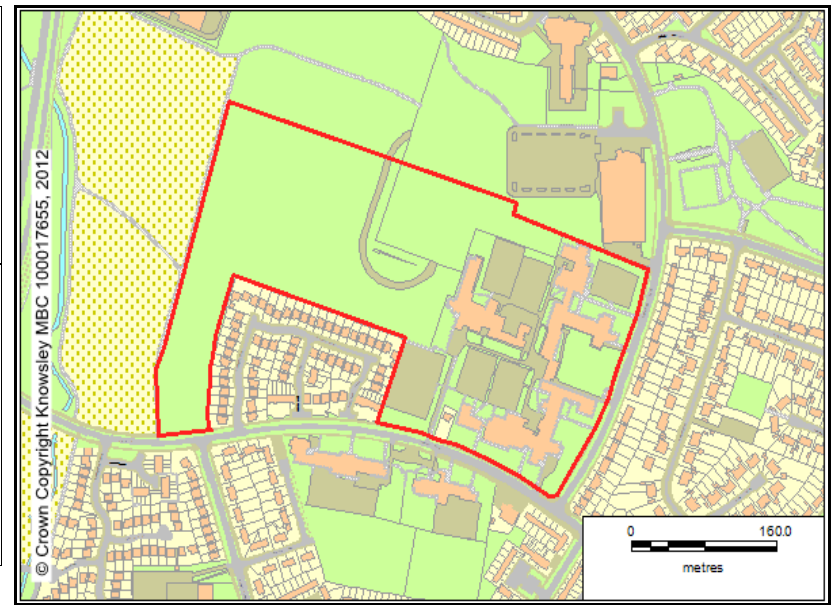
Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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="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="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?:

Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

Site Survey Comments: Land in Council ownership, formerly used as a school. The site was submitted via the Call for Sites process by a third party via the Call for Sites in 2011 and subsequently by the Council as landowner. The site is no longer required for education or sporting provision and has been identified as surplus by the Council's asset review. The site is largely free from constraints and available for development now.

Conclusion: The site has been identified as surplus and is currently available for alternative uses. The site has therefore been included in the 0 - 5 year SHLAA supply.

Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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

SUITABILITY

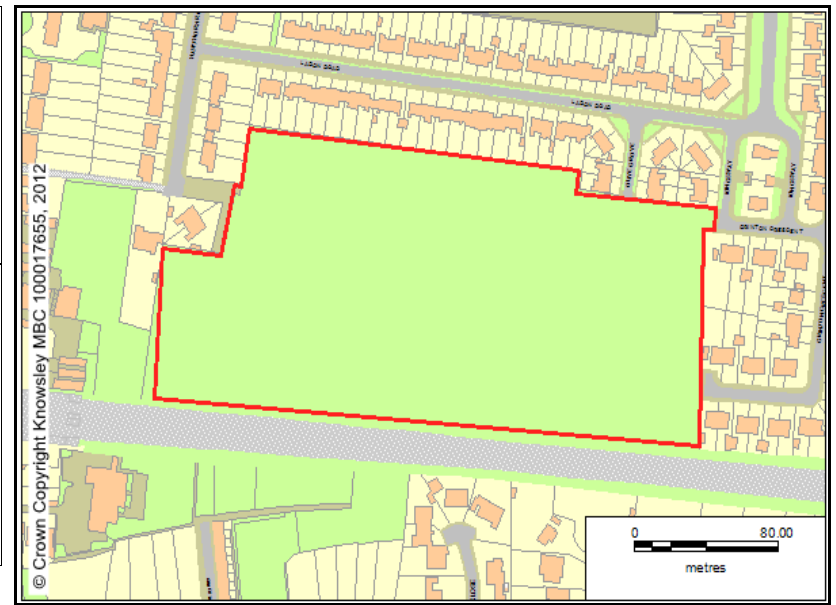
Physical Constraints:
 Un-Neighbourly Uses:
 Contaminated:
 Access:
 Primary School (600m):
 Local Centre (800m):
 Health Centre (1000m):
 Employment (5000m):
 Railway Station (400m):
 Bus Stop (200m):
 Suitability Score:

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?:

Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

Site Survey Comments: The site was submitted via the Call for Sites process in 2011 by the owner. The site owners has demonstrated that they wish to bring the site forward in the short term. The site is currently allocated as urban greenspace. However, the site is not currently required to meet open space / outdoor sporting requirements. The site is currently vacant and available for development.

Conclusion: Notwithstanding the site's urban greenspace allocation, evidence shows that residential development is acceptable in this location. The site is free from constraints and currently available for development. Therefore the site is included in the 0 - 5 year SHLAA supply.

Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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

SUITABILITY

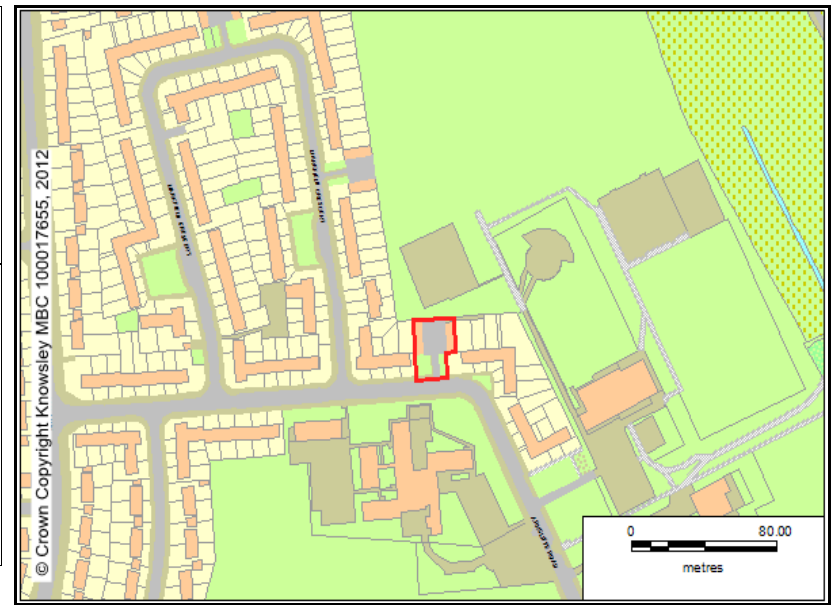
Physical Constraints:
 Un-Neighbourly Uses:
 Contaminated:
 Access:
 Primary School (600m):
 Local Centre (800m):
 Health Centre (1000m):
 Employment (5000m):
 Railway Station (400m):
 Bus Stop (200m):
 Suitability Score:

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?:

Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

Site Survey Comments: The site is included in Knowsley's Affordable Housing Programme 2011 - 2014 which is supported by the HCA and Registered Providers. Site density of 30 dpha has been informed by detailed master plan / design work undertaken by the Registered Provider. The site is free from constraints, available for development now and is programmed for delivery prior to 2014.

Conclusion: The site is included in Knowsley's Affordable Housing Programme and available for development now. The site is therefore included in the 0 - 5 year SHLAA supply.

Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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:

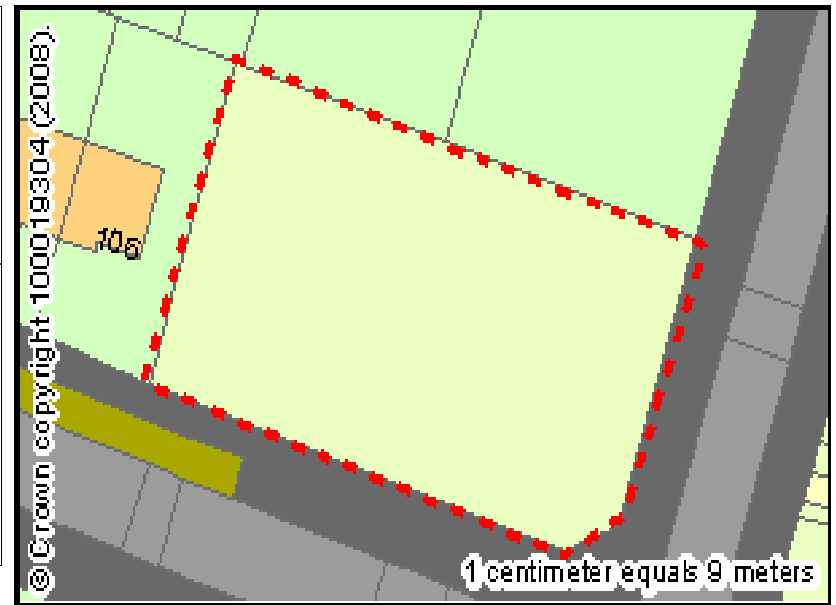
AVAILABILITY

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?:



Viability Scenario: **Baseline Viability:** **Viability at 40 dpha:** **Land Ownership:**

Site Survey Comments: Small corner site, which is utilised as currently surplus. Formerly owned by the Council and sold for development in 1990. The site was submitted via the Call for Sites process in 2013. The owner has indicated their intention to bring the site forward for development within 5 years.

Conclusion: The site is currently in private ownership and was submitted for consideration in 2013. It is currently available for redevelopment and the owner indicated in 2013 their intention to develop the site within the short term.

Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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:

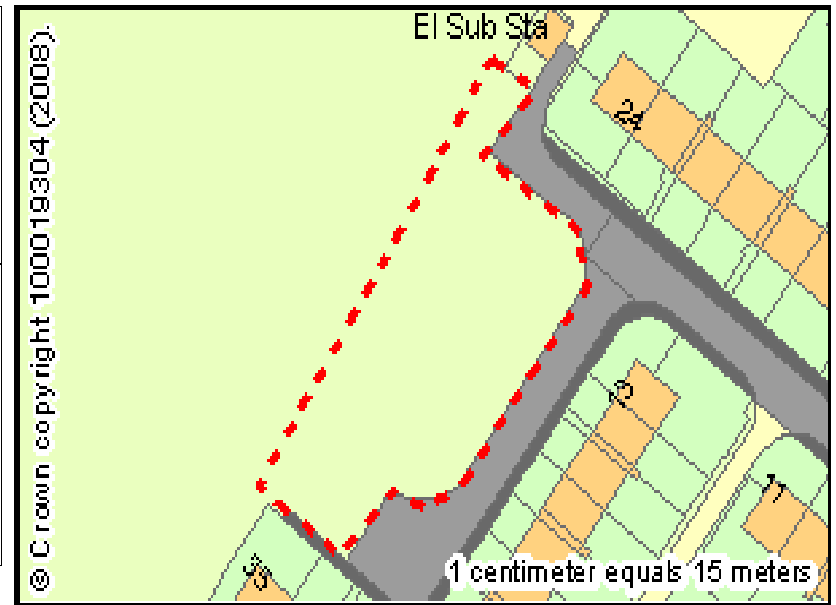
AVAILABILITY

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?:



Viability Scenario: **Baseline Viability:** **Viability at 40 dpha:** **Land Ownership:**

Site Survey Comments: Informal open space which is currently surplus. The site is adjacent to site K0218 which lies outside the urban area within the Green Belt and is being promoted for long term development (see Core Strategy for further informaiton).

Conclusion: The Council currently looking to bring this site to the market. The site is currently available for redevelopment in the short term. Accordingly, placed in the 5 year housing supply.

Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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

SUITABILITY

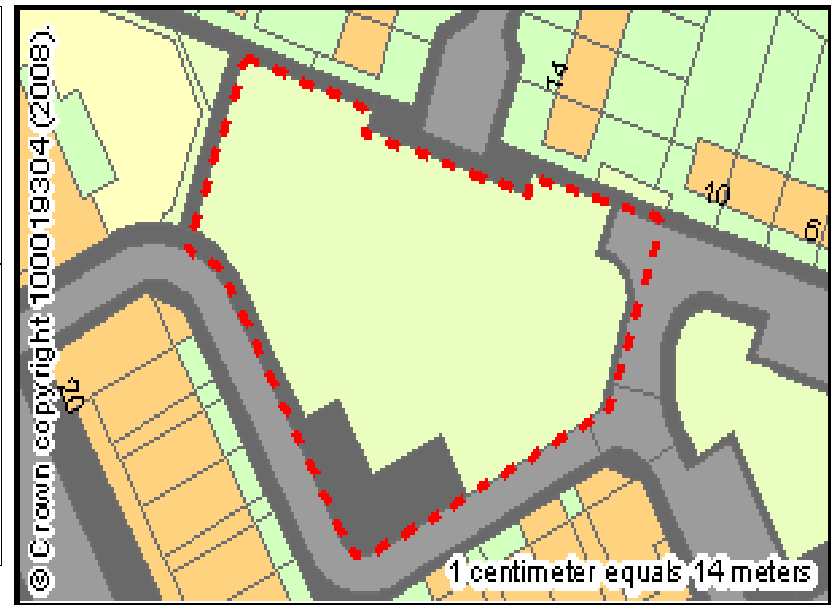
Physical Constraints:
 Un-Neighbourly Uses:
 Contaminated:
 Access:
 Primary School (600m):
 Local Centre (800m):
 Health Centre (1000m):
 Employment (5000m):
 Railway Station (400m):
 Bus Stop (200m):
 Suitability Score:

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?:

Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

Site Survey Comments: The site overlooks rear of shopping parade and is adjacent to public house. Former residential dwellings/garages. In Council ownership and likely to be sold in 2013 (correct at April '13)

Conclusion: In Council ownership and available for redevelopment in the short term. Planning application expected in 2013. Accordingly, placed in the 0-5 year housing supply.

Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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:

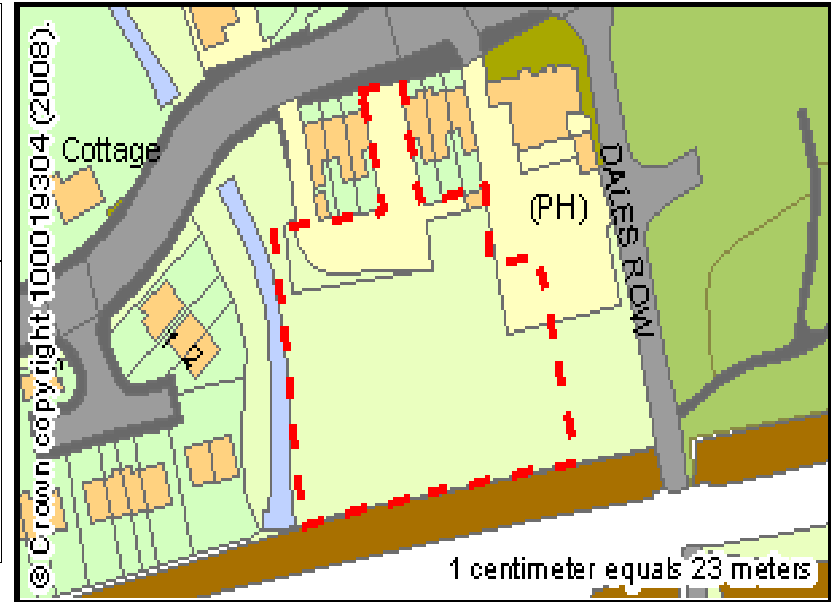
AVAILABILITY

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?:



Viability Scenario: **Baseline Viability:** **Viability at 40 dpha:** **Land Ownership:**

Site Survey Comments: Site is overgrown and contains trees. Railway line to south of site. The site is a mix of greenfield (and designated as urban greenspace) and brownfield (former pottery site). The site is included in Knowsley's Affordable Housing Programme 2011 - 2014 which is supported by the HCA and Registered Providers. Site density of 45 dpha has been informed by detailed master plan / design work undertaken by the Registered Provider. The site is free from constraints and available for development now.

Conclusion: The site is included in Knowsley's Affordable Housing Programme and available for development now. The site is therefore included in the 0 - 5 year SHLAA supply.

Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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

SUITABILITY

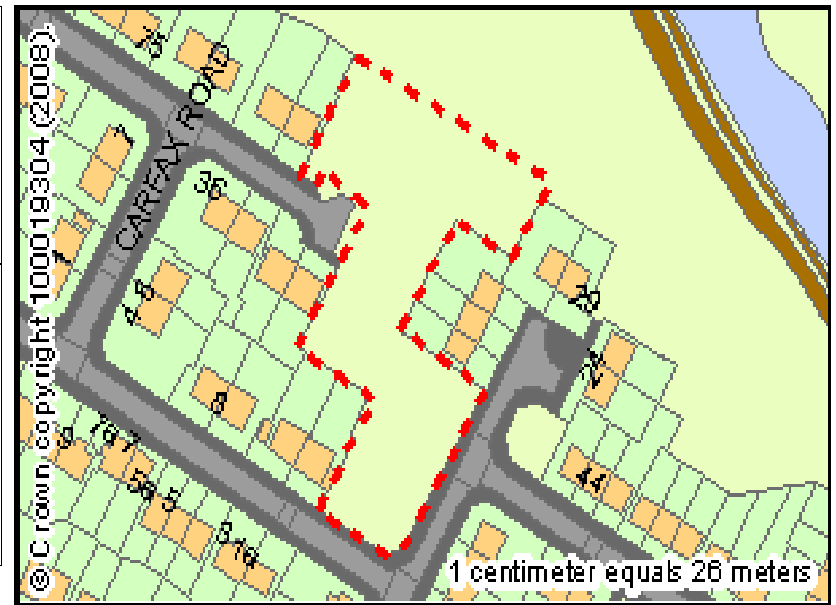
Physical Constraints:
 Un-Neighbourly Uses:
 Contaminated:
 Access:
 Primary School (600m):
 Local Centre (800m):
 Health Centre (1000m):
 Employment (5000m):
 Railway Station (400m):
 Bus Stop (200m):
 Suitability Score:

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?:

Viability Scenario: **Baseline Viability:** **Viability at 40 dpha:** **Land Ownership:**

Site Survey Comments: Awkward shape which could reduce potential development yield. The site is currently in Council ownership and in the process of being sold (correct at April '13).

Conclusion: In Council ownership and likely to be sold for redevelopment in 2013. Available for development in the short term. Accordingly, placed in the 0-5 year housing supply.

Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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:

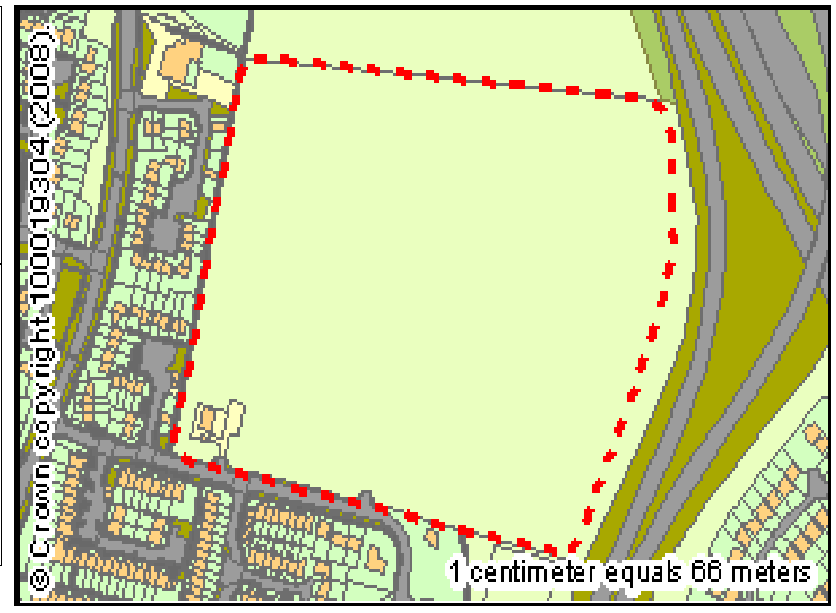
AVAILABILITY

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?:



Viability Scenario: **Baseline Viability:** **Viability at 40 dpha:** **Land Ownership:**

Site Survey Comments: Former comprehensive school - vacant since early 1990s. Land in Council ownership. The site is no longer required for education or sporting provision and has been identified as surplus by the Council's asset review. The site is largely free from constraints and available for development now.

Conclusion: The site has been identified as surplus and is currently available for alternative uses. The site has therefore been included in the 0 - 5 year SHLAA supply.

Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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:

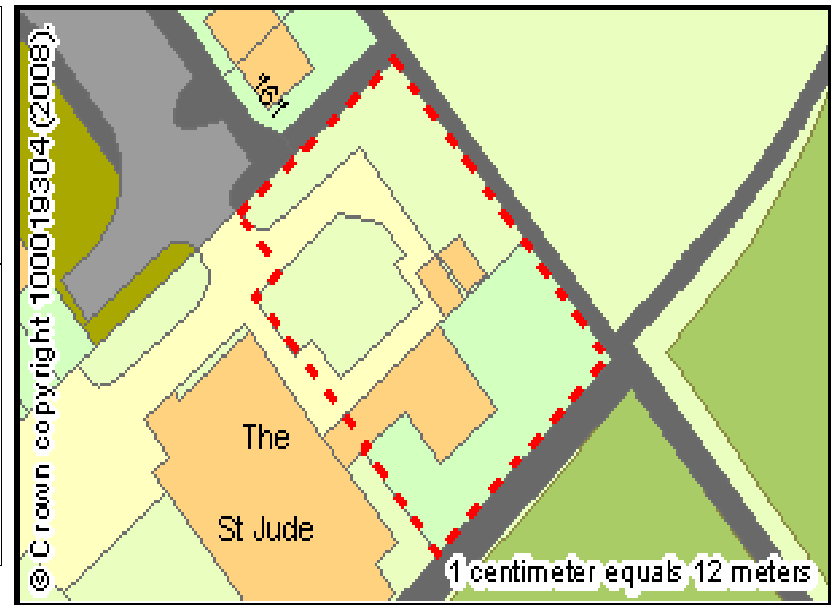
AVAILABILITY

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?:



Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

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 - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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:

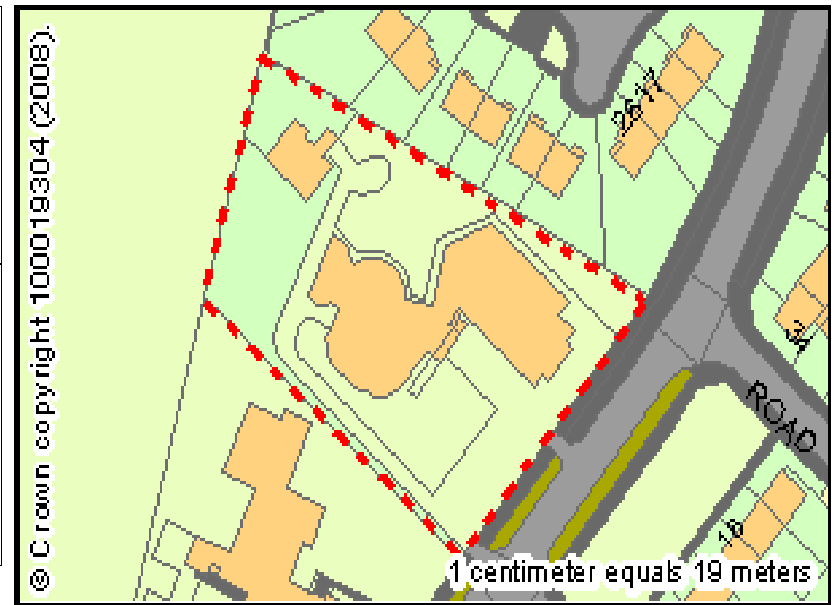
AVAILABILITY

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?:



Viability Scenario: **Baseline Viability:** **Viability at 40 dpha:** **Land Ownership:**

Site Survey Comments:

Conclusion:

Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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

SUITABILITY

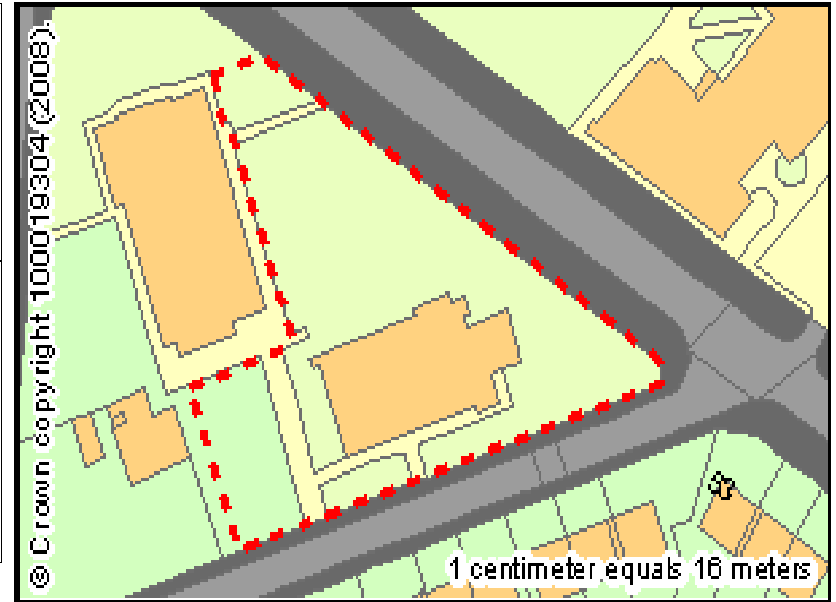
Physical Constraints:
 Un-Neighbourly Uses:
 Contaminated:
 Access:
 Primary School (600m):
 Local Centre (800m):
 Health Centre (1000m):
 Employment (5000m):
 Railway Station (400m):
 Bus Stop (200m):
 Suitability Score:

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?:

Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

Site Survey Comments: Site is located next to a school and a nursery. The triangular shape of the site limits capacity. The site also contains mature trees on site which may be a constraint to development.

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 - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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

SUITABILITY

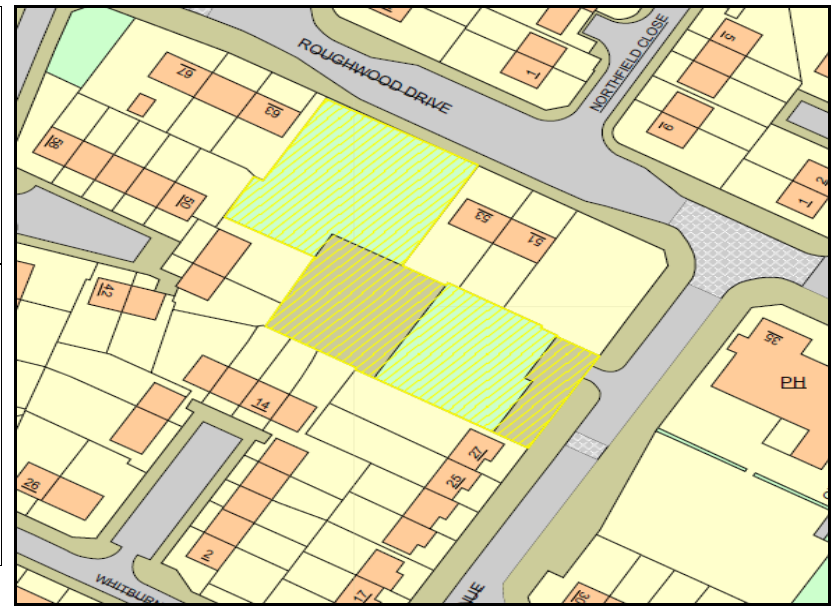
Physical Constraints:
 Un-Neighbourly Uses:
 Contaminated:
 Access:
 Primary School (600m):
 Local Centre (800m):
 Health Centre (1000m):
 Employment (5000m):
 Railway Station (400m):
 Bus Stop (200m):
 Suitability Score:

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?:

Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

Site Survey Comments: The site is free from physical or planning constraints. The site has highways frontage on two sides. The site is currently in Council ownership and has been declared surplus.

Conclusion: The site is currently available for development and free from physical or planning constraints. The site has therefore been placed in the 0-5 year housing supply.

Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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

SUITABILITY

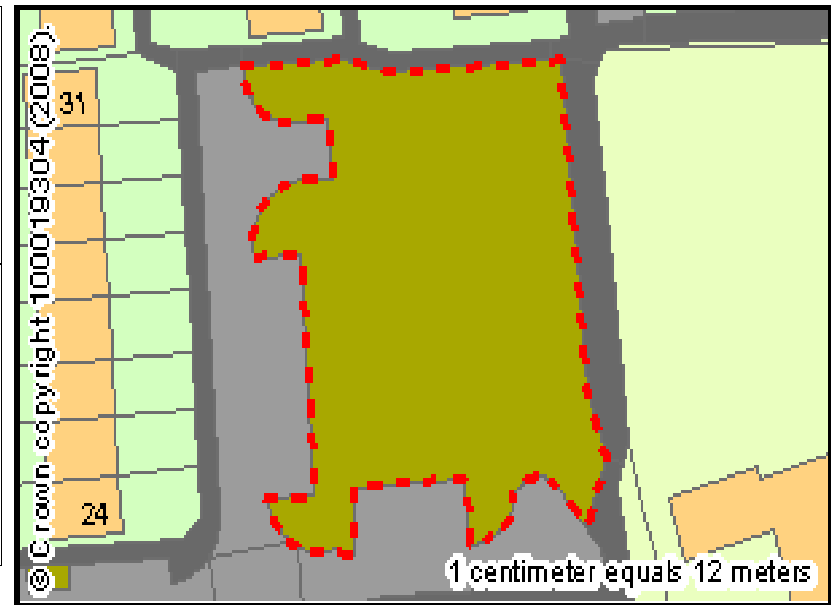
Physical Constraints:
 Un-Neighbourly Uses:
 Contaminated:
 Access:
 Primary School (600m):
 Local Centre (800m):
 Health Centre (1000m):
 Employment (5000m):
 Railway Station (400m):
 Bus Stop (200m):
 Suitability Score:

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?:

Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

Site Survey Comments: The Site slopes a little and would potentially need levelling out for development. Residents car parking spaces surround site. The site is Council owned and may have some amenity value to local residents.

Conclusion: In Council ownership and available for development. Accordingly, placed in the 0-5 year housing supply.

Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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

SUITABILITY

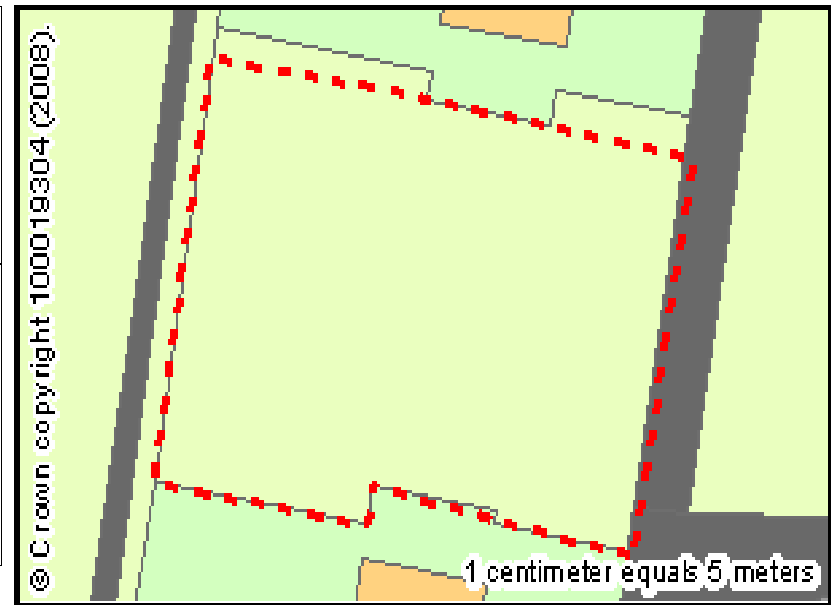
Physical Constraints:
 Un-Neighbourly Uses:
 Contaminated:
 Access:
 Primary School (600m):
 Local Centre (800m):
 Health Centre (1000m):
 Employment (5000m):
 Railway Station (400m):
 Bus Stop (200m):
 Suitability Score:

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?:

Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

Site Survey Comments: The site is currently amenity space. The site appears to be clearance site and is therefore considered to be brownfield. The site is currently owned by the Council.

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 - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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

SUITABILITY

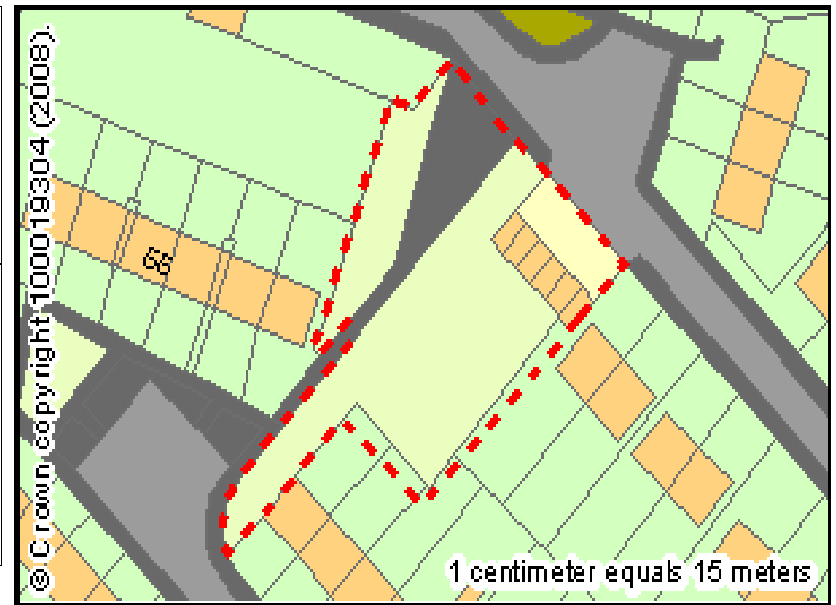
Physical Constraints:
 Un-Neighbourly Uses:
 Contaminated:
 Access:
 Primary School (600m):
 Local Centre (800m):
 Health Centre (1000m):
 Employment (5000m):
 Railway Station (400m):
 Bus Stop (200m):
 Suitability Score:

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?:

Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

Site Survey Comments: The site is a suitable site for residential development. The site is Council owned and available for redevelopment in the short term. The site has been declared surplus by the Council. There are no planning or physical constraints that would prevent the site coming forward for development.

Conclusion: The site is in Council ownership and available for redevelopment in the short term. The site has therefore been placed in the 0-5 year housing supply.

Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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

SUITABILITY

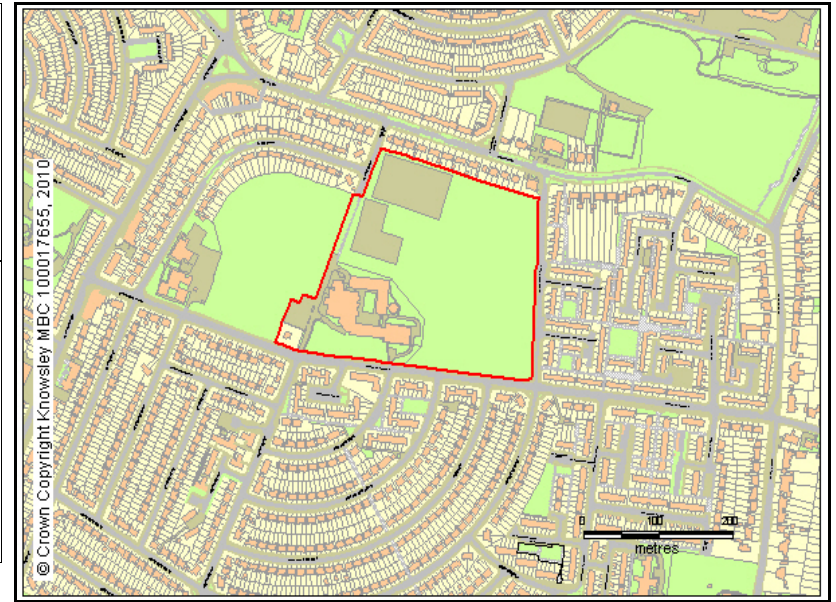
Physical Constraints:
 Un-Neighbourly Uses:
 Contaminated:
 Access:
 Primary School (600m):
 Local Centre (800m):
 Health Centre (1000m):
 Employment (5000m):
 Railway Station (400m):
 Bus Stop (200m):
 Suitability Score:

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?:

Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

Site Survey Comments: The site is designated as Urban Greenspace. In Council ownership and has been identified as surplus by the Council's asset review as it is no longer required for outdoor sporting of education provision.

Conclusion: The site is currently designated as Urban Greenspace but considered to have development potential and is currently available. The site is therefore placed in the 0 - 5 year SHLAA supply.

Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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

SUITABILITY

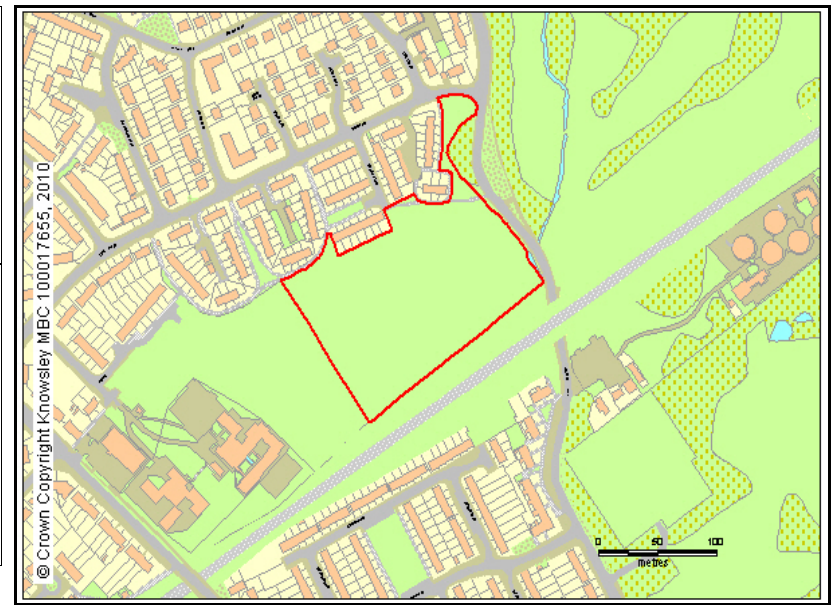
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 Un-Neighbourly Uses:
 Contaminated:
 Access:
 Primary School (600m):
 Local Centre (800m):
 Health Centre (1000m):
 Employment (5000m):
 Railway Station (400m):
 Bus Stop (200m):
 Suitability Score:

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?:

Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

Site Survey Comments: Site is partially subject to Flood Risk Zones 2 and 3 on the eastern fringe. The site is currently designated as amenity greenspace and it is likely that any future development would need to retain an element of public open space to meet the requirements of the SRA. As a result of the openspace issues the gross developable area has been reduced from 2.3 to 1.2 hectares. Council owned site, currently available for development subject to retention of an element of POS.

Conclusion: Council owned site and currently available for development subject to the retention of an element of POS within the site. Therefore placed in the 0-5 year supply.

Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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

SUITABILITY

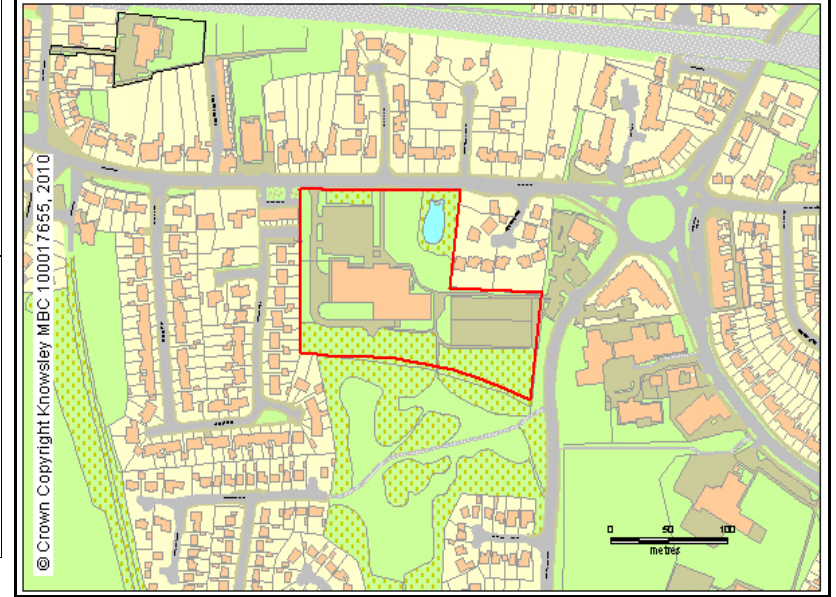
Physical Constraints:
 Un-Neighbourly Uses:
 Contaminated:
 Access:
 Primary School (600m):
 Local Centre (800m):
 Health Centre (1000m):
 Employment (5000m):
 Railway Station (400m):
 Bus Stop (200m):
 Suitability Score:

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?:

Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

Site Survey Comments: Site contained car park and building which have now been cleared. The site is no longer required for sporting uses as alternative provision has been provided (Huyton Leisure and Culture Park - Longview). The site is within Phase 1 of the Council's Strategic Land Disposal Programme.

Conclusion: Council owned site which is suitable site for housing and currently available for development. Therefore placed in 0-5 year supply.

Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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

SUITABILITY

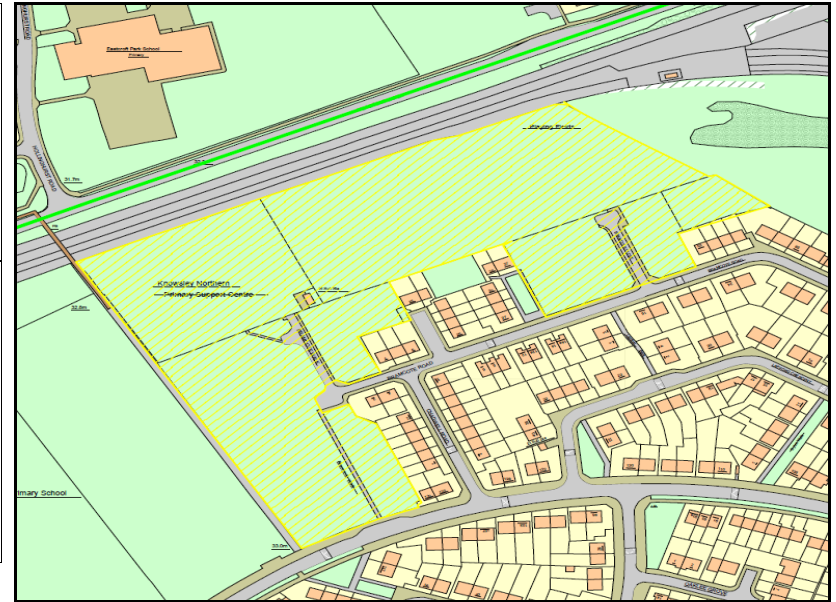
Physical Constraints:
 Un-Neighbourly Uses:
 Contaminated:
 Access:
 Primary School (600m):
 Local Centre (800m):
 Health Centre (1000m):
 Employment (5000m):
 Railway Station (400m):
 Bus Stop (200m):
 Suitability Score:

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?:

Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

Site Survey Comments: Generally a good site for residential development. A mixture of hard standing and grassed land. Land levels and a number of existing established trees may prove to be a further constraint. Buildings associated with the site's former use have been cleared. The site is no longer required for education provision and has been identified as surplus by the Council's asset review. The site is largely free from constraints and available for development now.

Conclusion: Council owned site and currently available for development. Therefore placed in 0-5 year supply.

Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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

SUITABILITY

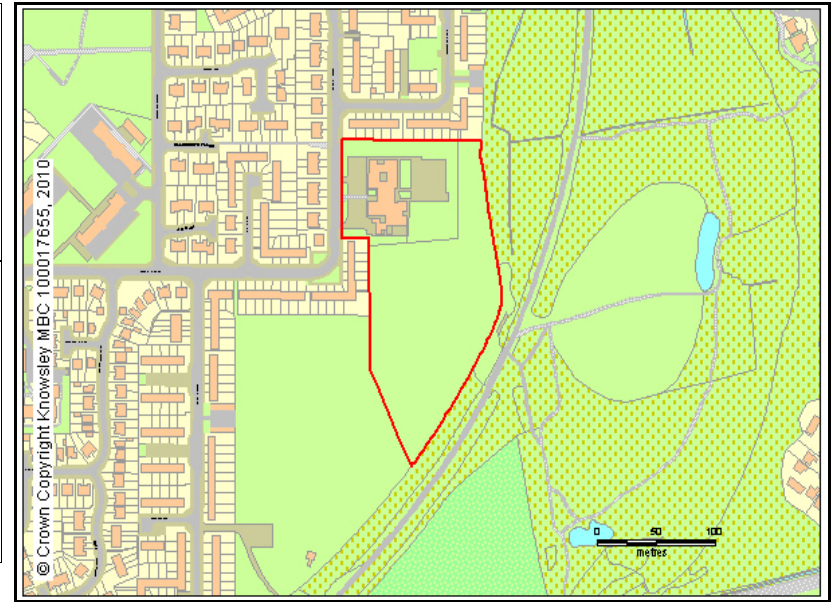
Physical Constraints:
 Un-Neighbourly Uses:
 Contaminated:
 Access:
 Primary School (600m):
 Local Centre (800m):
 Health Centre (1000m):
 Employment (5000m):
 Railway Station (400m):
 Bus Stop (200m):
 Suitability Score:

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?:

Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

Site Survey Comments: Located on the edge of a large woodland belt. Buildings associated with the site's former use have now been cleared. Land levels may prove to be a physical constraint, with a large dip in the land toward the middle of the site. The site is no longer required for education provision and has been identified as surplus by the Council's asset review. The site was sold to a registered provider (KHT) for development in 2013. The site is largely free from constraints and available for development now.

Conclusion: The site has been identified as surplus and is currently available for alternative uses. The site is currently owned by a registered provider. The site has therefore been included in the 0 - 5 year SHLAA supply.

Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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

SUITABILITY

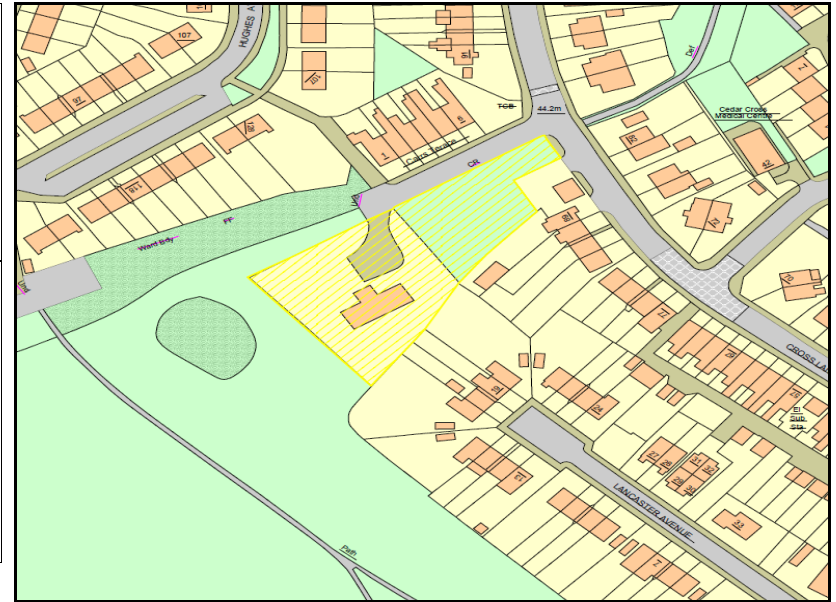
Physical Constraints:
 Un-Neighbourly Uses:
 Contaminated:
 Access:
 Primary School (600m):
 Local Centre (800m):
 Health Centre (1000m):
 Employment (5000m):
 Railway Station (400m):
 Bus Stop (200m):
 Suitability Score:

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?:

Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

Site Survey Comments: Well shaped site with a public footpath located to the east. Good access from Carrs Terrace and Cross Lane. The site is currently a Council asset, due to be sold for development in 2013.

Conclusion: Current Council asset which is due to be sold for development in 2013. Vacant site, development possible within the short term. The site has therefore been included in the 0-5yr supply.

Strategic Housing Land Availability Assessment - Interim 2013 Update

Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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?:

Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

Site Survey Comments: Existing building on site may prove to be a constraint, as well as the large number of established trees. The site is included in Knowsley's Affordable Housing Programme 2011 - 2014 which is supported by the HCA and Registered Providers. Site density of 33 dpha has been informed by detailed master plan / design work undertaken by the Registered Provider. The site is free from constraints, available for development now and is programmed for delivery prior to 2014.

Conclusion: The site is included in Knowsley's Affordable Housing Programme and available for development now. The site is therefore included in the 0 - 5 year SHLAA supply.

Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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

SUITABILITY

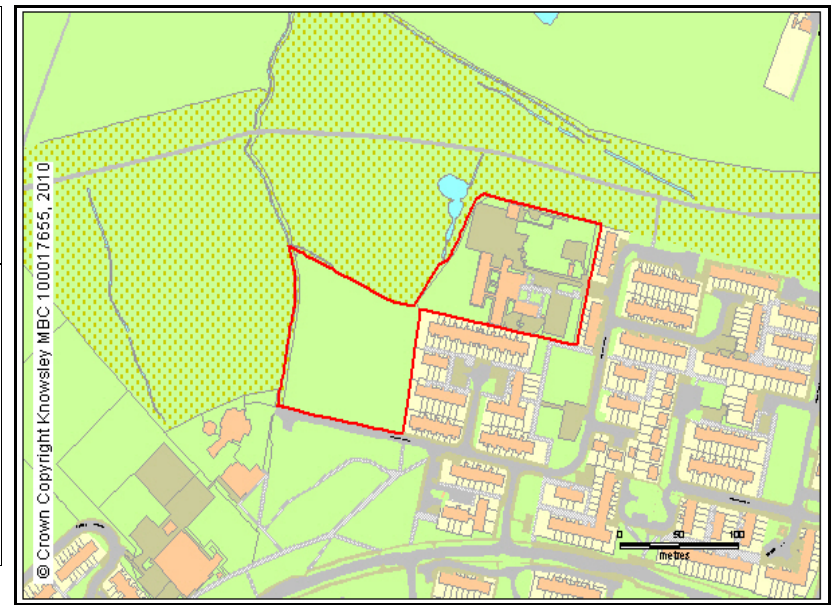
Physical Constraints:
 Un-Neighbourly Uses:
 Contaminated:
 Access:
 Primary School (600m):
 Local Centre (800m):
 Health Centre (1000m):
 Employment (5000m):
 Railway Station (400m):
 Bus Stop (200m):
 Suitability Score:

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?:

Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

Site Survey Comments: The site is currently owned by the Council. Site has been cleared and is currently vacant. The site is no longer required for education or sporting provision and has been identified as surplus by the Council's asset review. The site is largely free from constraints and available for development now.

Conclusion: Cleared site with potential for housing development. Classified in the 0-5 year supply. The site has been identified as surplus and is currently available for alternative uses. The site has therefore been included in the 0 - 5 year SHLAA supply.

Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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

SUITABILITY

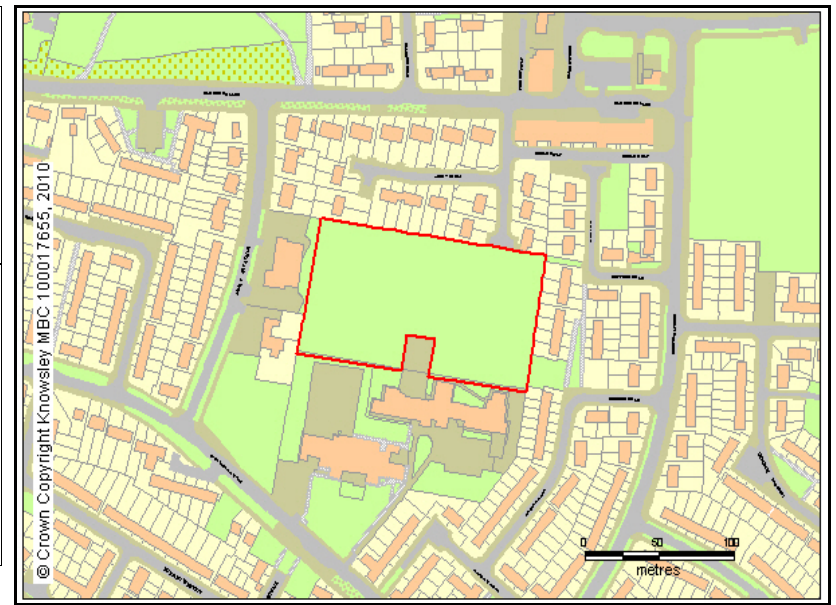
Physical Constraints:
 Un-Neighbourly Uses:
 Contaminated:
 Access:
 Primary School (600m):
 Local Centre (800m):
 Health Centre (1000m):
 Employment (5000m):
 Railway Station (400m):
 Bus Stop (200m):
 Suitability Score:

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?:

Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

Site Survey Comments: Vacant Land adjoining the Simonswood Primary School (Former Sacred Heart School Playing Fields) located to the rear of residential properties. The site is no longer required for education or sporting uses and has been identified as surplus by the Council's asset review. The site is largely free from constraints and available for development now.

Conclusion: The site is in Council ownership. The site has been identified as surplus and is currently available for alternative uses. The site has therefore been included in the 0 - 5 year SHLAA supply.

Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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

SUITABILITY

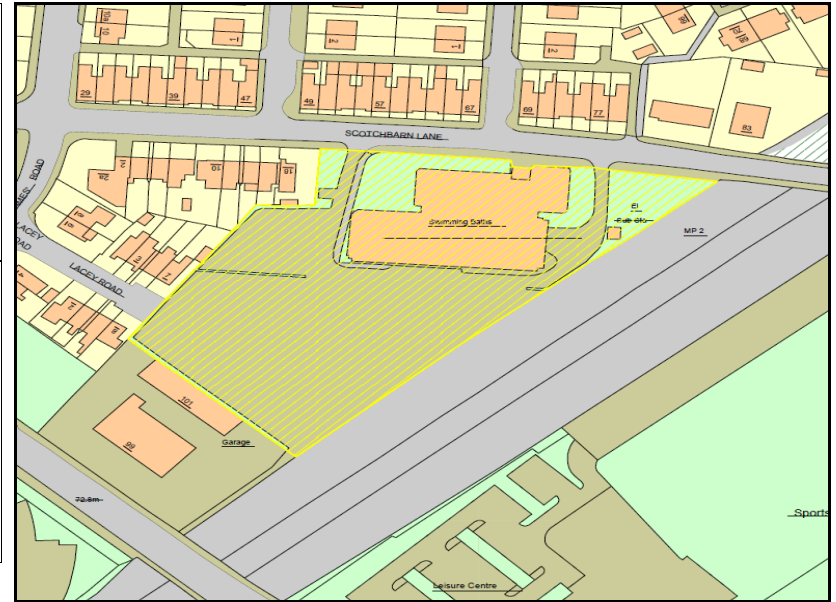
Physical Constraints:
Un-Neighbourly Uses:
Contaminated:
Access:
Primary School (600m):
Local Centre (800m):
Health Centre (1000m):
Employment (5000m):
Railway Station (400m):
Bus Stop (200m):
Suitability Score:

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?:**

Viability Scenario: **Baseline Viability:** **Viability at 40 dpha:** **Land Ownership:**

Site Survey Comments: Council owned site, currently available for development. The site is no longer required for sporting uses. Good access from Scotchbarn Lane and good location near to sports and recreation grounds. The site is no longer required for sporting provision and has been identified as surplus by the Council's asset review. The site is within Phase 1 of the Council's Strategic Land Disposal Programme. The site is largely free from constraints and available for development now.

Conclusion: The site is currently owned by the Council and available for development. The site is placed within the 0-5 year development plan period. The site falls within Phase 1 of the Council's Strategic Development Partner Programme.

Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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

SUITABILITY

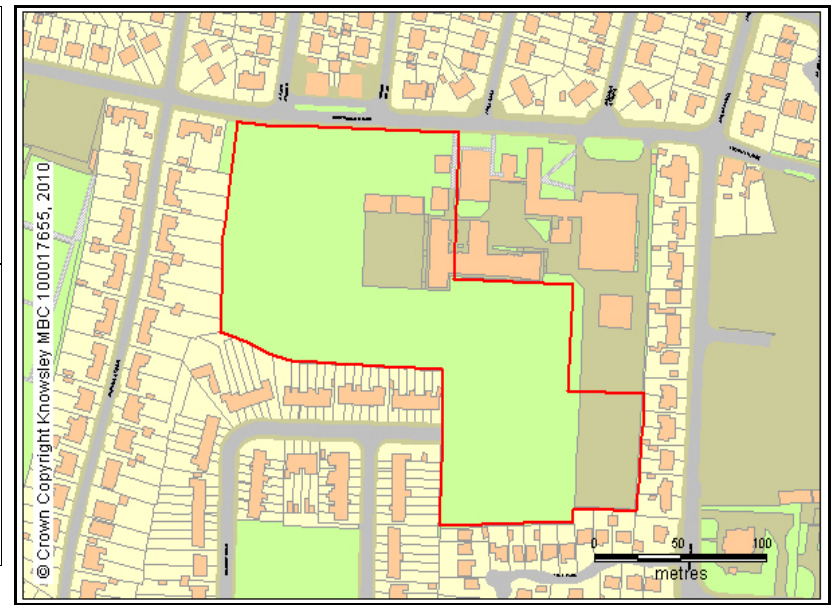
Physical Constraints:
 Un-Neighbourly Uses:
 Contaminated:
 Access:
 Primary School (600m):
 Local Centre (800m):
 Health Centre (1000m):
 Employment (5000m):
 Railway Station (400m):
 Bus Stop (200m):
 Suitability Score:

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?:

Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

Site Survey Comments: Large capacity former school and playing field site with good access off Scotchbarn Road. Land levels are uneven. The site is no longer required for education or sporting provision and has been identified as surplus by the Council's asset review. The site is largely free from constraints and available for development now.

Conclusion: The site has been identified as surplus and is currently available for alternative uses. The site has therefore been included in the 0 - 5 year SHLAA supply.

Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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

SUITABILITY

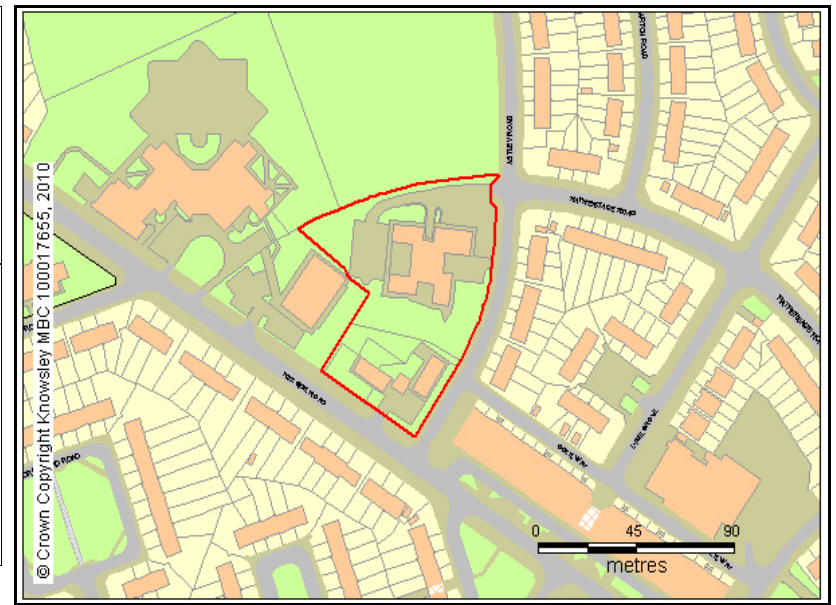
Physical Constraints:
 Un-Neighbourly Uses:
 Contaminated:
 Access:
 Primary School (600m):
 Local Centre (800m):
 Health Centre (1000m):
 Employment (5000m):
 Railway Station (400m):
 Bus Stop (200m):
 Suitability Score:

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?:

Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

Site Survey Comments: Suitable shape and size of site for residential. Land in Council ownership, formerly used as a school playing field and conference centre. The site is no longer required for education or sporting provision and has been identified as surplus by the Council's asset review. The site is largely free from constraints and available for development now.

Conclusion: The site has been identified as surplus and is currently available for alternative uses. The site has therefore been included in the 0 - 5 year SHLAA supply.

Appendix K: SHLAA Site Assessments: 6-10 Year Supply

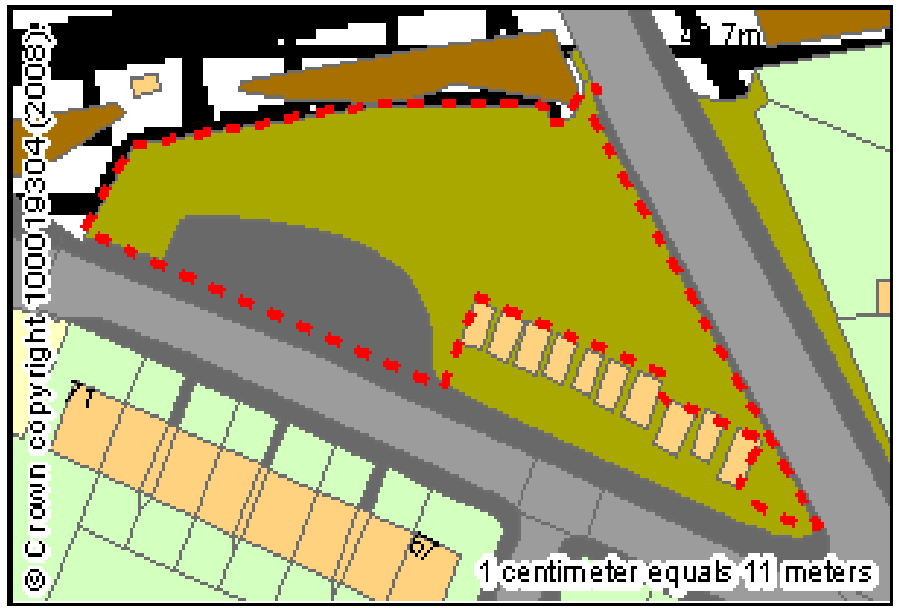
Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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="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: <input type="text" value="79"/>		Site Visited: <input checked="" type="checkbox"/>	
		Keep Site in SHLAA?: <input checked="" type="checkbox"/>	



Viability Scenario:	Baseline Viability:	Viability at 40 dpha:	Land Ownership:
<input type="text" value="1 - 10 Units"/>	<input type="text" value="Viable"/>	<input type="text" value="Viable"/>	<input type="text" value="Private"/>

Site Survey Comments: The triangular shape of the site limits potential development capacity. Otherwise this is a reasonable site for residential development. The site is bounded by a railway line to the north of the site and there are a small number of trees within the site. The site is currently vacant and overgrown.

Conclusion: The site's development would likely improve the immediate environment. Placed in the 6-10 year housing supply as ownership details can not be confirmed. The site has development potential but is unlikely to come forward within 5 years, it is therefore placed in the 6-10 year SHLAA supply.

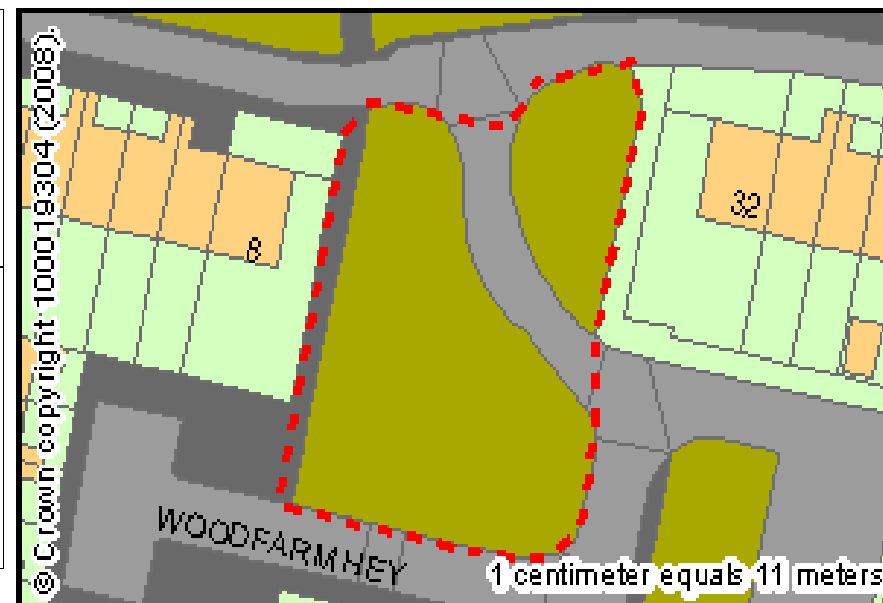
Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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

SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="8"/>	Active Use:	<input type="text" value="10"/>
Un-Neighbourly Uses:	<input type="text" value="8"/>	Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Contaminated:	<input type="text" value="8"/>	Owner willing to sell?:	<input type="text" value="0"/>
Access:	<input type="text" value="8"/>	Availability Score:	<input type="text" value="20"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="3"/>	Strong Residential Market?:	<input type="text" value="5"/>
Health Centre (1000m):	<input type="text" value="3"/>	Attractive Local Environment:	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="18"/>
Suitability Score:	<input type="text" value="47"/>	Total Survey Score: <input type="text" value="85"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input checked="" type="checkbox"/>	



Viability Scenario:	Baseline Viability:	Viability at 40 dpha:	Land Ownership:
<input type="text" value="1 - 10 Units"/>	<input type="text" value="Unviable"/>	<input type="text" value="Marginal"/>	<input type="text" value="Registered Provider"/>

Site Survey Comments: The site is currently listed in the Council's National Land Use Database (NLUD) return. The site is currently in use as informal open space. The site has potential for development but is likely to be incorporated in to wider regeneration proposals in Stockbridge village.

Conclusion: Potentially suitable for a small scale infill development scheme. However, this site may be incorporated into the wider regeneration of Stockbridge village in the future. It is therefore considered more likely to be realised in the medium term. There site has therefore been placed in the 6-10 year housing supply.

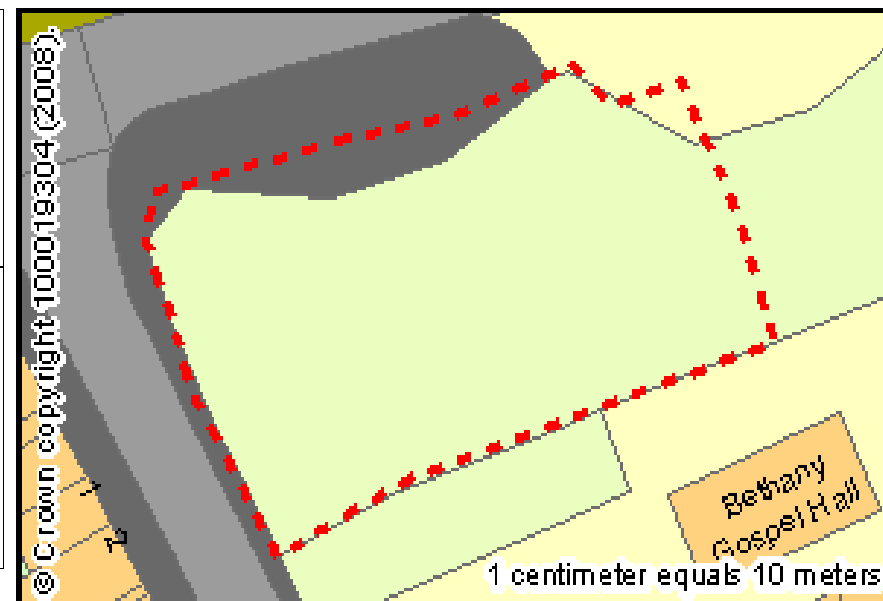
Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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: <input type="text" value="74"/>		Site Visited: <input checked="" type="checkbox"/>	
		Keep Site in SHLAA?: <input checked="" type="checkbox"/>	



Viability Scenario:	Baseline Viability:	Viability at 40 dpha:	Land Ownership:
<input type="text" value="1 - 10 Units"/>	<input type="text" value="Unviable"/>	<input type="text" value="Marginal"/>	<input type="text" value="Private"/>

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

Conclusion: The site is currently vacant land which would benefit from redevelopment. However, ownership details are not currently known. It is therefore considered likely to come forward for development in the medium term. The site has therefore been placed in the 6-10 year housing supply.

Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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:

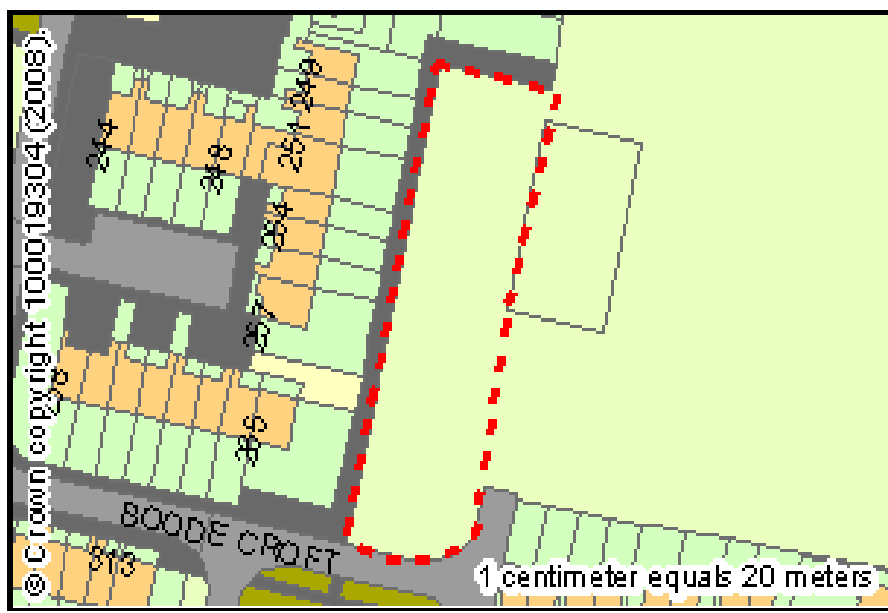
AVAILABILITY

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?:



Viability Scenario: 1 - 10 Units	Baseline Viability: Unviable	Viability at 40 dpha: Marginal	Land Ownership: Registered Provider
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Site Survey Comments: The site is currently owned by a Registered Provider and is currently used as informal open space. The Council's evidence shows that there is potential for the reuse of this site for development. The site is a good shape for development with an adequate amount of highway damage.

Conclusion: The site has been identified as surplus and is currently available for alternative uses. However, this site may be incorporated into the wider regeneration of Stockbridge village in the future. It is therefore considered more likely to be realised in the medium term. There site has therefore been placed in the 6-10 year housing supply.

Strategic Housing Land Availability Assessment - Interim 2013 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Area Partnership Board:

Gross Site Area:

Net Site Area:

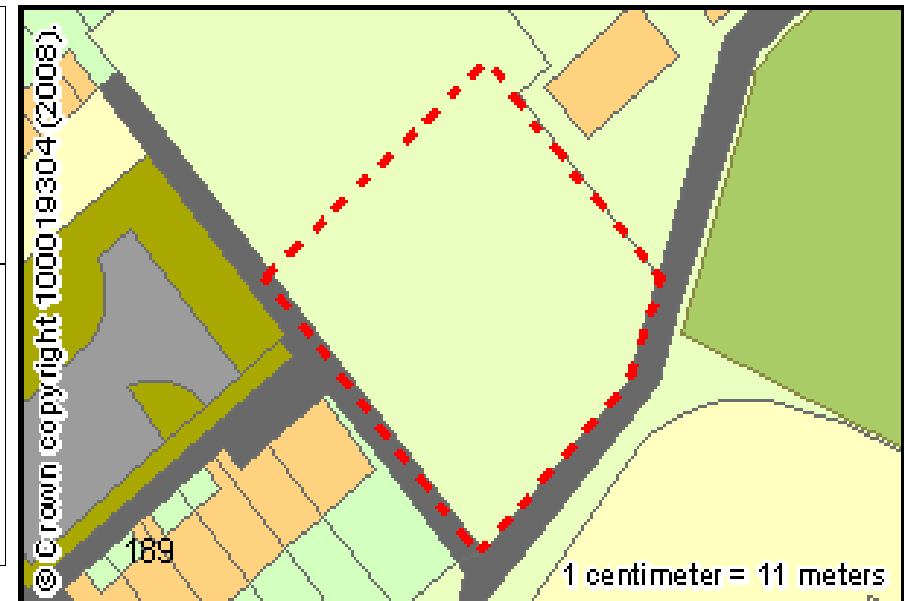
Density:

Yield:

Plan Period:



SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="8"/>	Active Use:	<input type="text" value="10"/>
Un-Neighbourly Uses:	<input type="text" value="8"/>	Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Contaminated:	<input type="text" value="8"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="8"/>	Availability Score:	<input type="text" value="25"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="3"/>	Strong Residential Market?:	<input type="text" value="5"/>
Health Centre (1000m):	<input type="text" value="3"/>	Attractive Local Environment:	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="18"/>
Suitability Score:	<input type="text" value="47"/>	Total Survey Score: <input type="text" value="90"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input checked="" type="checkbox"/>	



Viability Scenario:	Baseline Viability:	Viability at 40 dpha:	Land Ownership:
<input type="text" value="1 - 10 Units"/>	<input type="text" value="Unviable"/>	<input type="text" value="Marginal"/>	<input type="text" value="Registered Provider"/>

Site Survey Comments:

Conclusion:

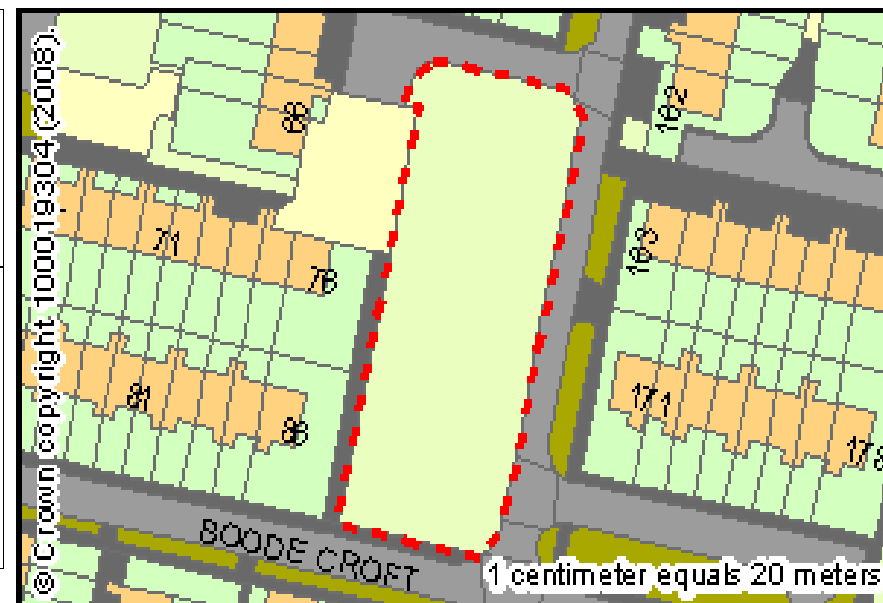
Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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

SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="8"/>	Active Use:	<input type="text" value="10"/>
Un-Neighbourly Uses:	<input type="text" value="8"/>	Multiple or Difficult Land Ownership:	<input type="text" value="0"/>
Contaminated:	<input type="text" value="8"/>	Owner willing to sell?:	<input type="text" value="0"/>
Access:	<input type="text" value="8"/>	Availability Score:	<input type="text" value="10"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="3"/>	Strong Residential Market?:	<input type="text" value="5"/>
Health Centre (1000m):	<input type="text" value="3"/>	Attractive Local Environment:	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="18"/>
Suitability Score:	<input type="text" value="47"/>	Total Survey Score: <input type="text" value="75"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input checked="" type="checkbox"/>	



Viability Scenario:	Baseline Viability:	Viability at 40 dpha:	Land Ownership:
<input type="text" value="1 - 10 Units"/>	<input type="text" value="Unviable"/>	<input type="text" value="Marginal"/>	<input type="text" value="Registered Provider"/>

Site Survey Comments: The site was formerly occupied by residential dwellings and is currently used as informal open space. The site is currently owned by a Registered Provider. The site is a good shape for development with a significant amount of highway frontage.

Conclusion: The site has been identified as surplus by the Council's evidence base and is currently available for alternative uses. However, this site may be incorporated into the wider regeneration of Stockbridge village in the future. It is therefore considered more likely to be realised in the medium term. This site has therefore been placed in the 6-10 year housing supply.

Strategic Housing Land Availability Assessment - Interim 2013 Update

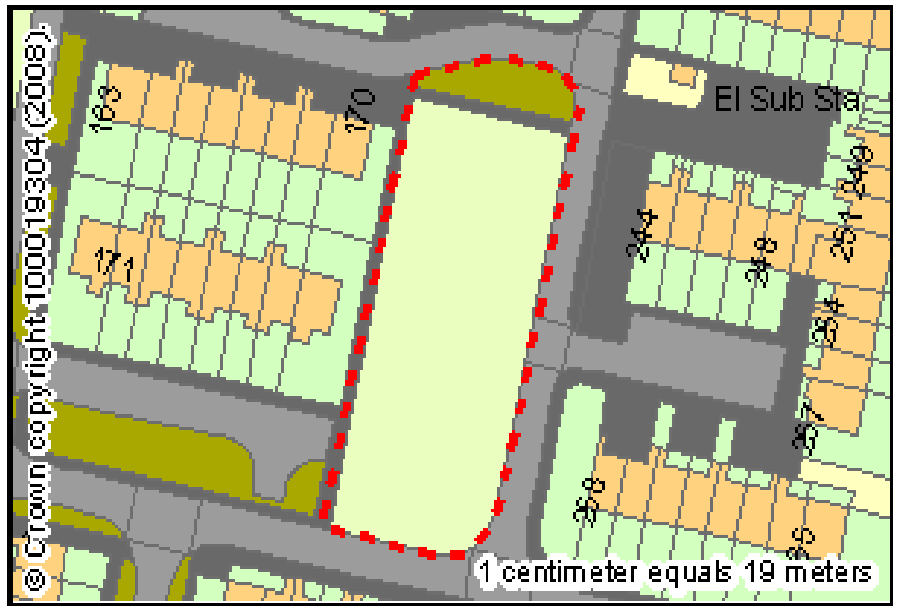


Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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

SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="8"/>	Active Use:	<input type="text" value="10"/>
Un-Neighbourly Uses:	<input type="text" value="8"/>	Multiple or Difficult Land Ownership:	<input type="text" value="0"/>
Contaminated:	<input type="text" value="8"/>	Owner willing to sell?:	<input type="text" value="0"/>
Access:	<input type="text" value="8"/>	Availability Score:	<input type="text" value="10"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="3"/>	Strong Residential Market?:	<input type="text" value="5"/>
Health Centre (1000m):	<input type="text" value="3"/>	Attractive Local Environment:	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="18"/>
Suitability Score:	<input type="text" value="47"/>		

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



Viability Scenario:	Baseline Viability:	Viability at 40 dpha:	Land Ownership:
<input type="text" value="1 - 10 Units"/>	<input type="text" value="Unviable"/>	<input type="text" value="Marginal"/>	<input type="text" value="Registered Provider"/>

Site Survey Comments: The site was formerly occupied by residential dwellings and is currently used as informal open space. The site is currently owned by a Registered Provider. The site is a good shape for development with a significant amount of highway frontage.

Conclusion: The site has been identified as surplus by the Council's evidence base and is currently available for alternative uses. However, this site may be incorporated into the wider regeneration of Stockbridge village in the future. It is therefore considered more likely to be realised in the medium term. There site has therefore been placed in the 6-10 year housing supply.

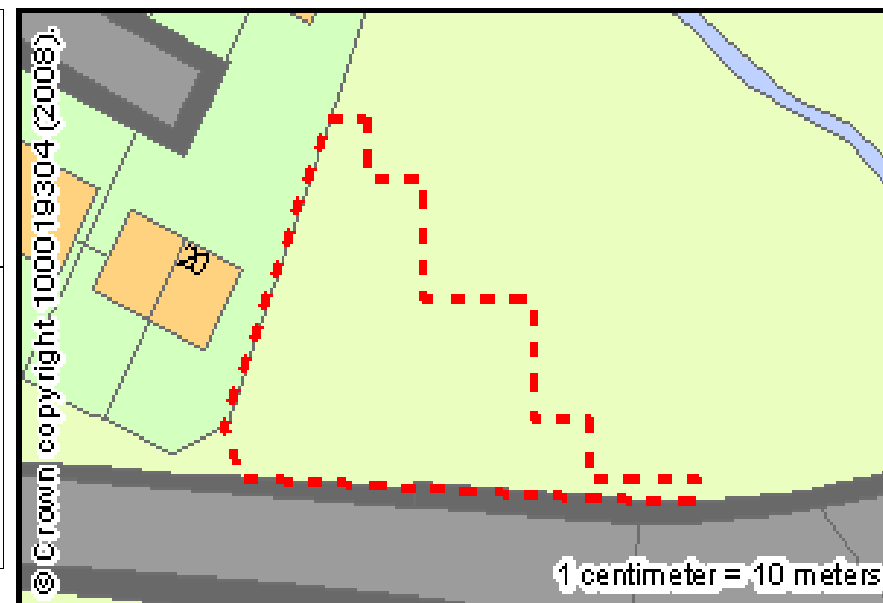
Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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="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="40"/>		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: <input type="text" value="78"/>		Site Visited: <input checked="" type="checkbox"/>	
		Keep Site in SHLAA?: <input checked="" type="checkbox"/>	



Viability Scenario:	Baseline Viability:	Viability at 40 dpha:	Land Ownership:
<input type="text" value="1 - 10 Units"/>	<input type="text" value="Unviable"/>	<input type="text" value="Marginal"/>	<input type="text" value="Private"/>

Site Survey Comments: The site is subject to flood risk and only small part of the site is unaffected by this issue. Therefore the capacity of this site is likely to be limited to 2 dwellings unless significant work is undertaken to address the flooding issues on the remainder of the site. Mature trees are located on the boundary of site which may prove to be a constraint to development. The identified net developable area relates to that part of the site which falls outside flood zone 3. The Council has been unable to make contact with the landowner for this site.

Conclusion: Area of site which lies outside flood zone 3 has potential for development for a couple of dwellings. The ownership details for this site are not known. For this reason and the constraints affecting the site it has been placed in the 6-10 year housing supply.

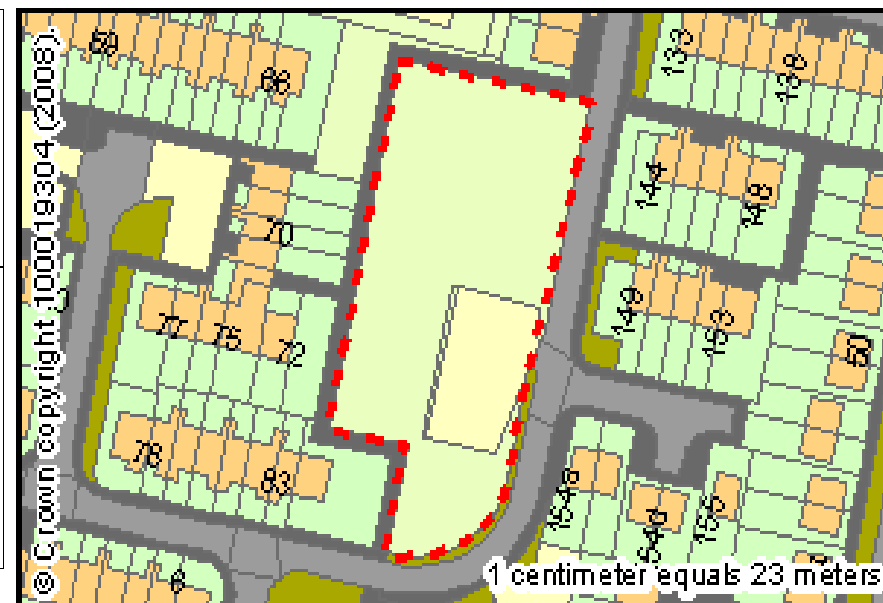
Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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

SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="8"/>	Active Use:	<input type="text" value="10"/>
Un-Neighbourly Uses:	<input type="text" value="8"/>	Multiple or Difficult Land Ownership:	<input type="text" value="0"/>
Contaminated:	<input type="text" value="8"/>	Owner willing to sell?:	<input type="text" value="0"/>
Access:	<input type="text" value="8"/>	Availability Score:	<input type="text" value="10"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="3"/>	Strong Residential Market?:	<input type="text" value="5"/>
Health Centre (1000m):	<input type="text" value="3"/>	Attractive Local Environment:	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="18"/>
Suitability Score:	<input type="text" value="47"/>	Total Survey Score: <input type="text" value="75"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input checked="" type="checkbox"/>	



Viability Scenario:	Baseline Viability:	Viability at 40 dpha:	Land Ownership:
<input type="text" value="1 - 10 Units"/>	<input type="text" value="Unviable"/>	<input type="text" value="Marginal"/>	<input type="text" value="Registered Provider"/>

Site Survey Comments: Vacant site formerly used for residential development. The site is currently owned by Villages Housing Association. The site is currently in use as informal open space. The site has potential for development but is likely to be incorporated in to wider regeneration proposals in Stockbridge village.

Conclusion: Potentially suitable for a small scale infill development scheme. However, this site may be incorporated into the wider regeneration of Stockbridge village in the future. It is therefore considered more likely to be realised in the medium term. There site has therefore been placed in the 6-10 year housing supply.

Strategic Housing Land Availability Assessment - Interim 2013 Update

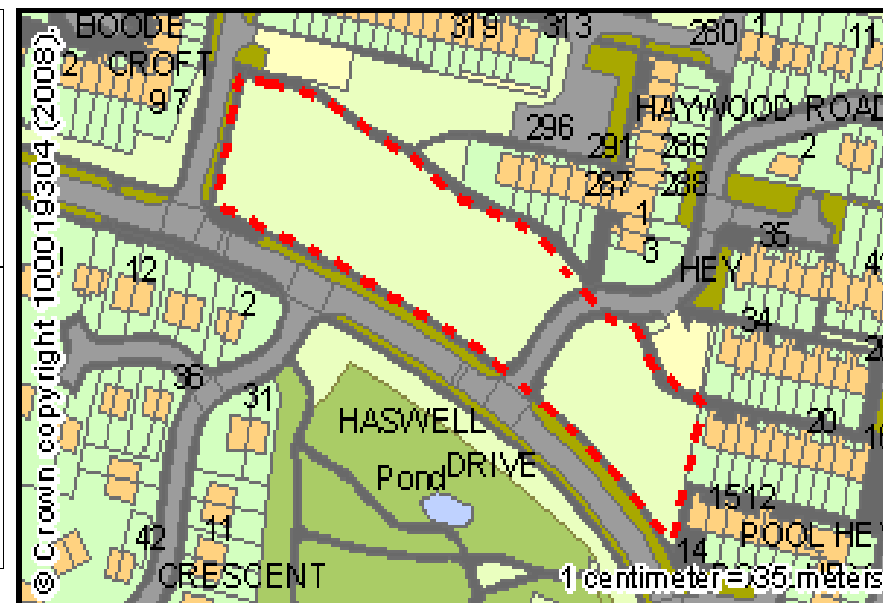


Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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

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

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



Viability Scenario:	Baseline Viability:	Viability at 40 dpha:	Land Ownership:
<input type="text" value="2 - 25 Units"/>	<input type="text" value="Marginal"/>	<input type="text" value="Viable"/>	<input type="text" value="Registered Provider"/>

Site Survey Comments:

Conclusion:

Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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:

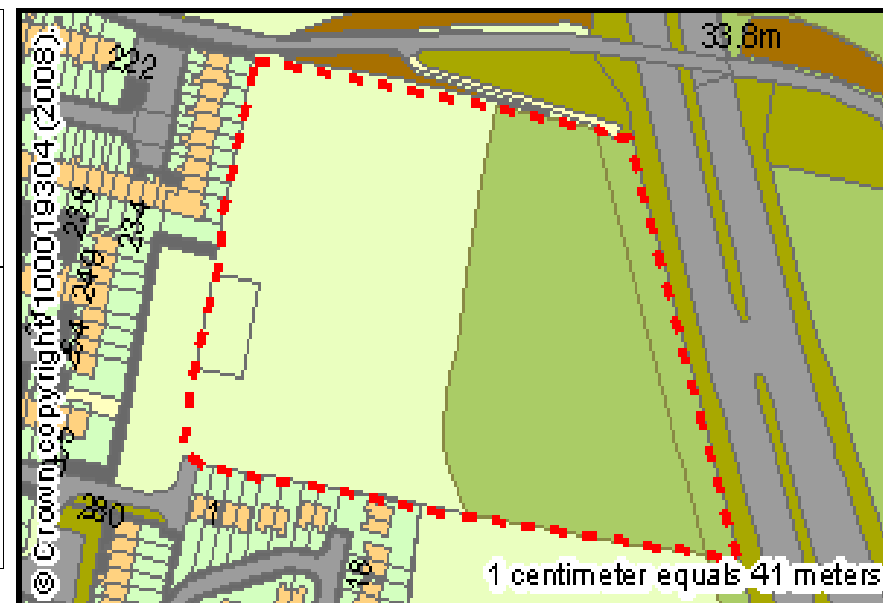
AVAILABILITY

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?:



Viability Scenario: <input type="text" value="3 - 50 Units"/>	Baseline Viability: <input type="text" value="Unviable"/>	Viability at 40 dpha: <input type="text" value="Marginal"/>	Land Ownership: <input type="text" value="Registered Provider"/>
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Site Survey Comments: The site is in the ownership of a registered provider and was formerly used as a school. Access might constrain development unless dealt with through K0053. Site off a cul-de-sac. Footprint of school towards western edge and the M57 is to the east of the site. There are some trees on site which may also constrain the site. The site is no longer required for education or sporting provision. The site is largely free from constraints and potentially available for development now.

Conclusion: The site has been identified as surplus and is currently available for alternative uses. However, this site may be incorporated into the wider regeneration of Stockbridge village in the future. It is therefore considered more likely to be realised in the medium term. There site has therefore been placed in the 6-10 year housing supply.

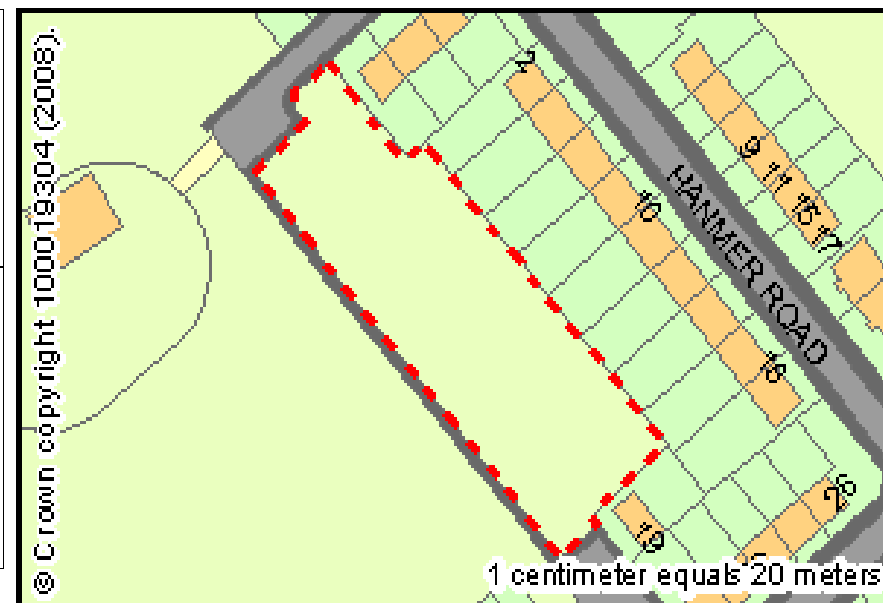
Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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"/>		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: <input type="text" value="83"/>		Site Visited: <input checked="" type="checkbox"/>	
		Keep Site in SHLAA?: <input checked="" type="checkbox"/>	



Viability Scenario:	Baseline Viability:	Viability at 40 dpha:	Land Ownership:
<input type="text" value="1 - 10 Units"/>	<input type="text" value="Unviable"/>	<input type="text" value="Marginal"/>	<input type="text" value="Private"/>

Site Survey Comments:

Conclusion:

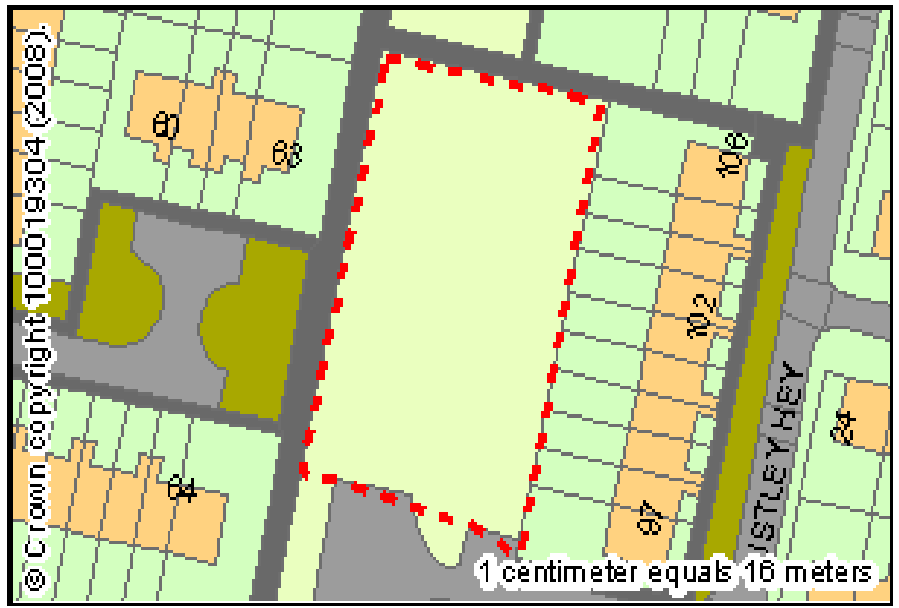
Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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: <input type="text" value="75"/>		Site Visited: <input checked="" type="checkbox"/>	
		Keep Site in SHLAA?: <input checked="" type="checkbox"/>	



Viability Scenario:	Baseline Viability:	Viability at 40 dpha:	Land Ownership:
<input type="text" value="1 - 10 Units"/>	<input type="text" value="Unviable"/>	<input type="text" value="Marginal"/>	<input type="text" value="Registered Provider"/>

Site Survey Comments:

Conclusion:

Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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:

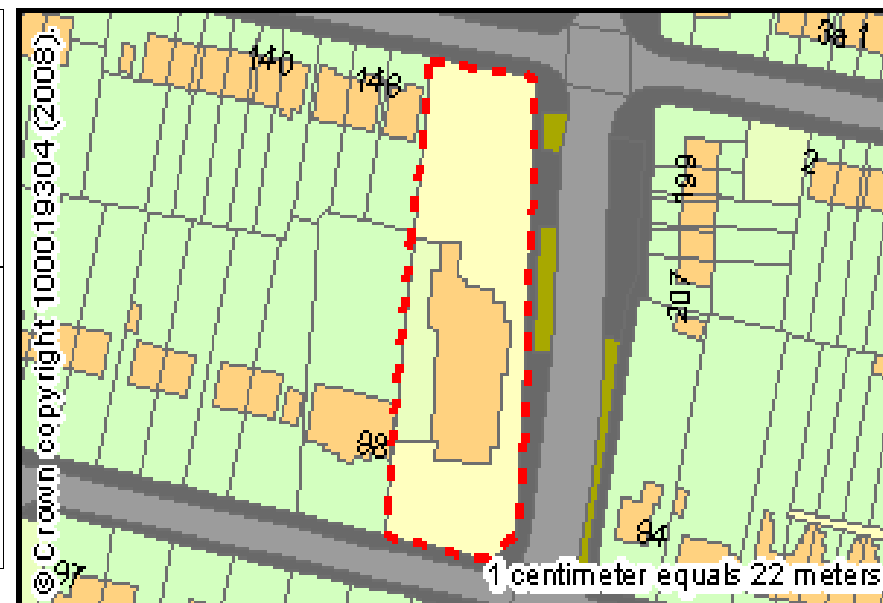
AVAILABILITY

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?:



Viability Scenario: <input type="text" value="1 - 10 Units"/>	Baseline Viability: <input type="text" value="Viable"/>	Viability at 40 dpha: <input type="text" value="Viable"/>	Land Ownership: <input type="text" value="Private"/>
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Site Survey Comments:

Conclusion:

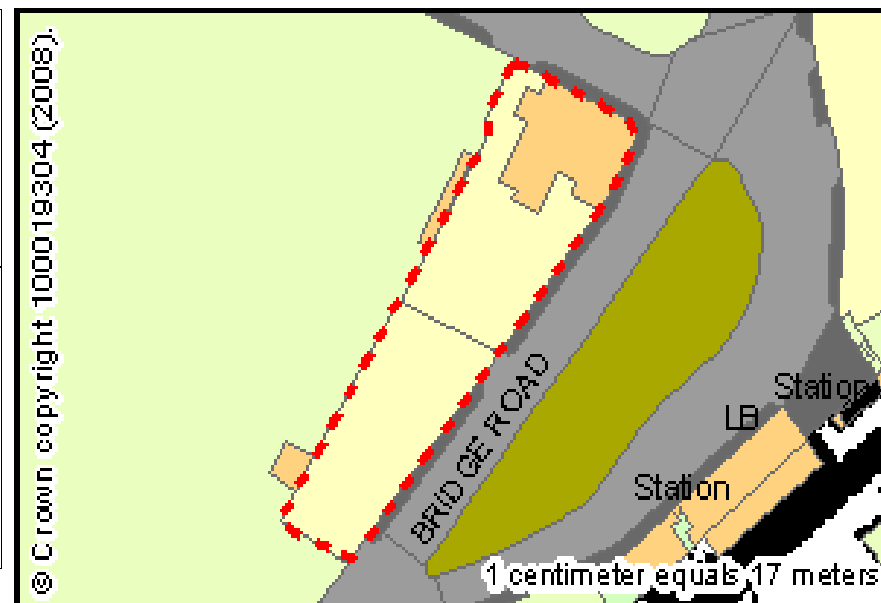
Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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="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="42"/>		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: <input type="text" value="70"/>		Site Visited: <input checked="" type="checkbox"/>	
		Keep Site in SHLAA?: <input checked="" type="checkbox"/>	



Viability Scenario:	Baseline Viability:	Viability at 40 dpha:	Land Ownership:
<input type="text" value="1 - 10 Units"/>	<input type="text" value="Viable"/>	<input type="text" value="Viable"/>	<input type="text" value="Private"/>

Site Survey Comments: Adjacent to designated 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 potentially available for redevelopment in the short term. However, due to the site's active use and lack of recent contact with the landowner, the site has been placed in the 6-10 year housing supply. This position may be reviewed within subsequent SHLAA updates if further contact with the landowner can be achieved.

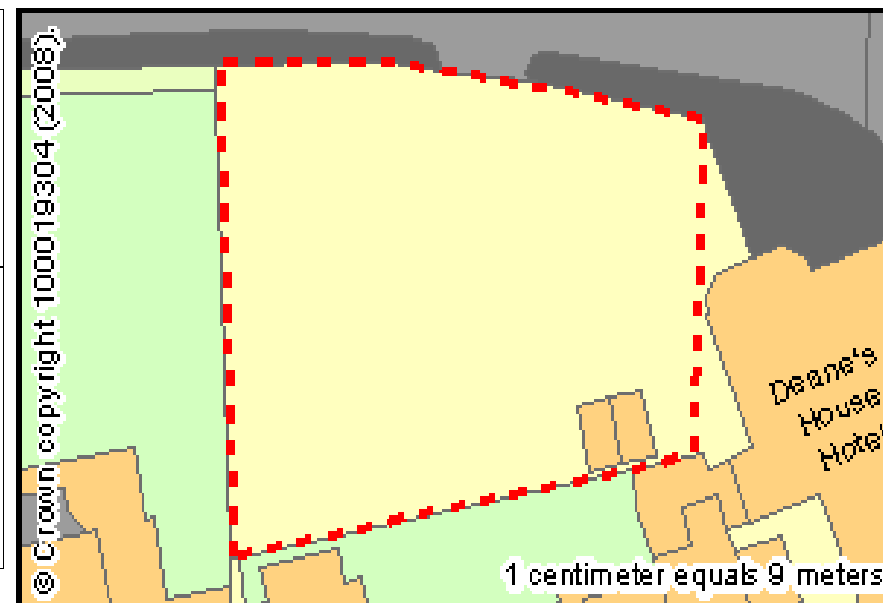
Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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

SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="8"/>	Active Use:	<input type="text" value="0"/>
Un-Neighbourly Uses:	<input type="text" value="8"/>	Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Contaminated:	<input type="text" value="8"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="8"/>	Availability Score:	<input type="text" value="15"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="3"/>	Strong Residential Market?:	<input type="text" value="5"/>
Health Centre (1000m):	<input type="text" value="3"/>	Attractive Local Environment:	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="18"/>
Suitability Score:	<input type="text" value="47"/>	Total Survey Score: <input type="text" value="80"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input checked="" type="checkbox"/>	



Viability Scenario:	Baseline Viability:	Viability at 40 dpha:	Land Ownership:
<input type="text" value="1 - 10 Units"/>	<input type="text" value="Viable"/>	<input type="text" value="Viable"/>	<input type="text" value="Private"/>

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 potentially available for redevelopment in the short term. Due to the lack of recent contact with the landowner, the site has been placed in the 6-10 year housing supply. This position may be reviewed within subsequent SHLAA updates if further contact with the landowner can be achieved.

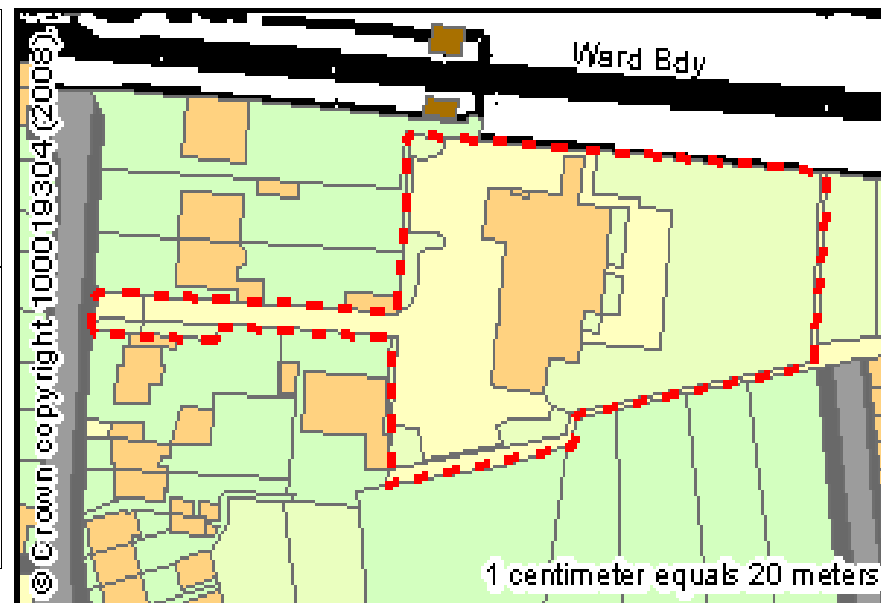
Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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="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="42"/>		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="0"/> New Infrastructure: <input type="text" value="5"/> Achievability Score: <input type="text" value="20"/>	
Total Survey Score: <input type="text" value="77"/>		Site Visited: <input checked="" type="checkbox"/>	
		Keep Site in SHLAA?: <input checked="" type="checkbox"/>	



Viability Scenario:	Baseline Viability:	Viability at 40 dpha:	Land Ownership:
<input type="text" value="1 - 10 Units"/>	<input type="text" value="Viable"/>	<input type="text" value="Viable"/>	<input type="text" value="Private"/>

Site Survey Comments: The site is partially within Roby Conservation Area. The site can be accessed from the west of site, although the access is limited (private driveway). Mature trees on edges of site. The site was submitted via the Call for Sites process.

Conclusion: Promoted for development through the 'call for sites' and available for redevelopment in the short term. Due to the lack of recent contact with the landowner, the site has been placed in the 6-10 year housing supply. This position may be reviewed within subsequent SHLAA updates if further contact with the landowner can be achieved.

Strategic Housing Land Availability Assessment - Interim 2013 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Area Partnership Board:

Gross Site Area:

Net Site Area:

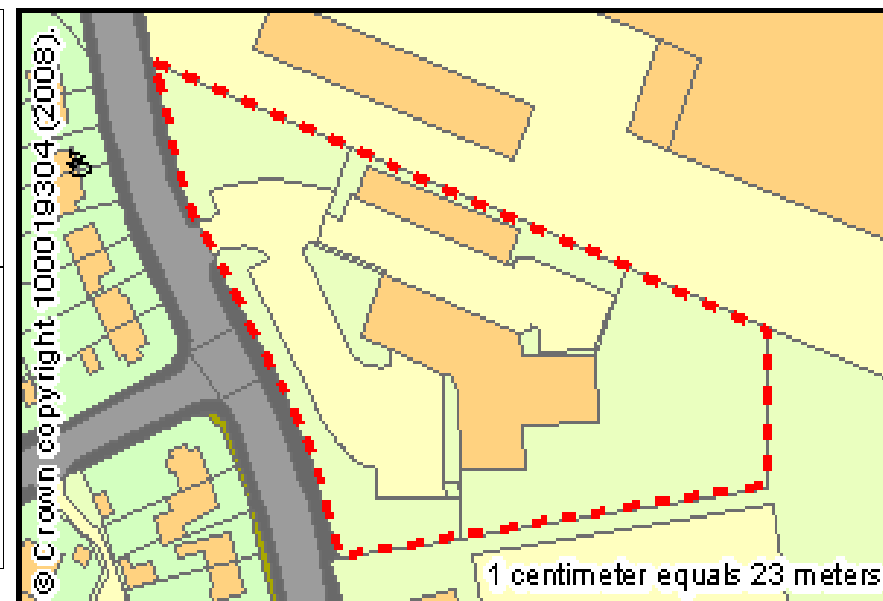
Density:

Yield:

Plan Period:



SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="8"/>	Active Use:	<input type="text" value="0"/>
Un-Neighbourly Uses:	<input type="text" value="8"/>	Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Contaminated:	<input type="text" value="8"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="8"/>	Availability Score:	<input type="text" value="15"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="0"/>	Strong Residential Market?:	<input type="text" value="5"/>
Health Centre (1000m):	<input type="text" value="0"/>	Attractive Local Environment:	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="18"/>
Suitability Score:	<input type="text" value="41"/>	Total Survey Score: <input type="text" value="74"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input checked="" type="checkbox"/>	



Viability Scenario:	Baseline Viability:	Viability at 40 dpha:	Land Ownership:
<input type="text" value="1 - 10 Units"/>	<input type="text" value="Viable"/>	<input type="text" value="Viable"/>	<input type="text" value="Private"/>

Site Survey Comments: The site has been put forward for consideration by the PCT via the Call for Sites process. The site is in their single ownership. The closure date for this facility is unknown and it is still in active use. The site has trees along frontage which may be a constraint to development. Light industrial development is located to the north of the site. May require demolition or remodeling for residential use.

Conclusion: Promoted for development through the 'Call for Sites'. Since the site was submitted the Council has been unable to get in contact with the owners. As a result of the lack of contact the site has been placed in the 6-10 year housing supply.

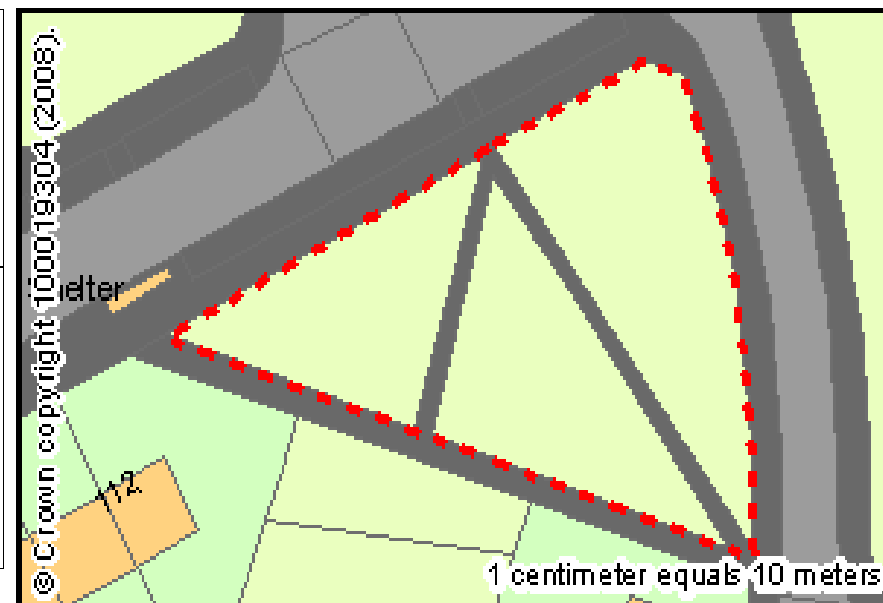
Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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: <input type="text" value="84"/>		Site Visited: <input checked="" type="checkbox"/>	
		Keep Site in SHLAA?: <input checked="" type="checkbox"/>	



Viability Scenario:	Baseline Viability:	Viability at 40 dpha:	Land Ownership:
<input type="text" value="1 - 10 Units"/>	<input type="text" value="Unviable"/>	<input type="text" value="Marginal"/>	<input type="text" value="Private"/>

Site Survey Comments:

Conclusion:

Strategic Housing Land Availability Assessment - Interim 2013 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Area Partnership Board:

Gross Site Area:

Net Site Area:

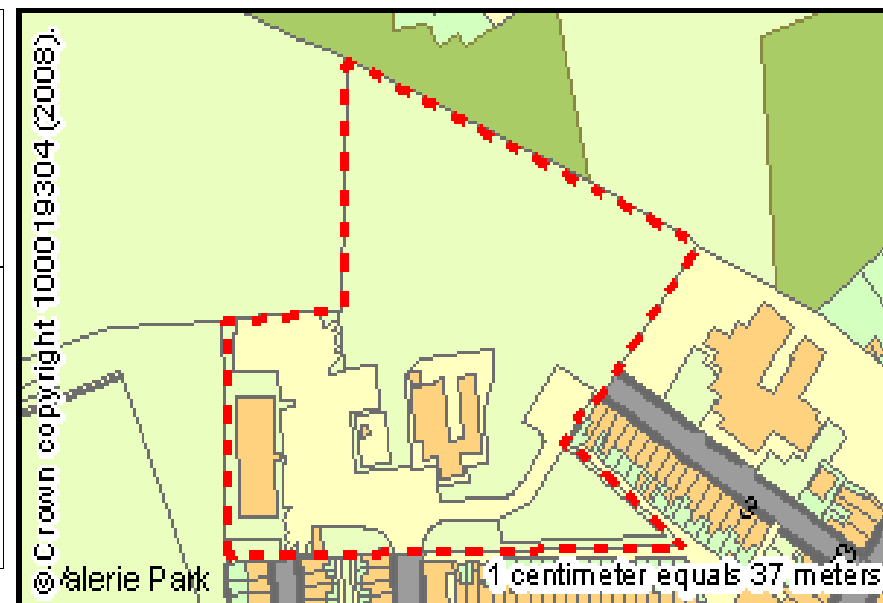
Density:

Yield:

Plan Period:



SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="8"/>	Active Use:	<input type="text" value="5"/>
Un-Neighbourly Uses:	<input type="text" value="8"/>	Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Contaminated:	<input type="text" value="4"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="8"/>	Availability Score:	<input type="text" value="20"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="3"/>	Strong Residential Market?:	<input type="text" value="10"/>
Health Centre (1000m):	<input type="text" value="3"/>	Attractive Local Environment:	<input type="text" value="5"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="0"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="20"/>
Suitability Score:	<input type="text" value="43"/>	Total Survey Score: <input type="text" value="83"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input checked="" type="checkbox"/>	



Viability Scenario:	Baseline Viability:	Viability at 40 dpha:	Land Ownership:
<input type="text" value="3 - 50 Units"/>	<input type="text" value="Viable"/>	<input type="text" value="Viable"/>	<input type="text" value="Private"/>

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 an Urban Greenspace designation. The site was submitted by the Call for Sites process previously, but since the original submission the Council has not been able to contact the landowner.

Conclusion: A vacant brownfield site with significant potential. Promoted for consideration through the Call for Sites process. However, since the submission the Council has not been able to contact the owner. There is also a likelihood of contamination on the site. It is therefore placed in the 6-10 year housing supply.

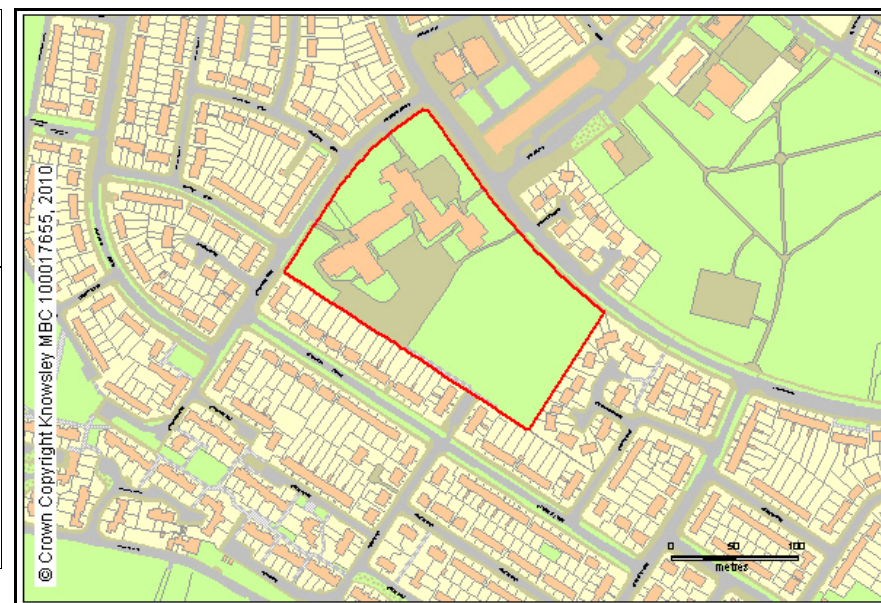
Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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="0"/> Access: <input type="text" value="0"/> 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="12"/>		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="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: <input type="text" value="30"/>		Site Visited: <input checked="" type="checkbox"/>	
		Keep Site in SHLAA?: <input checked="" type="checkbox"/>	



Viability Scenario:	Baseline Viability:	Viability at 40 dpha:	Land Ownership:
<input type="text" value="4 - 100 Units"/>	<input type="text" value="Viable"/>	<input type="text" value="Viable"/>	<input type="text" value="Council"/>

Site Survey Comments: In Council ownership and currently available for development. The site is no longer required for educational or sporting uses. The site is largely free from constraints and is likely to be available for development in the future.

Conclusion: The site has been identified as surplus. However, the site is not due to be disposed of immediately available. This site has been identified as being part of Phase 3 of the Council's Strategic Land Disposals Programme. The site has therefore been included in the 6 - 10 year SHLAA supply.

Strategic Housing Land Availability Assessment - Interim 2013 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Area Partnership Board:

Gross Site Area:

Net Site Area:

Density:

Yield:

Plan Period:



SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="0"/>	Active Use:	<input type="text" value="0"/>
Un-Neighbourly Uses:	<input type="text" value="0"/>	Multiple or Difficult Land Ownership:	<input type="text" value="0"/>
Contaminated:	<input type="text" value="0"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="0"/>	Availability Score:	<input type="text" value="5"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="3"/>	Strong Residential Market?:	<input type="text" value="5"/>
Health Centre (1000m):	<input type="text" value="3"/>	Attractive Local Environment:	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="18"/>
Suitability Score:	<input type="text" value="15"/>		
Total Survey Score: <input type="text" value="38"/>		Site Visited: <input checked="" type="checkbox"/>	
		Keep Site in SHLAA?: <input checked="" type="checkbox"/>	



Viability Scenario:	Baseline Viability:	Viability at 40 dpha:	Land Ownership:
<input type="text" value="3 - 50 Units"/>	<input type="text" value="Unviable"/>	<input type="text" value="Marginal"/>	<input type="text" value="Council"/>

Site Survey Comments: A large plot partially subject to Flood Zone 2. Located near to large round-a-bout dispensing to residential areas provides good accessibility. The site is no longer required for education or sporting provision and has been identified as surplus by the Council's asset review. The site is largely free from constraints and available for development now.

Conclusion: The site has been identified as surplus. However, the site is not due to be disposed of immediately available. This site has been identified as being part of Phase 3 of the Council's Strategic Land Disposals Programme. The site has therefore been included in the 6 - 10 year SHLAA supply.

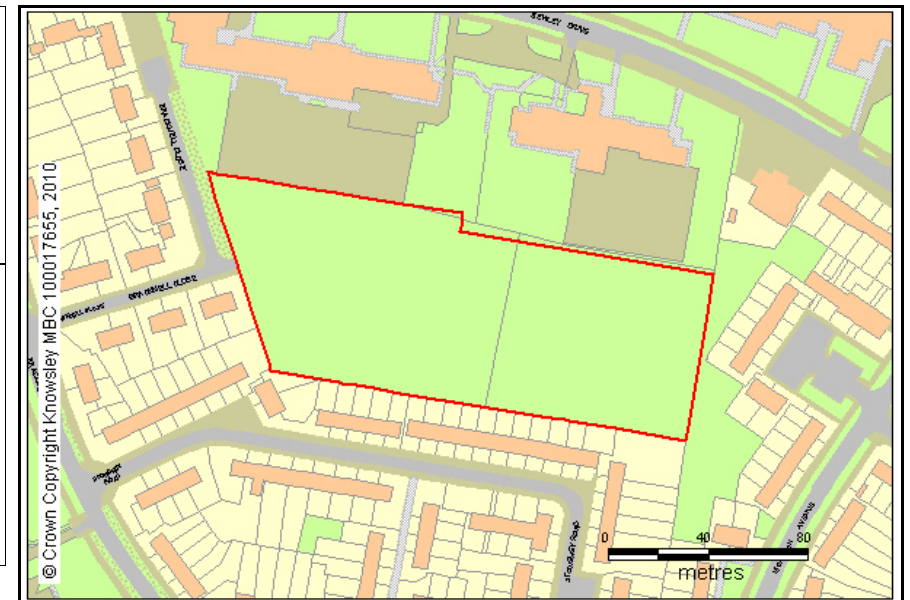
Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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

SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="0"/>	Active Use:	<input type="text" value="10"/>
Un-Neighbourly Uses:	<input type="text" value="0"/>	Multiple or Difficult Land Ownership:	<input type="text" value="0"/>
Contaminated:	<input type="text" value="0"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="0"/>	Availability Score:	<input type="text" value="15"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="0"/>	Strong Residential Market?:	<input type="text" value="5"/>
Health Centre (1000m):	<input type="text" value="3"/>	Attractive Local Environment:	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="0"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="13"/>
Suitability Score:	<input type="text" value="12"/>		
Total Survey Score: <input type="text" value="40"/>		Site Visited: <input checked="" type="checkbox"/>	
		Keep Site in SHLAA?: <input checked="" type="checkbox"/>	



Viability Scenario:	Baseline Viability:	Viability at 40 dpha:	Land Ownership:
<input type="text" value="3 - 50 Units"/>	<input type="text" value="Marginal"/>	<input type="text" value="Marginal"/>	<input type="text" value="Council"/>

Site Survey Comments:

Conclusion:

Strategic Housing Land Availability Assessment - Interim 2013 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Area Partnership Board:

Gross Site Area:

Net Site Area:

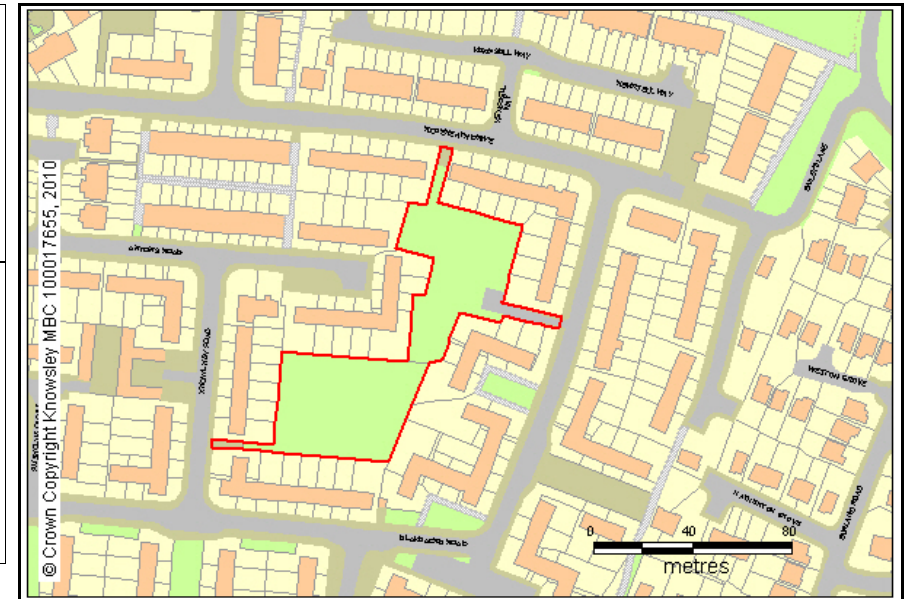
Density:

Yield:

Plan Period:



SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="0"/>	Active Use:	<input type="text" value="10"/>
Un-Neighbourly Uses:	<input type="text" value="0"/>	Multiple or Difficult Land Ownership:	<input type="text" value="0"/>
Contaminated:	<input type="text" value="0"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="0"/>	Availability Score:	<input type="text" value="15"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="3"/>	Strong Residential Market?:	<input type="text" value="5"/>
Health Centre (1000m):	<input type="text" value="3"/>	Attractive Local Environment:	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="18"/>
Suitability Score:	<input type="text" value="15"/>		
Total Survey Score: <input type="text" value="48"/>		Site Visited: <input checked="" type="checkbox"/>	Keep Site in SHLAA?: <input checked="" type="checkbox"/>



Viability Scenario:	Baseline Viability:	Viability at 40 dpha:	Land Ownership:
<input type="text" value="1 - 10 Units"/>	<input type="text" value="Unviable"/>	<input type="text" value="Viable"/>	<input type="text" value="Council"/>

Site Survey Comments:

Conclusion:

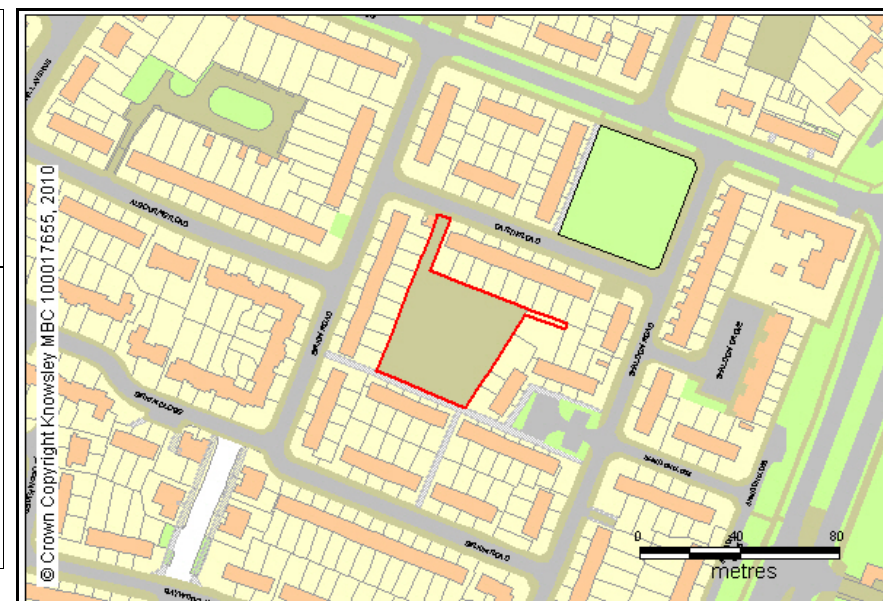
Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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="0"/> Access: <input type="text" value="0"/> 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="12"/>		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="0"/> Availability Score: <input type="text" value="0"/>	
		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: <input type="text" value="30"/>		Site Visited: <input checked="" type="checkbox"/>	
		Keep Site in SHLAA?: <input checked="" type="checkbox"/>	



Viability Scenario:	Baseline Viability:	Viability at 40 dpha:	Land Ownership:
<input type="text" value="1 - 10 Units"/>	<input type="text" value="Unviable"/>	<input type="text" value="Marginal"/>	<input type="text" value="Council"/>

Site Survey Comments:

Conclusion:

Strategic Housing Land Availability Assessment - Interim 2013 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Area Partnership Board:

Gross Site Area:

Net Site Area:

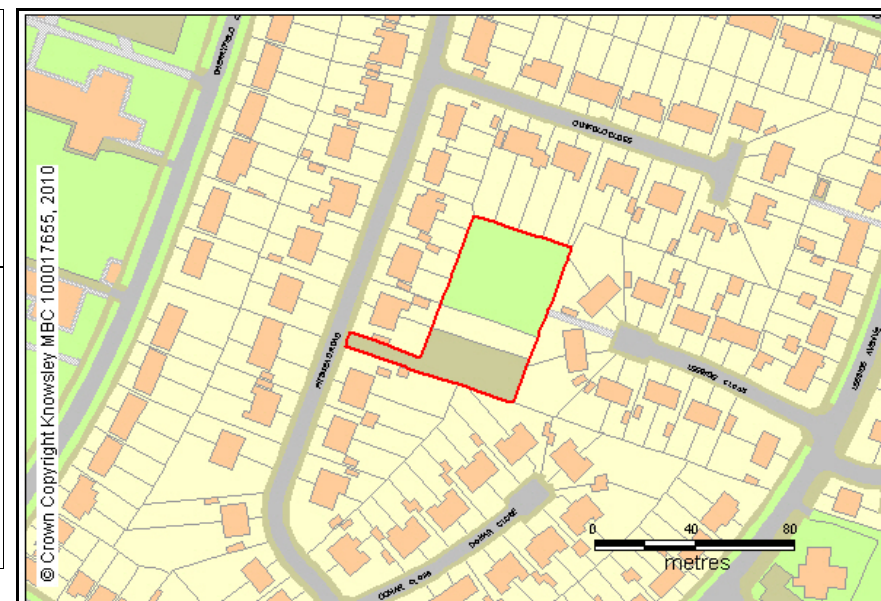
Density:

Yield:

Plan Period:



SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="0"/>	Active Use:	<input type="text" value="10"/>
Un-Neighbourly Uses:	<input type="text" value="0"/>	Multiple or Difficult Land Ownership:	<input type="text" value="0"/>
Contaminated:	<input type="text" value="0"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="0"/>	Availability Score:	<input type="text" value="15"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="0"/>	Strong Residential Market?:	<input type="text" value="5"/>
Health Centre (1000m):	<input type="text" value="3"/>	Attractive Local Environment:	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="18"/>
Suitability Score:	<input type="text" value="12"/>		
Total Survey Score: <input type="text" value="45"/>		Site Visited: <input checked="" type="checkbox"/>	
		Keep Site in SHLAA?: <input checked="" type="checkbox"/>	



Viability Scenario:	Baseline Viability:	Viability at 40 dpha:	Land Ownership:
<input type="text" value="1 - 10 Units"/>	<input type="text" value="Unviable"/>	<input type="text" value="Marginal"/>	<input type="text" value="Council"/>

Site Survey Comments: The site does not have direct highways access which is likely to constrain development. The Council's evidence shows the site is suitable for alternative uses. Discussions are ongoing regarding the longer term development of this site and highways issues.

Conclusion: The site is currently part of KHT's disposal / regeneration plans. However, because of the accessibility issues the site is placed within the 6-10 yr period.

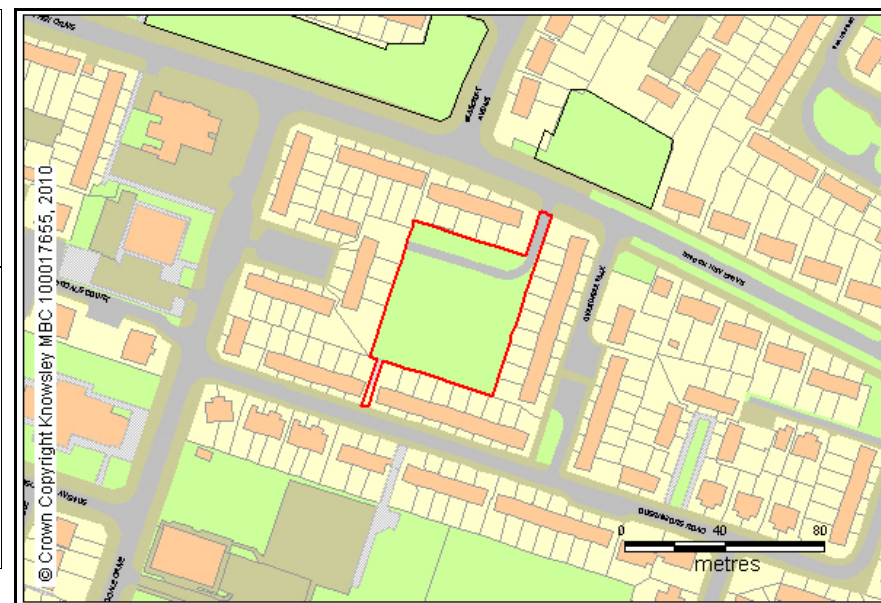
Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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="0"/> Access: <input type="text" value="0"/> 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="12"/>		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="5"/> New Infrastructure: <input type="text" value="5"/> Achievability Score: <input type="text" value="18"/>	
Total Survey Score: <input type="text" value="45"/>		Site Visited: <input checked="" type="checkbox"/>	
		Keep Site in SHLAA?: <input checked="" type="checkbox"/>	



Viability Scenario:	Baseline Viability:	Viability at 40 dpha:	Land Ownership:
<input type="text" value="1 - 10 Units"/>	<input type="text" value="Unviable"/>	<input type="text" value="Marginal"/>	<input type="text" value="Council"/>

Site Survey Comments:

Conclusion:

Strategic Housing Land Availability Assessment - Interim 2013 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Area Partnership Board:

Gross Site Area:

Net Site Area:

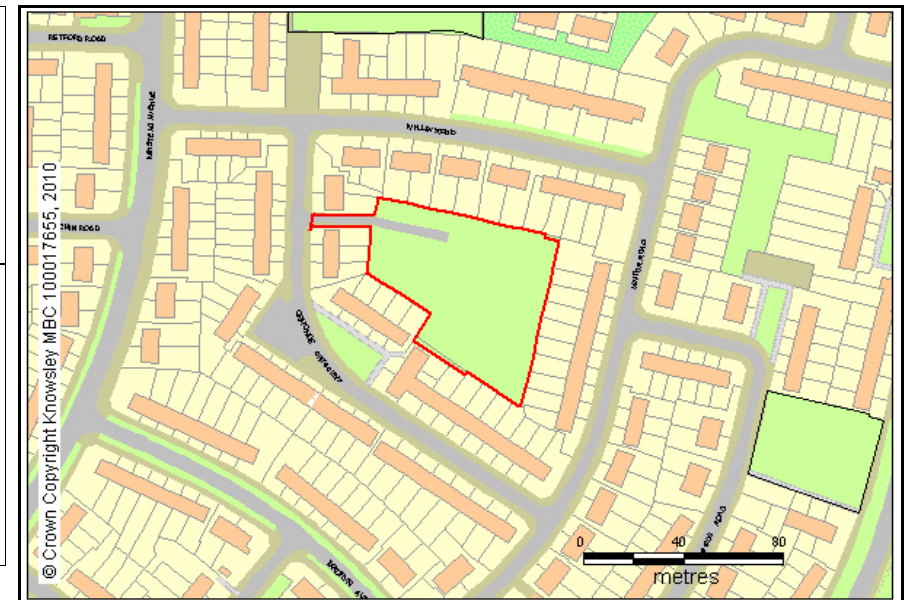
Density:

Yield:

Plan Period:



SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="0"/>	Active Use:	<input type="text" value="10"/>
Un-Neighbourly Uses:	<input type="text" value="0"/>	Multiple or Difficult Land Ownership:	<input type="text" value="0"/>
Contaminated:	<input type="text" value="0"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="0"/>	Availability Score:	<input type="text" value="15"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="0"/>	Strong Residential Market?:	<input type="text" value="5"/>
Health Centre (1000m):	<input type="text" value="3"/>	Attractive Local Environment:	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="18"/>
Suitability Score:	<input type="text" value="12"/>		
Total Survey Score: <input type="text" value="45"/>		Site Visited: <input checked="" type="checkbox"/>	Keep Site in SHLAA?: <input checked="" type="checkbox"/>



Viability Scenario:	Baseline Viability:	Viability at 40 dpha:	Land Ownership:
<input type="text" value="1 - 10 Units"/>	<input type="text" value="Unviable"/>	<input type="text" value="Marginal"/>	<input type="text" value="Council"/>

Site Survey Comments: The site does not have direct highways access which is likely to constrain development. The Council's evidence shows the site is suitable for alternative uses. Discussions are ongoing regarding the longer term development of this site and highways issues.

Conclusion: The site is currently part of KHT's disposal / regeneration plans. However, because of the accessibility issues the site is placed within the 6-10 yr period.

Appendix L: SHLAA Site Assessments: Sites Excluded from Supply

Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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="0"/> Local Centre (800m): <input type="text" value="0"/> Health Centre (1000m): <input type="text" value="0"/> Employment (5000m): <input type="text" value="0"/> Railway Station (400m): <input type="text" value="0"/> Bus Stop (200m): <input type="text" value="0"/> Suitability Score: <input type="text" value="28"/>		AVAILABILITY Active Use: <input type="text" value="5"/> 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="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: <input type="text" value="58"/>		Site Visited: <input checked="" type="checkbox"/>	
		Keep Site in SHLAA?: <input type="checkbox"/>	



Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

Site Survey Comments: Former vicarage ground currently being marketed for residential development. Site appears significantly constrained by existing trees, and urban greenspace and Conservation Area designations.

Conclusion: In light of the constraints within the site, a conservative approach has been adopted and it has been excluded from the SHLAA supply. Evidence of how the constraints may be overcome / mitigated may be demonstrated at planning application stage at a later date.

Strategic Housing Land Availability Assessment - Interim 2013 Update

Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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



SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="8"/>	Active Use:	<input type="text" value="10"/>
Un-Neighbourly Uses:	<input type="text" value="8"/>	Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Contaminated:	<input type="text" value="8"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="8"/>	Availability Score:	<input type="text" value="25"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="3"/>	Strong Residential Market?:	<input type="text" value="5"/>
Health Centre (1000m):	<input type="text" value="3"/>	Attractive Local Environment:	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="3"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="18"/>
Suitability Score:	<input type="text" value="50"/>	Total Survey Score: <input type="text" value="93"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input type="checkbox"/>	



Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

Site Survey Comments:

Conclusion:

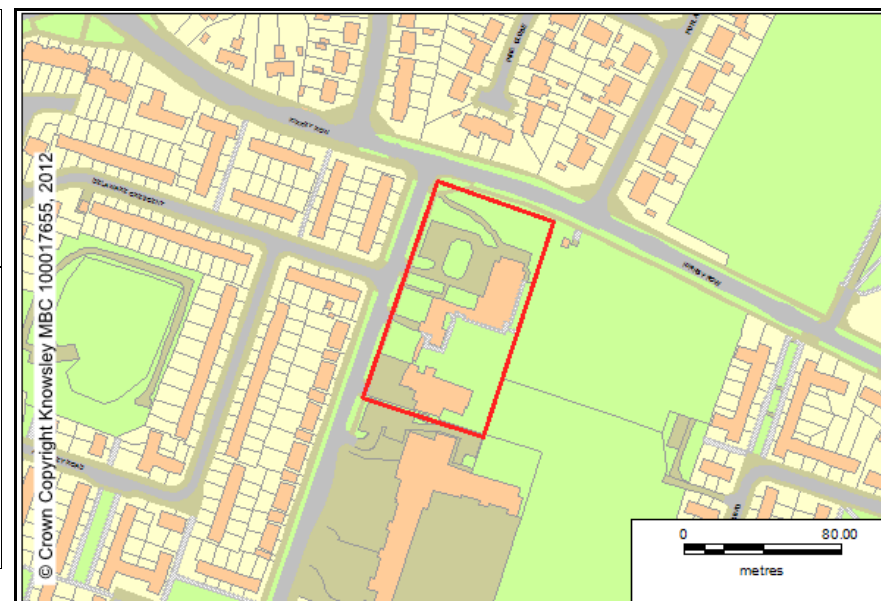
Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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="3"/> Bus Stop (200m): <input type="text" value="3"/> Suitability Score: <input type="text" value="50"/>		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="0"/> Availability Score: <input type="text" value="0"/>	
		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: <input type="text" value="63"/>		Site Visited: <input checked="" type="checkbox"/>	
		Keep Site in SHLAA?: <input type="checkbox"/>	



Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

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

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

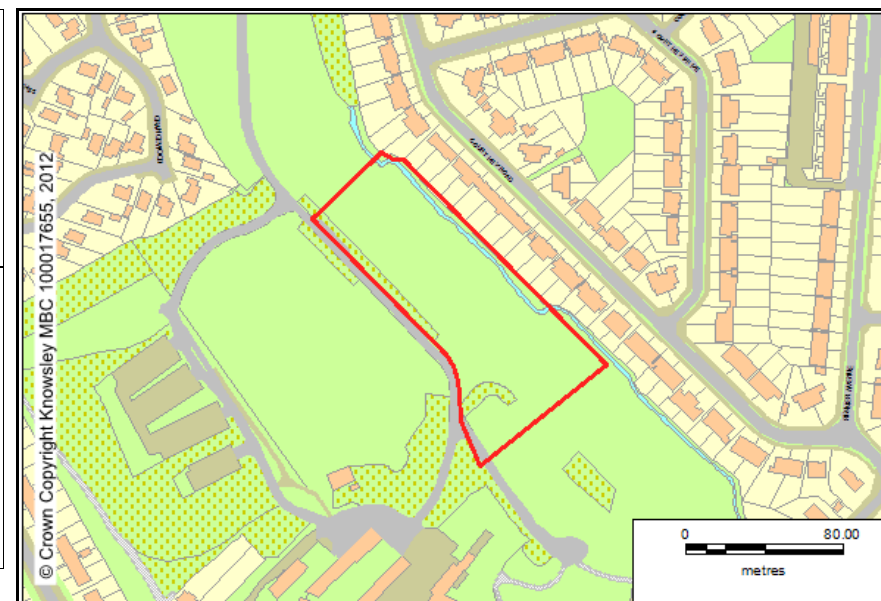
Strategic Housing Land Availability Assessment - Interim 2013 Update

Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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



SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="4"/>	Active Use:	<input type="text" value="0"/>
Un-Neighbourly Uses:	<input type="text" value="4"/>	Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Contaminated:	<input type="text" value="8"/>	Owner willing to sell?:	<input type="text" value="0"/>
Access:	<input type="text" value="4"/>	Availability Score:	<input type="text" value="10"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="3"/>	Strong Residential Market?:	<input type="text" value="10"/>
Health Centre (1000m):	<input type="text" value="3"/>	Attractive Local Environment:	<input type="text" value="5"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="3"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="25"/>
Suitability Score:	<input type="text" value="38"/>	Total Survey Score: <input type="text" value="73"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input type="checkbox"/>	



Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

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

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

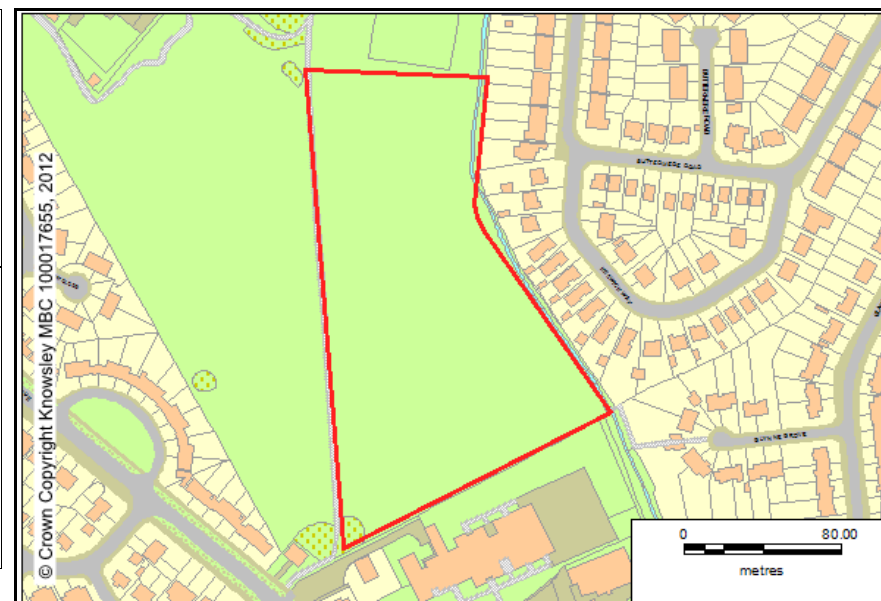
Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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

SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="8"/>	Active Use:	<input type="text" value="0"/>
Un-Neighbourly Uses:	<input type="text" value="4"/>	Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Contaminated:	<input type="text" value="8"/>	Owner willing to sell?:	<input type="text" value="0"/>
Access:	<input type="text" value="4"/>	Availability Score:	<input type="text" value="10"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="3"/>	Strong Residential Market?:	<input type="text" value="10"/>
Health Centre (1000m):	<input type="text" value="3"/>	Attractive Local Environment:	<input type="text" value="0"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="3"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="20"/>
Suitability Score:	<input type="text" value="42"/>	Total Survey Score: <input type="text" value="72"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input type="checkbox"/>	



Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

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

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

Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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:

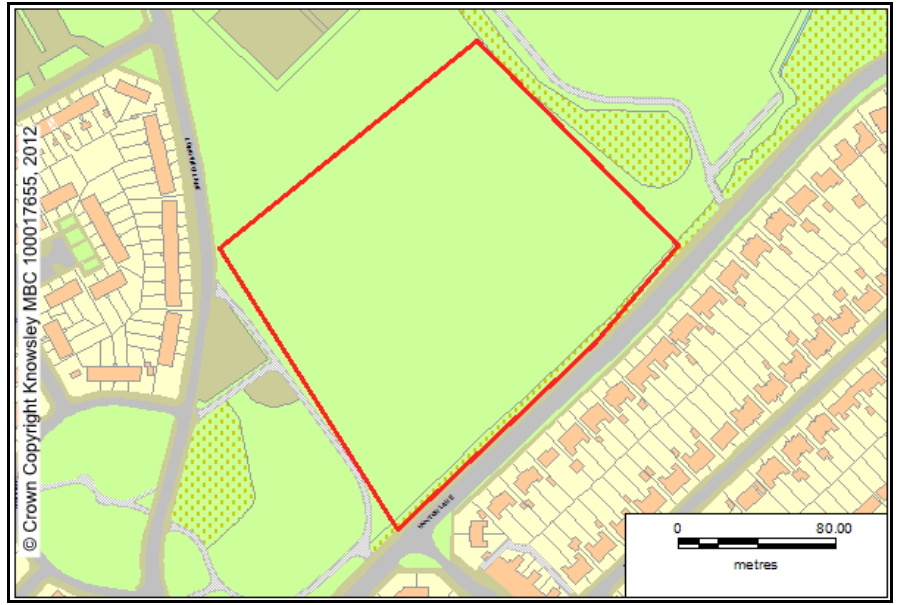
AVAILABILITY

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?:



Viability Scenario: **Baseline Viability:** **Viability at 40 dpha:** **Land Ownership:**

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

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

Strategic Housing Land Availability Assessment - Interim 2013 Update



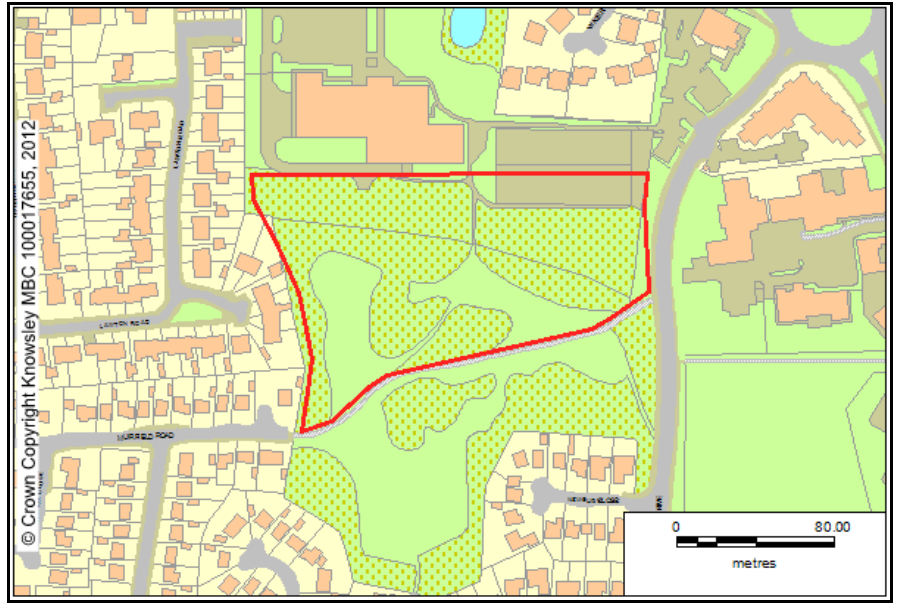
Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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="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="3"/>
Bus Stop (200m):	<input type="text" value="3"/>
Suitability Score:	<input type="text" value="42"/>

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="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?:

Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

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

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

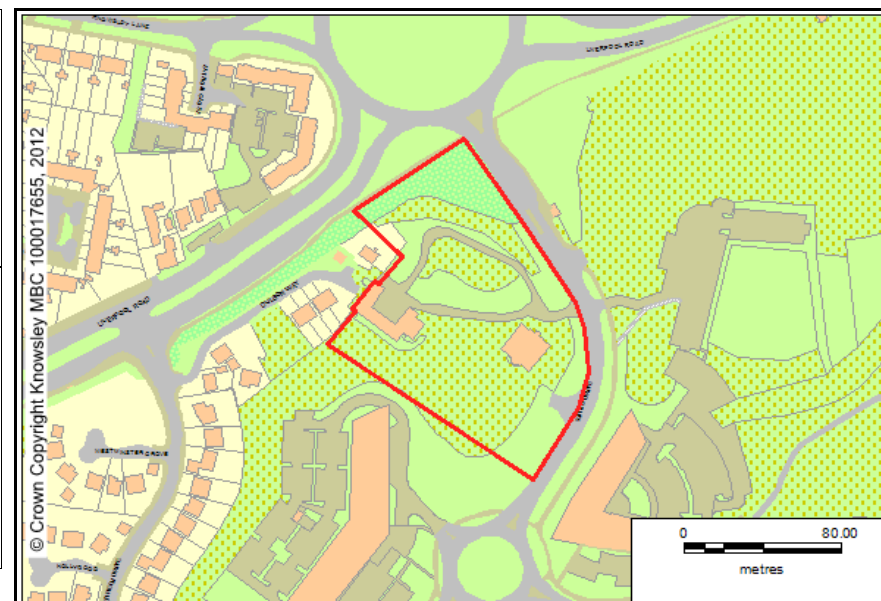
Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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="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="0"/> 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="15"/>	
Total Survey Score: <input type="text" value="78"/>		Site Visited: <input checked="" type="checkbox"/>	
		Keep Site in SHLAA?: <input type="checkbox"/>	



Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

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

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

Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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:

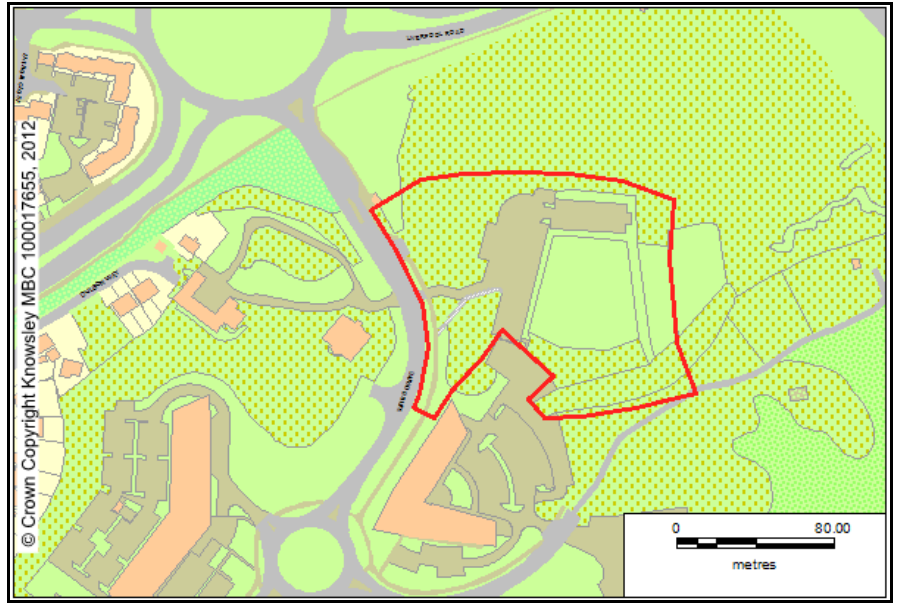
AVAILABILITY

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?:



Viability Scenario: **Baseline Viability:** **Viability at 40 dpha:** **Land Ownership:**

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

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

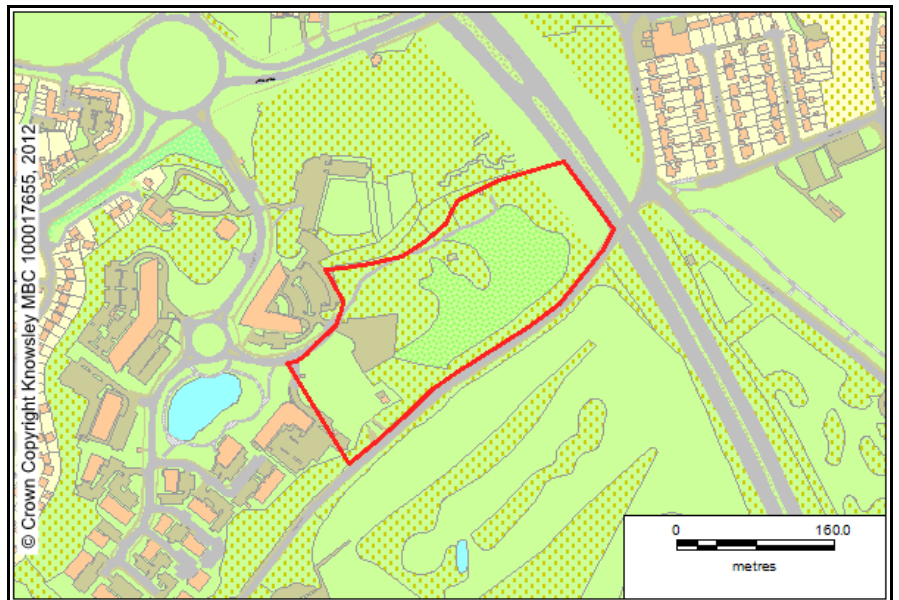
Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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="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="35"/>		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="0"/> 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="15"/>	
Total Survey Score: <input type="text" value="70"/>		Site Visited: <input checked="" type="checkbox"/>	
		Keep Site in SHLAA?: <input type="checkbox"/>	



Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

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

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

Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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:

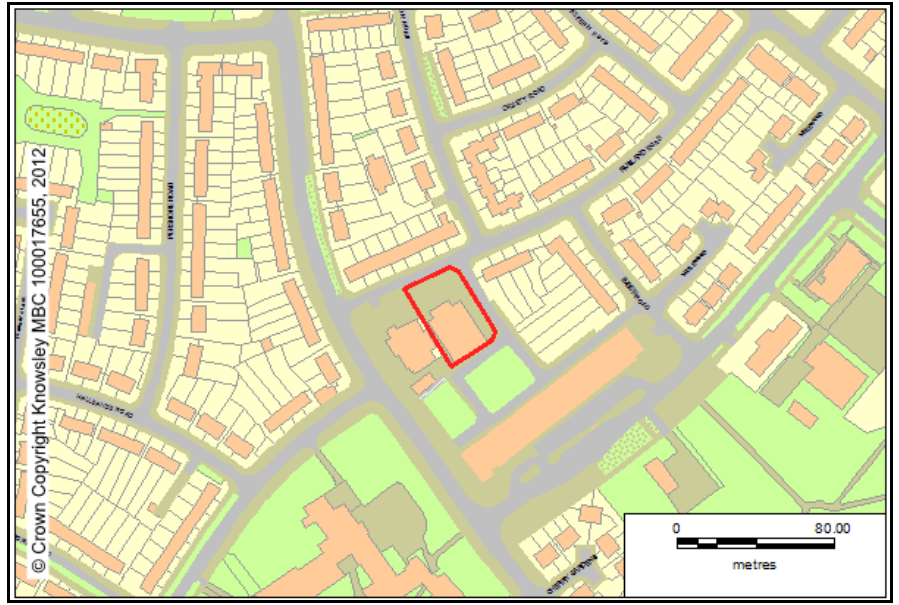
AVAILABILITY

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?:



Viability Scenario: **Baseline Viability:** **Viability at 40 dpha:** **Land Ownership:**

Site Survey Comments: The site was submitted via the Call for Sites process in 2011 by the leaseholder. The site is currently designated as "Primarily Residential Area" and is therefore suitable for residential development. However, the site appears to be in use as a Social Club and the building may require remodelling or demolition before it would be suitable for residential development. The Council owned site is currently subject to a long leasehold interest.

Conclusion: A suitable site for residential use. However, due the existing use, potential need for demolition and leasehold interest the site has been excluded from the SHLAA supply.

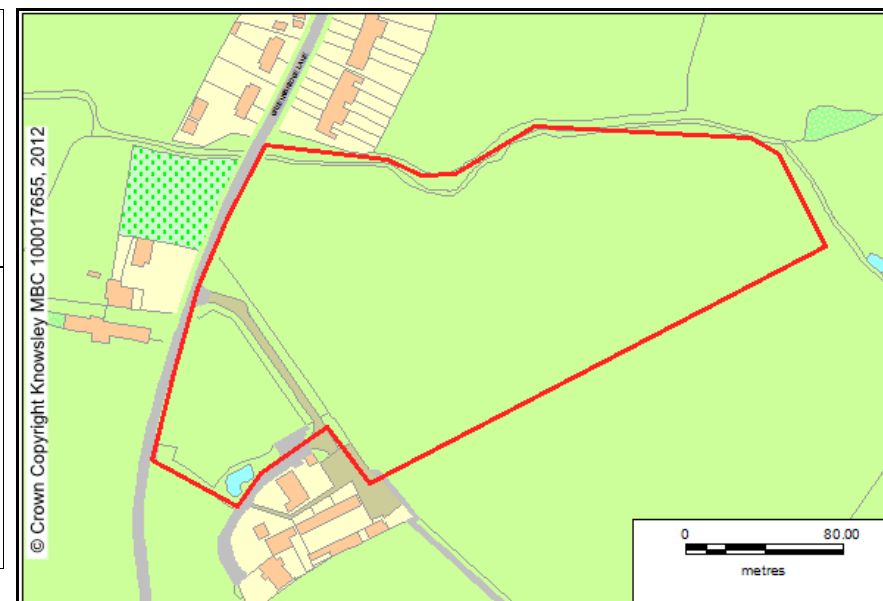
Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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="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="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="5"/> Abnormal Costs: <input type="text" value="5"/> New Infrastructure: <input type="text" value="0"/> Achievability Score: <input type="text" value="10"/>	
Total Survey Score: <input type="text" value="73"/>		Site Visited: <input checked="" type="checkbox"/>	
		Keep Site in SHLAA?: <input type="checkbox"/>	



Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

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

Conclusion: Unsuitable location located within the Green Belt. Unlikely to offer any potential for residential development. Therefore excluded from the SHLAA supply.

Strategic Housing Land Availability Assessment - Interim 2013 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Area Partnership Board:

Gross Site Area:

Net Site Area:

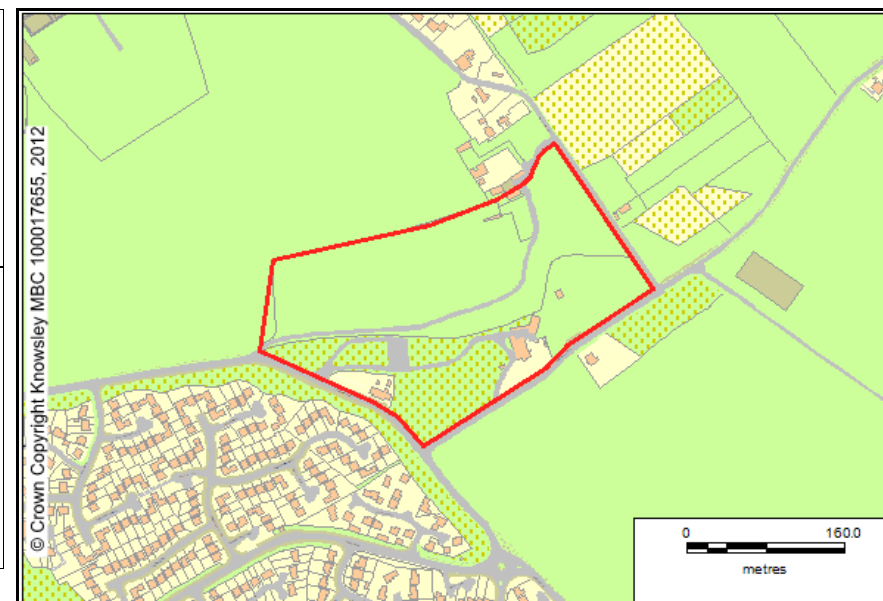
Density:

Yield:

Plan Period:



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



Viability Scenario:

Baseline Viability:

Viability at 40 dpha:

Land Ownership:

Site Survey Comments: The site was submitted via the Call for Sites process by the landowner in 2011. The site contains a number of trees and existing buildings which may constrain development, otherwise the site is available for development. The site is currently designated as Green Belt and is therefore unlikely to be suitable for development.

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

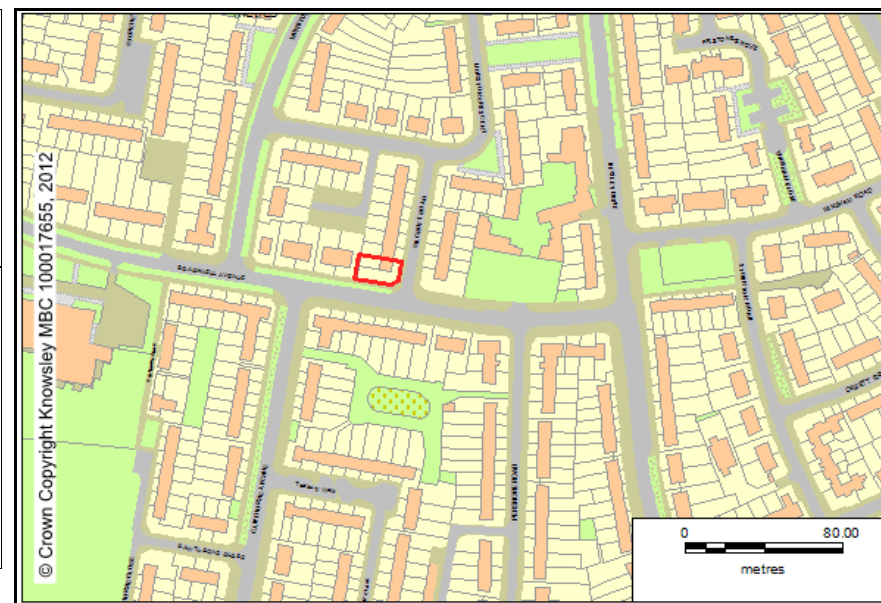
Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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: <input type="text" value="90"/>		Site Visited: <input checked="" type="checkbox"/>	
		Keep Site in SHLAA?: <input type="checkbox"/>	



Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

Site Survey Comments: The site is included in Knowsley's Affordable Housing Programme 2011 - 2014 which is supported by the HCA and Registered Providers. The site is free from constraints, available for development now and is programmed for delivery prior to 2014.

Conclusion: The site received planning permission and has been removed from the SHLAA supply.

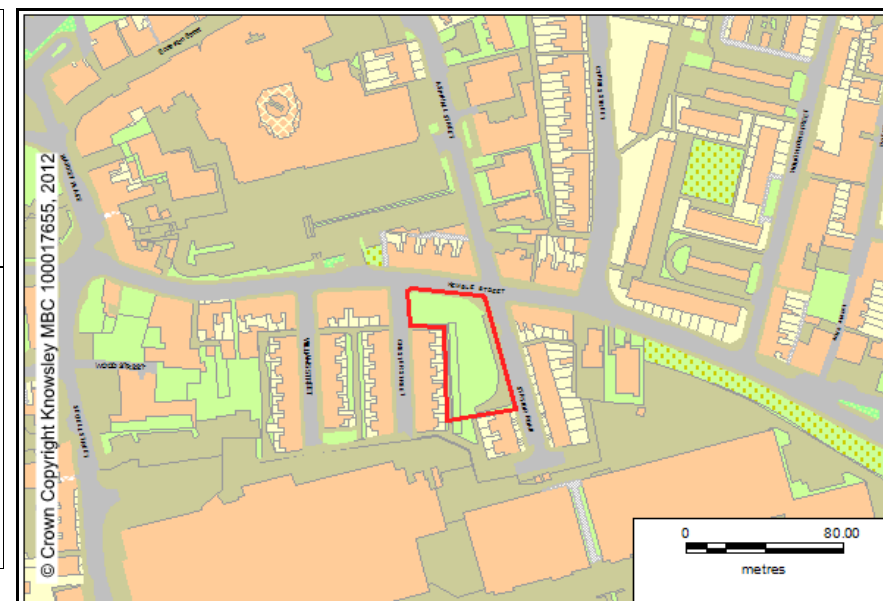
Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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"/>		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="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: <input type="text" value="91"/>		Site Visited: <input checked="" type="checkbox"/>	
		Keep Site in SHLAA?: <input type="checkbox"/>	



Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

Site Survey Comments: The site is included in Knowsley's Affordable Housing Programme 2011 - 2014 which is supported by the HCA and Registered Providers. The site has good highways access and is within a highly accessible location therefore a higher than average site density may be appropriate. Site density of 50 dpha has been informed by detailed master plan / design work undertaken by the Registered Provider. The site is free from constraints, available for development now and is programmed for delivery prior to 2014.

Conclusion: The site is included in Knowsley's Affordable Housing Programme and available for development now. The site currently has planning permission, therefore excluded from the SHLAA supply.

Strategic Housing Land Availability Assessment - Interim 2013 Update

Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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:

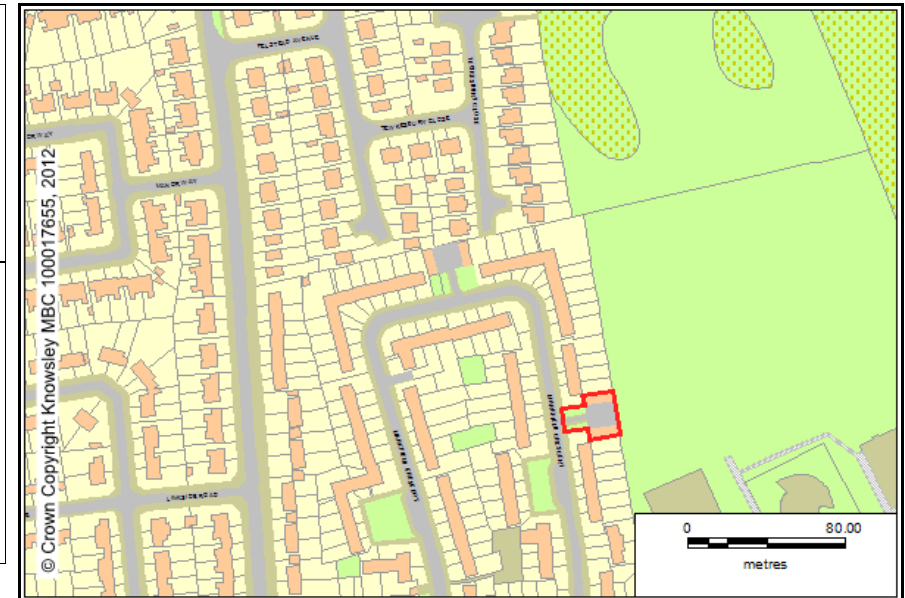
AVAILABILITY

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?:**



Viability Scenario: **Baseline Viability:** **Viability at 40 dpha:** **Land Ownership:**

Site Survey Comments: The site is included in Knowsley's Affordable Housing Programme 2011 - 2014 which is supported by the HCA and Registered Providers. The site is free from constraints, available for development now and is programmed for delivery prior to 2014.

Conclusion: The site is included in Knowsley's Affordable Housing Programme and available for development now. The site currently has planning permission for residential development. The site has therefore been excluded from the SHLAA supply.

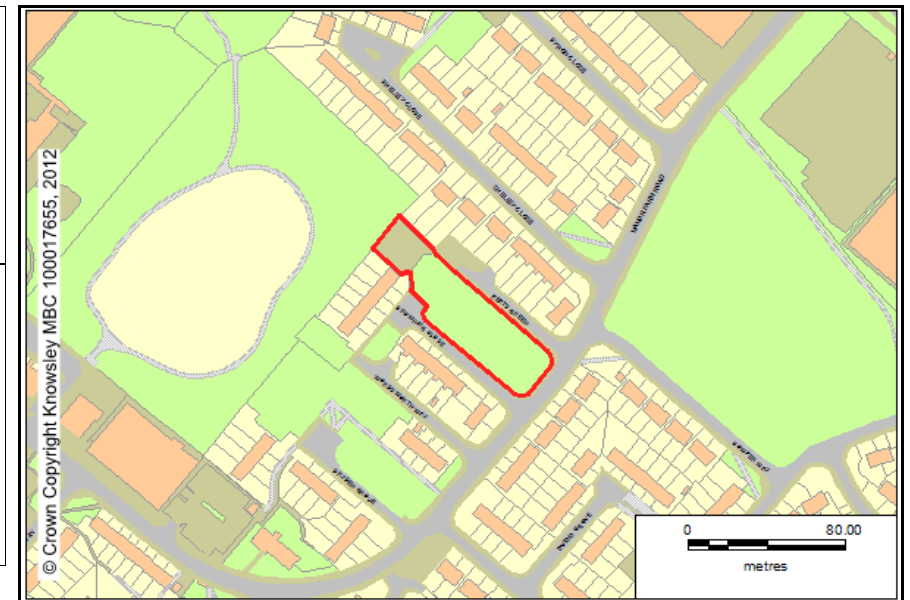
Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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

SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="8"/>	Active Use:	<input type="text" value="10"/>
Un-Neighbourly Uses:	<input type="text" value="8"/>	Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Contaminated:	<input type="text" value="8"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="8"/>	Availability Score:	<input type="text" value="25"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="3"/>	Strong Residential Market?:	<input type="text" value="10"/>
Health Centre (1000m):	<input type="text" value="3"/>	Attractive Local Environment:	<input type="text" value="5"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="25"/>
Suitability Score:	<input type="text" value="47"/>	Total Survey Score: <input type="text" value="97"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input type="checkbox"/>	



Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

Site Survey Comments: The site is included in Knowsley's Affordable Housing Programme 2011 - 2014 which is supported by the HCA and Registered Providers. Site density of 42 dpha has been informed by detailed master plan / design work undertaken by the Registered Provider. The site is free from constraints, available for development now and is programmed for delivery prior to 2014.

Conclusion: The site is included in Knowsley's Affordable Housing Programme and available for development now. The site now has planning permission and is therefore removed from the SHLAA supply.

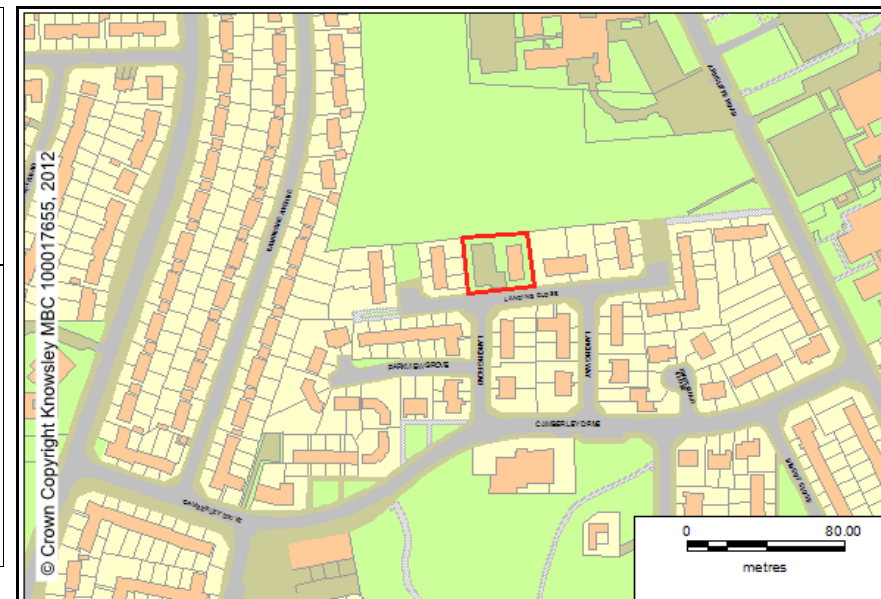
Strategic Housing Land Availability Assessment - Interim 2013 Update

Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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



SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="8"/>	Active Use:	<input type="text" value="10"/>
Un-Neighbourly Uses:	<input type="text" value="8"/>	Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Contaminated:	<input type="text" value="8"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="8"/>	Availability Score:	<input type="text" value="25"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="3"/>	Strong Residential Market?:	<input type="text" value="10"/>
Health Centre (1000m):	<input type="text" value="3"/>	Attractive Local Environment:	<input type="text" value="5"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="25"/>
Suitability Score:	<input type="text" value="47"/>	Total Survey Score: <input type="text" value="97"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input type="checkbox"/>	



Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

Site Survey Comments: The site is included in Knowsley's Affordable Housing Programme 2011 - 2014 which is supported by the HCA and Registered Providers. The site is free from constraints, available for development now and is programmed for delivery prior to 2014.

Conclusion: The site is included in Knowsley's Affordable Housing Programme and available for development now. The site currently has planning permission for residential development and has therefore been excluded from the SHLAA supply.

Strategic Housing Land Availability Assessment - Interim 2013 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Area Partnership Board:

Gross Site Area:

Net Site Area:

Density:

Yield:

Plan Period:



SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="4"/>	Active Use:	<input type="text" value="10"/>
Un-Neighbourly Uses:	<input type="text" value="8"/>	Multiple or Difficult Land Ownership:	<input type="text" value="5"/>
Contaminated:	<input type="text" value="4"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="8"/>	Availability Score:	<input type="text" value="20"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="3"/>	Strong Residential Market?:	<input type="text" value="10"/>
Health Centre (1000m):	<input type="text" value="3"/>	Attractive Local Environment:	<input type="text" value="5"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="0"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="0"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="15"/>
Suitability Score:	<input type="text" value="39"/>	Total Survey Score: <input type="text" value="74"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input type="checkbox"/>	



Viability Scenario:	Baseline Viability:	Viability at 40 dpha:	Land Ownership:
<input type="text" value="4 - 100 Units"/>	<input type="text" value="Viable"/>	<input type="text" value="Viable"/>	<input type="text" value="Private / Registered Provider"/>

Site Survey Comments: The site is an existing employment allocation. However, the Council has accepted that a mixture of uses (including residential) may be acceptable in order to bring forward a sustainable future use for the site. The site also contains a substantial listed building (the former Lancashire Watch Factory) which is likely to be a constraint for any future development proposals. The site is currently part of Knowsley's Affordable Housing Programme and received planning permission (subject to legal agreement) in 2012.

Conclusion: The site may be suitable for mixed use (including residential) development. Due to constraints such as the listed building and potential need to demolition / remodelling this site was previously placed in the 6 - 10 year SHLAA supply. However, the site received planning permission in 2012 and has therefore been excluded from the SHLAA supply.

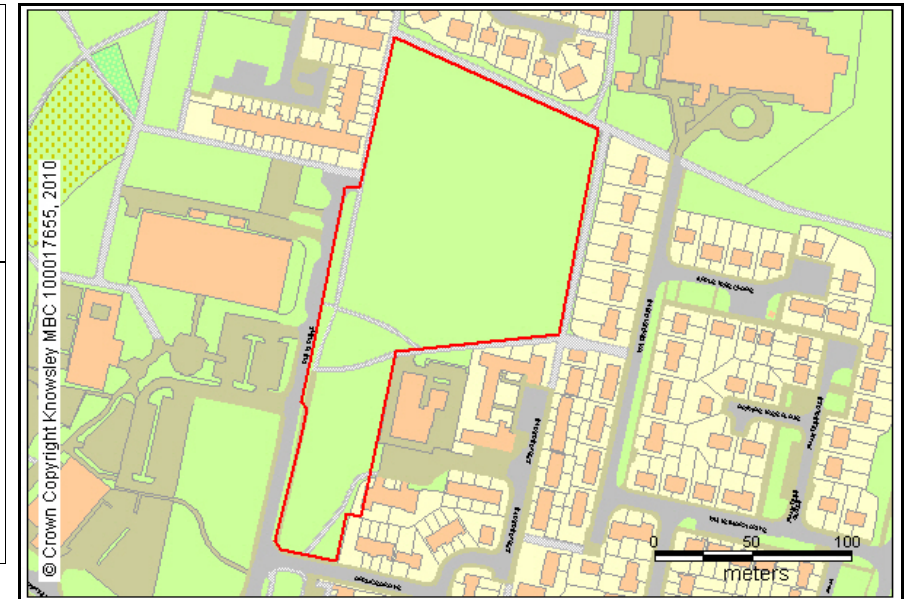
Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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

SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="8"/>	Active Use:	<input type="text" value="10"/>
Un-Neighbourly Uses:	<input type="text" value="8"/>	Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Contaminated:	<input type="text" value="8"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="8"/>	Availability Score:	<input type="text" value="25"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="3"/>	Strong Residential Market?:	<input type="text" value="5"/>
Health Centre (1000m):	<input type="text" value="3"/>	Attractive Local Environment:	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="18"/>
Suitability Score:	<input type="text" value="47"/>	Total Survey Score: <input type="text" value="90"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input type="checkbox"/>	



Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

Site Survey Comments: Site is generally free from the measured constraints. Planning permission for residential use is extant as the site has commenced. However, development seems to have stalled at the current time.

Conclusion: Site is removed from the SHLAA supply due to extant planning permission. Site is suitable in the short term for residential development.

Strategic Housing Land Availability Assessment - Interim 2013 Update



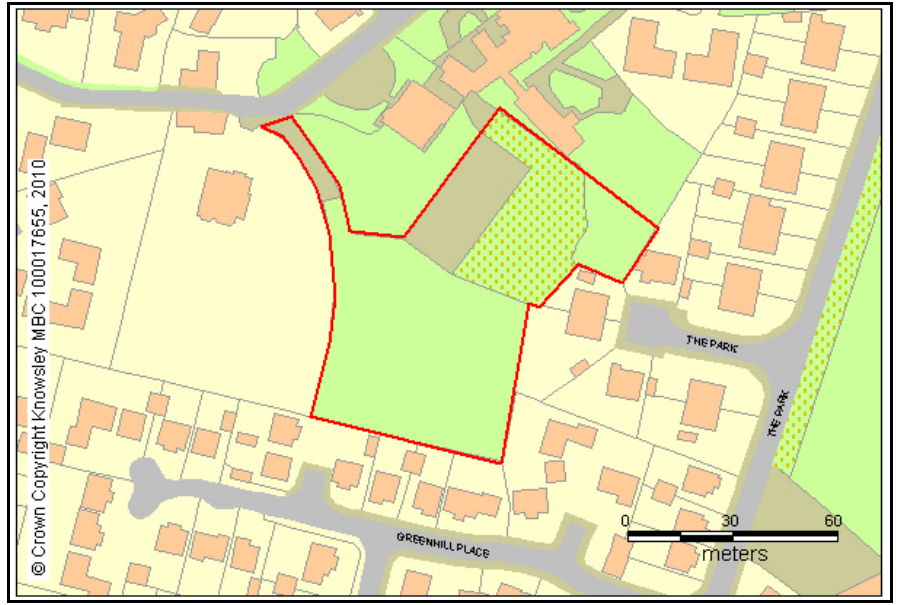
Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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="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="3"/>
Bus Stop (200m):	<input type="text" value="3"/>
Suitability Score:	<input type="text" value="42"/>

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="5"/>
Achievability Score:	<input type="text" value="25"/>



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

Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

Site Survey Comments: Planning permission on this site recently expired. The site is general free from constraints, although consideration may need to be given to access and potential impact on the Conservation Area.

Conclusion: The site is currently available for development and with extant planning permission. The site has therefore been excluded from the SHLAA supply.

Strategic Housing Land Availability Assessment - Interim 2013 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Area Partnership Board:

Gross Site Area:

Net Site Area:

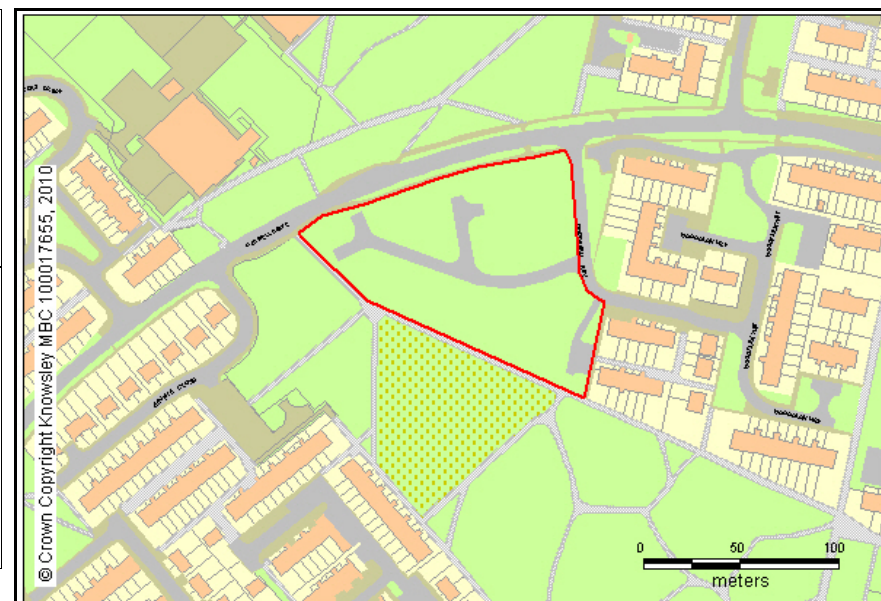
Density:

Yield:

Plan Period:



SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="8"/>	Active Use:	<input type="text" value="10"/>
Un-Neighbourly Uses:	<input type="text" value="8"/>	Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Contaminated:	<input type="text" value="8"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="8"/>	Availability Score:	<input type="text" value="25"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="3"/>	Strong Residential Market?:	<input type="text" value="5"/>
Health Centre (1000m):	<input type="text" value="0"/>	Attractive Local Environment:	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="0"/>
Railway Station (400m):	<input type="text" value="3"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="13"/>
Suitability Score:	<input type="text" value="47"/>	Total Survey Score: <input type="text" value="85"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input type="checkbox"/>	



Viability Scenario:

Baseline Viability:

Viability at 40 dpha:

Land Ownership:

Site Survey Comments:

Conclusion:

Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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:

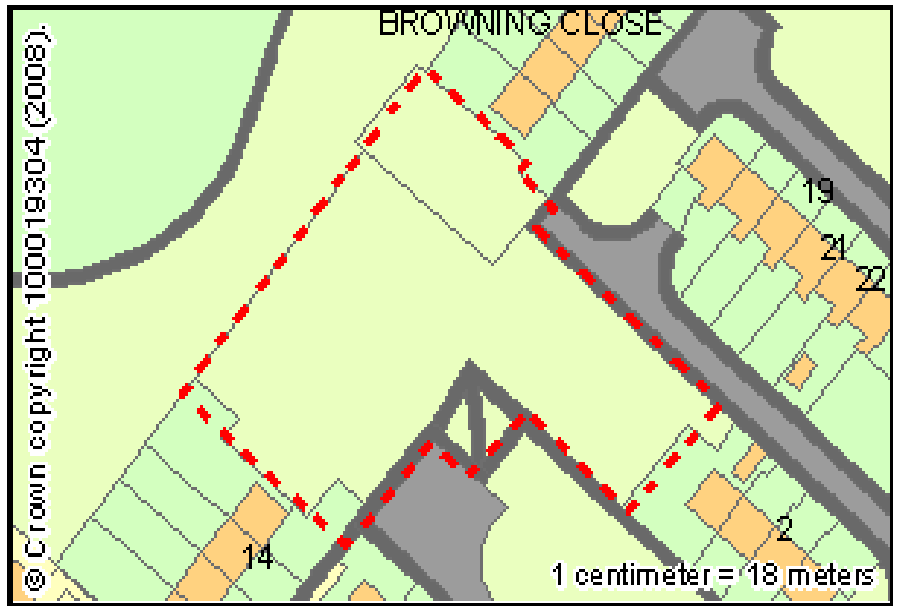
AVAILABILITY

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?:



Viability Scenario: **Baseline Viability:** **Viability at 40 dpha:** **Land Ownership:**

Site Survey Comments:

Conclusion:

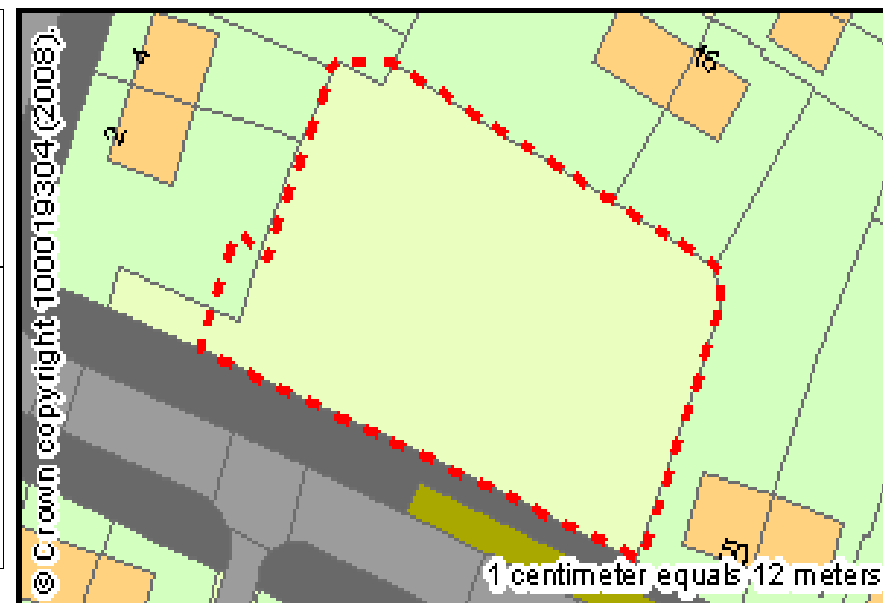
Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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

SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="8"/>	Active Use:	<input type="text" value="10"/>
Un-Neighbourly Uses:	<input type="text" value="8"/>	Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Contaminated:	<input type="text" value="8"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="8"/>	Availability Score:	<input type="text" value="25"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="0"/>	Strong Residential Market?:	<input type="text" value="0"/>
Health Centre (1000m):	<input type="text" value="0"/>	Attractive Local Environment:	<input type="text" value="0"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="10"/>
Suitability Score:	<input type="text" value="41"/>	Total Survey Score: <input type="text" value="76"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input type="checkbox"/>	



Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

Site Survey Comments: Site previously accommodated residential dwellings. Now cleared and grassed over. Formerly in Council ownership and sold for development. The site is included in Knowsley's Affordable Housing Programme 2011 - 2014 which is supported by the HCA and Registered Providers. Site density of 35 dpha has been informed by detailed master plan / design work undertaken by the Registered Provider. The site is free from constraints, available for development now and is programmed for delivery prior to 2014. The site received planning permission in 2011.

Conclusion: Vacant site which is available and well shaped to accommodate dwellings. The site received planning permission in 2011. The site has therefore been excluded from the SHLAA supply.

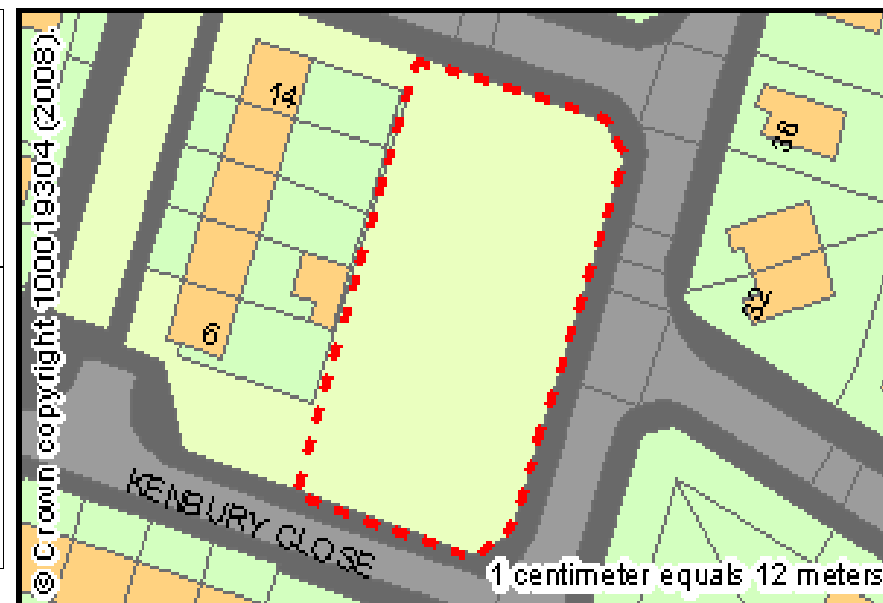
Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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

SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="8"/>	Active Use:	<input type="text" value="10"/>
Un-Neighbourly Uses:	<input type="text" value="8"/>	Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Contaminated:	<input type="text" value="8"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="8"/>	Availability Score:	<input type="text" value="25"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="0"/>	Strong Residential Market?:	<input type="text" value="0"/>
Health Centre (1000m):	<input type="text" value="0"/>	Attractive Local Environment:	<input type="text" value="0"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="10"/>
Suitability Score:	<input type="text" value="41"/>	Total Survey Score: <input type="text" value="76"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input type="checkbox"/>	



Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

Site Survey Comments:

Conclusion:

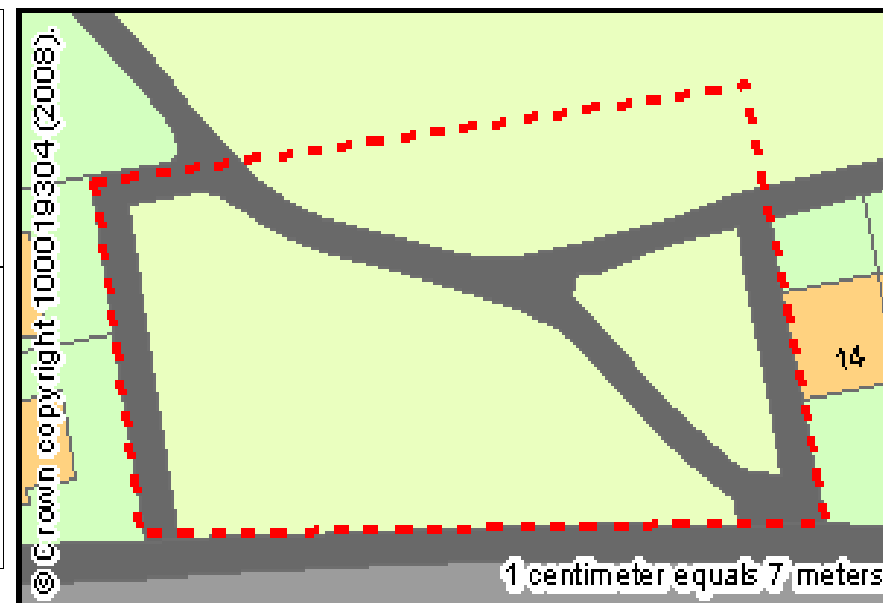
Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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="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="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="0"/> New Infrastructure: <input type="text" value="5"/> Achievability Score: <input type="text" value="13"/>	
Total Survey Score: <input type="text" value="74"/>		Site Visited: <input checked="" type="checkbox"/>	
		Keep Site in SHLAA?: <input type="checkbox"/>	



Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

Site Survey Comments:

Conclusion:

Strategic Housing Land Availability Assessment - Interim 2013 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Area Partnership Board:

Gross Site Area:

Net Site Area:

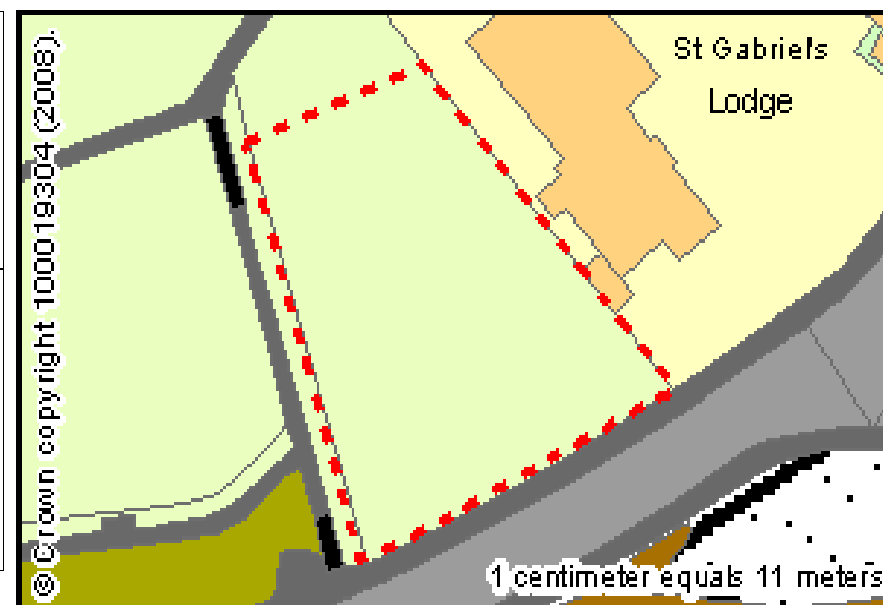
Density:

Yield:

Plan Period:



SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="0"/>	Active Use:	<input type="text" value="5"/>
Un-Neighbourly Uses:	<input type="text" value="8"/>	Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Contaminated:	<input type="text" value="8"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="4"/>	Availability Score:	<input type="text" value="20"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="3"/>	Strong Residential Market?:	<input type="text" value="10"/>
Health Centre (1000m):	<input type="text" value="0"/>	Attractive Local Environment:	<input type="text" value="5"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="0"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="20"/>
Suitability Score:	<input type="text" value="32"/>		
Total Survey Score: <input type="text" value="72"/>		Site Visited: <input checked="" type="checkbox"/>	Keep Site in SHLAA?: <input type="checkbox"/>



Viability Scenario:

Baseline Viability:

Viability at 40 dpha:

Land Ownership:

Site Survey Comments: Site slopes steeply - positioned high up from road. Former quarry / church. Only one access point next to existing office unit and used as car park entrance. Car park forms southern half of site.

Conclusion: Considered to have some housing potential. The site received planning permission in 2013. The site is being developed by KHT. The site has therefore been excluded from the SHLAA supply.

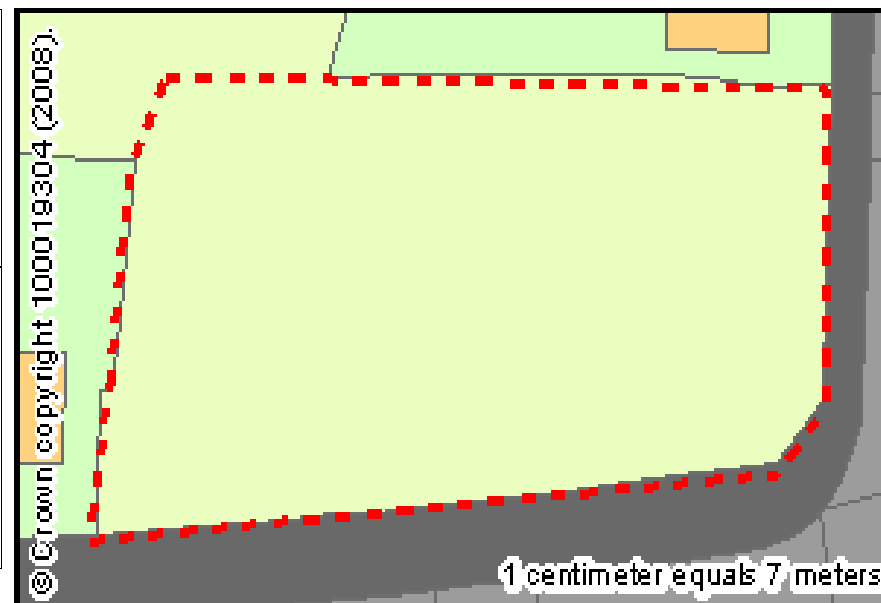
Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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="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: <input type="text" value="82"/>		Site Visited: <input checked="" type="checkbox"/>	
Keep Site in SHLAA?: <input type="checkbox"/>			



Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

Site Survey Comments:

Conclusion:

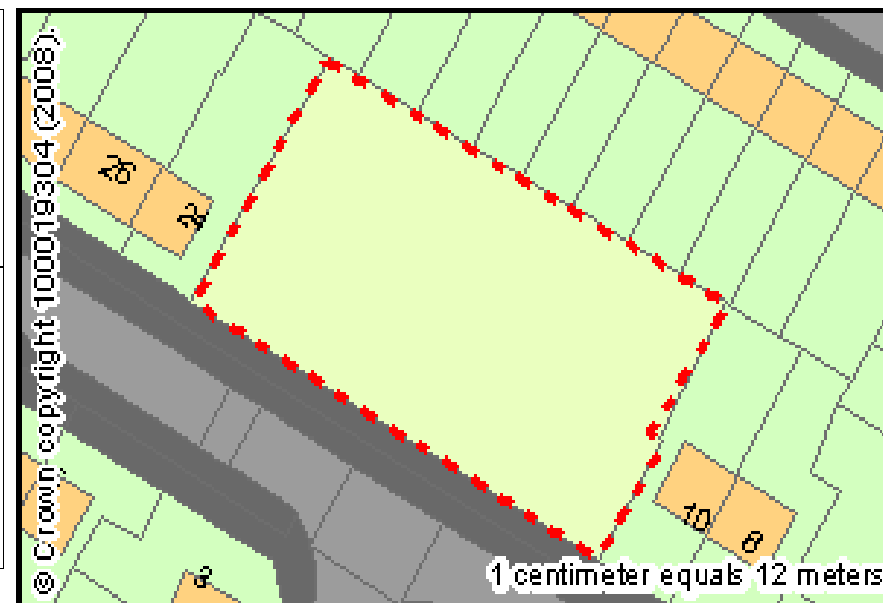
Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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="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: <input type="text" value="63"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input type="checkbox"/>	



Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

Site Survey Comments:

Conclusion:

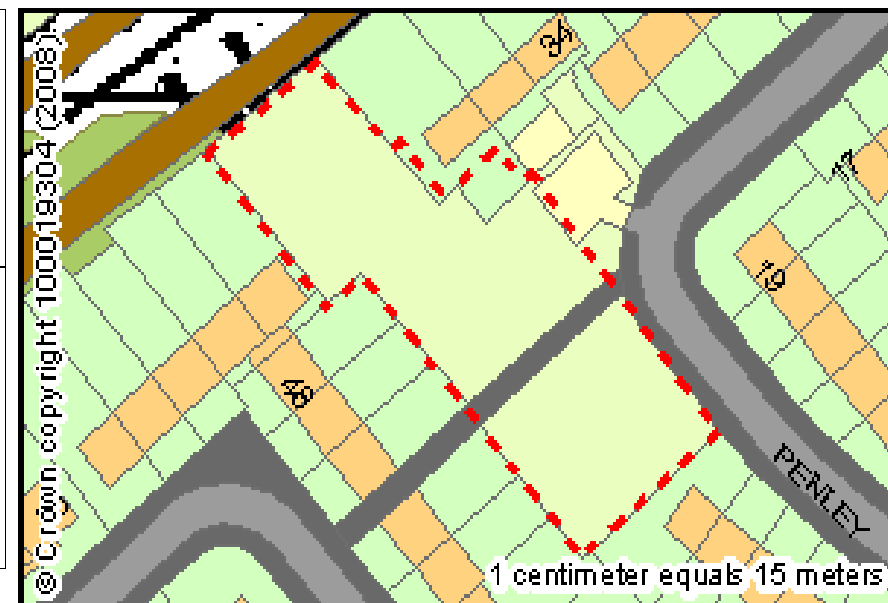
Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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

SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="8"/>	Active Use:	<input type="text" value="10"/>
Un-Neighbourly Uses:	<input type="text" value="8"/>	Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Contaminated:	<input type="text" value="8"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="8"/>	Availability Score:	<input type="text" value="25"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="0"/>	Strong Residential Market?:	<input type="text" value="0"/>
Health Centre (1000m):	<input type="text" value="3"/>	Attractive Local Environment:	<input type="text" value="0"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="10"/>
Suitability Score:	<input type="text" value="44"/>		



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

Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

Site Survey Comments:

Conclusion:

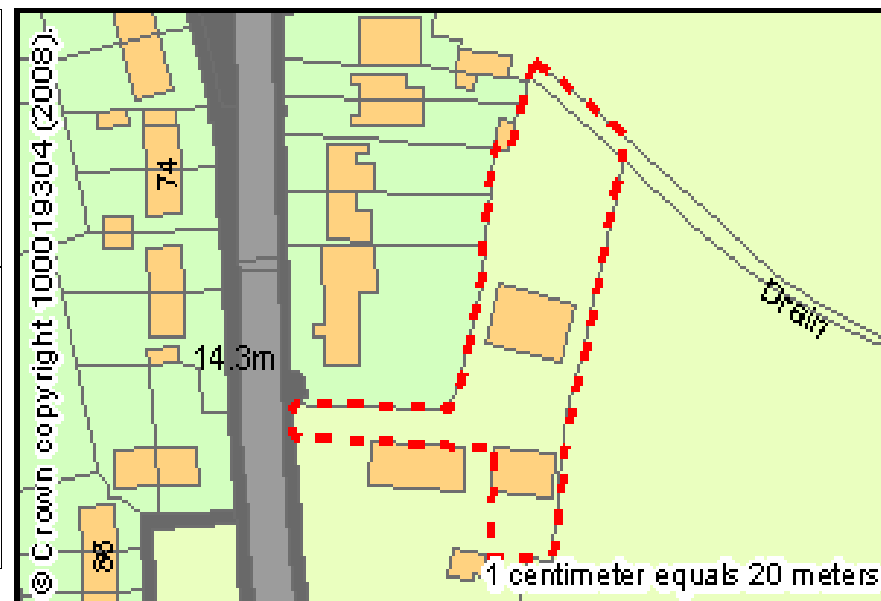
Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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: <input type="text" value="67"/>		Site Visited: <input checked="" type="checkbox"/>	
Keep Site in SHLAA?: <input type="checkbox"/>			



Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

Site Survey Comments:

Conclusion:

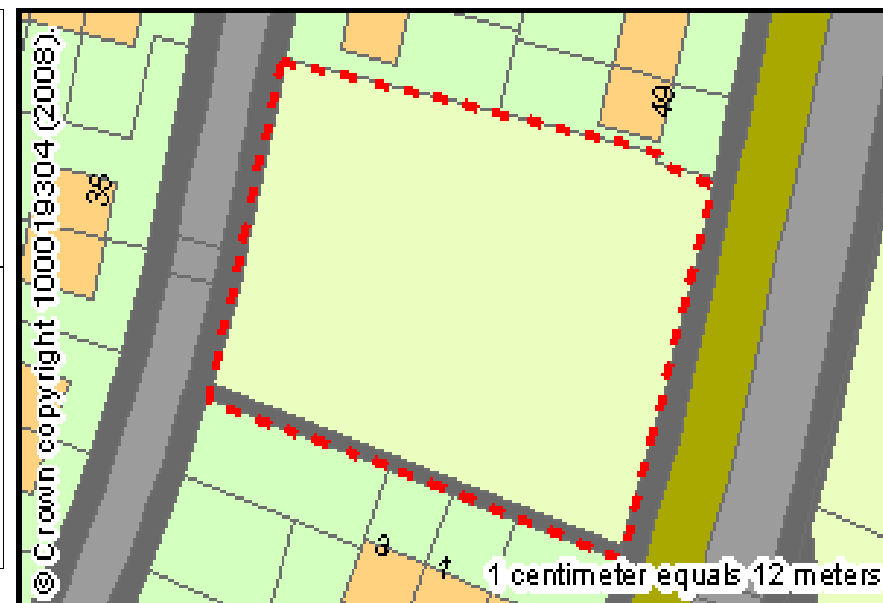
Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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="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="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="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: <input type="text" value="79"/>		Site Visited: <input checked="" type="checkbox"/>	
		Keep Site in SHLAA?: <input type="checkbox"/>	



Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

Site Survey Comments:

Conclusion:

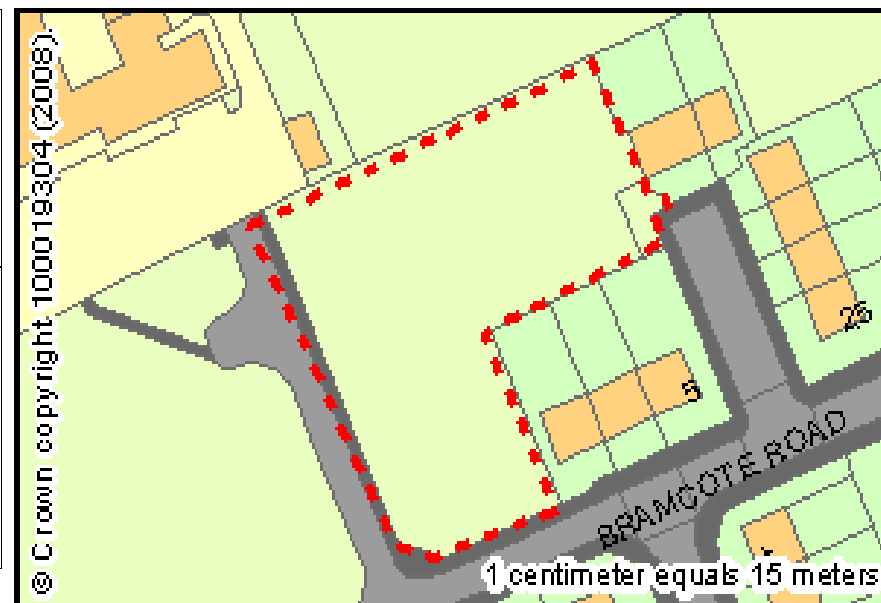
Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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: <input type="text" value="87"/>		Site Visited: <input checked="" type="checkbox"/>	
		Keep Site in SHLAA?: <input type="checkbox"/>	



Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

Site Survey Comments:

Conclusion:

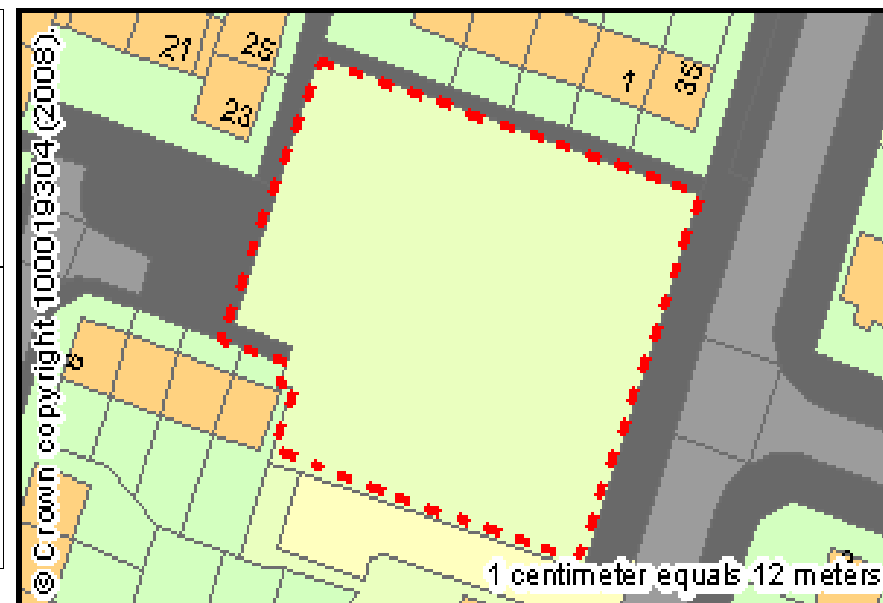
Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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="3"/> Bus Stop (200m): <input type="text" value="3"/> Suitability Score: <input type="text" value="50"/>		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="0"/> Achievability Score: <input type="text" value="5"/>	
Total Survey Score: <input type="text" value="70"/>		Site Visited: <input checked="" type="checkbox"/>	
		Keep Site in SHLAA?: <input checked="" type="checkbox"/>	



Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

Site Survey Comments:

Conclusion:

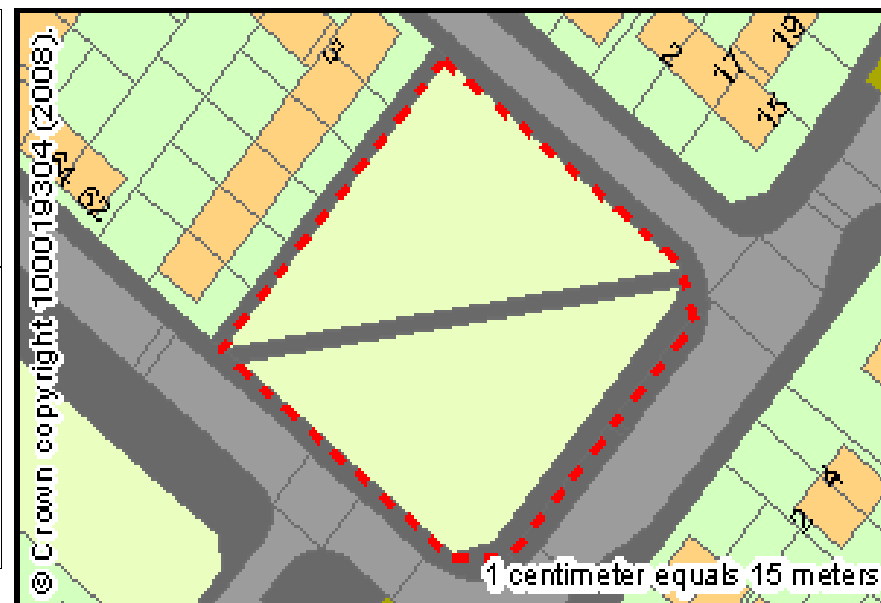
Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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="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: <input type="text" value="82"/>		Site Visited: <input checked="" type="checkbox"/>	
		Keep Site in SHLAA?: <input type="checkbox"/>	



Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

Site Survey Comments:

Conclusion:

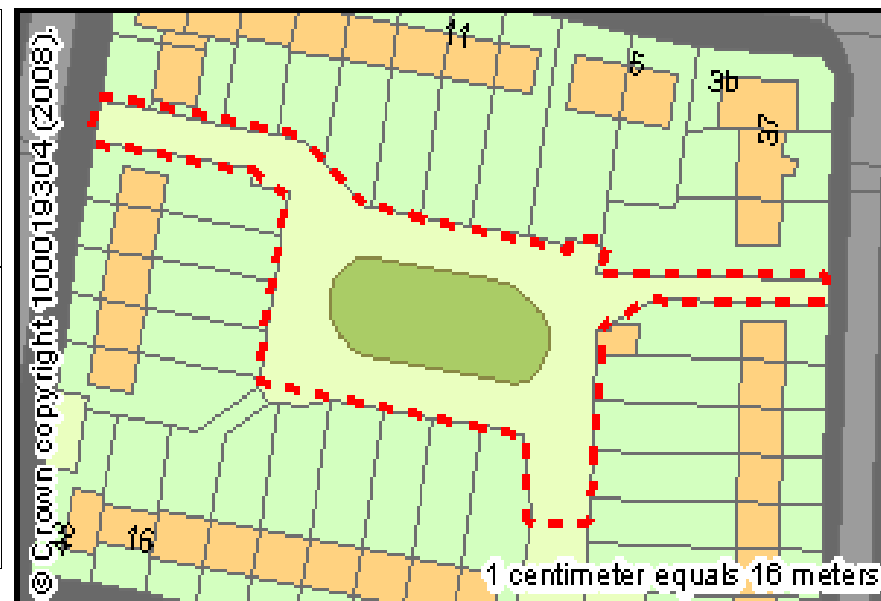
Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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: <input type="text" value="79"/>		Site Visited: <input checked="" type="checkbox"/>	
		Keep Site in SHLAA?: <input type="checkbox"/>	



Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

Site Survey Comments:

Conclusion:

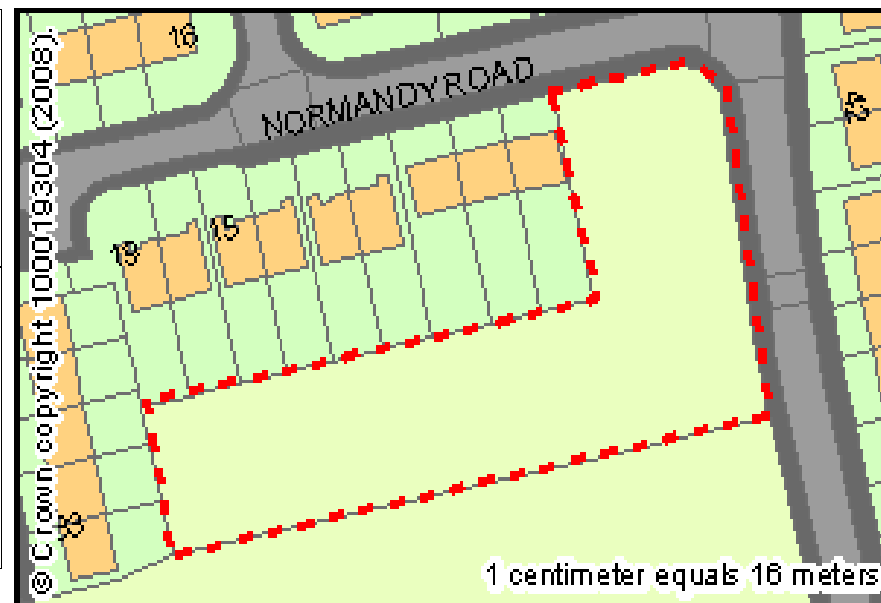
Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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="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: <input type="text" value="82"/>		Site Visited: <input checked="" type="checkbox"/>	
		Keep Site in SHLAA?: <input type="checkbox"/>	



Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

Site Survey Comments:

Conclusion:

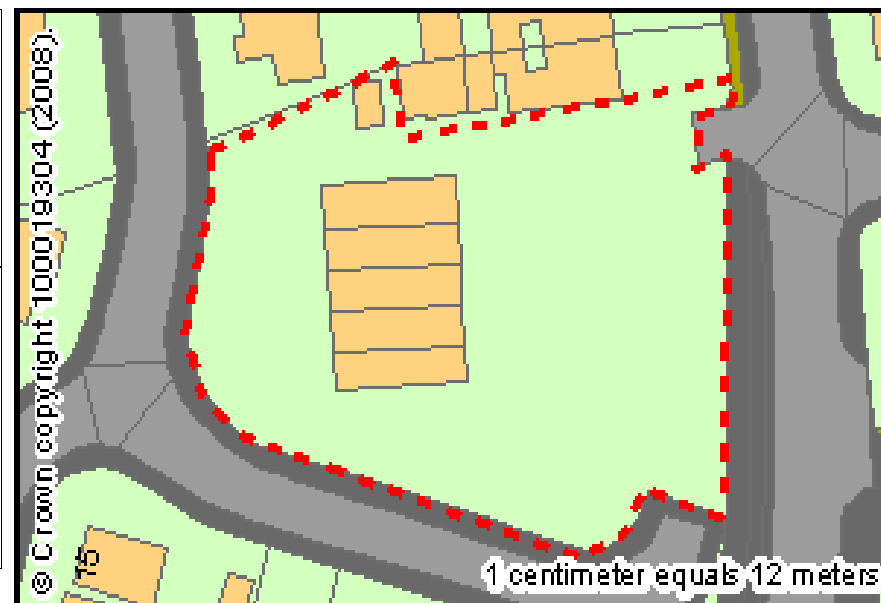
Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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="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"/>		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: <input type="text" value="75"/>		Site Visited: <input checked="" type="checkbox"/>	
		Keep Site in SHLAA?: <input type="checkbox"/>	



Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

Site Survey Comments:

Conclusion:

Strategic Housing Land Availability Assessment - Interim 2013 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Area Partnership Board:

Gross Site Area:

Net Site Area:

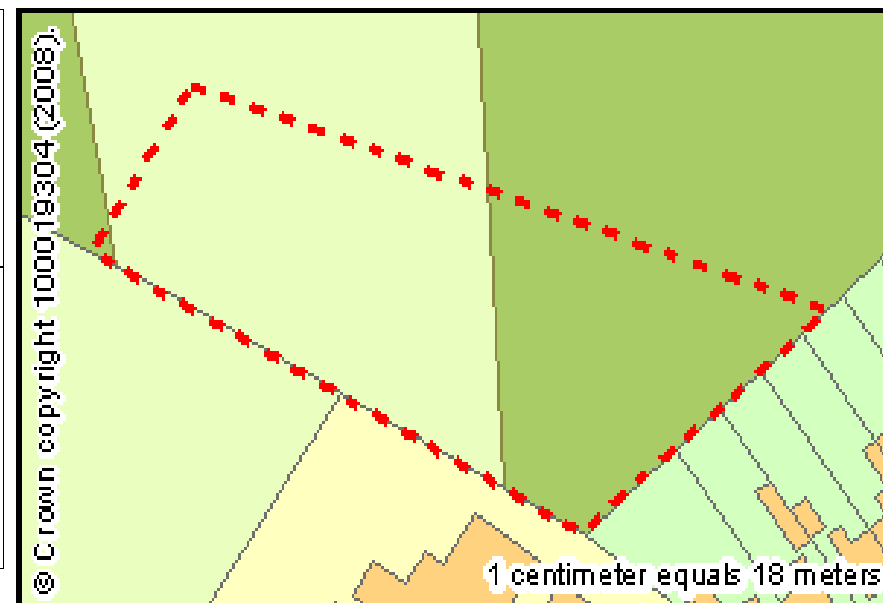
Density:

Yield:

Plan Period:



SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="0"/>	Active Use:	<input type="text" value="5"/>
Un-Neighbourly Uses:	<input type="text" value="0"/>	Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Contaminated:	<input type="text" value="4"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="0"/>	Availability Score:	<input type="text" value="20"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="3"/>	Strong Residential Market?:	<input type="text" value="5"/>
Health Centre (1000m):	<input type="text" value="3"/>	Attractive Local Environment:	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="0"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="0"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="8"/>
Suitability Score:	<input type="text" value="19"/>	Total Survey Score: <input type="text" value="47"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input type="checkbox"/>	



Viability Scenario: Baseline Viability: Viability at 40 dpha: Land Ownership:

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: Situated in greenspace and is not considered to be surplus. Due to designation the site has been excluded from the SHLAA supply.

Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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:

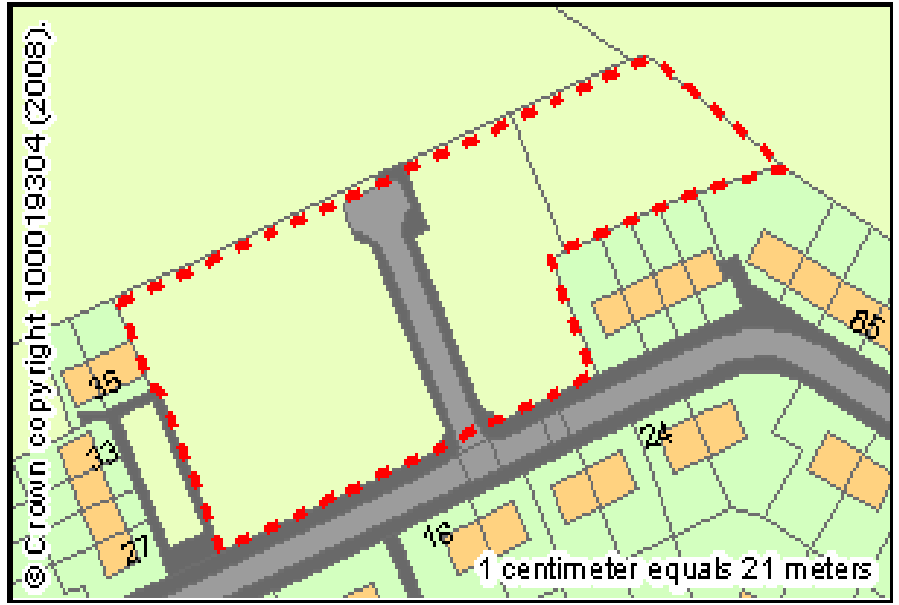
AVAILABILITY

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?:



Viability Scenario: **Baseline Viability:** **Viability at 40 dpha:** **Land Ownership:**

Site Survey Comments:

Conclusion:

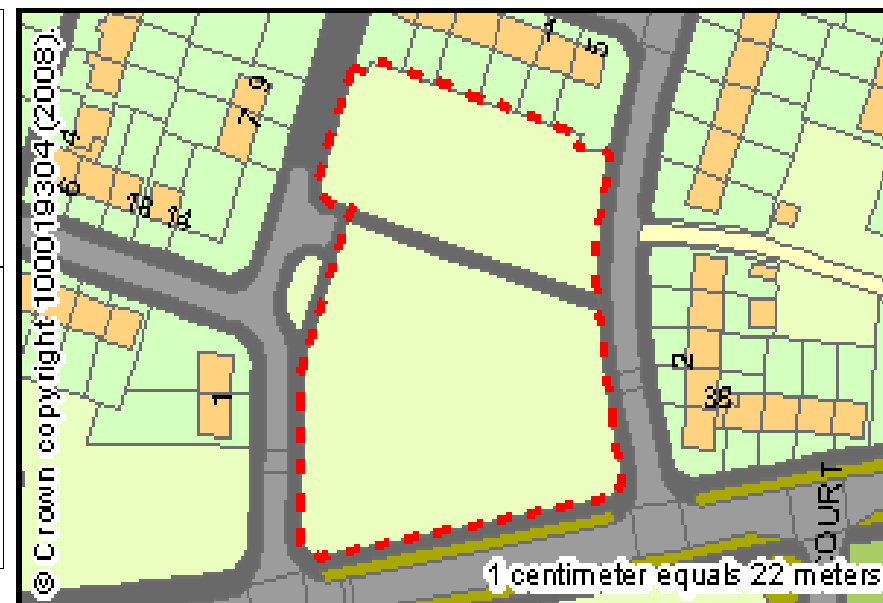
Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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="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: <input type="text" value="72"/>		Site Visited: <input checked="" type="checkbox"/>	
		Keep Site in SHLAA?: <input type="checkbox"/>	



Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

Site Survey Comments:

Conclusion:

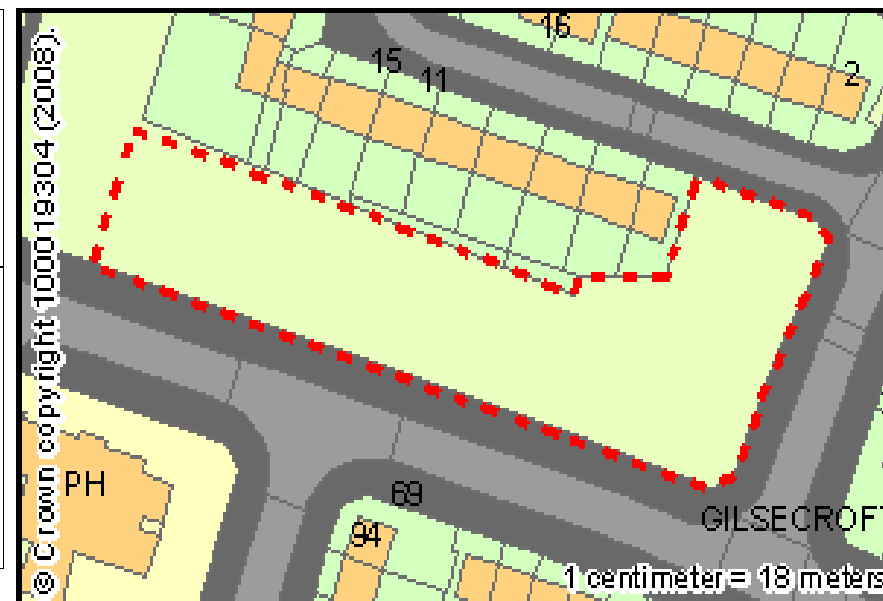
Strategic Housing Land Availability Assessment - Interim 2013 Update

Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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



SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="8"/>	Active Use:	<input type="text" value="10"/>
Un-Neighbourly Uses:	<input type="text" value="8"/>	Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Contaminated:	<input type="text" value="8"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="8"/>	Availability Score:	<input type="text" value="25"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="0"/>	Strong Residential Market?:	<input type="text" value="0"/>
Health Centre (1000m):	<input type="text" value="3"/>	Attractive Local Environment:	<input type="text" value="0"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="10"/>
Suitability Score:	<input type="text" value="44"/>	Total Survey Score: <input type="text" value="79"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input type="checkbox"/>	



Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

Site Survey Comments:

Conclusion:

Strategic Housing Land Availability Assessment - Interim 2013 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Area Partnership Board:

Gross Site Area:

Net Site Area:

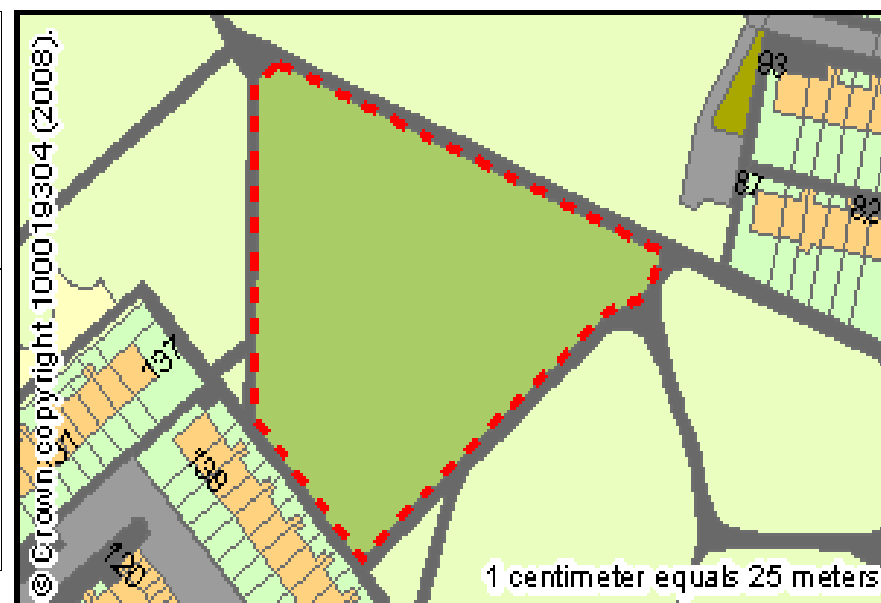
Density:

Yield:

Plan Period:



SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="4"/>	Active Use:	<input type="text" value="0"/>
Un-Neighbourly Uses:	<input type="text" value="8"/>	Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Contaminated:	<input type="text" value="8"/>	Owner willing to sell?:	<input type="text" value="0"/>
Access:	<input type="text" value="4"/>	Availability Score:	<input type="text" value="10"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="3"/>	Strong Residential Market?:	<input type="text" value="5"/>
Health Centre (1000m):	<input type="text" value="3"/>	Attractive Local Environment:	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="18"/>
Suitability Score:	<input type="text" value="39"/>	Total Survey Score: <input type="text" value="67"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input type="checkbox"/>	



Viability Scenario: Baseline Viability: Viability at 40 dpha: Land Ownership:

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: Greenspace designation, may be reviewed as part of POS study and emerging regeneration proposals for Stockbridge Village. Excluded from SHLAA supply in interim period.

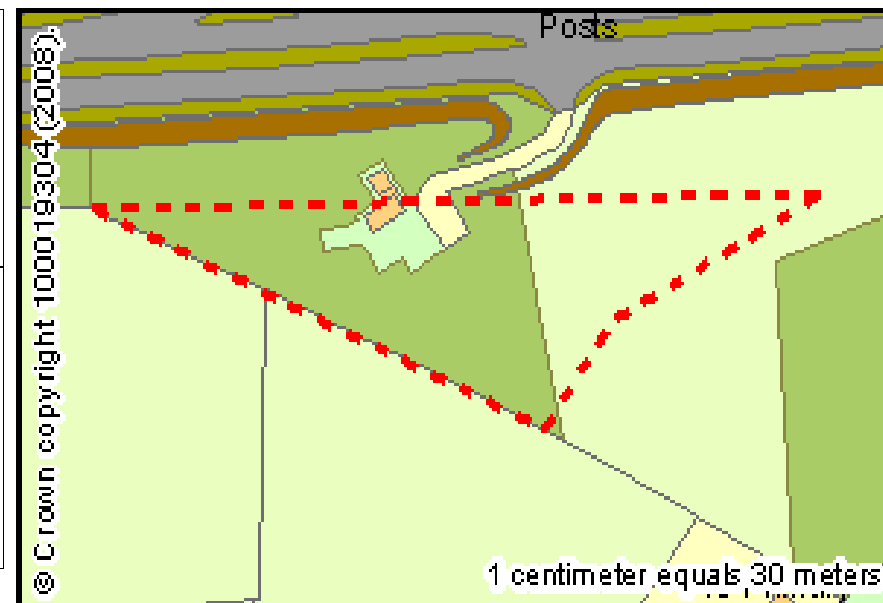
Strategic Housing Land Availability Assessment - Interim 2013 Update

Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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



SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="0"/>	Active Use:	<input type="text" value="5"/>
Un-Neighbourly Uses:	<input type="text" value="0"/>	Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Contaminated:	<input type="text" value="4"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="0"/>	Availability Score:	<input type="text" value="20"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="3"/>	Strong Residential Market?:	<input type="text" value="5"/>
Health Centre (1000m):	<input type="text" value="3"/>	Attractive Local Environment:	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="0"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="0"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="8"/>
Suitability Score:	<input type="text" value="19"/>	Total Survey Score: <input type="text" value="47"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input type="checkbox"/>	



Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

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: Situated in Greenspace and previously developed. Site is wholly within Site of Biological Interest and Core Biodiversity Area, therefore exluded from SHLAA supply

Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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

SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="8"/>	Active Use:	<input type="text" value="10"/>
Un-Neighbourly Uses:	<input type="text" value="8"/>	Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Contaminated:	<input type="text" value="8"/>	Owner willing to sell?:	<input type="text" value="0"/>
Access:	<input type="text" value="8"/>	Availability Score:	<input type="text" value="20"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="3"/>	Strong Residential Market?:	<input type="text" value="5"/>
Health Centre (1000m):	<input type="text" value="3"/>	Attractive Local Environment:	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="18"/>
Suitability Score:	<input type="text" value="47"/>	Total Survey Score: <input type="text" value="85"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input type="checkbox"/>	



Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

Site Survey Comments:

Conclusion:

Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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:

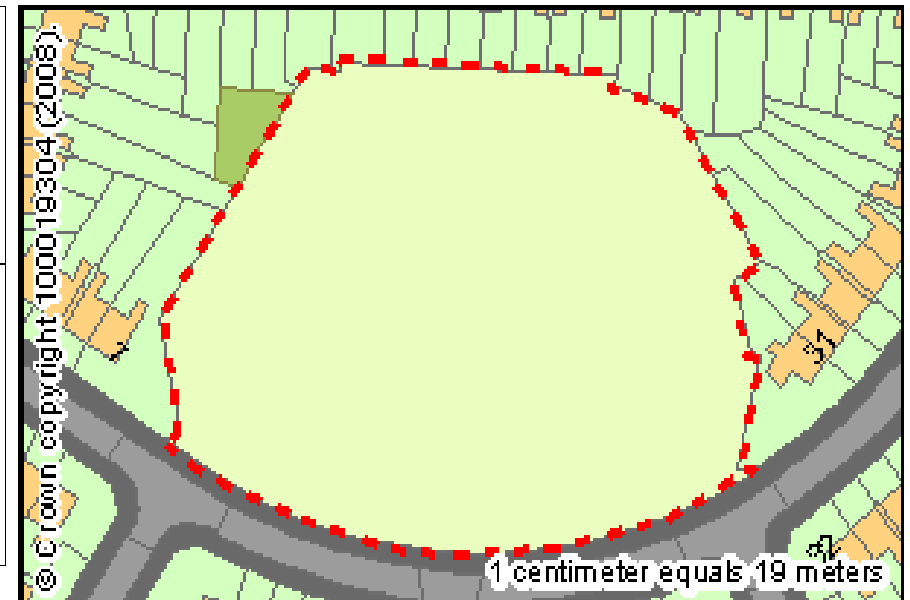
AVAILABILITY

Active Use:
 Multiple or Diffcult 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?:



Viability Scenario: **Baseline Viability:** **Viability at 40 dpha:** **Land Ownership:**

Site Survey Comments:

Conclusion:

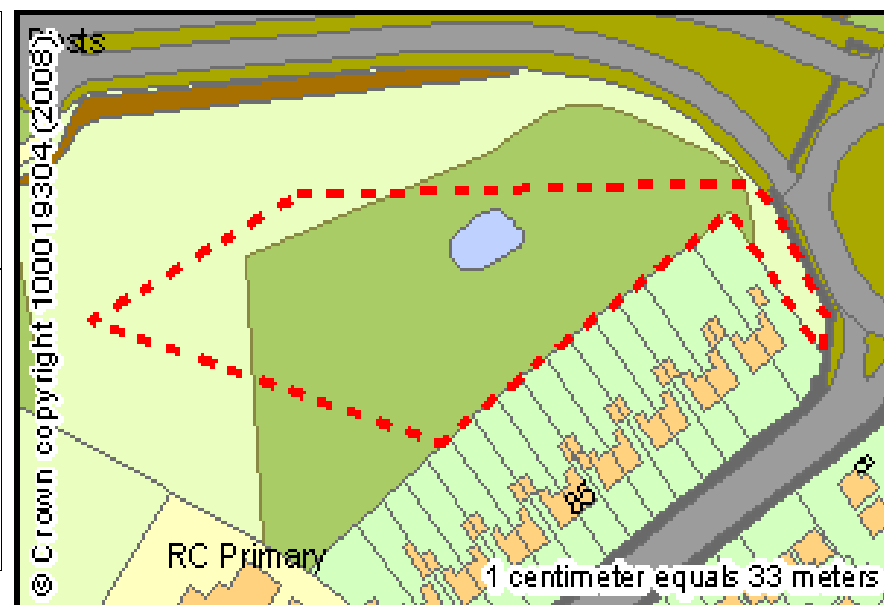
Strategic Housing Land Availability Assessment - Interim 2013 Update

Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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



SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="0"/>	Active Use:	<input type="text" value="5"/>
Un-Neighbourly Uses:	<input type="text" value="0"/>	Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Contaminated:	<input type="text" value="4"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="0"/>	Availability Score:	<input type="text" value="20"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="3"/>	Strong Residential Market?:	<input type="text" value="5"/>
Health Centre (1000m):	<input type="text" value="3"/>	Attractive Local Environment:	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="0"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="0"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="8"/>
Suitability Score:	<input type="text" value="19"/>	Total Survey Score: <input type="text" value="47"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input type="checkbox"/>	



Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

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: Situated in Greenspace but is previously developed and considered that this part of the site has potential. Site is wholly within SBI / CBA, therefore excluded from SHLAA supply.

Strategic Housing Land Availability Assessment - Interim 2013 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Area Partnership Board:

Gross Site Area:

Net Site Area:

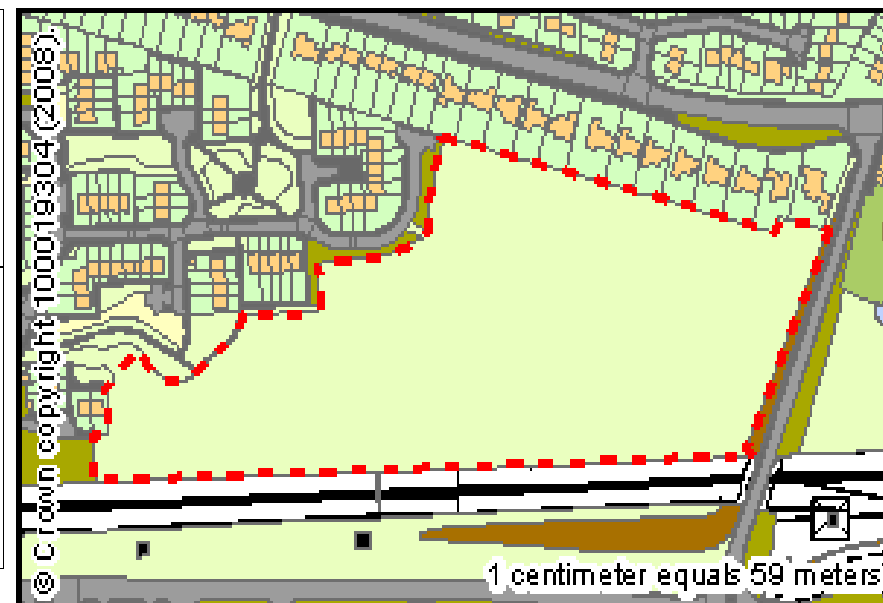
Density:

Yield:

Plan Period:



SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="4"/>	Active Use:	<input type="text" value="10"/>
Un-Neighbourly Uses:	<input type="text" value="4"/>	Multiple or Diffcult Land Ownership:	<input type="text" value="10"/>
Contaminated:	<input type="text" value="8"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="4"/>	Availability Score:	<input type="text" value="25"/>
Primary School (600m):	<input type="text" value="0"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="3"/>	Strong Residential Market?:	<input type="text" value="10"/>
Health Centre (1000m):	<input type="text" value="3"/>	Attractive Local Environment:	<input type="text" value="5"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="25"/>
Suitability Score:	<input type="text" value="32"/>		
Total Survey Score: <input type="text" value="82"/>		Site Visited: <input checked="" type="checkbox"/>	Keep Site in SHLAA?: <input type="checkbox"/>



Viability Scenario:

Baseline Viability:

Viability at 40 dpha:

Land Ownership:

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 and not considered to have development potential. Site due to retained as woodland / recreation area.

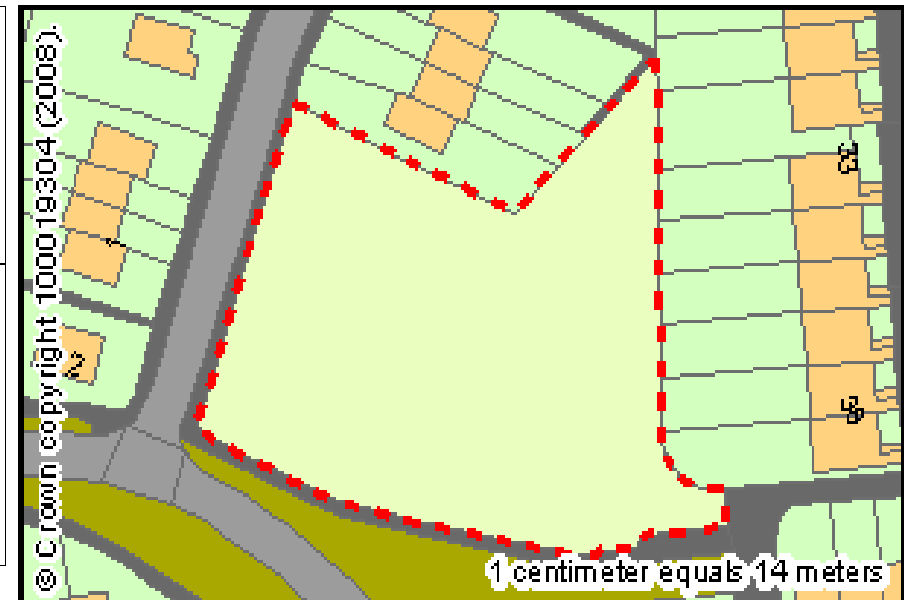
Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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="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="36"/>		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="0"/> New Infrastructure: <input type="text" value="5"/> Achievability Score: <input type="text" value="20"/>	
Total Survey Score: <input type="text" value="71"/>		Site Visited: <input checked="" type="checkbox"/>	
		Keep Site in SHLAA?: <input type="checkbox"/>	



Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

Site Survey Comments:

Conclusion:

Strategic Housing Land Availability Assessment - Interim 2013 Update

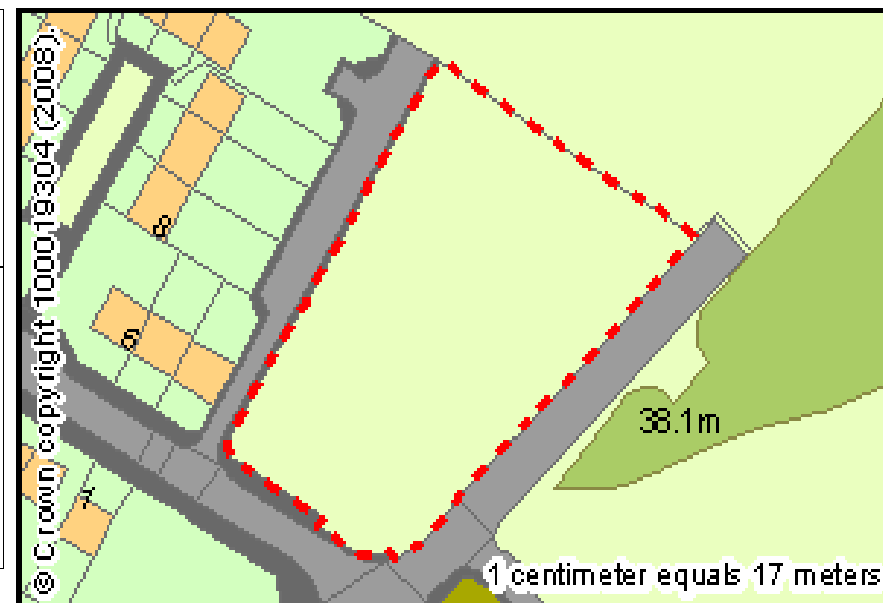


Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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="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: <input type="text" value="69"/>	

Site Visited: Keep Site in SHLAA?:



Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

Site Survey Comments:

Conclusion:

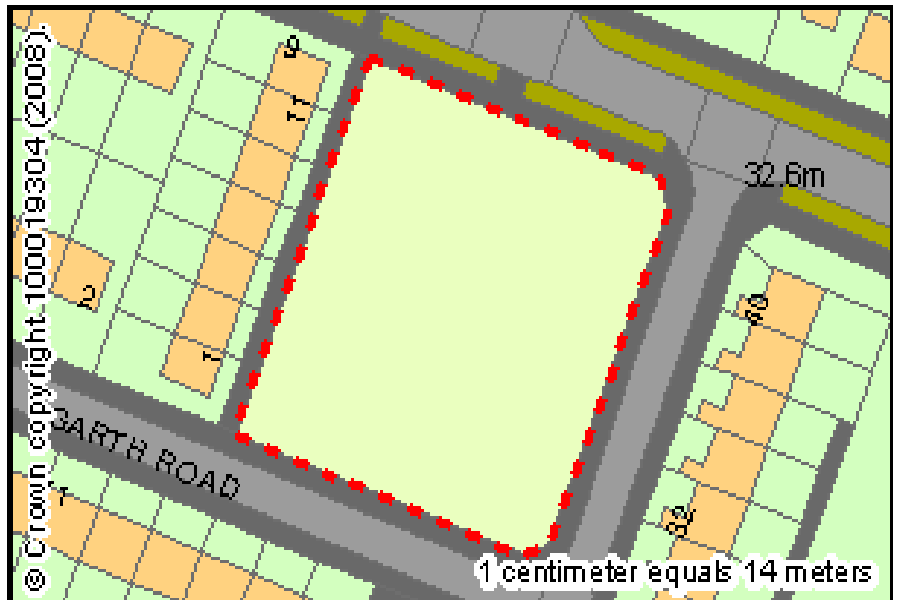
Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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: <input type="text" value="84"/>		Site Visited: <input checked="" type="checkbox"/>	
		Keep Site in SHLAA?: <input type="checkbox"/>	



Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

Site Survey Comments:

Conclusion:

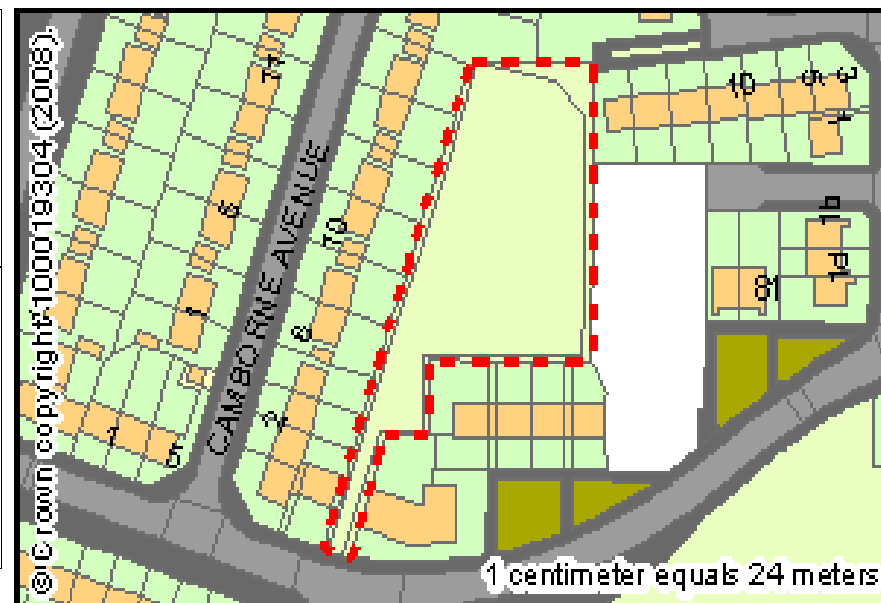
Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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="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="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: <input type="text" value="80"/>		Site Visited: <input checked="" type="checkbox"/>	
		Keep Site in SHLAA?: <input type="checkbox"/>	



Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

Site Survey Comments:

Conclusion:

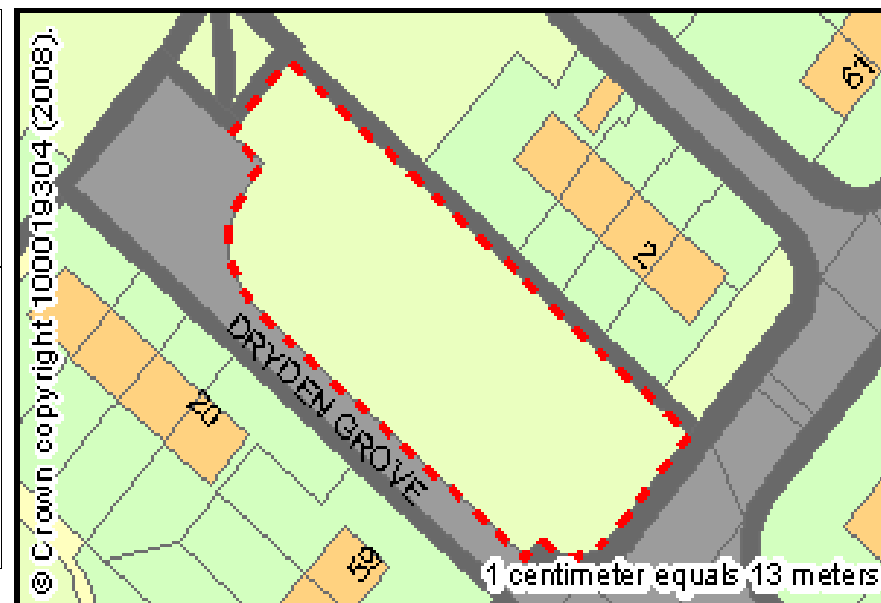
Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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="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: <input type="text" value="86"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input type="checkbox"/>	



Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

Site Survey Comments:

Conclusion:

Strategic Housing Land Availability Assessment - Interim 2013 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Area Partnership Board:

Gross Site Area:

Net Site Area:

Density:

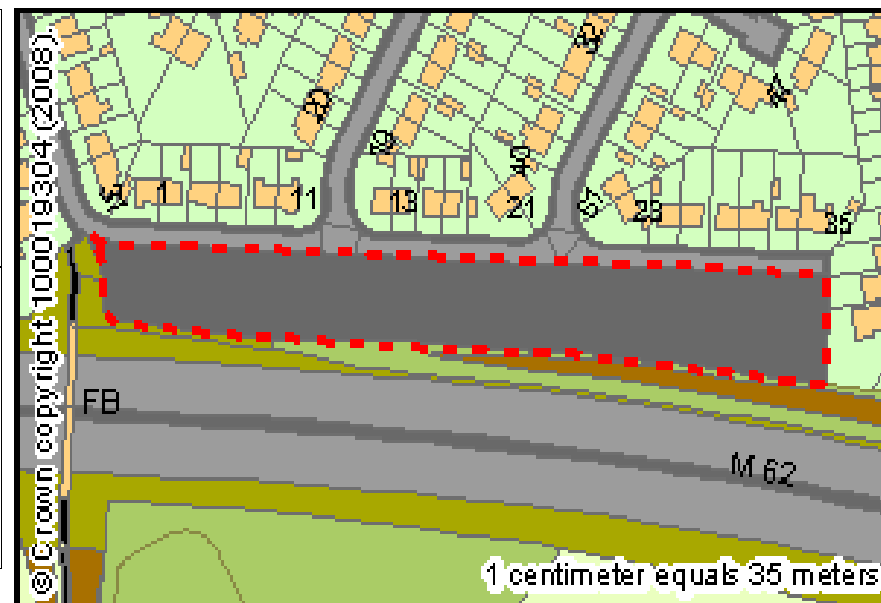
Yield:

Plan Period:



SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="8"/>	Active Use:	<input type="text" value="10"/>
Un-Neighbourly Uses:	<input type="text" value="0"/>	Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Contaminated:	<input type="text" value="8"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="8"/>	Availability Score:	<input type="text" value="25"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="0"/>	Strong Residential Market?:	<input type="text" value="5"/>
Health Centre (1000m):	<input type="text" value="0"/>	Attractive Local Environment:	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="18"/>
Suitability Score:	<input type="text" value="33"/>		

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



Viability Scenario: Baseline Viability: Viability at 40 dpha: Land Ownership:

Site Survey Comments:

Conclusion:

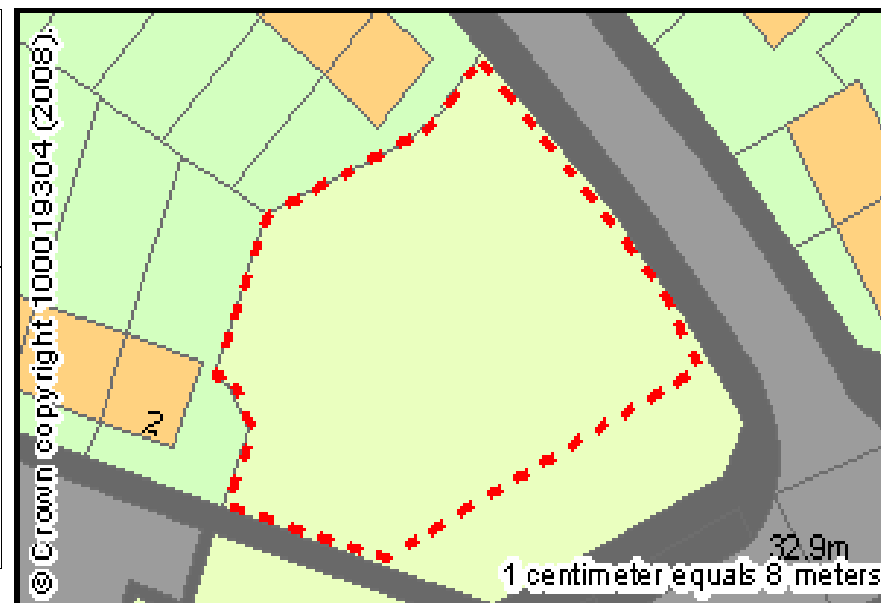
Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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

SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="8"/>	Active Use:	<input type="text" value="10"/>
Un-Neighbourly Uses:	<input type="text" value="8"/>	Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Contaminated:	<input type="text" value="8"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="8"/>	Availability Score:	<input type="text" value="25"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="0"/>	Strong Residential Market?:	<input type="text" value="5"/>
Health Centre (1000m):	<input type="text" value="0"/>	Attractive Local Environment:	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="18"/>
Suitability Score:	<input type="text" value="41"/>		



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

Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

Site Survey Comments:

Conclusion:

Strategic Housing Land Availability Assessment - Interim 2013 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Area Partnership Board:

Gross Site Area:

Net Site Area:

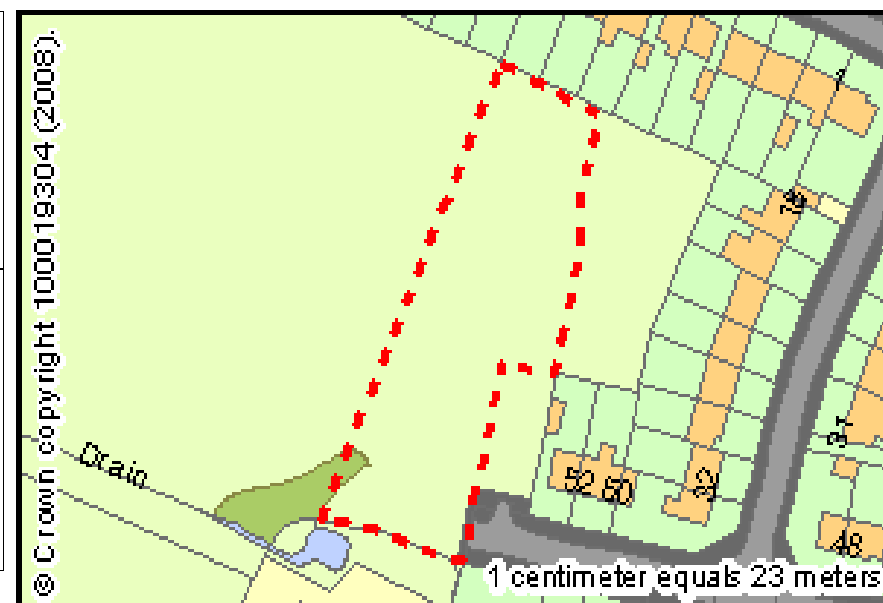
Density:

Yield:

Plan Period:



SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="8"/>	Active Use:	<input type="text" value="0"/>
Un-Neighbourly Uses:	<input type="text" value="4"/>	Multiple or Difficult Land Ownership:	<input type="text" value="5"/>
Contaminated:	<input type="text" value="8"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="4"/>	Availability Score:	<input type="text" value="10"/>
Primary School (600m):	<input type="text" value="0"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="0"/>	Strong Residential Market?:	<input type="text" value="10"/>
Health Centre (1000m):	<input type="text" value="0"/>	Attractive Local Environment:	<input type="text" value="5"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="25"/>
Suitability Score:	<input type="text" value="30"/>		
Total Survey Score: <input type="text" value="65"/>		Site Visited: <input checked="" type="checkbox"/>	
		Keep Site in SHLAA?: <input type="checkbox"/>	



Viability Scenario:

Baseline Viability:

Viability at 40 dpha:

Land Ownership:

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 - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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:

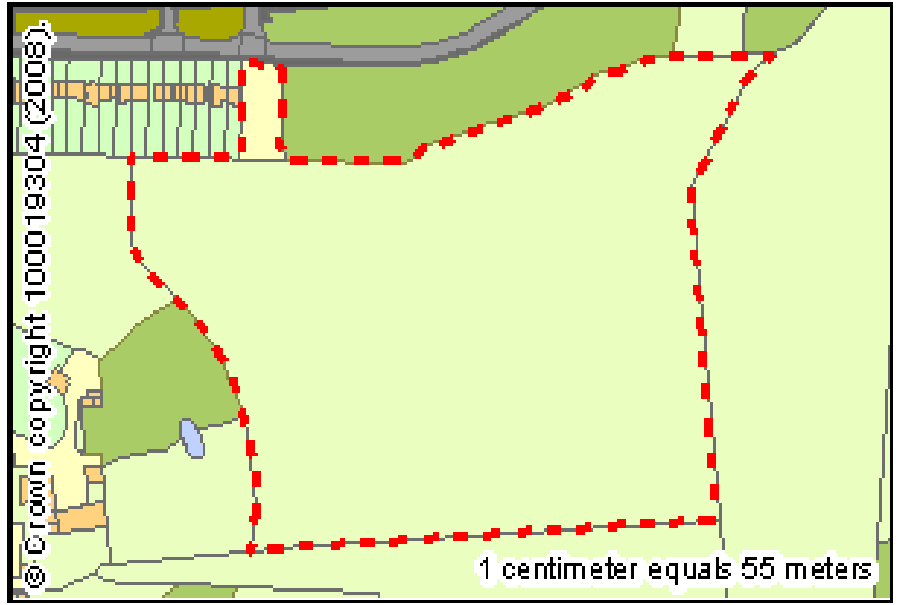
AVAILABILITY

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?:



Viability Scenario: **Baseline Viability:** **Viability at 40 dpha:** **Land Ownership:**

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 - Interim 2013 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Area Partnership Board:

Gross Site Area:

Net Site Area:

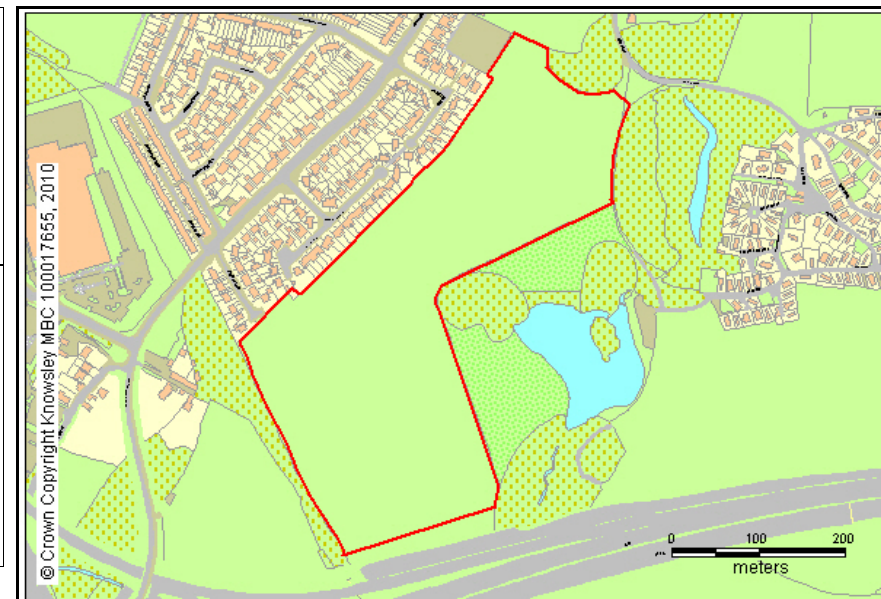
Density:

Yield:

Plan Period:



SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="4"/>	Active Use:	<input type="text" value="0"/>
Un-Neighbourly Uses:	<input type="text" value="4"/>	Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Contaminated:	<input type="text" value="8"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="0"/>	Availability Score:	<input type="text" value="15"/>
Primary School (600m):	<input type="text" value="0"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="3"/>	Strong Residential Market?:	<input type="text" value="10"/>
Health Centre (1000m):	<input type="text" value="3"/>	Attractive Local Environment:	<input type="text" value="5"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="25"/>
Suitability Score:	<input type="text" value="28"/>	Total Survey Score: <input type="text" value="68"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input type="checkbox"/>	



Viability Scenario:

Baseline Viability:

Viability at 40 dpha:

Land Ownership:

Site Survey Comments: Individual site reps through CFS on this site and adjacent sites. Site is in agricultural use. Part of site K0217. UU 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 - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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

SUITABILITY

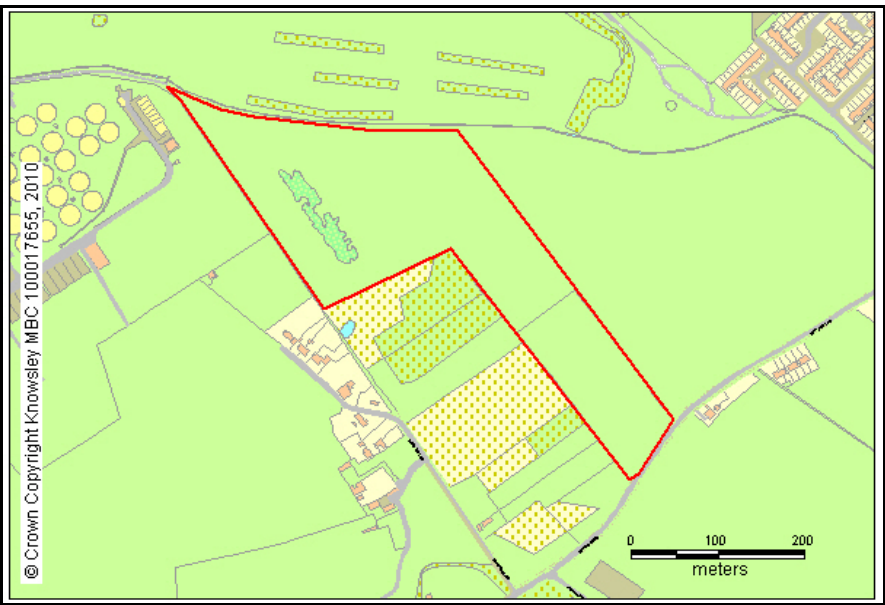
Physical Constraints:
Un-Neighbourly Uses:
Contaminated:
Access:
Primary School (600m):
Local Centre (800m):
Health Centre (1000m):
Employment (5000m):
Railway Station (400m):
Bus Stop (200m):
Suitability Score:

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?:

Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

Site Survey Comments: Remote GB 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 - Interim 2013 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Area Partnership Board:

Gross Site Area:

Net Site Area:

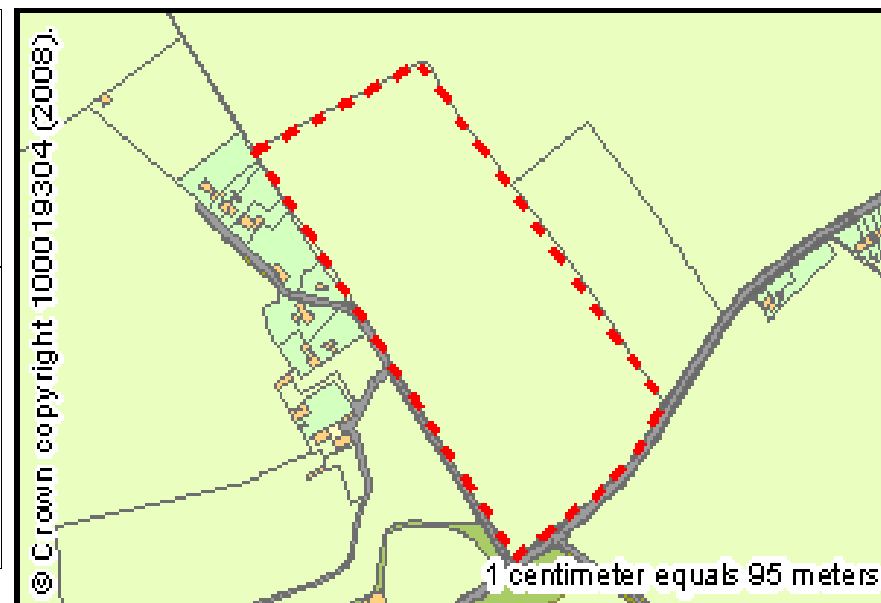
Density:

Yield:

Plan Period:



SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="8"/>	Active Use:	<input type="text" value="0"/>
Un-Neighbourly Uses:	<input type="text" value="0"/>	Multiple or Diffcult Land Ownership:	<input type="text" value="10"/>
Contaminated:	<input type="text" value="8"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="4"/>	Availability Score:	<input type="text" value="15"/>
Primary School (600m):	<input type="text" value="0"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="0"/>	Strong Residential Market?:	<input type="text" value="10"/>
Health Centre (1000m):	<input type="text" value="0"/>	Attractive Local Environment:	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="0"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="18"/>
Suitability Score:	<input type="text" value="26"/>	Total Survey Score: <input type="text" value="59"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input type="checkbox"/>	



Viability Scenario:

Baseline Viability:

Viability at 40 dpha:

Land Ownership:

Site Survey Comments:

Conclusion:

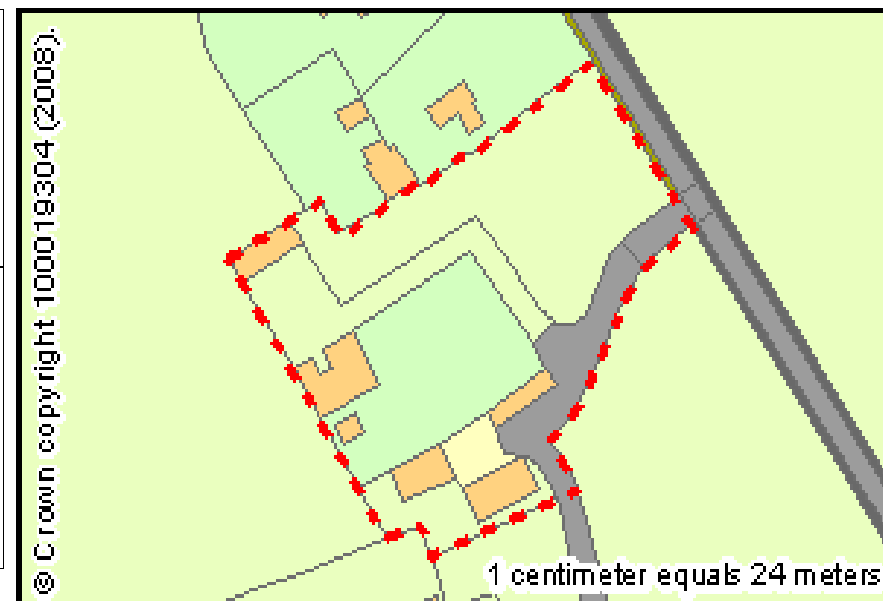
Strategic Housing Land Availability Assessment - Interim 2013 Update

Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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



SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="8"/>	Active Use:	<input type="text" value="10"/>
Un-Neighbourly Uses:	<input type="text" value="8"/>	Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Contaminated:	<input type="text" value="8"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="4"/>	Availability Score:	<input type="text" value="25"/>
Primary School (600m):	<input type="text" value="0"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="0"/>	Strong Residential Market?:	<input type="text" value="10"/>
Health Centre (1000m):	<input type="text" value="0"/>	Attractive Local Environment:	<input type="text" value="5"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="25"/>
Suitability Score:	<input type="text" value="34"/>		
Total Survey Score: <input type="text" value="84"/>		Site Visited: <input checked="" type="checkbox"/>	
		Keep Site in SHLAA?: <input type="checkbox"/>	



Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

Site Survey Comments:

Conclusion:

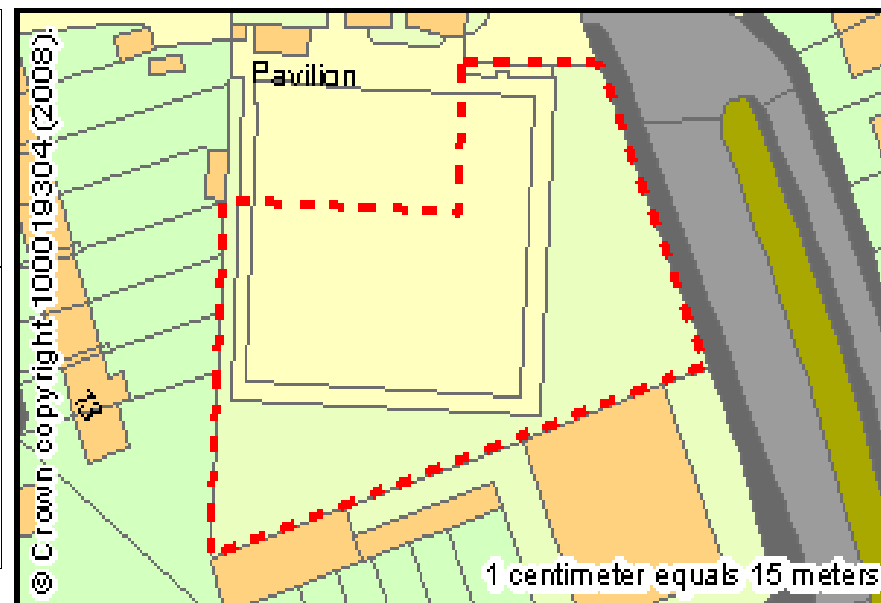
Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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="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="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: <input type="text" value="75"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input type="checkbox"/>	



Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

Site Survey Comments: Neighbours are pub and 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. Development may be subject to Policy OS4: Outdoor Sports Provision.

Conclusion: Promoted for development through the 'call for sites' and available for redevelopment in the short term. Residential development may no longer be sought for this site. It has therefore been excluded from the SHLAA supply.

Strategic Housing Land Availability Assessment - Interim 2013 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Area Partnership Board:

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?:

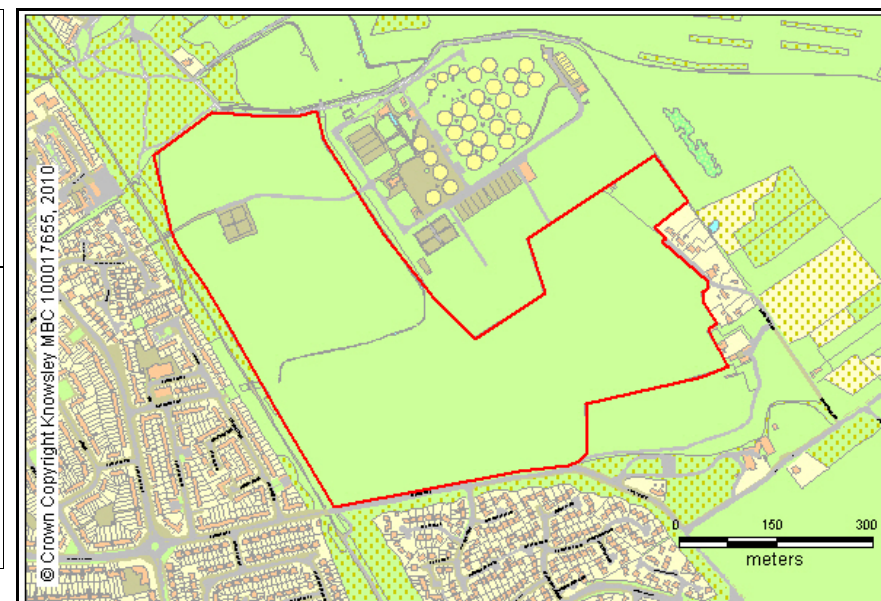
Attractive Local Environment:

Abnormal Costs:

New Infrastructure:

Achievability Score:

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



Viability Scenario: Baseline Viability: Viability at 40 dpha: Land Ownership:

Site Survey Comments:

Conclusion:

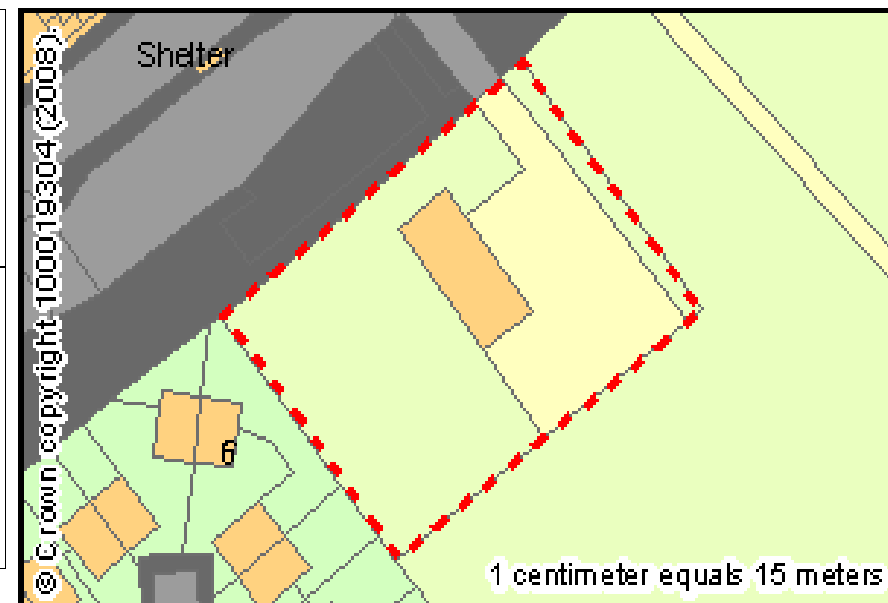
Strategic Housing Land Availability Assessment - Interim 2013 Update

Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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



SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="8"/>	Active Use:	<input type="text" value="10"/>
Un-Neighbourly Uses:	<input type="text" value="8"/>	Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Contaminated:	<input type="text" value="8"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="8"/>	Availability Score:	<input type="text" value="25"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="0"/>	Strong Residential Market?:	<input type="text" value="5"/>
Health Centre (1000m):	<input type="text" value="0"/>	Attractive Local Environment:	<input type="text" value="0"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="15"/>
Suitability Score:	<input type="text" value="41"/>		



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

Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

Site Survey Comments:

Conclusion:

Strategic Housing Land Availability Assessment - Interim 2013 Update

Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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:

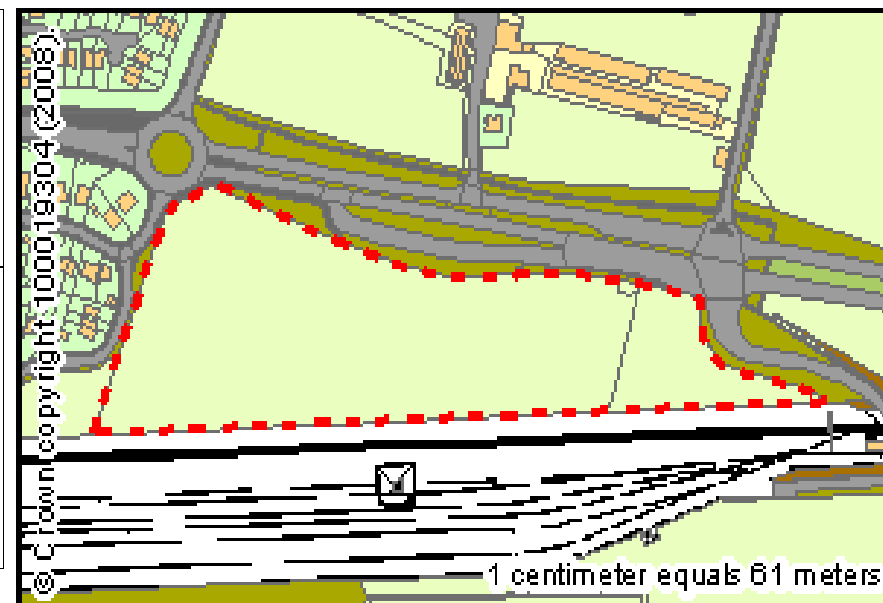
AVAILABILITY

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?:



Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

Site Survey Comments:

Conclusion:

Strategic Housing Land Availability Assessment - Interim 2013 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Area Partnership Board:

Gross Site Area:

Net Site Area:

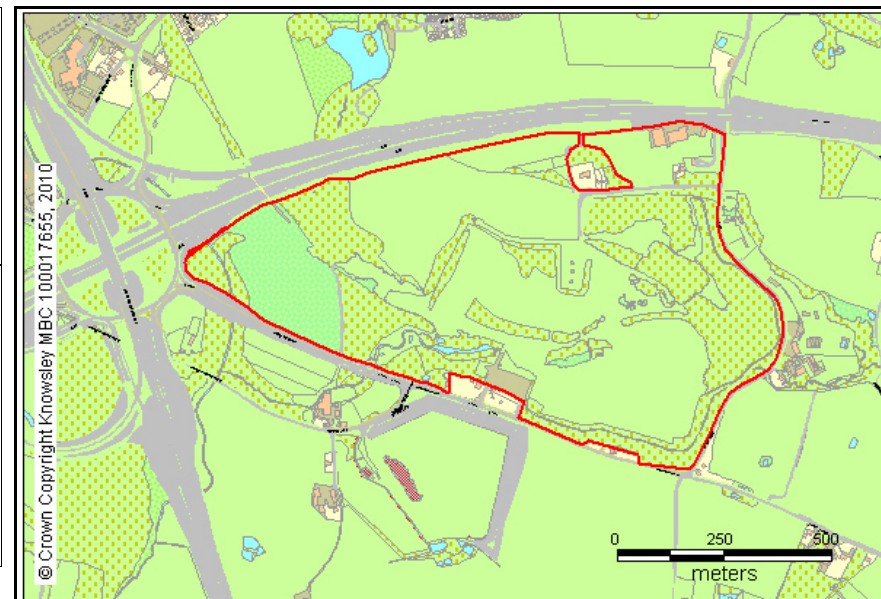
Density:

Yield:

Plan Period:



SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="4"/>	Active Use:	<input type="text" value="5"/>
Un-Neighbourly Uses:	<input type="text" value="4"/>	Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Contaminated:	<input type="text" value="4"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="8"/>	Availability Score:	<input type="text" value="20"/>
Primary School (600m):	<input type="text" value="0"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="0"/>	Strong Residential Market?:	<input type="text" value="5"/>
Health Centre (1000m):	<input type="text" value="0"/>	Attractive Local Environment:	<input type="text" value="5"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="0"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="0"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="10"/>
Suitability Score:	<input type="text" value="26"/>	Total Survey Score: <input type="text" value="56"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input type="checkbox"/>	



Viability Scenario:

Baseline Viability:

Viability at 40 dpha:

Land Ownership:

Site Survey Comments: Green Belt. Affected by Knowsley Runcorn fault. Affected by 3 SBI's. 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 - Interim 2013 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Area Partnership Board:

Gross Site Area:

Net Site Area:

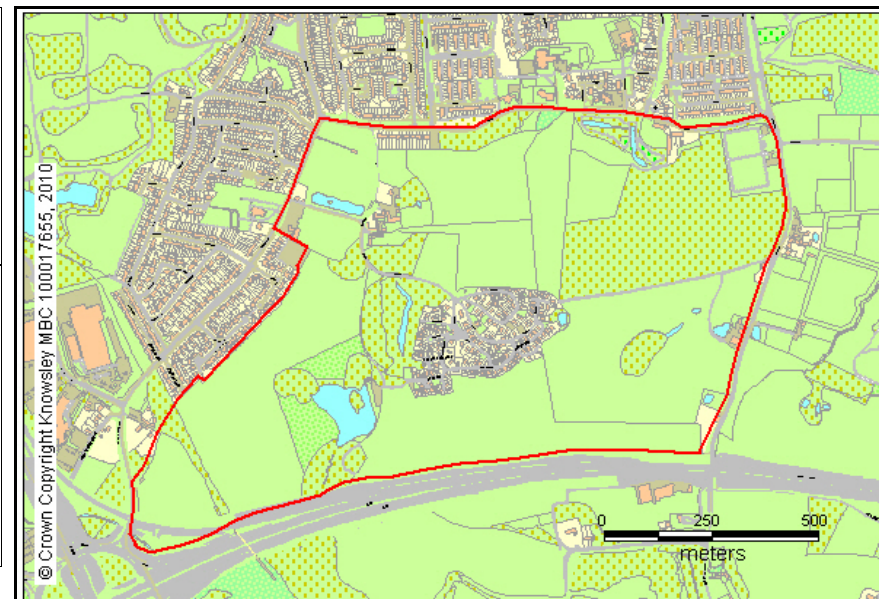
Density:

Yield:

Plan Period:



SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="4"/>	Active Use:	<input type="text" value="0"/>
Un-Neighbourly Uses:	<input type="text" value="4"/>	Multiple or Difficult Land Ownership:	<input type="text" value="0"/>
Contaminated:	<input type="text" value="0"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="8"/>	Availability Score:	<input type="text" value="5"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="0"/>	Strong Residential Market?:	<input type="text" value="10"/>
Health Centre (1000m):	<input type="text" value="3"/>	Attractive Local Environment:	<input type="text" value="5"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="0"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="0"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="15"/>
Suitability Score:	<input type="text" value="28"/>	Total Survey Score: <input type="text" value="48"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input type="checkbox"/>	



Viability Scenario:

Baseline Viability:

Viability at 40 dpha:

Land Ownership:

Site Survey Comments: Site contains 5 SBI's. 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 - Interim 2013 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Area Partnership Board:

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?:

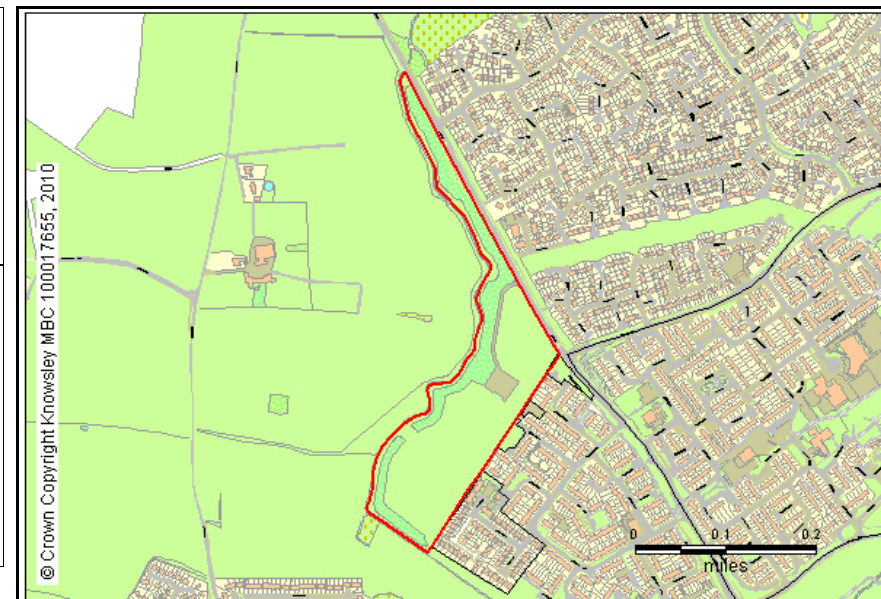
Attractive Local Environment:

Abnormal Costs:

New Infrastructure:

Achievability Score:

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



Viability Scenario: Baseline Viability: Viability at 40 dpha: Land Ownership:

Site Survey Comments: Former golf driving range. Some hardstanding, remainder greenfield. Former landfill (group A/high). 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 - Interim 2013 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Area Partnership Board:

Gross Site Area:

Net Site Area:

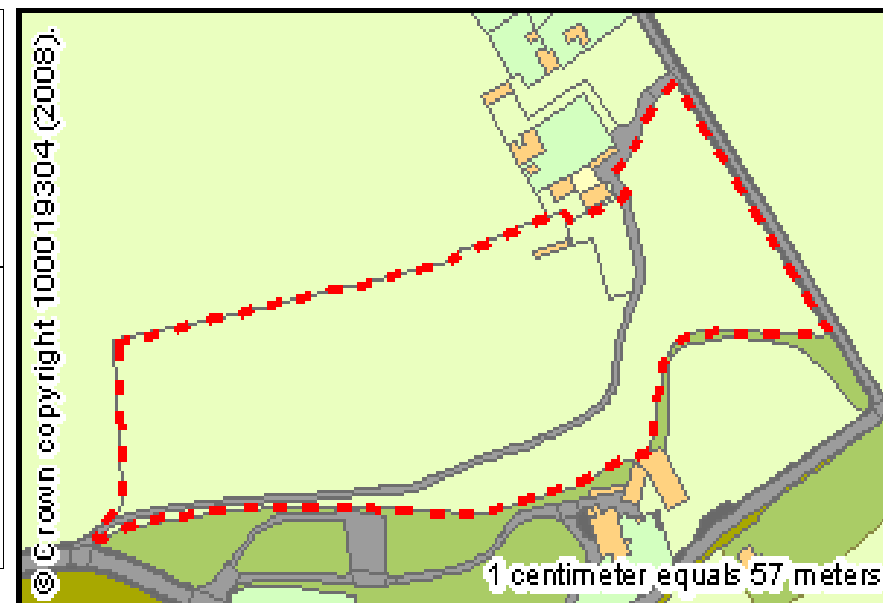
Density:

Yield:

Plan Period:



SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="8"/>	Active Use:	<input type="text" value="10"/>
Un-Neighbourly Uses:	<input type="text" value="0"/>	Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Contaminated:	<input type="text" value="8"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="8"/>	Availability Score:	<input type="text" value="25"/>
Primary School (600m):	<input type="text" value="0"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="0"/>	Strong Residential Market?:	<input type="text" value="10"/>
Health Centre (1000m):	<input type="text" value="0"/>	Attractive Local Environment:	<input type="text" value="5"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="0"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="20"/>
Suitability Score:	<input type="text" value="30"/>		
Total Survey Score: <input type="text" value="75"/>		Site Visited: <input checked="" type="checkbox"/>	
		Keep Site in SHLAA?: <input type="checkbox"/>	



Viability Scenario:

Baseline Viability:

Viability at 40 dpha:

Land Ownership:

Site Survey Comments:

Conclusion:

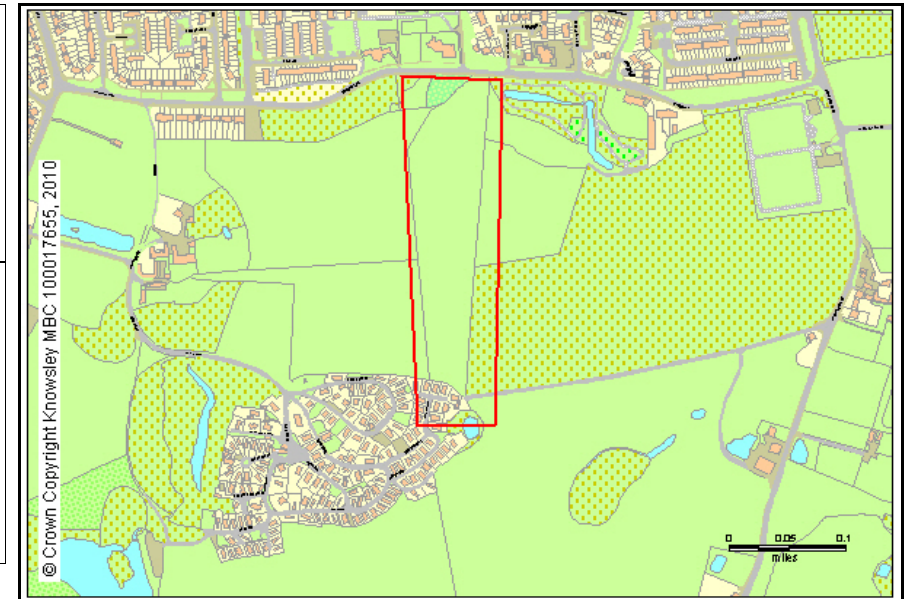
Strategic Housing Land Availability Assessment - Interim 2013 Update

Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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



SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="4"/>	Active Use:	<input type="text" value="0"/>
Un-Neighbourly Uses:	<input type="text" value="4"/>	Multiple or Difficult Land Ownership:	<input type="text" value="5"/>
Contaminated:	<input type="text" value="4"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="4"/>	Availability Score:	<input type="text" value="10"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="0"/>	Strong Residential Market?:	<input type="text" value="10"/>
Health Centre (1000m):	<input type="text" value="3"/>	Attractive Local Environment:	<input type="text" value="5"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="0"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="20"/>
Suitability Score:	<input type="text" value="28"/>	Total Survey Score: <input type="text" value="58"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input type="checkbox"/>	



Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

Site Survey Comments: Individual site reps through CFS 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 - Interim 2013 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Area Partnership Board:

Gross Site Area:

Net Site Area:

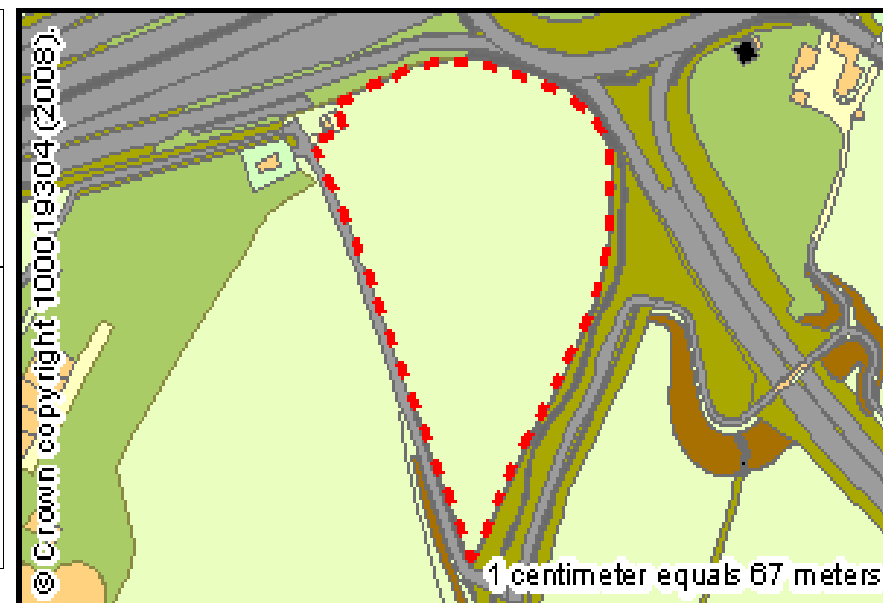
Density:

Yield:

Plan Period:



SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="8"/>	Active Use:	<input type="text" value="10"/>
Un-Neighbourly Uses:	<input type="text" value="0"/>	Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Contaminated:	<input type="text" value="8"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="0"/>	Availability Score:	<input type="text" value="25"/>
Primary School (600m):	<input type="text" value="0"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="0"/>	Strong Residential Market?:	<input type="text" value="10"/>
Health Centre (1000m):	<input type="text" value="0"/>	Attractive Local Environment:	<input type="text" value="5"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="0"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="20"/>
Suitability Score:	<input type="text" value="22"/>		
Total Survey Score: <input type="text" value="67"/>		Site Visited: <input checked="" type="checkbox"/>	
		Keep Site in SHLAA?: <input type="checkbox"/>	



Viability Scenario:

Baseline Viability:

Viability at 40 dpha:

Land Ownership:

Site Survey Comments: Norlands Lane is a cul de sac - except for cyclists. Could achieve access if road re-opens. Knowsley Runcorn 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 - Interim 2013 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Area Partnership Board:

Gross Site Area:

Net Site Area:

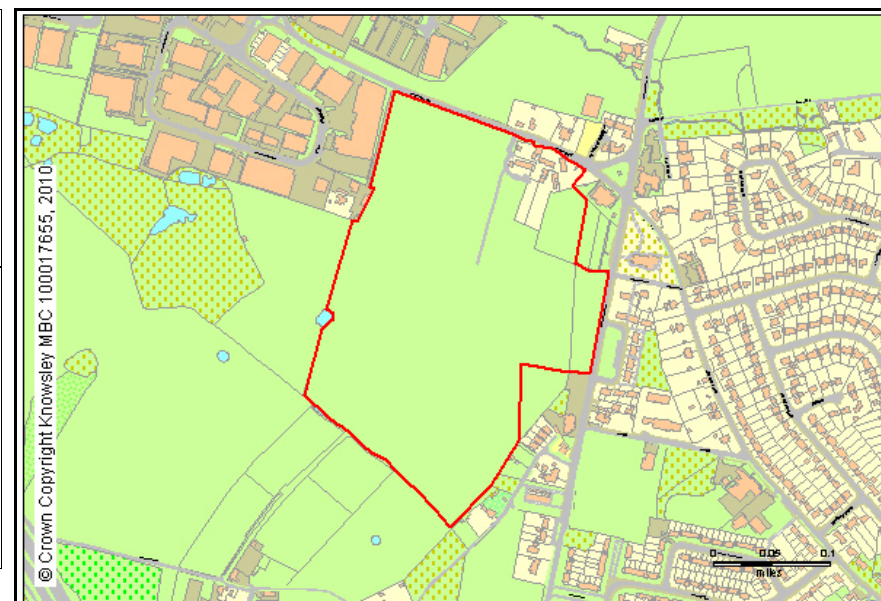
Density:

Yield:

Plan Period:



SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="8"/>	Active Use:	<input type="text" value="0"/>
Un-Neighbourly Uses:	<input type="text" value="4"/>	Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Contaminated:	<input type="text" value="0"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="8"/>	Availability Score:	<input type="text" value="15"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="0"/>	Strong Residential Market?:	<input type="text" value="10"/>
Health Centre (1000m):	<input type="text" value="0"/>	Attractive Local Environment:	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="0"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="18"/>
Suitability Score:	<input type="text" value="29"/>	Total Survey Score: <input type="text" value="62"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input type="checkbox"/>	



Viability Scenario:

Baseline Viability:

Viability at 40 dpha:

Land Ownership:

Site Survey Comments: Site is adjacent to M57 motorway. Agricultural use. Greenbelt 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 CA Single ownership, CFS.

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.

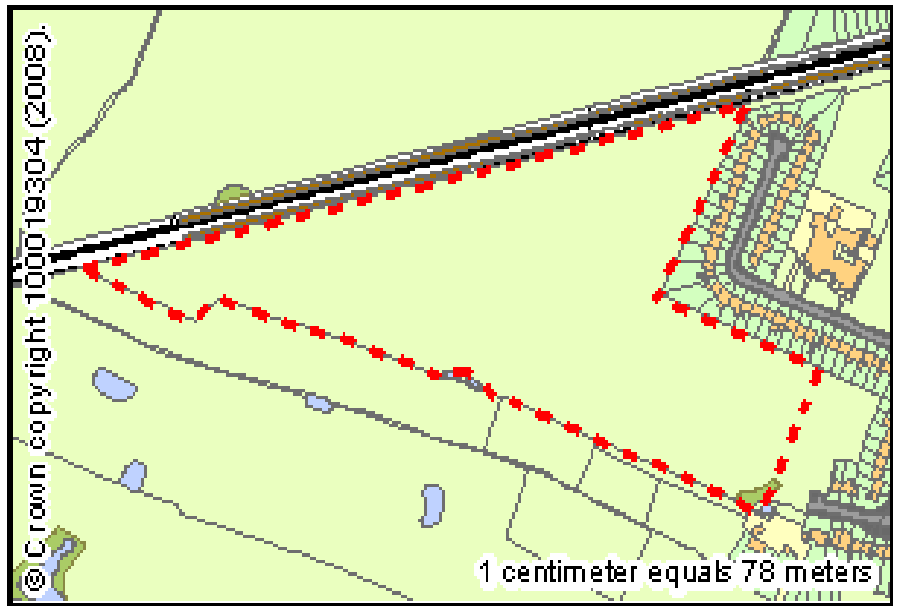
Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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="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: <input type="text" value="61"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input type="checkbox"/>	



Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

Site Survey Comments: Site would be contiguous via K0202 - private garden site. Greenbelt. 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 PRA.

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 - Interim 2013 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Area Partnership Board:

Gross Site Area:

Net Site Area:

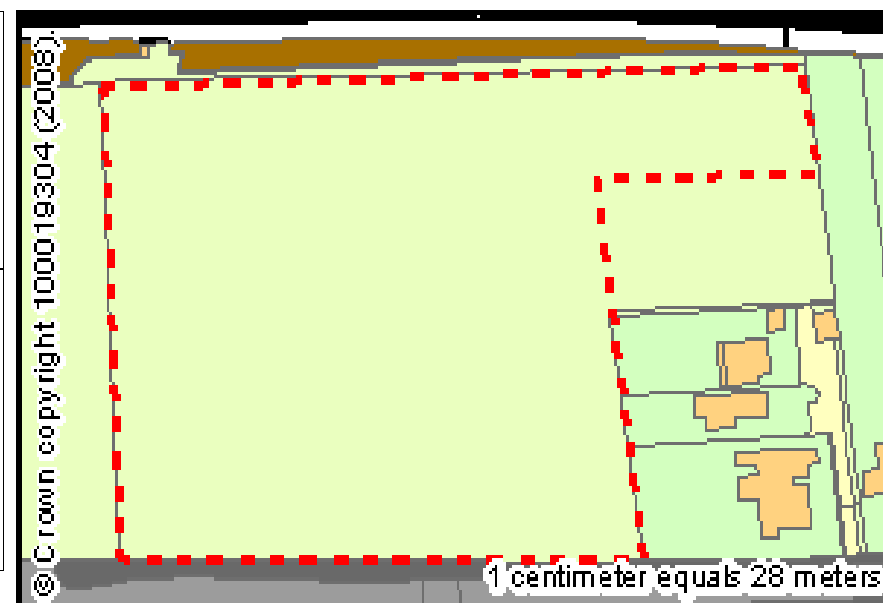
Density:

Yield:

Plan Period:



SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="8"/>	Active Use:	<input type="text" value="10"/>
Un-Neighbourly Uses:	<input type="text" value="4"/>	Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Contaminated:	<input type="text" value="8"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="8"/>	Availability Score:	<input type="text" value="25"/>
Primary School (600m):	<input type="text" value="0"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="3"/>	Strong Residential Market?:	<input type="text" value="10"/>
Health Centre (1000m):	<input type="text" value="0"/>	Attractive Local Environment:	<input type="text" value="5"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="3"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="25"/>
Suitability Score:	<input type="text" value="40"/>	Total Survey Score: <input type="text" value="90"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input type="checkbox"/>	



Viability Scenario: Baseline Viability: Viability at 40 dpha: Land Ownership:

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. Site received planning permission in 2009.

Strategic Housing Land Availability Assessment - Interim 2013 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Area Partnership Board:

Gross Site Area:

Net Site Area:

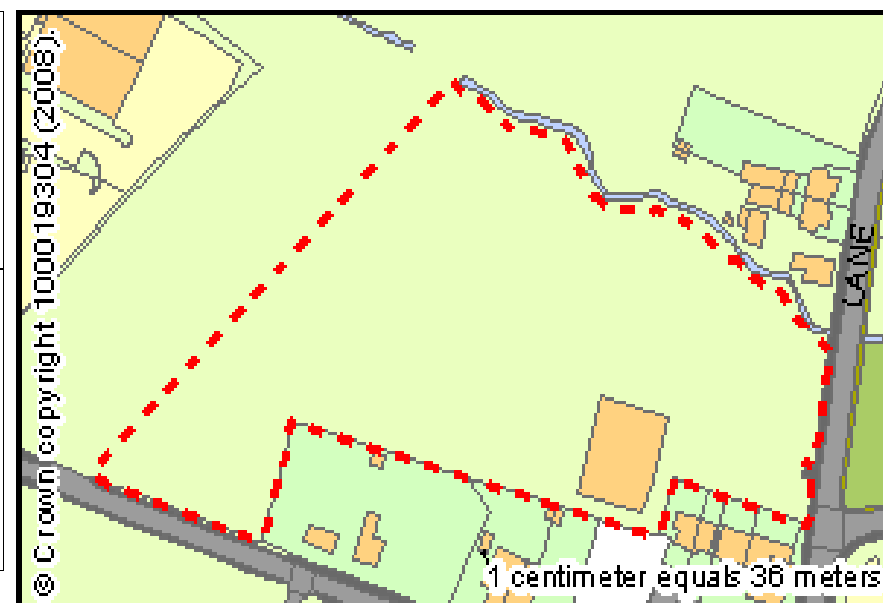
Density:

Yield:

Plan Period:



SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="8"/>	Active Use:	<input type="text" value="0"/>
Un-Neighbourly Uses:	<input type="text" value="8"/>	Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Contaminated:	<input type="text" value="8"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="8"/>	Availability Score:	<input type="text" value="15"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="0"/>	Strong Residential Market?:	<input type="text" value="10"/>
Health Centre (1000m):	<input type="text" value="0"/>	Attractive Local Environment:	<input type="text" value="5"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="25"/>
Suitability Score:	<input type="text" value="41"/>	Total Survey Score: <input type="text" value="81"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input type="checkbox"/>	



Viability Scenario:

Baseline Viability:

Viability at 40 dpha:

Land Ownership:

Site Survey Comments: Site is partially in Knowsley CA. Agriculture use. No photo - too overgrown to see into. Knowsley Business Park is located to the west of the site. Single ownership - Actively promoting the site: CFS.

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 - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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

SUITABILITY

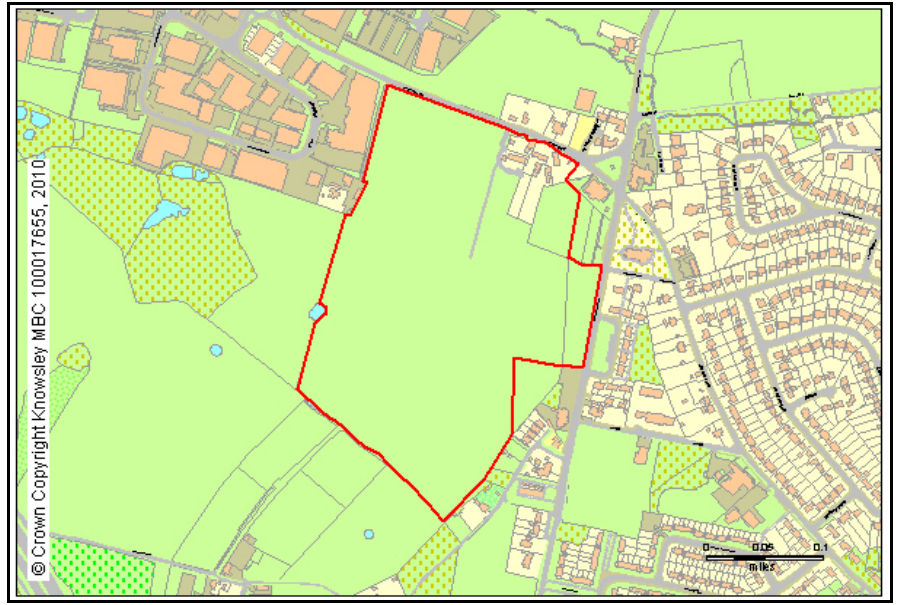
Physical Constraints:
Un-Neighbourly Uses:
Contaminated:
Access:
Primary School (600m):
Local Centre (800m):
Health Centre (1000m):
Employment (5000m):
Railway Station (400m):
Bus Stop (200m):
Suitability Score:

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?:

Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

Site Survey Comments: Site borders onto Knowsley Industrial Park. Small part of site in Knowsley CA. 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.

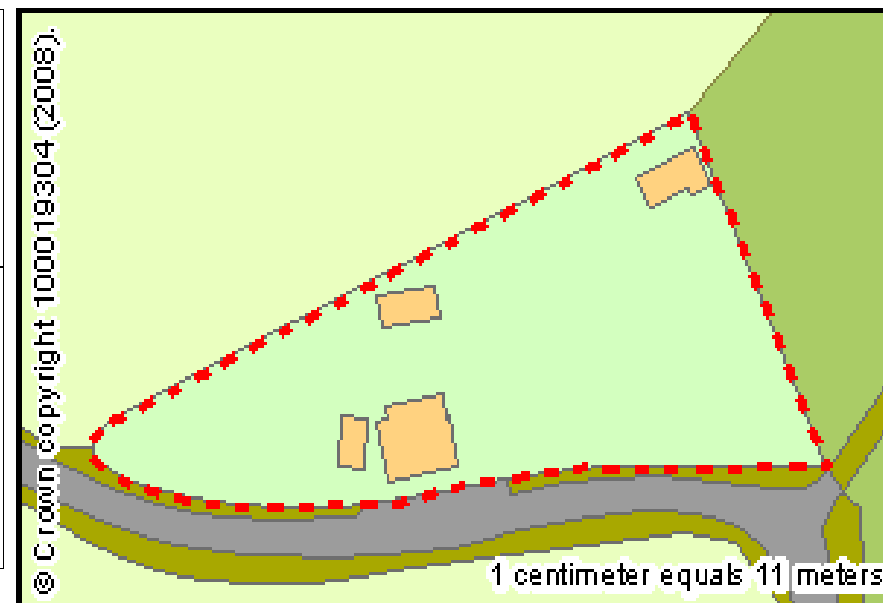
Strategic Housing Land Availability Assessment - Interim 2013 Update

Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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="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: <input type="text" value="77"/>		Site Visited: <input checked="" type="checkbox"/>	
		Keep Site in SHLAA?: <input type="checkbox"/>	



Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

Site Survey Comments:

Conclusion:

Strategic Housing Land Availability Assessment - Interim 2013 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Area Partnership Board:

Gross Site Area:

Net Site Area:

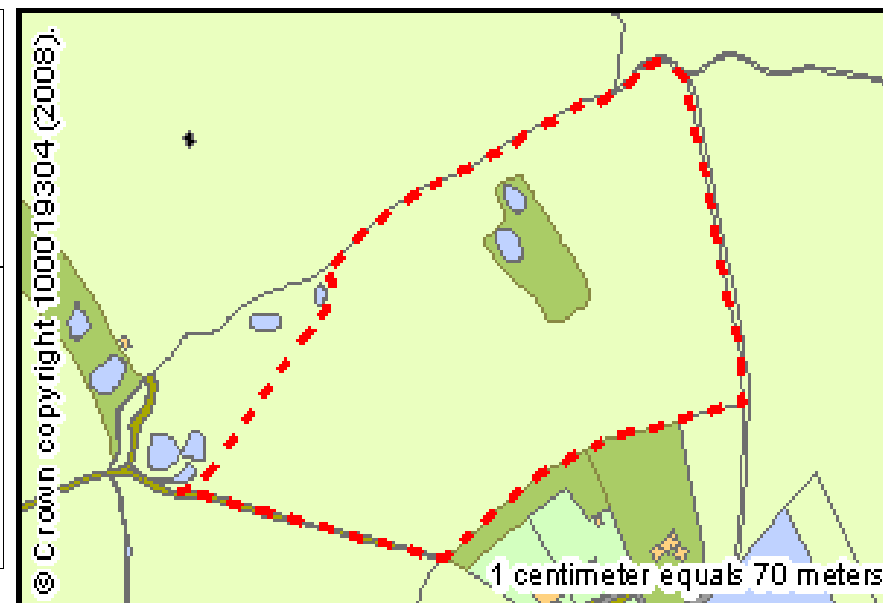
Density:

Yield:

Plan Period:



SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="8"/>	Active Use:	<input type="text" value="0"/>
Un-Neighbourly Uses:	<input type="text" value="4"/>	Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Contaminated:	<input type="text" value="8"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="0"/>	Availability Score:	<input type="text" value="15"/>
Primary School (600m):	<input type="text" value="0"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="0"/>	Strong Residential Market?:	<input type="text" value="10"/>
Health Centre (1000m):	<input type="text" value="0"/>	Attractive Local Environment:	<input type="text" value="5"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="0"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="20"/>
Suitability Score:	<input type="text" value="26"/>		
Total Survey Score: <input type="text" value="61"/>		Site Visited: <input checked="" type="checkbox"/>	
		Keep Site in SHLAA?: <input type="checkbox"/>	



Viability Scenario:

Baseline Viability:

Viability at 40 dpha:

Land Ownership:

Site Survey Comments: Same ownership as K0242, K0236, K0237, K0238, K0239, K0240, K0241. Woodland small site. Power lines affect 239, 240, 236. Tree cover on 240 & 241. M62 to north of 237, 238. 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 - Interim 2013 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Area Partnership Board:

Gross Site Area:

Net Site Area:

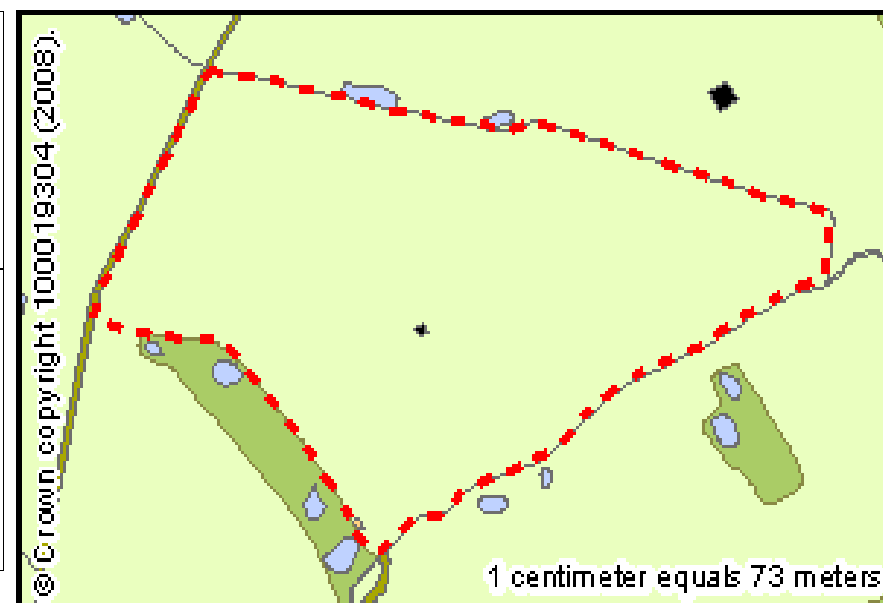
Density:

Yield:

Plan Period:



SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="8"/>	Active Use:	<input type="text" value="0"/>
Un-Neighbourly Uses:	<input type="text" value="4"/>	Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Contaminated:	<input type="text" value="8"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="0"/>	Availability Score:	<input type="text" value="15"/>
Primary School (600m):	<input type="text" value="0"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="0"/>	Strong Residential Market?:	<input type="text" value="10"/>
Health Centre (1000m):	<input type="text" value="0"/>	Attractive Local Environment:	<input type="text" value="5"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="0"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="20"/>
Suitability Score:	<input type="text" value="26"/>		
Total Survey Score: <input type="text" value="61"/>		Site Visited: <input checked="" type="checkbox"/>	
		Keep Site in SHLAA?: <input type="checkbox"/>	



Viability Scenario:

Baseline Viability:

Viability at 40 dpha:

Land Ownership:

Site Survey Comments: Same ownership as K0242, K0235, K0237, K0238, K0239, K0240, K0241. Woodland small site. Power lines affect 239, 240, 236. Tree cover on 240 & 241. M62 to north of 237, 238. No access without crossing third party land. Remote from ater/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.

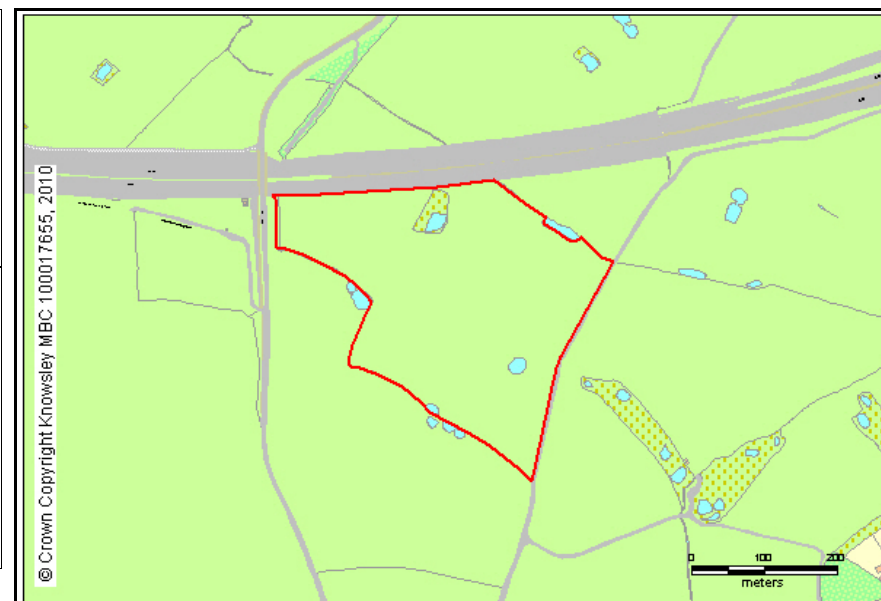
Strategic Housing Land Availability Assessment - Interim 2013 Update

Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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



SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="8"/>	Active Use:	<input type="text" value="0"/>
Un-Neighbourly Uses:	<input type="text" value="0"/>	Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Contaminated:	<input type="text" value="8"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="0"/>	Availability Score:	<input type="text" value="15"/>
Primary School (600m):	<input type="text" value="0"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="0"/>	Strong Residential Market?:	<input type="text" value="10"/>
Health Centre (1000m):	<input type="text" value="0"/>	Attractive Local Environment:	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="0"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="18"/>
Suitability Score:	<input type="text" value="22"/>		



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

Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

Site Survey Comments: Same ownership as K0242, K0235, K0236, K0238, K0239, K0240, 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.

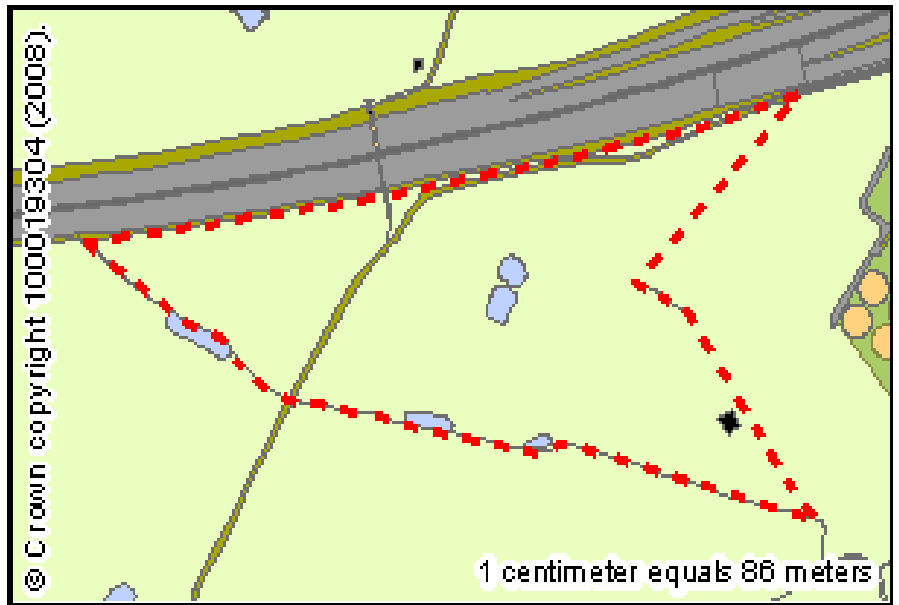
Strategic Housing Land Availability Assessment - Interim 2013 Update

Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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="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="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: <input type="text" value="55"/>		Site Visited: <input checked="" type="checkbox"/>	
		Keep Site in SHLAA?: <input type="checkbox"/>	



Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

Site Survey Comments: Same ownership as K0242, K0235, K0236, K0237, K0239, K0240, 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.

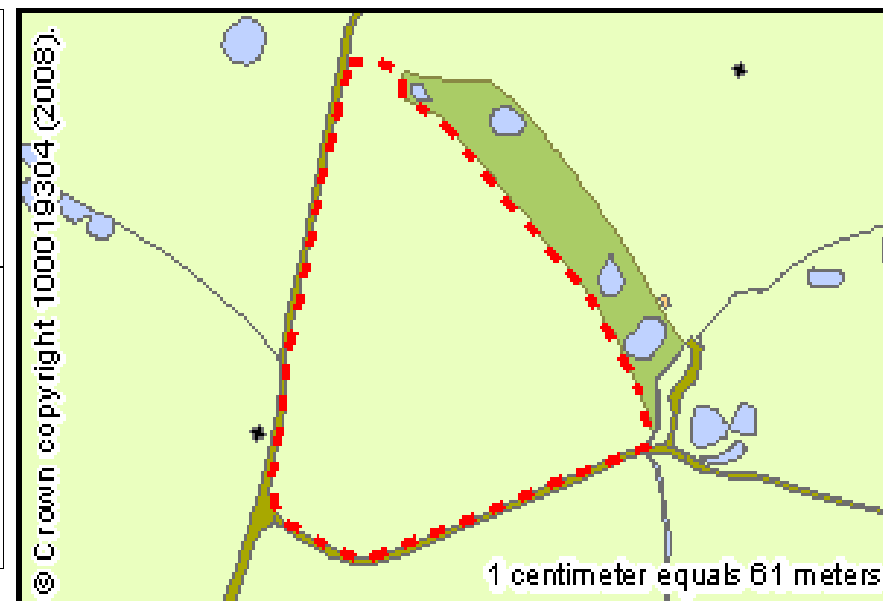
Strategic Housing Land Availability Assessment - Interim 2013 Update

Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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="0"/> 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="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: <input type="text" value="64"/>		Site Visited: <input checked="" type="checkbox"/>	
		Keep Site in SHLAA?: <input type="checkbox"/>	



Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

Site Survey Comments: Same ownership as K0242, K0235, K0236, K0238, K0237, K0240, 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 - Interim 2013 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Area Partnership Board:

Gross Site Area:

Net Site Area:

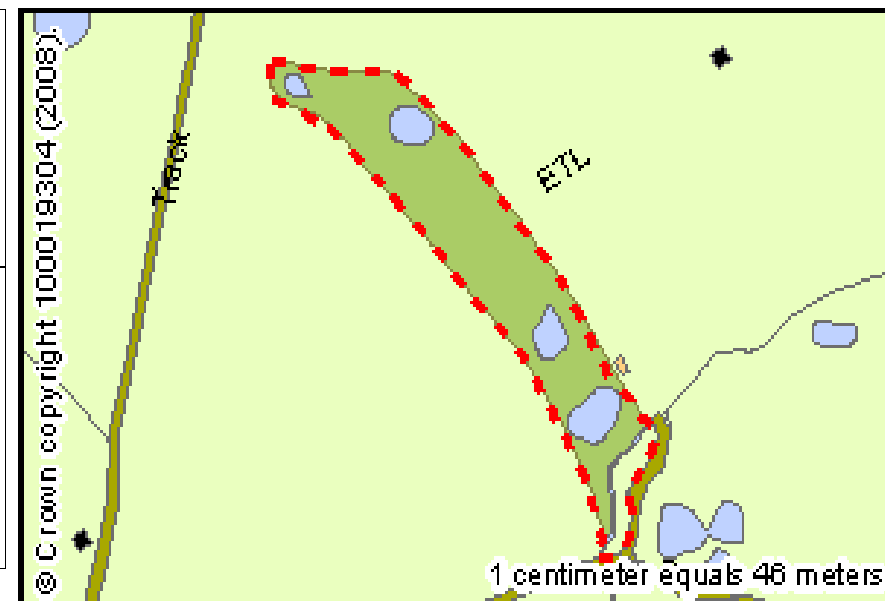
Density:

Yield:

Plan Period:



SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="8"/>	Active Use:	<input type="text" value="0"/>
Un-Neighbourly Uses:	<input type="text" value="4"/>	Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Contaminated:	<input type="text" value="8"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="0"/>	Availability Score:	<input type="text" value="15"/>
Primary School (600m):	<input type="text" value="0"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="0"/>	Strong Residential Market?:	<input type="text" value="10"/>
Health Centre (1000m):	<input type="text" value="0"/>	Attractive Local Environment:	<input type="text" value="5"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="0"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="20"/>
Suitability Score:	<input type="text" value="26"/>		
Total Survey Score: <input type="text" value="61"/>		Site Visited: <input checked="" type="checkbox"/>	
		Keep Site in SHLAA?: <input type="checkbox"/>	



Viability Scenario:

Baseline Viability:

Viability at 40 dpha:

Land Ownership:

Site Survey Comments:

Conclusion:

Strategic Housing Land Availability Assessment - Interim 2013 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Area Partnership Board:

Gross Site Area:

Net Site Area:

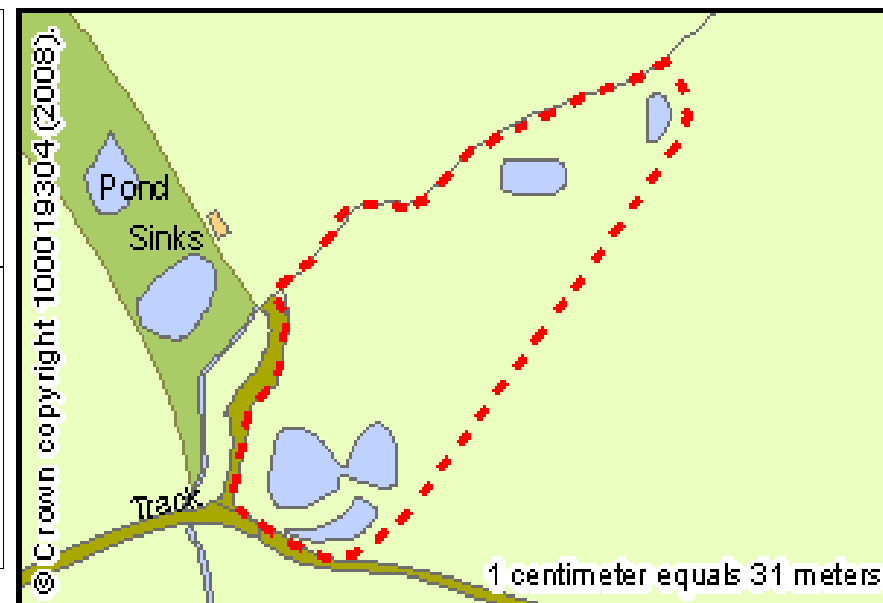
Density:

Yield:

Plan Period:



SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="8"/>	Active Use:	<input type="text" value="0"/>
Un-Neighbourly Uses:	<input type="text" value="4"/>	Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Contaminated:	<input type="text" value="8"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="0"/>	Availability Score:	<input type="text" value="15"/>
Primary School (600m):	<input type="text" value="0"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="0"/>	Strong Residential Market?:	<input type="text" value="10"/>
Health Centre (1000m):	<input type="text" value="0"/>	Attractive Local Environment:	<input type="text" value="5"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="0"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="20"/>
Suitability Score:	<input type="text" value="26"/>	Total Survey Score: <input type="text" value="61"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input type="checkbox"/>	



Viability Scenario:

Baseline Viability:

Viability at 40 dpha:

Land Ownership:

Site Survey Comments:

Conclusion:

Strategic Housing Land Availability Assessment - Interim 2013 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Area Partnership Board:

Gross Site Area:

Net Site Area:

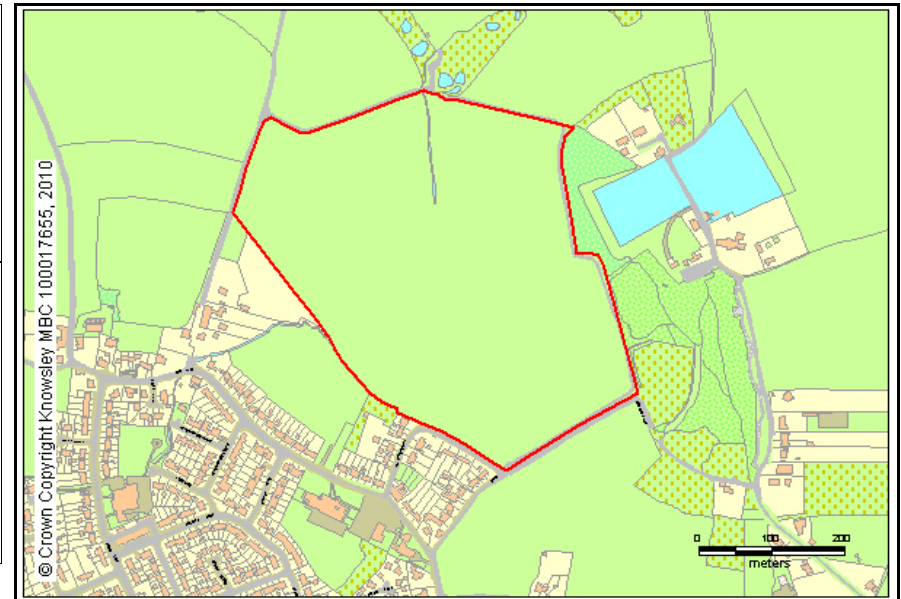
Density:

Yield:

Plan Period:



SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="4"/>	Active Use:	<input type="text" value="0"/>
Un-Neighbourly Uses:	<input type="text" value="8"/>	Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Contaminated:	<input type="text" value="8"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="0"/>	Availability Score:	<input type="text" value="15"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="0"/>	Strong Residential Market?:	<input type="text" value="10"/>
Health Centre (1000m):	<input type="text" value="0"/>	Attractive Local Environment:	<input type="text" value="5"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="0"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="20"/>
Suitability Score:	<input type="text" value="29"/>		
Total Survey Score: <input type="text" value="64"/>		Site Visited: <input checked="" type="checkbox"/>	Keep Site in SHLAA?: <input type="checkbox"/>



Viability Scenario:

Baseline Viability:

Viability at 40 dpha:

Land Ownership:

Site Survey Comments: Site borders Pex Hill Country Park. Knowsley Runcorn 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 - Interim 2013 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Area Partnership Board:

Gross Site Area:

Net Site Area:

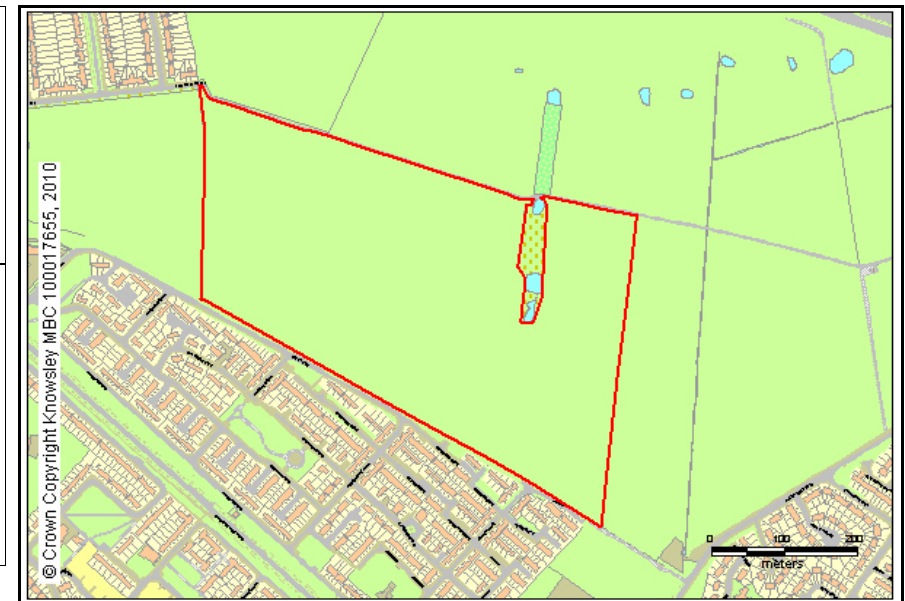
Density:

Yield:

Plan Period:



SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="4"/>	Active Use:	<input type="text" value="0"/>
Un-Neighbourly Uses:	<input type="text" value="4"/>	Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Contaminated:	<input type="text" value="8"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="4"/>	Availability Score:	<input type="text" value="15"/>
Primary School (600m):	<input type="text" value="0"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="0"/>	Strong Residential Market?:	<input type="text" value="5"/>
Health Centre (1000m):	<input type="text" value="0"/>	Attractive Local Environment:	<input type="text" value="5"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="0"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="15"/>
Suitability Score:	<input type="text" value="26"/>		
Total Survey Score: <input type="text" value="56"/>		Site Visited: <input checked="" type="checkbox"/>	Keep Site in SHLAA?: <input type="checkbox"/>



Viability Scenario:

Baseline Viability:

Viability at 40 dpha:

Land Ownership:

Site Survey Comments: Site near to M62. Part of larger site in flood zone. CFS GB site Contiguous with Liverpool urban area. Adjacent to CFS sites K0245, K0246, K0247, K0248. Area reduced due to part of site within FZ3. 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 - Interim 2013 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Area Partnership Board:

Gross Site Area:

Net Site Area:

Density:

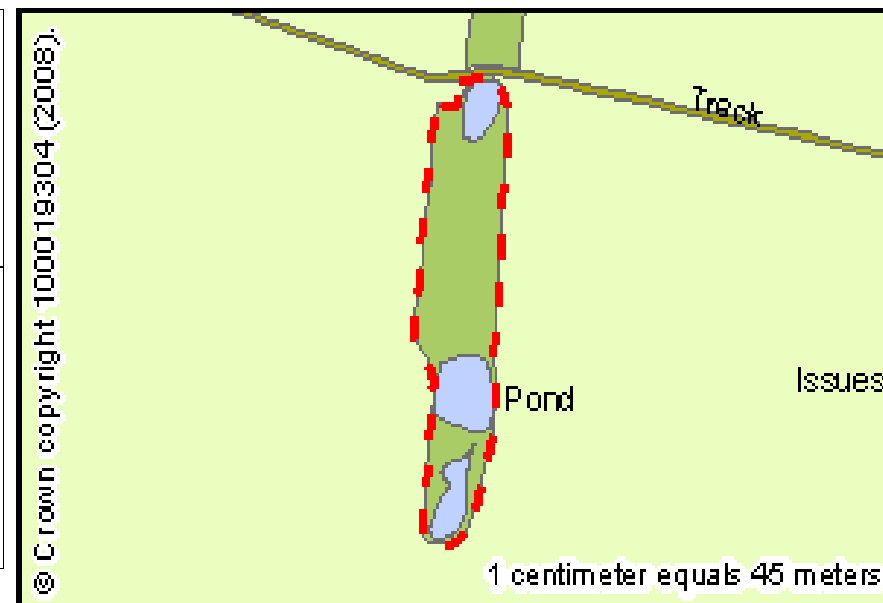
Yield:

Plan Period:



SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="0"/>	Active Use:	<input type="text" value="0"/>
Un-Neighbourly Uses:	<input type="text" value="4"/>	Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Contaminated:	<input type="text" value="8"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="0"/>	Availability Score:	<input type="text" value="15"/>
Primary School (600m):	<input type="text" value="0"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="0"/>	Strong Residential Market?:	<input type="text" value="5"/>
Health Centre (1000m):	<input type="text" value="0"/>	Attractive Local Environment:	<input type="text" value="5"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="0"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="0"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="10"/>
Suitability Score:	<input type="text" value="18"/>		

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



Viability Scenario: Baseline Viability: Viability at 40 dpha: Land Ownership:

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. GB non contiguous. Area reduced due to part of site falling within FZ3.

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.

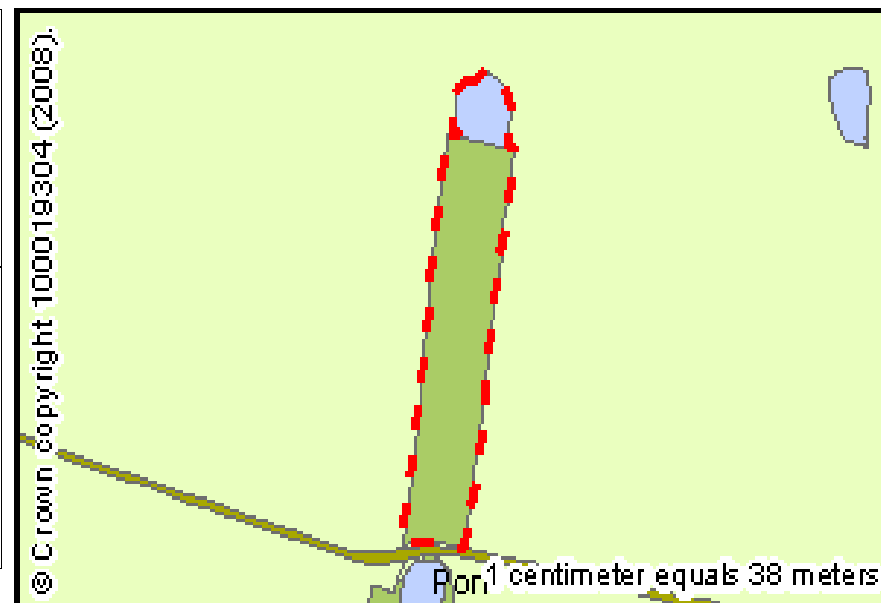
Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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="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="18"/>		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="0"/> New Infrastructure: <input type="text" value="0"/> Achievability Score: <input type="text" value="10"/>		Total Survey Score: <input type="text" value="43"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input type="checkbox"/>	



Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

Site Survey Comments:

Conclusion:

Strategic Housing Land Availability Assessment - Interim 2013 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Area Partnership Board:

Gross Site Area:

Net Site Area:

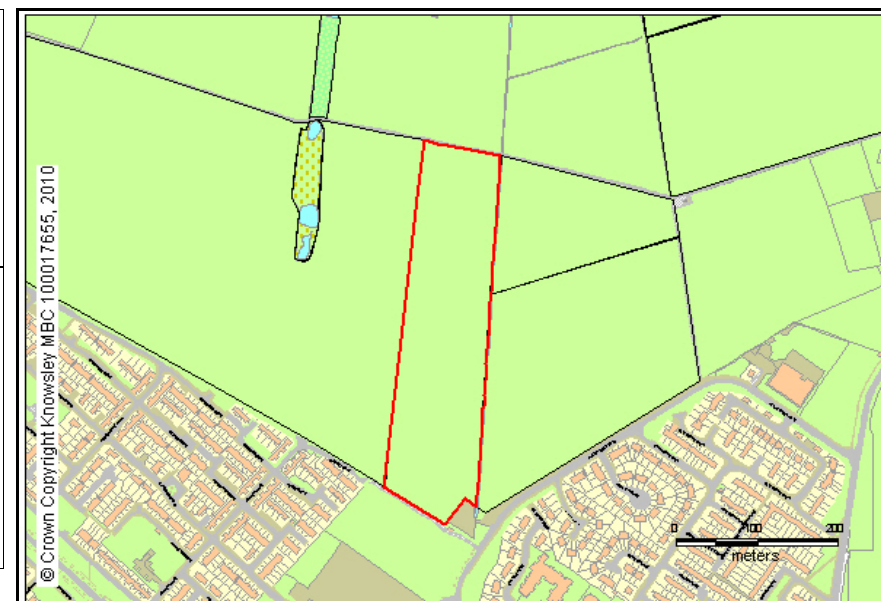
Density:

Yield:

Plan Period:



SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="8"/>	Active Use:	<input type="text" value="0"/>
Un-Neighbourly Uses:	<input type="text" value="4"/>	Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Contaminated:	<input type="text" value="8"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="4"/>	Availability Score:	<input type="text" value="15"/>
Primary School (600m):	<input type="text" value="0"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="0"/>	Strong Residential Market?:	<input type="text" value="5"/>
Health Centre (1000m):	<input type="text" value="0"/>	Attractive Local Environment:	<input type="text" value="5"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="0"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="15"/>
Suitability Score:	<input type="text" value="30"/>		
Total Survey Score: <input type="text" value="60"/>		Site Visited: <input checked="" type="checkbox"/>	Keep Site in SHLAA?: <input type="checkbox"/>



Viability Scenario:

Baseline Viability:

Viability at 40 dpha:

Land Ownership:

Site Survey Comments:

Conclusion:

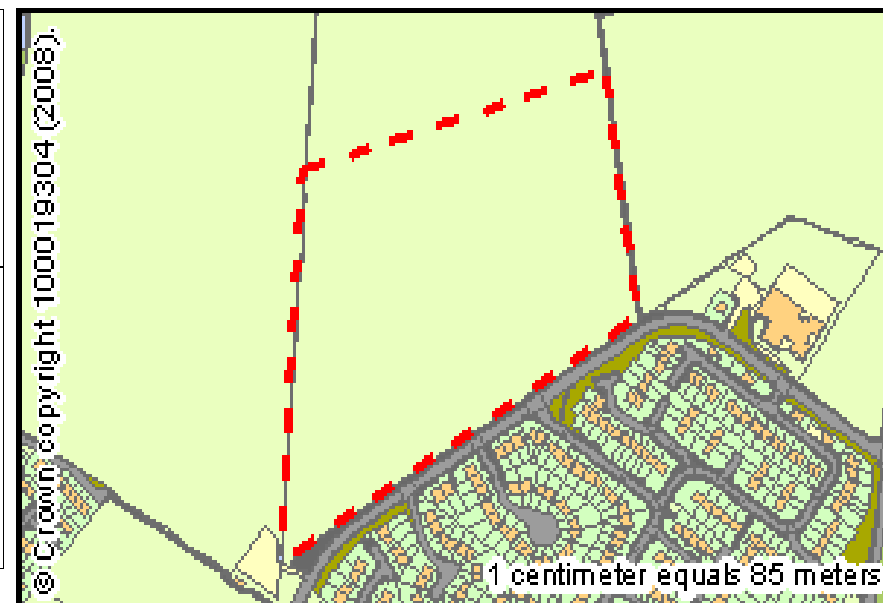
Strategic Housing Land Availability Assessment - Interim 2013 Update

Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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



SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="4"/>	Active Use:	<input type="text" value="0"/>
Un-Neighbourly Uses:	<input type="text" value="4"/>	Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Contaminated:	<input type="text" value="8"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="4"/>	Availability Score:	<input type="text" value="15"/>
Primary School (600m):	<input type="text" value="0"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="0"/>	Strong Residential Market?:	<input type="text" value="5"/>
Health Centre (1000m):	<input type="text" value="0"/>	Attractive Local Environment:	<input type="text" value="5"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="0"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="15"/>
Suitability Score:	<input type="text" value="26"/>	Total Survey Score: <input type="text" value="56"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input type="checkbox"/>	



Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

Site Survey Comments:

Conclusion:

Strategic Housing Land Availability Assessment - Interim 2013 Update

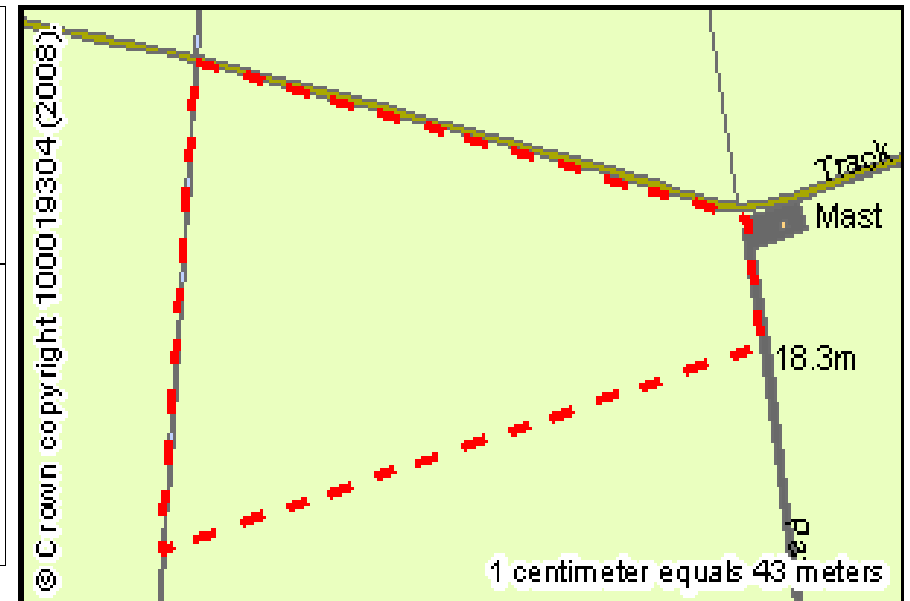


Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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="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="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?:



Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

Site Survey Comments:

Conclusion:

Strategic Housing Land Availability Assessment - Interim 2013 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Area Partnership Board:

Gross Site Area:

Net Site Area:

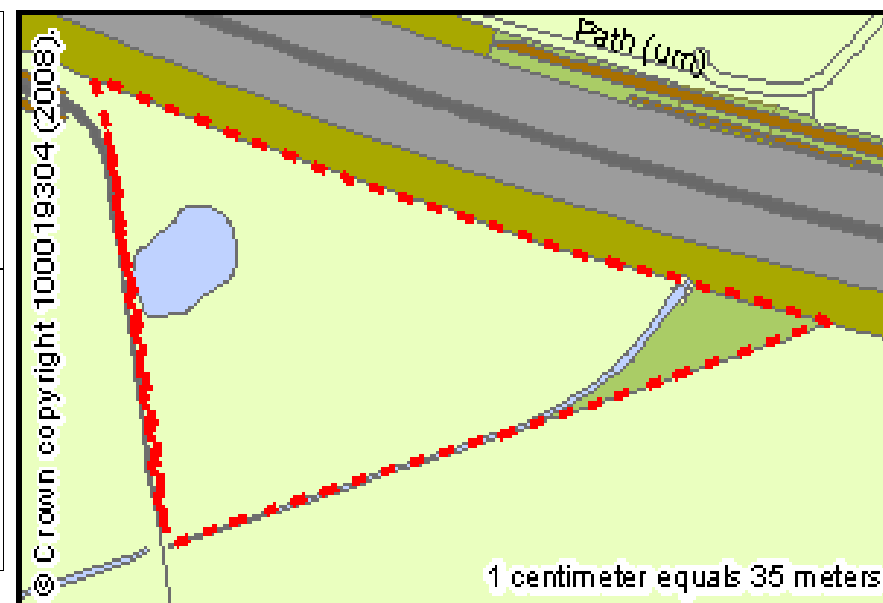
Density:

Yield:

Plan Period:



SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="4"/>	Active Use:	<input type="text" value="0"/>
Un-Neighbourly Uses:	<input type="text" value="0"/>	Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Contaminated:	<input type="text" value="8"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="0"/>	Availability Score:	<input type="text" value="15"/>
Primary School (600m):	<input type="text" value="0"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="0"/>	Strong Residential Market?:	<input type="text" value="5"/>
Health Centre (1000m):	<input type="text" value="0"/>	Attractive Local Environment:	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="0"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="13"/>
Suitability Score:	<input type="text" value="18"/>	Total Survey Score: <input type="text" value="46"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input type="checkbox"/>	



Viability Scenario:

Baseline Viability:

Viability at 40 dpha:

Land Ownership:

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.

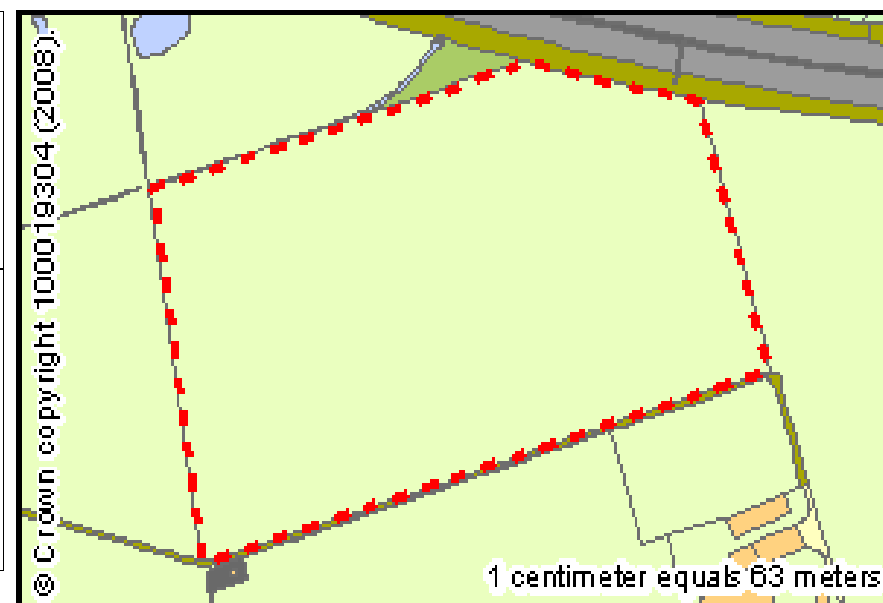
Strategic Housing Land Availability Assessment - Interim 2013 Update

Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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



SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="8"/>	Active Use:	<input type="text" value="0"/>
Un-Neighbourly Uses:	<input type="text" value="0"/>	Multiple or Diffcult Land Ownership:	<input type="text" value="10"/>
Contaminated:	<input type="text" value="8"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="0"/>	Availability Score:	<input type="text" value="15"/>
Primary School (600m):	<input type="text" value="0"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="0"/>	Strong Residential Market?:	<input type="text" value="5"/>
Health Centre (1000m):	<input type="text" value="0"/>	Attractive Local Environment:	<input type="text" value="5"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="0"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="15"/>
Suitability Score:	<input type="text" value="22"/>	Total Survey Score: <input type="text" value="52"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input type="checkbox"/>	



Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

Site Survey Comments:

Conclusion:

Strategic Housing Land Availability Assessment - Interim 2013 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Area Partnership Board:

Gross Site Area:

Net Site Area:

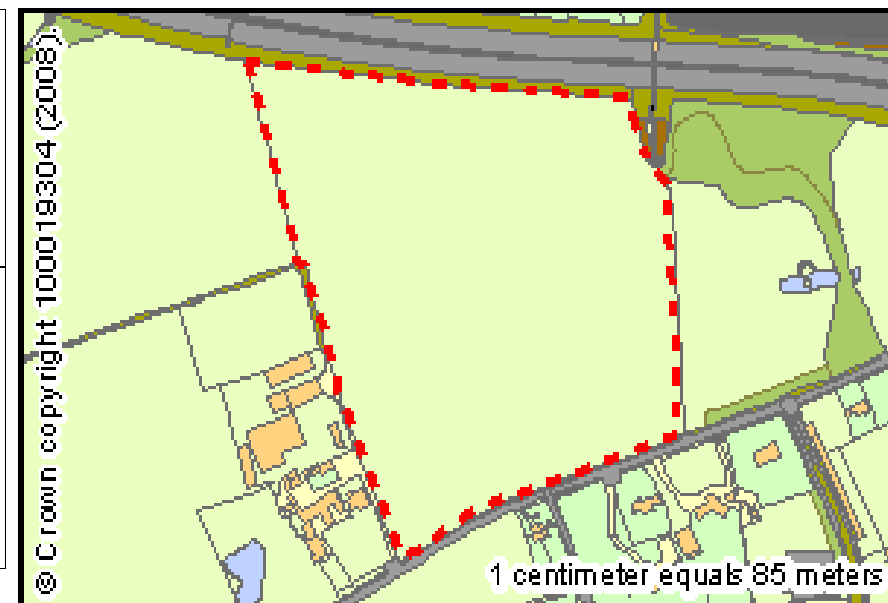
Density:

Yield:

Plan Period:



SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="8"/>	Active Use:	<input type="text" value="0"/>
Un-Neighbourly Uses:	<input type="text" value="0"/>	Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Contaminated:	<input type="text" value="8"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="8"/>	Availability Score:	<input type="text" value="15"/>
Primary School (600m):	<input type="text" value="0"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="0"/>	Strong Residential Market?:	<input type="text" value="5"/>
Health Centre (1000m):	<input type="text" value="0"/>	Attractive Local Environment:	<input type="text" value="5"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="0"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="15"/>
Suitability Score:	<input type="text" value="30"/>		



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

Viability Scenario: Baseline Viability: Viability at 40 dpha: Land Ownership:

Site Survey Comments:

Conclusion:

Strategic Housing Land Availability Assessment - Interim 2013 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Area Partnership Board:

Gross Site Area:

Net Site Area:

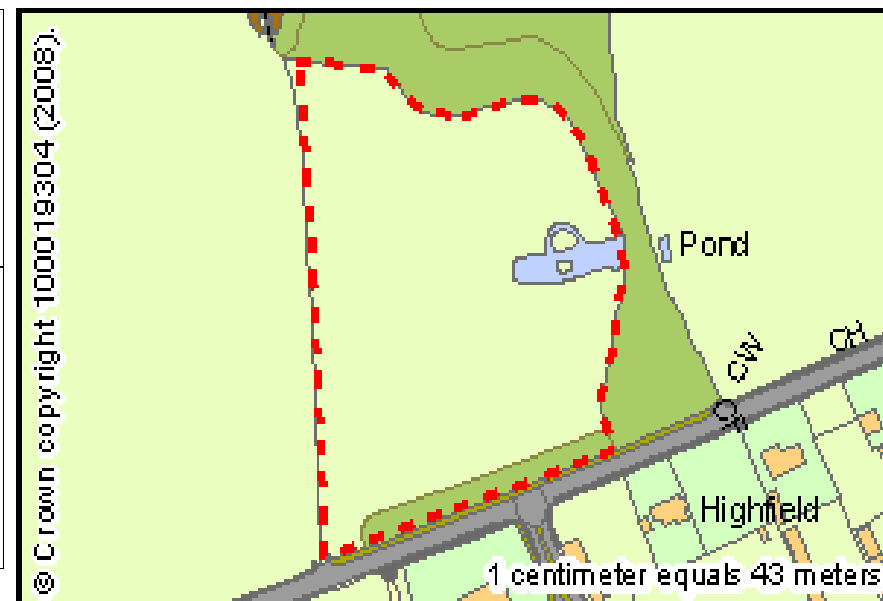
Density:

Yield:

Plan Period:



SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="8"/>	Active Use:	<input type="text" value="0"/>
Un-Neighbourly Uses:	<input type="text" value="4"/>	Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Contaminated:	<input type="text" value="8"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="8"/>	Availability Score:	<input type="text" value="15"/>
Primary School (600m):	<input type="text" value="0"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="0"/>	Strong Residential Market?:	<input type="text" value="5"/>
Health Centre (1000m):	<input type="text" value="0"/>	Attractive Local Environment:	<input type="text" value="5"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="0"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="15"/>
Suitability Score:	<input type="text" value="34"/>		
Total Survey Score: <input type="text" value="64"/>		Site Visited: <input checked="" type="checkbox"/>	Keep Site in SHLAA?: <input type="checkbox"/>



Viability Scenario:

Baseline Viability:

Viability at 40 dpha:

Land Ownership:

Site Survey Comments:

Conclusion:

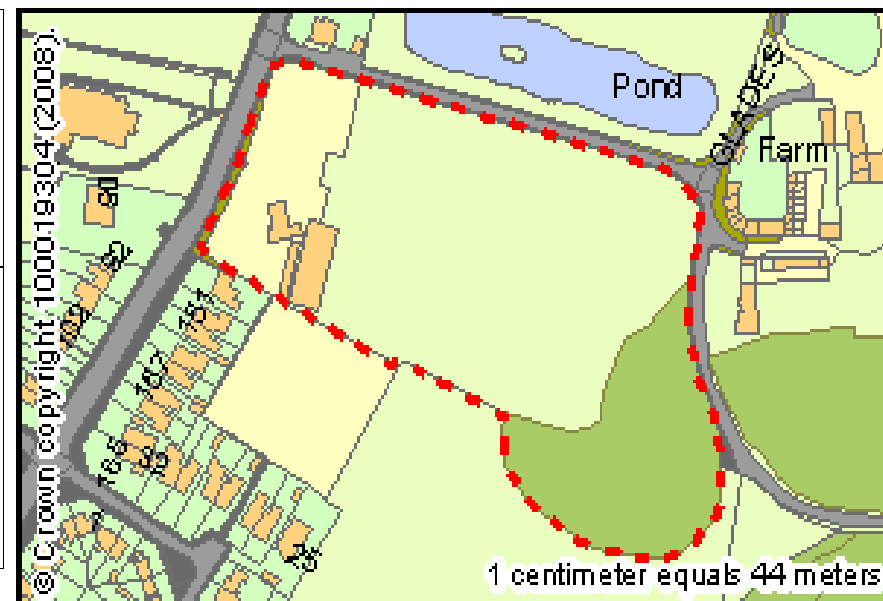
Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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="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="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="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="0"/> Achievability Score: <input type="text" value="15"/>		Total Survey Score: <input type="text" value="73"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input type="checkbox"/>	



Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

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.

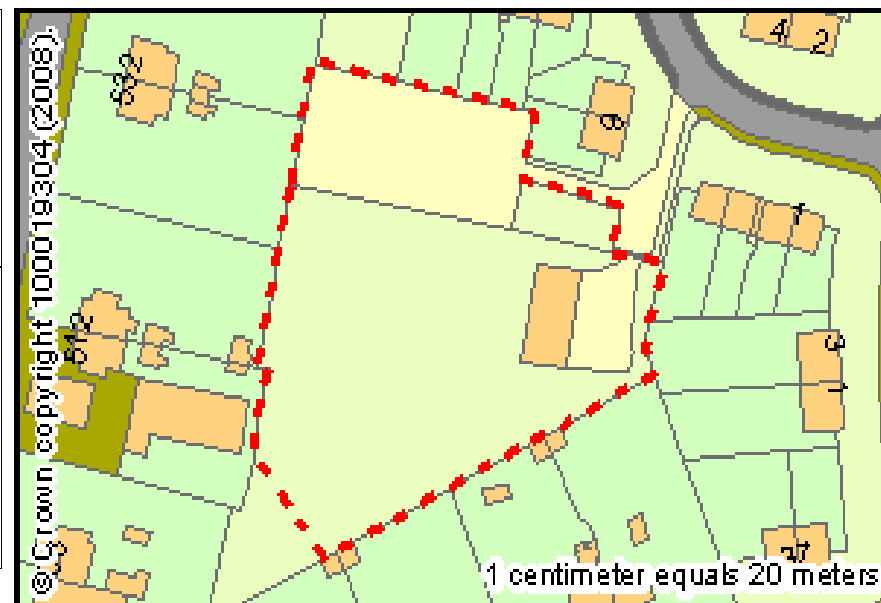
Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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: <input type="text" value="84"/>		Site Visited: <input checked="" type="checkbox"/>	
		Keep Site in SHLAA?: <input type="checkbox"/>	



Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

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 amenity value. Accordingly, this site has been excluded from the SHLAA supply.

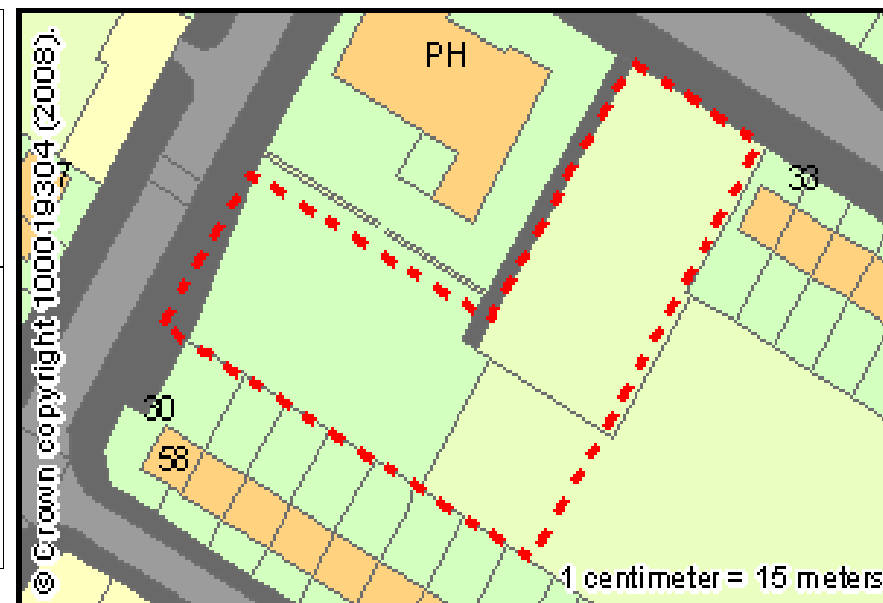
Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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="0"/> New Infrastructure: <input type="text" value="5"/> Achievability Score: <input type="text" value="13"/>	
Total Survey Score: <input type="text" value="79"/>		Site Visited: <input checked="" type="checkbox"/>	
Keep Site in SHLAA?: <input type="checkbox"/>			



Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

Site Survey Comments:

Conclusion:

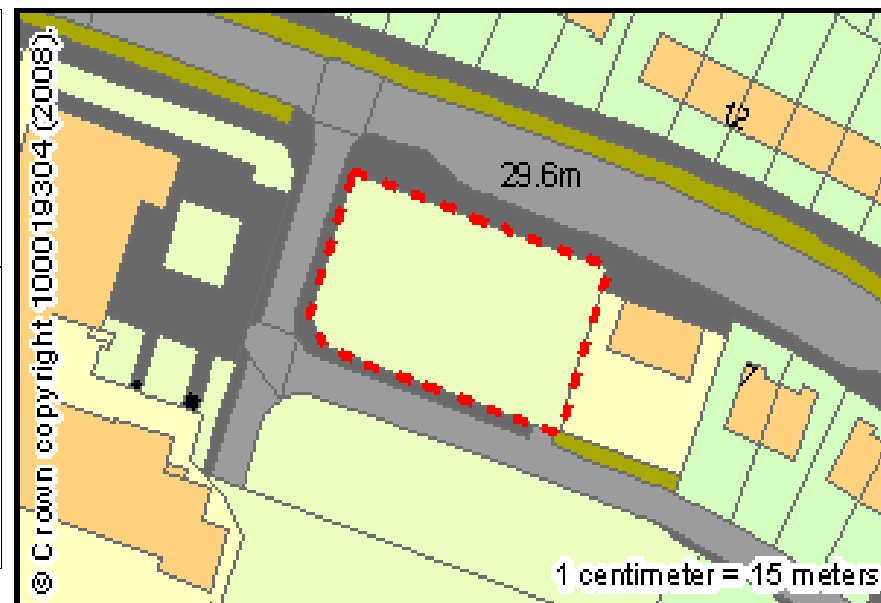
Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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: <input type="text" value="90"/>		Site Visited: <input checked="" type="checkbox"/>	
Keep Site in SHLAA?: <input type="checkbox"/>			



Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

Site Survey Comments:

Conclusion:

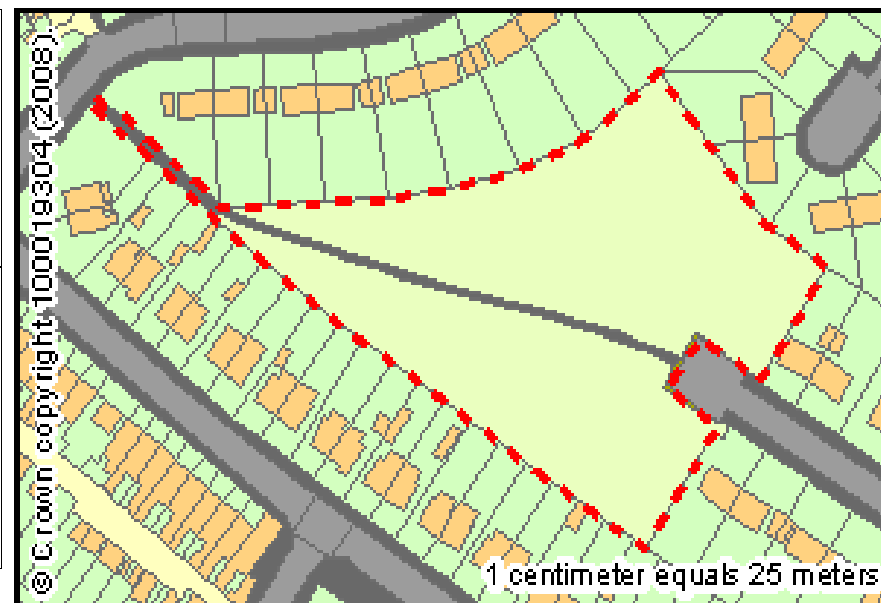
Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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="3"/> 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: <input type="text" value="90"/>		Site Visited: <input checked="" type="checkbox"/>	
		Keep Site in SHLAA?: <input type="checkbox"/>	



Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

Site Survey Comments:

Conclusion:

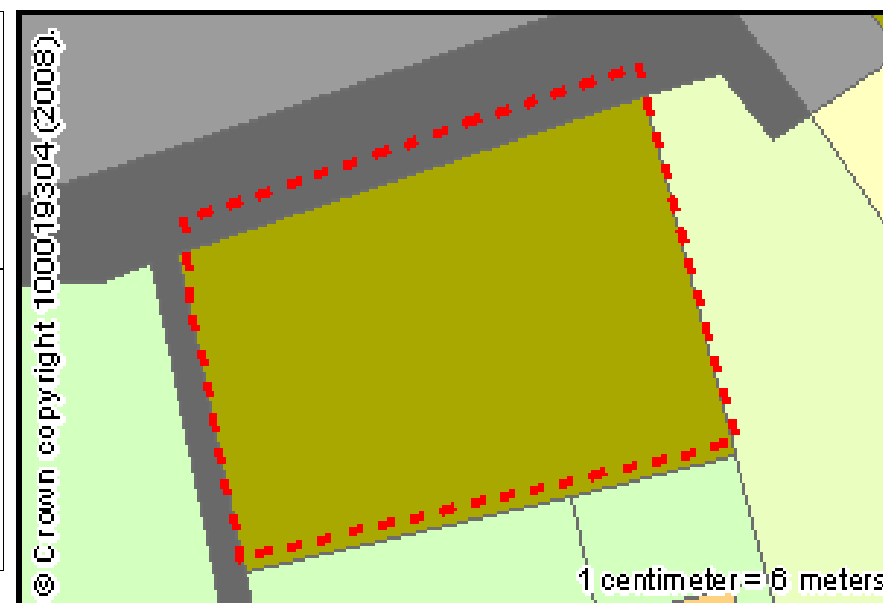
Strategic Housing Land Availability Assessment - Interim 2013 Update

Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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



SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="4"/>	Active Use:	<input type="text" value="10"/>
Un-Neighbourly Uses:	<input type="text" value="8"/>	Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Contaminated:	<input type="text" value="8"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="8"/>	Availability Score:	<input type="text" value="25"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="3"/>	Strong Residential Market?:	<input type="text" value="5"/>
Health Centre (1000m):	<input type="text" value="3"/>	Attractive Local Environment:	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="18"/>
Suitability Score:	<input type="text" value="43"/>	Total Survey Score: <input type="text" value="86"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input type="checkbox"/>	



Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

Site Survey Comments:

Conclusion:

Strategic Housing Land Availability Assessment - Interim 2013 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Area Partnership Board:

Gross Site Area:

Net Site Area:

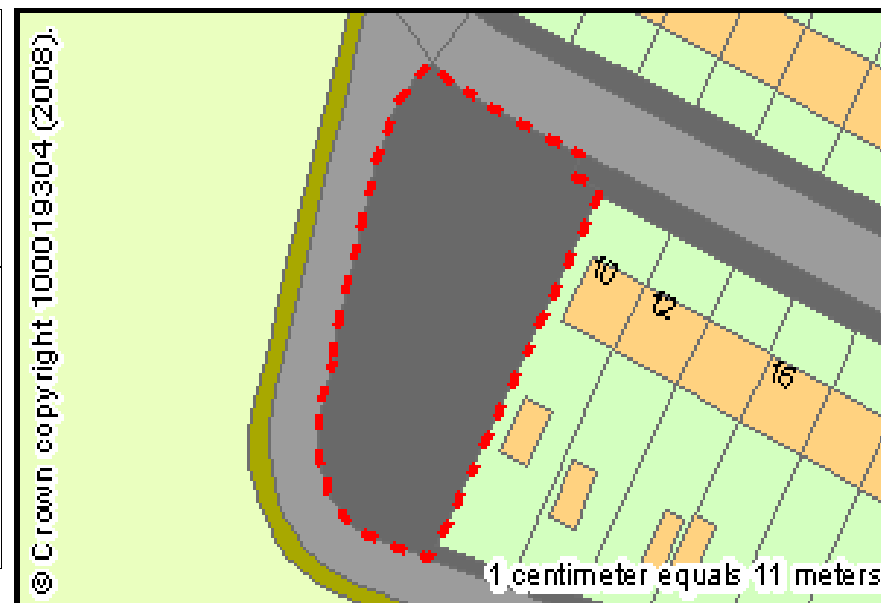
Density:

Yield:

Plan Period:



SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="8"/>	Active Use:	<input type="text" value="10"/>
Un-Neighbourly Uses:	<input type="text" value="4"/>	Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Contaminated:	<input type="text" value="8"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="8"/>	Availability Score:	<input type="text" value="25"/>
Primary School (600m):	<input type="text" value="0"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="3"/>	Strong Residential Market?:	<input type="text" value="5"/>
Health Centre (1000m):	<input type="text" value="3"/>	Attractive Local Environment:	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="18"/>
Suitability Score:	<input type="text" value="40"/>	Total Survey Score: <input type="text" value="83"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input type="checkbox"/>	



Viability Scenario: Baseline Viability: Viability at 40 dpha: Land Ownership:

Site Survey Comments:

Conclusion:

Strategic Housing Land Availability Assessment - Interim 2013 Update

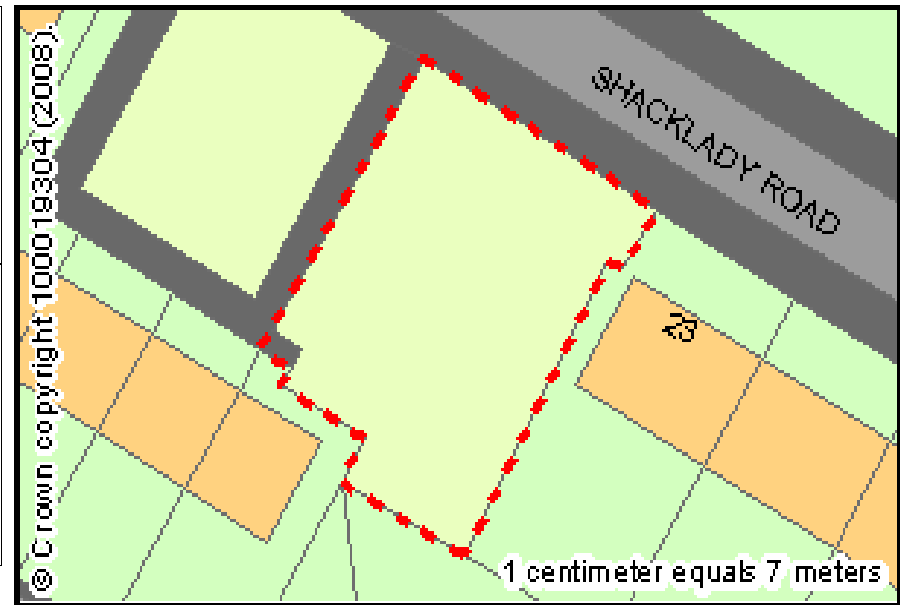


Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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?:



Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

Site Survey Comments: Residential demolition site. Possible access issues to neighbouring properties - housing to left and right of site. Council owned land.

Conclusion: Insufficient net developable area. Removed from SHLAA supply.

Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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:

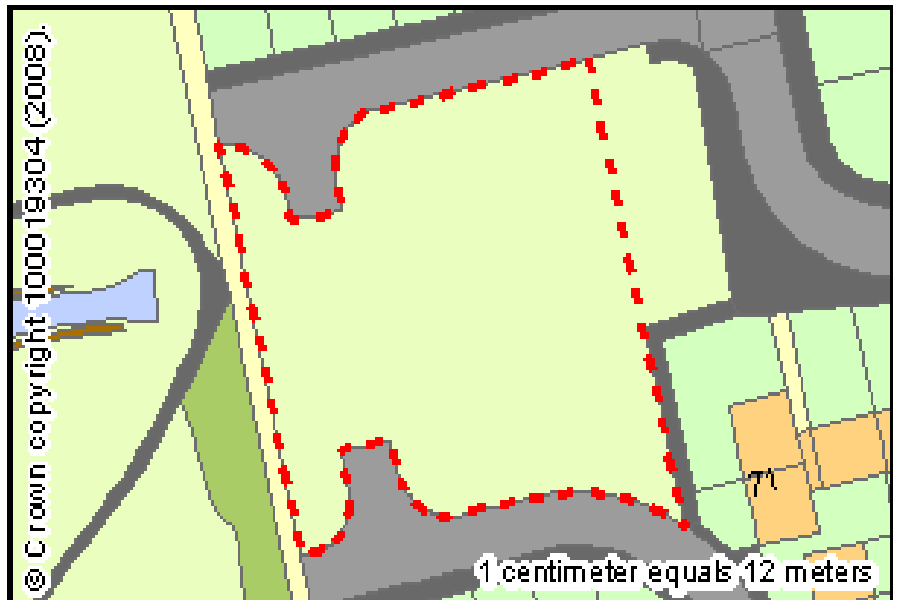
AVAILABILITY

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?:



Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

Site Survey Comments:

Conclusion:

Strategic Housing Land Availability Assessment - Interim 2013 Update

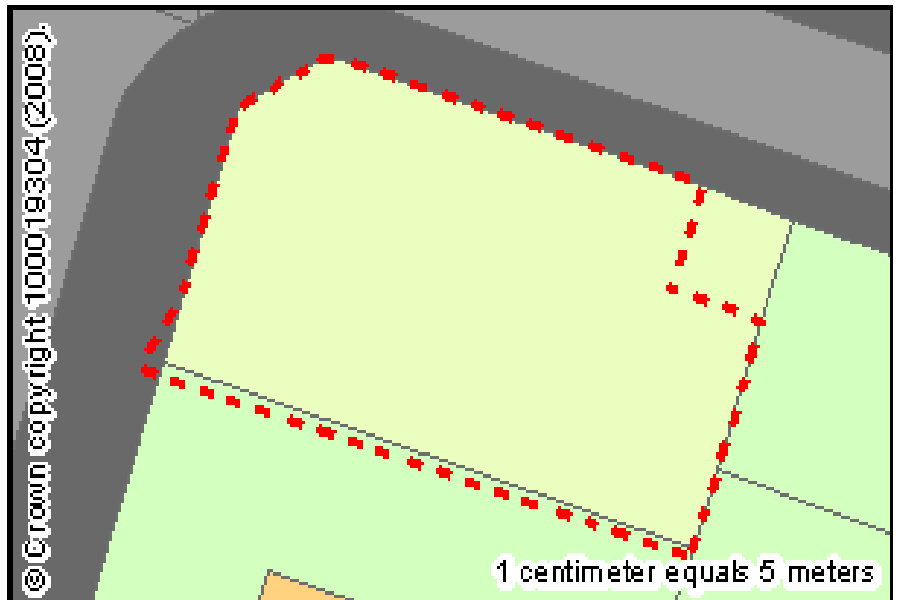


Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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?:



Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

Site Survey Comments:

Conclusion:

Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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:

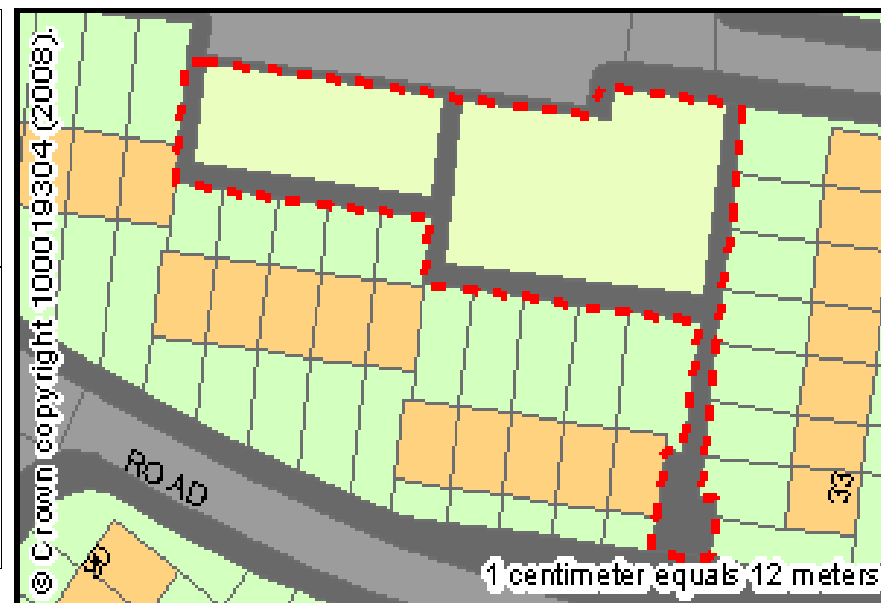
AVAILABILITY

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?:



Viability Scenario: **Baseline Viability:** **Viability at 40 dpha:** **Land Ownership:**

Site Survey Comments:

Conclusion:

Strategic Housing Land Availability Assessment - Interim 2013 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Area Partnership Board:

Gross Site Area:

Net Site Area:

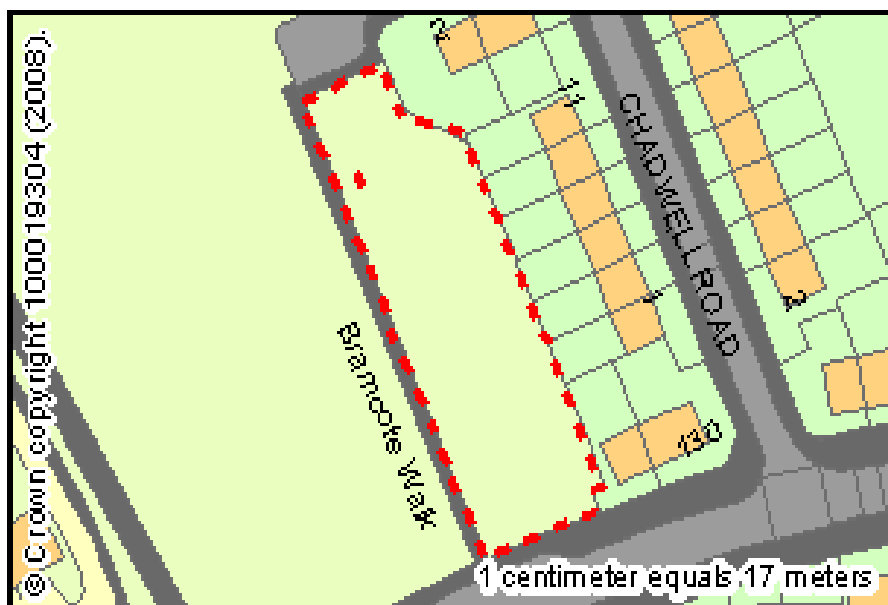
Density:

Yield:

Plan Period:



SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="8"/>	Active Use:	<input type="text" value="10"/>
Un-Neighbourly Uses:	<input type="text" value="8"/>	Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Contaminated:	<input type="text" value="8"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="8"/>	Availability Score:	<input type="text" value="25"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="0"/>	Strong Residential Market?:	<input type="text" value="5"/>
Health Centre (1000m):	<input type="text" value="3"/>	Attractive Local Environment:	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="18"/>
Suitability Score:	<input type="text" value="44"/>		



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

Viability Scenario: Baseline Viability: Viability at 40 dpha: Land Ownership:

Site Survey Comments:

Conclusion:

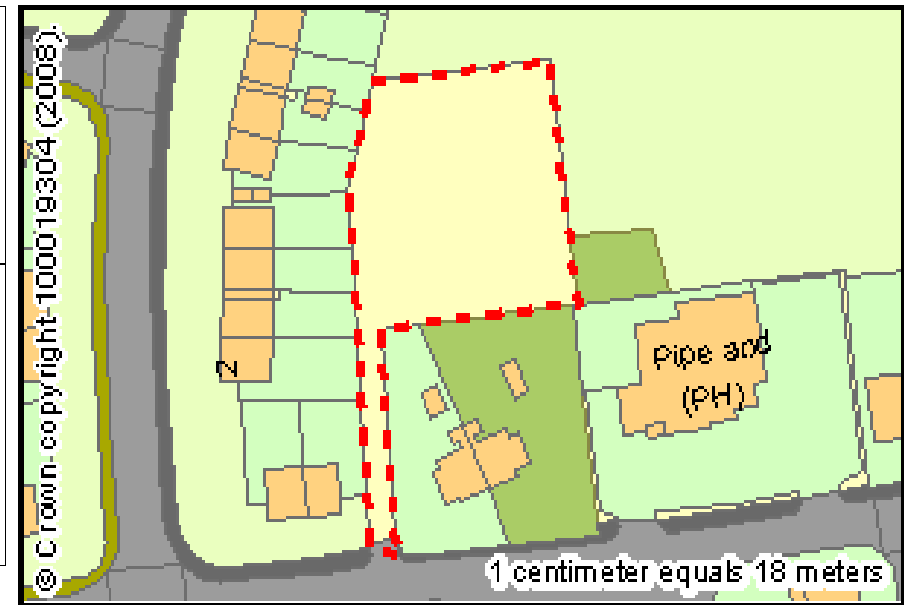
Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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="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="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: <input type="text" value="80"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input type="checkbox"/>	



Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

Site Survey Comments:

Conclusion:

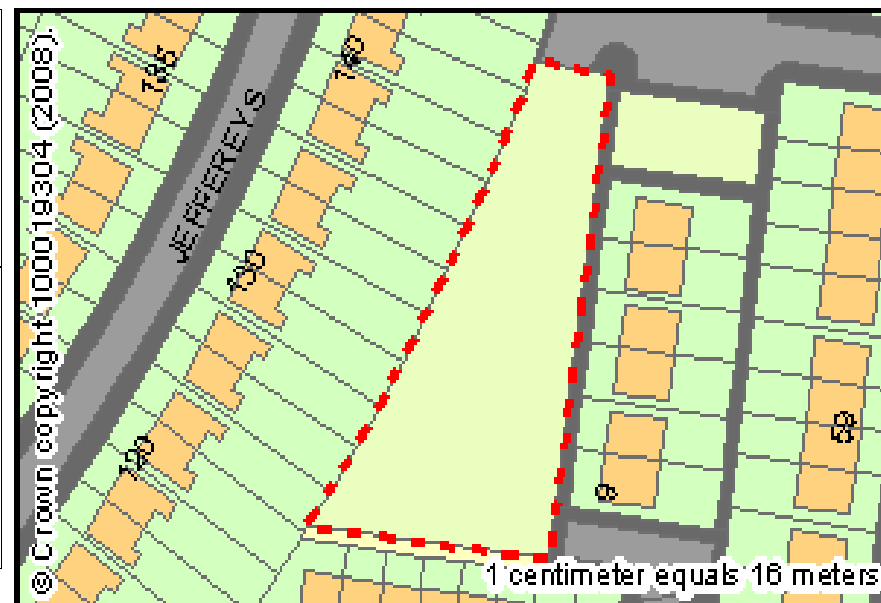
Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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

SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="4"/>	Active Use:	<input type="text" value="10"/>
Un-Neighbourly Uses:	<input type="text" value="8"/>	Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Contaminated:	<input type="text" value="8"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="8"/>	Availability Score:	<input type="text" value="25"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="3"/>	Strong Residential Market?:	<input type="text" value="5"/>
Health Centre (1000m):	<input type="text" value="3"/>	Attractive Local Environment:	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="3"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="18"/>
Suitability Score:	<input type="text" value="46"/>		



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

Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

Site Survey Comments:

Conclusion:

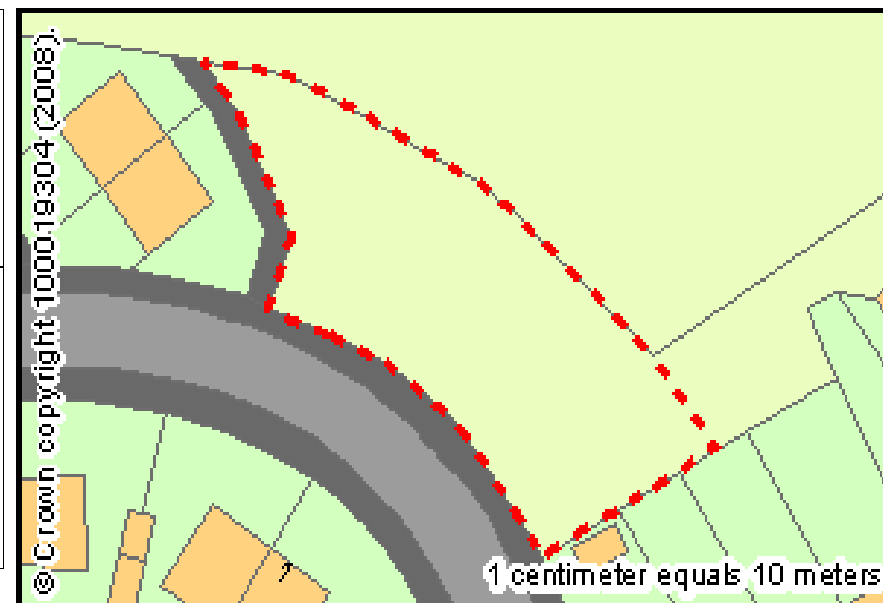
Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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: <input type="text" value="84"/>		Site Visited: <input checked="" type="checkbox"/>	
		Keep Site in SHLAA?: <input type="checkbox"/>	



Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

Site Survey Comments:

Conclusion:

Strategic Housing Land Availability Assessment - Interim 2013 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Area Partnership Board:

Gross Site Area:

Net Site Area:

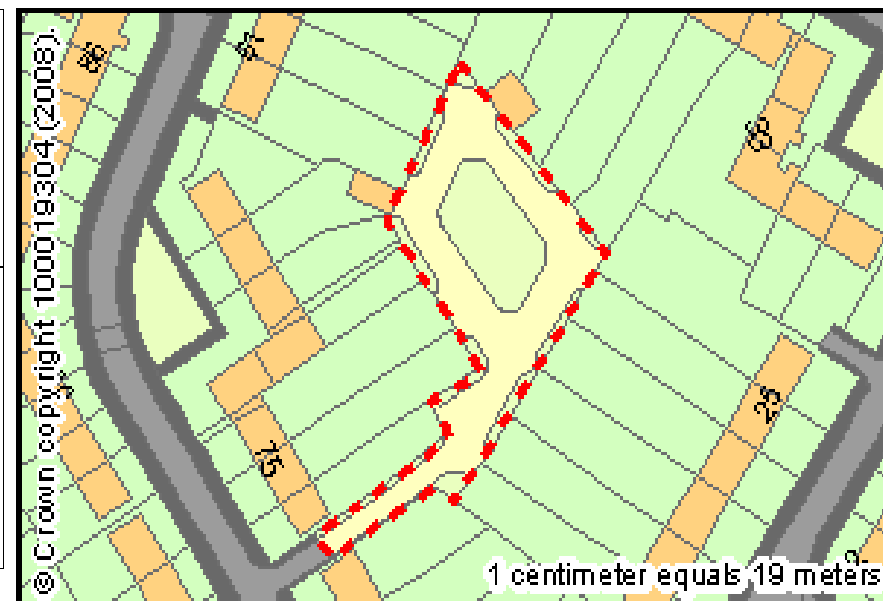
Density:

Yield:

Plan Period:



SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="4"/>	Active Use:	<input type="text" value="10"/>
Un-Neighbourly Uses:	<input type="text" value="8"/>	Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Contaminated:	<input type="text" value="8"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="4"/>	Availability Score:	<input type="text" value="25"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="3"/>	Strong Residential Market?:	<input type="text" value="10"/>
Health Centre (1000m):	<input type="text" value="3"/>	Attractive Local Environment:	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="23"/>
Suitability Score:	<input type="text" value="39"/>		



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

Viability Scenario: Baseline Viability: Viability at 40 dpha: Land Ownership:

Site Survey Comments:

Conclusion:

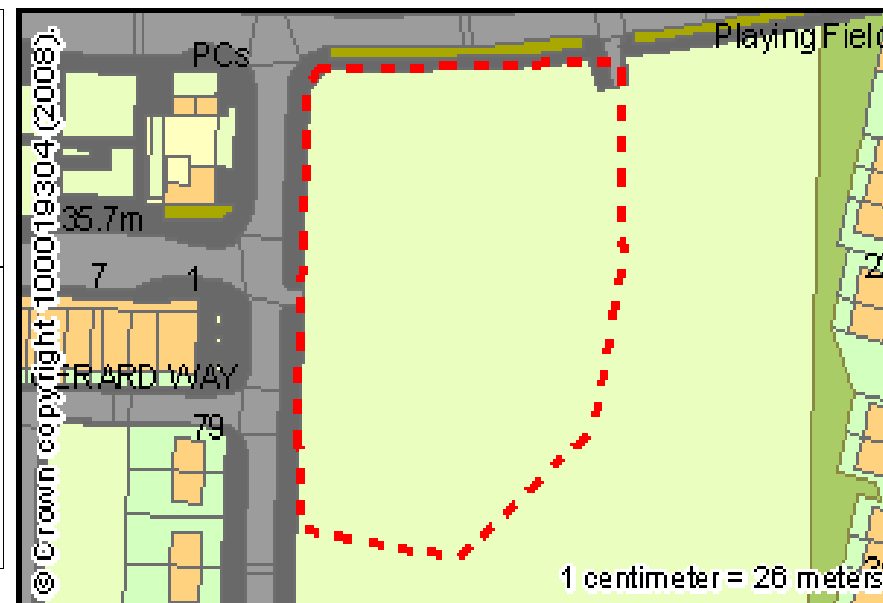
Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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

SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="8"/>	Active Use:	<input type="text" value="10"/>
Un-Neighbourly Uses:	<input type="text" value="8"/>	Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Contaminated:	<input type="text" value="8"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="8"/>	Availability Score:	<input type="text" value="25"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="3"/>	Strong Residential Market?:	<input type="text" value="5"/>
Health Centre (1000m):	<input type="text" value="3"/>	Attractive Local Environment:	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="18"/>
Suitability Score:	<input type="text" value="47"/>	Total Survey Score: <input type="text" value="90"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input type="checkbox"/>	



Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

Site Survey Comments: The site is designated as Urban Greenspace, however evidence has demonstrated that the site is no longer required to meet local open space requirements. The site is currently cleared. Former Council asset which was sold to a Registered Provider for development. The site is included in Knowsley's Affordable Housing Programme 2011 - 2014 which is supported by the HCA and Registered Providers. Site density of 42 dpha has been informed by detailed master plan / design work undertaken by the Registered Provider. The site is free from constraints, available for development now and is programmed for delivery prior to 2014.

Conclusion: Site is previously developed and considered to have development potential in the short term. The site is included in Knowsley's Affordable Housing Programme and available for development now. The site has received planning permission for residential development. It has therefore been excluded from the SHLAA supply.

Strategic Housing Land Availability Assessment - Interim 2013 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Area Partnership Board:

Gross Site Area:

Net Site Area:

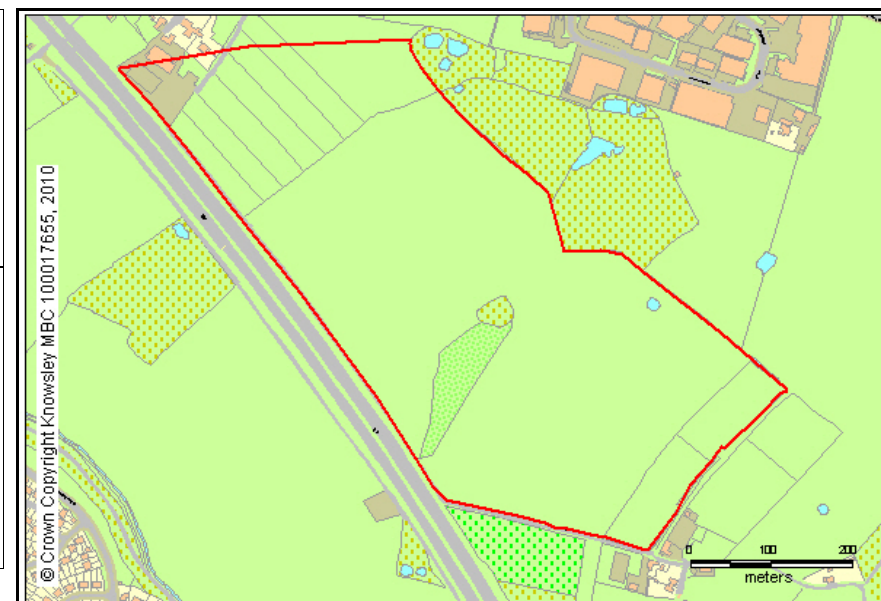
Density:

Yield:

Plan Period:



SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="4"/>	Active Use:	<input type="text" value="0"/>
Un-Neighbourly Uses:	<input type="text" value="0"/>	Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Contaminated:	<input type="text" value="8"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="0"/>	Availability Score:	<input type="text" value="15"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="0"/>	Strong Residential Market?:	<input type="text" value="5"/>
Health Centre (1000m):	<input type="text" value="0"/>	Attractive Local Environment:	<input type="text" value="5"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="0"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="15"/>
Suitability Score:	<input type="text" value="21"/>		
Total Survey Score: <input type="text" value="51"/>		Site Visited: <input checked="" type="checkbox"/>	Keep Site in SHLAA?: <input type="checkbox"/>



Viability Scenario:

Baseline Viability:

Viability at 40 dpha:

Land Ownership:

Site Survey Comments: A new road would be required to give satisfactory access. Adjacent to M57. Remote from water/sewerage 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 - Interim 2013 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Area Partnership Board:

Gross Site Area:

Net Site Area:

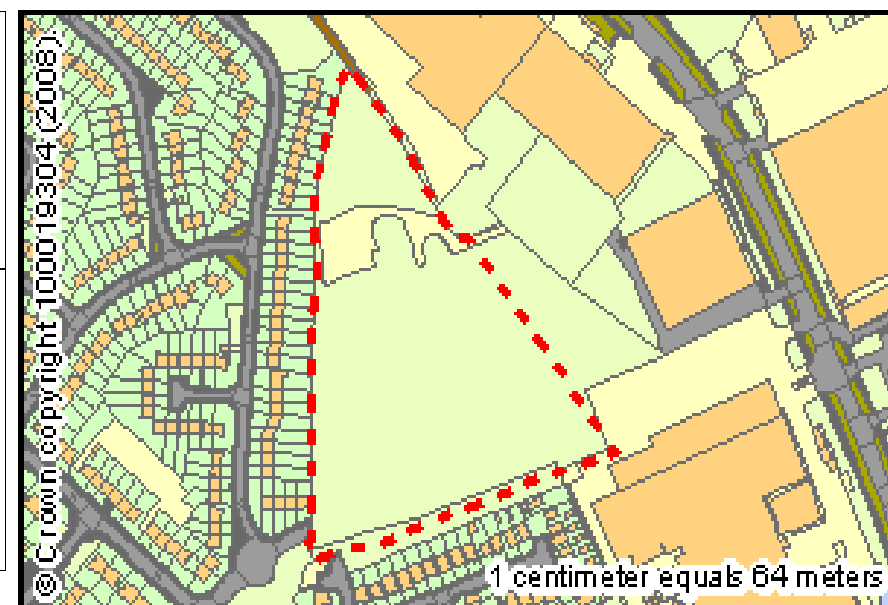
Density:

Yield:

Plan Period:



SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="4"/>	Active Use:	<input type="text" value="10"/>
Un-Neighbourly Uses:	<input type="text" value="4"/>	Multiple or Difficult Land Ownership:	<input type="text" value="0"/>
Contaminated:	<input type="text" value="0"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="8"/>	Availability Score:	<input type="text" value="15"/>
Primary School (600m):	<input type="text" value="0"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="0"/>	Strong Residential Market?:	<input type="text" value="5"/>
Health Centre (1000m):	<input type="text" value="0"/>	Attractive Local Environment:	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="0"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="13"/>
Suitability Score:	<input type="text" value="22"/>	Total Survey Score: <input type="text" value="50"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input type="checkbox"/>	



Viability Scenario:

Baseline Viability:

Viability at 40 dpha:

Land Ownership:

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 however evidence in the Joint Employment Land and Premises Study concludes that the site cannot be accessed via the existing business park and residential uses may be more appropriate.

Conclusion: Employment allocation, but identified as having inadequate access by the Council's Joint Employment Land & Premises Study. The site received planning permission for residential development in 2011 and is currently being marketed for residential development. The site has therefore been excluded from the SHLAA supply.

Strategic Housing Land Availability Assessment - Interim 2013 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Area Partnership Board:

Gross Site Area:

Net Site Area:

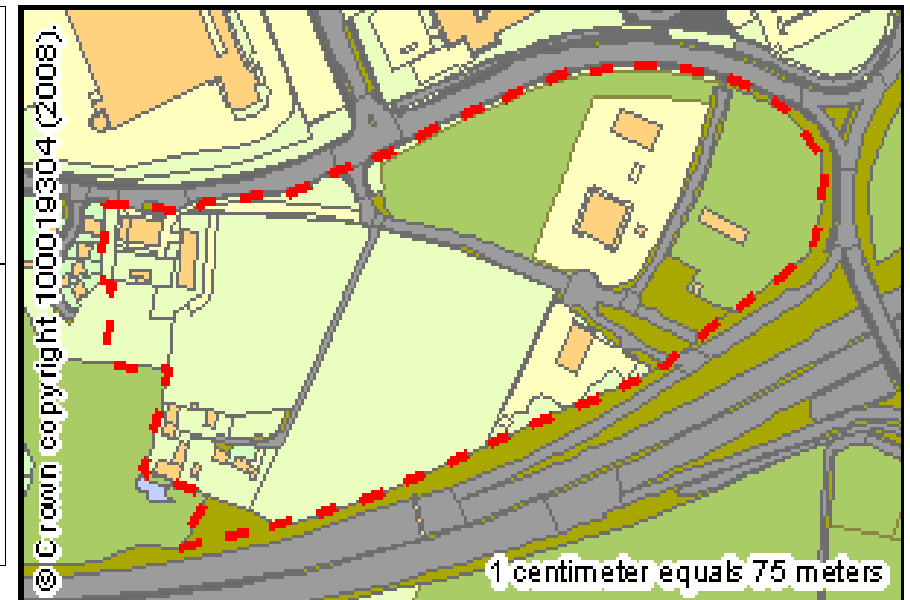
Density:

Yield:

Plan Period:



SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="8"/>	Active Use:	<input type="text" value="5"/>
Un-Neighbourly Uses:	<input type="text" value="4"/>	Multiple or Difficult Land Ownership:	<input type="text" value="5"/>
Contaminated:	<input type="text" value="4"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="8"/>	Availability Score:	<input type="text" value="15"/>
Primary School (600m):	<input type="text" value="0"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="0"/>	Strong Residential Market?:	<input type="text" value="5"/>
Health Centre (1000m):	<input type="text" value="0"/>	Attractive Local Environment:	<input type="text" value="0"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="0"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="10"/>
Suitability Score:	<input type="text" value="30"/>	Total Survey Score: <input type="text" value="55"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input type="checkbox"/>	



Viability Scenario:

Baseline Viability:

Viability at 40 dpha:

Land Ownership:

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 considered to offer realisable housing potential and excluded from the supply.

Strategic Housing Land Availability Assessment - Interim 2013 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Area Partnership Board:

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?:

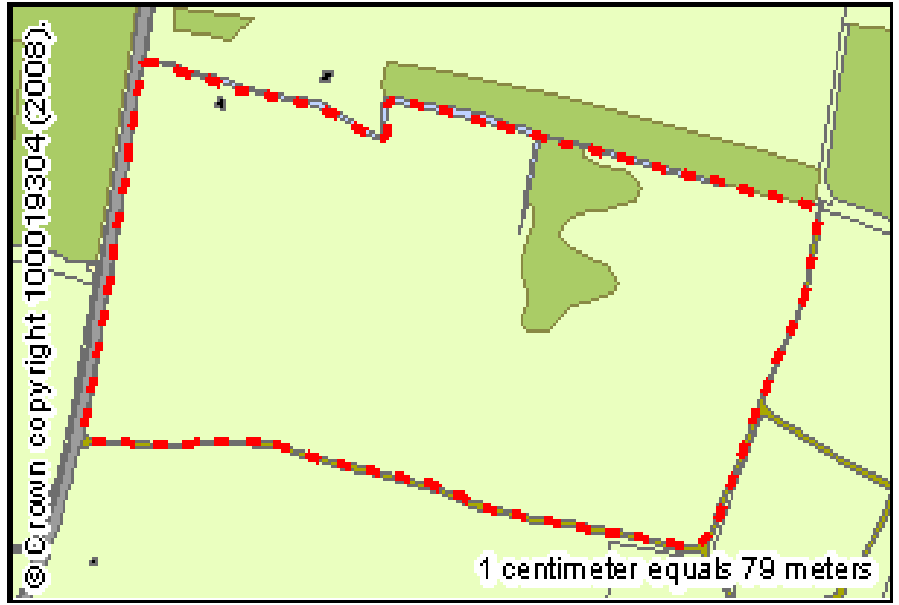
Attractive Local Environment:

Abnormal Costs:

New Infrastructure:

Achievability Score:

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



Viability Scenario: Baseline Viability: Viability at 40 dpha: Land Ownership:

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 - Interim 2013 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Area Partnership Board:

Gross Site Area:

Net Site Area:

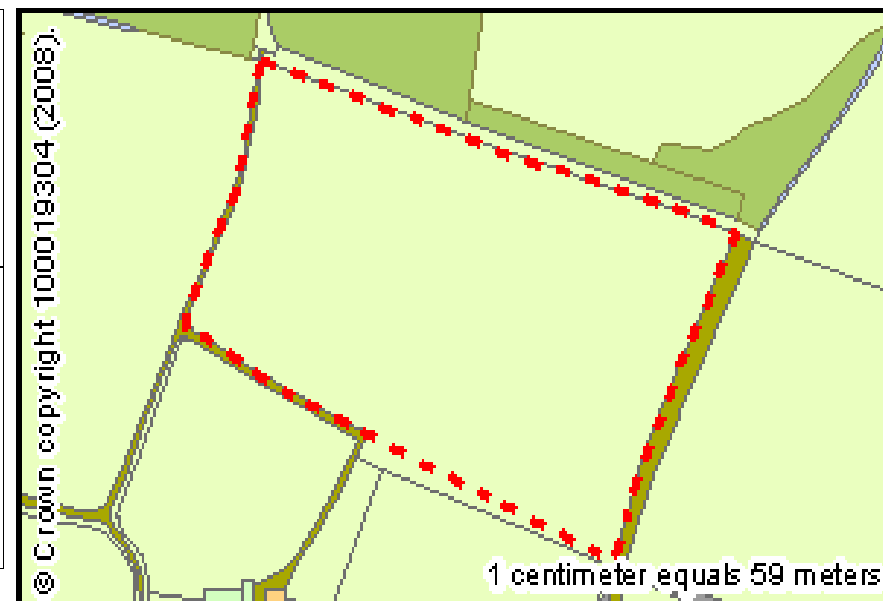
Density:

Yield:

Plan Period:



SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="8"/>	Active Use:	<input type="text" value="0"/>
Un-Neighbourly Uses:	<input type="text" value="4"/>	Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Contaminated:	<input type="text" value="8"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="0"/>	Availability Score:	<input type="text" value="15"/>
Primary School (600m):	<input type="text" value="0"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="0"/>	Strong Residential Market?:	<input type="text" value="5"/>
Health Centre (1000m):	<input type="text" value="0"/>	Attractive Local Environment:	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="0"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="13"/>
Suitability Score:	<input type="text" value="26"/>	Total Survey Score: <input type="text" value="54"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input type="checkbox"/>	



Viability Scenario: Baseline Viability: Viability at 40 dpha: Land Ownership:

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 PRA.

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 - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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:

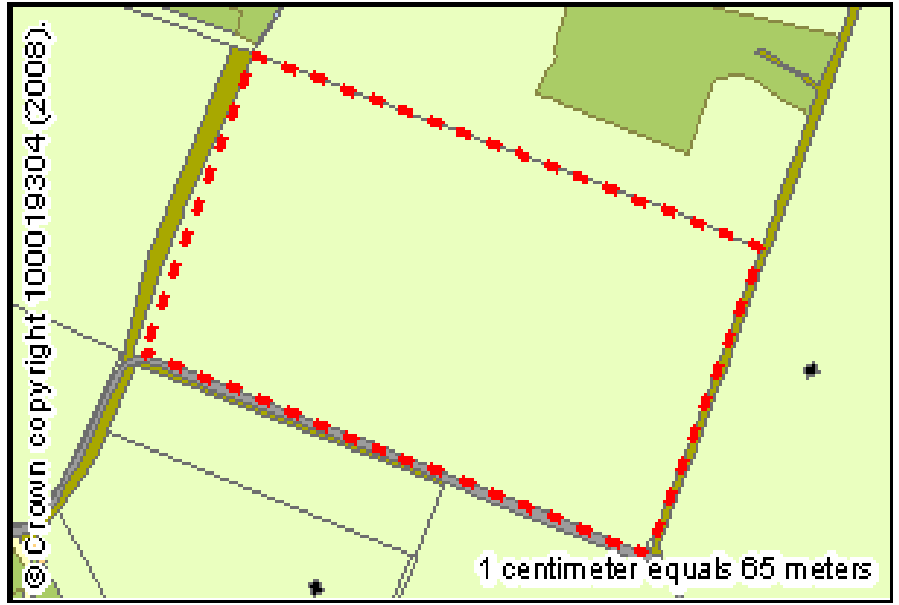
AVAILABILITY

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?:



Viability Scenario: **Baseline Viability:** **Viability at 40 dpha:** **Land Ownership:**

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 SE corner. Outside PRA.

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.

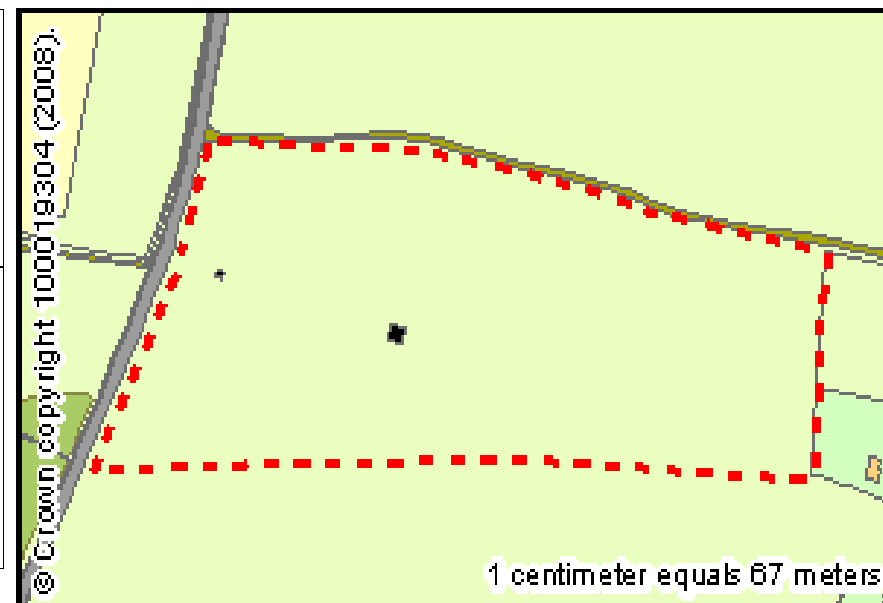
Strategic Housing Land Availability Assessment - Interim 2013 Update

Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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="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: <input type="text" value="58"/>		Site Visited: <input checked="" type="checkbox"/>	
		Keep Site in SHLAA?: <input type="checkbox"/>	



Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

Site Survey Comments:

Conclusion:

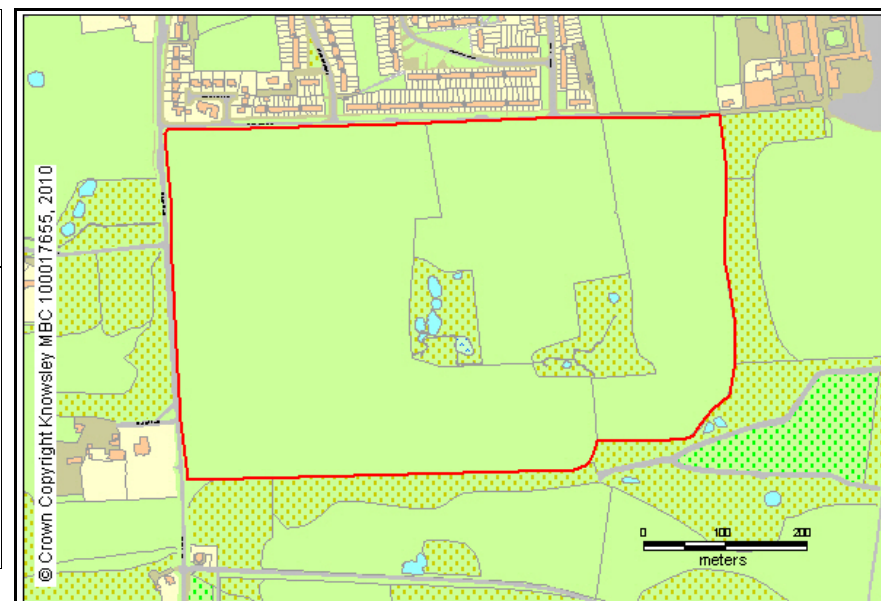
Strategic Housing Land Availability Assessment - Interim 2013 Update

Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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



SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="4"/>	Active Use:	<input type="text" value="0"/>
Un-Neighbourly Uses:	<input type="text" value="8"/>	Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Contaminated:	<input type="text" value="8"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="8"/>	Availability Score:	<input type="text" value="15"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="0"/>	Strong Residential Market?:	<input type="text" value="10"/>
Health Centre (1000m):	<input type="text" value="0"/>	Attractive Local Environment:	<input type="text" value="5"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="0"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="20"/>
Suitability Score:	<input type="text" value="37"/>	Total Survey Score: <input type="text" value="72"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input type="checkbox"/>	



Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

Site Survey Comments:

Conclusion:

Strategic Housing Land Availability Assessment - Interim 2013 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Area Partnership Board:

Gross Site Area:

Net Site Area:

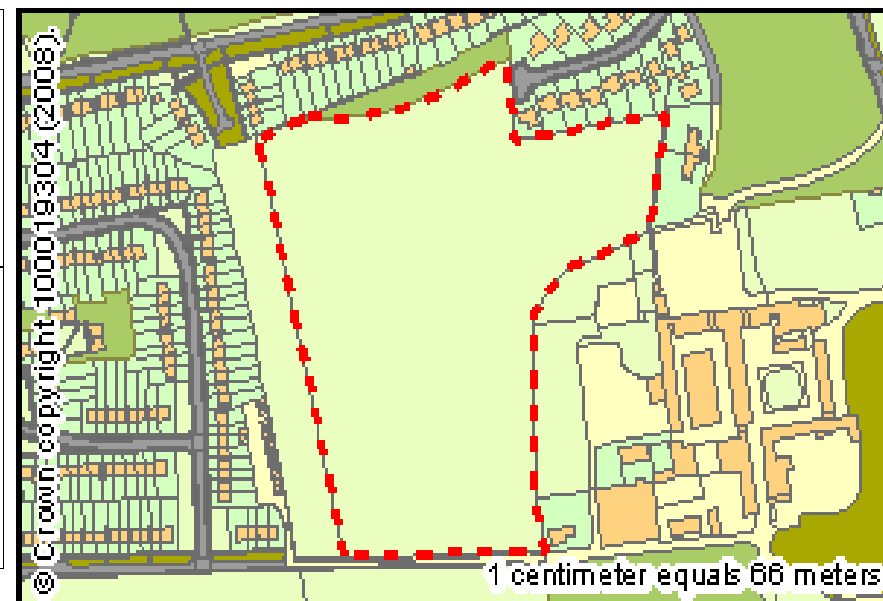
Density:

Yield:

Plan Period:



SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="4"/>	Active Use:	<input type="text" value="0"/>
Un-Neighbourly Uses:	<input type="text" value="8"/>	Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Contaminated:	<input type="text" value="8"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="4"/>	Availability Score:	<input type="text" value="15"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="0"/>	Strong Residential Market?:	<input type="text" value="10"/>
Health Centre (1000m):	<input type="text" value="0"/>	Attractive Local Environment:	<input type="text" value="5"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="0"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="20"/>
Suitability Score:	<input type="text" value="33"/>	Total Survey Score: <input type="text" value="68"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input type="checkbox"/>	



Viability Scenario:

Baseline Viability:

Viability at 40 dpha:

Land Ownership:

Site Survey Comments:

Conclusion:

Strategic Housing Land Availability Assessment - Interim 2013 Update

Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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:

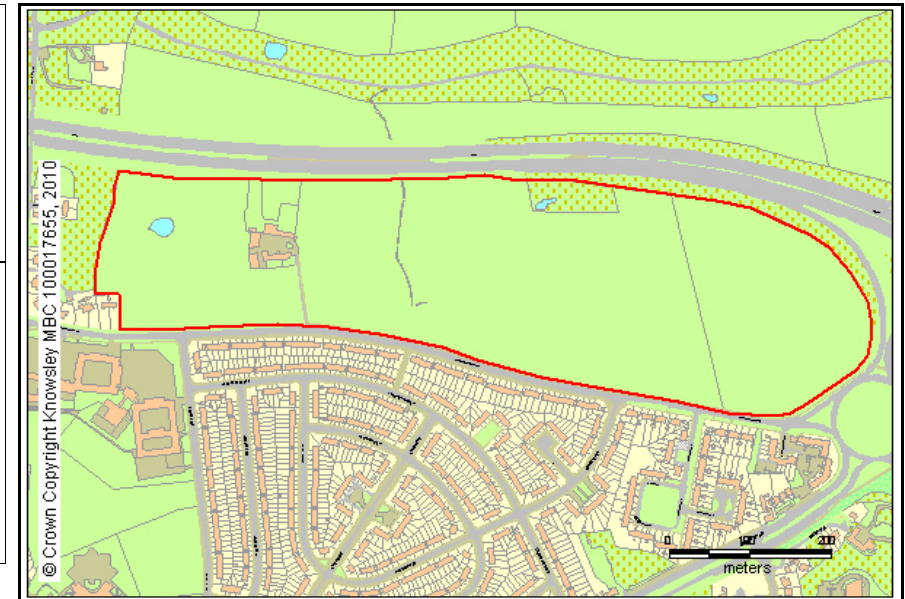
AVAILABILITY

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?:



Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

Site Survey Comments:

Conclusion:

Strategic Housing Land Availability Assessment - Interim 2013 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Area Partnership Board:

Gross Site Area:

Net Site Area:

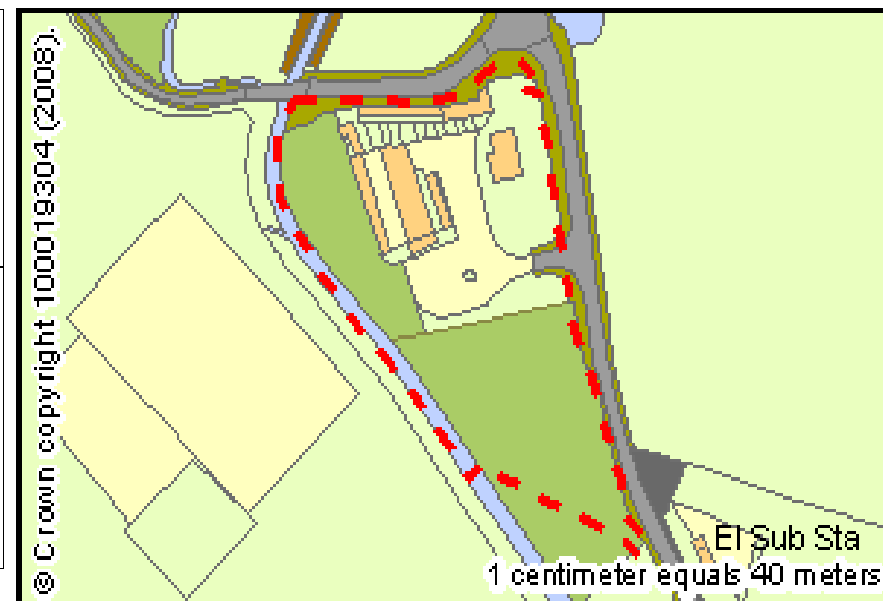
Density:

Yield:

Plan Period:



SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="4"/>	Active Use:	<input type="text" value="5"/>
Un-Neighbourly Uses:	<input type="text" value="8"/>	Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Contaminated:	<input type="text" value="8"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="8"/>	Availability Score:	<input type="text" value="20"/>
Primary School (600m):	<input type="text" value="0"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="0"/>	Strong Residential Market?:	<input type="text" value="10"/>
Health Centre (1000m):	<input type="text" value="0"/>	Attractive Local Environment:	<input type="text" value="5"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="0"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="20"/>
Suitability Score:	<input type="text" value="34"/>	Total Survey Score: <input type="text" value="74"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input type="checkbox"/>	



Viability Scenario:

Baseline Viability:

Viability at 40 dpha:

Land Ownership:

Site Survey Comments: Borders Bridgefiled 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.

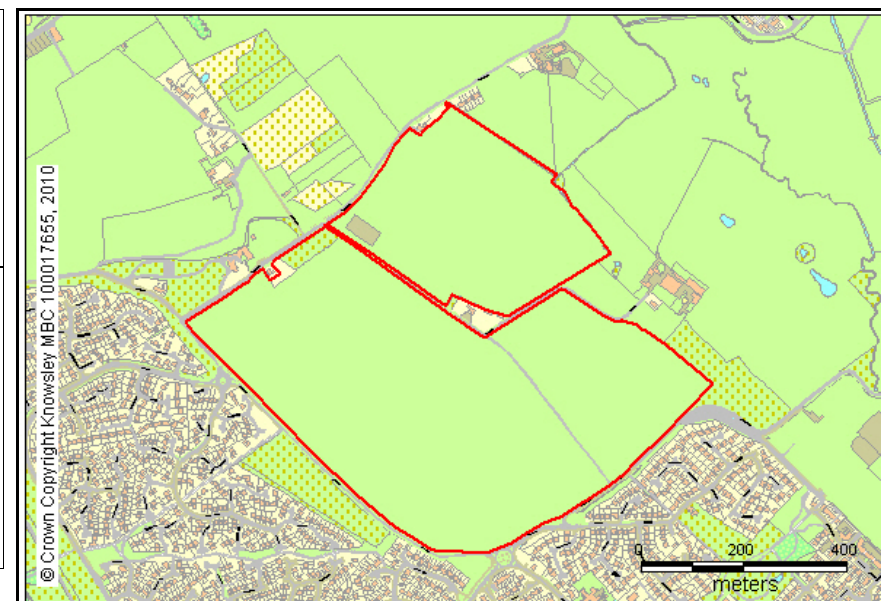
Strategic Housing Land Availability Assessment - Interim 2013 Update

Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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



SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="4"/>	Active Use:	<input type="text" value="10"/>
Un-Neighbourly Uses:	<input type="text" value="8"/>	Multiple or Difficult Land Ownership:	<input type="text" value="10"/>
Contaminated:	<input type="text" value="8"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="8"/>	Availability Score:	<input type="text" value="25"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="0"/>	Strong Residential Market?:	<input type="text" value="10"/>
Health Centre (1000m):	<input type="text" value="0"/>	Attractive Local Environment:	<input type="text" value="5"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="0"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="20"/>
Suitability Score:	<input type="text" value="37"/>		



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

Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

Site Survey Comments:

Conclusion:

Strategic Housing Land Availability Assessment - Interim 2013 Update

Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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:

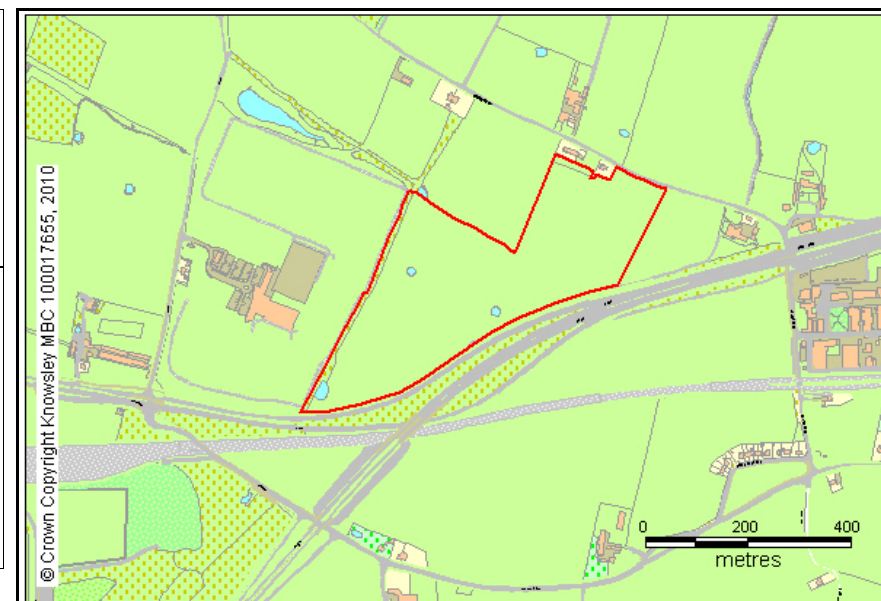
AVAILABILITY

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?:



Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

Site Survey Comments:

Conclusion:

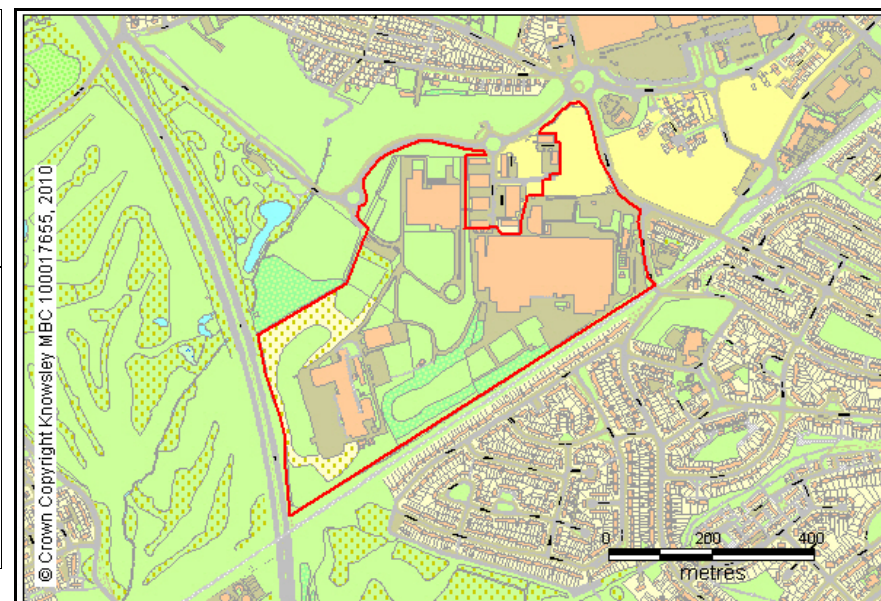
Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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="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="3"/> 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="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"/>	
Total Survey Score: <input type="text" value="61"/>		Site Visited: <input checked="" type="checkbox"/>	
		Keep Site in SHLAA?: <input type="checkbox"/>	



Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

Site Survey Comments: Former / existing industrial land in need of significant remediation and demolition in order to be suitable for future uses. The site is designated as South Prescott Action Area (Area A) within the UDP.

Conclusion: Considered to offer potential for mixed use development inline with emerging policy within the Council's Local Plan Core Strategy. The Council granted outline planning permission (11/00385/OUT) for mixed use development including 623. The site is therefore removed from the SHLAA supply.

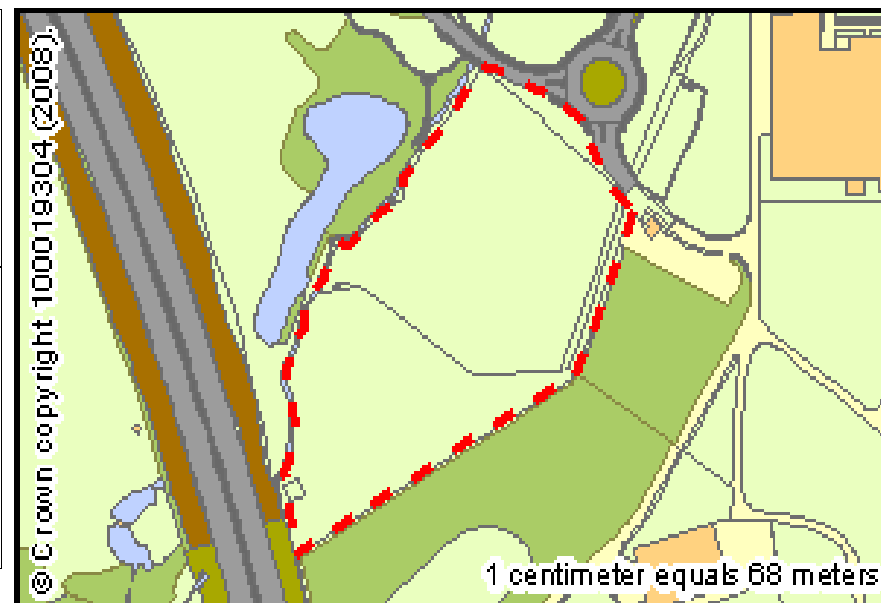
Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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="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: <input type="text" value="84"/>		Site Visited: <input checked="" type="checkbox"/>	
		Keep Site in SHLAA?: <input type="checkbox"/>	



Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

Site Survey Comments:

Conclusion:

Strategic Housing Land Availability Assessment - Interim 2013 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Area Partnership Board:

Gross Site Area:

Net Site Area:

Density:

Yield:

Plan Period:



SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="0"/>	Active Use:	<input type="text" value="0"/>
Un-Neighbourly Uses:	<input type="text" value="0"/>	Multiple or Difficult Land Ownership:	<input type="text" value="0"/>
Contaminated:	<input type="text" value="0"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="0"/>	Availability Score:	<input type="text" value="5"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="0"/>	Strong Residential Market?:	<input type="text" value="5"/>
Health Centre (1000m):	<input type="text" value="3"/>	Attractive Local Environment:	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="0"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="13"/>
Suitability Score:	<input type="text" value="12"/>	Total Survey Score: <input type="text" value="30"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input type="checkbox"/>	



Viability Scenario:

Baseline Viability:

Viability at 40 dpha:

Land Ownership:

Site Survey Comments:

Conclusion:

Strategic Housing Land Availability Assessment - Interim 2013 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Area Partnership Board:

Gross Site Area:

Net Site Area:

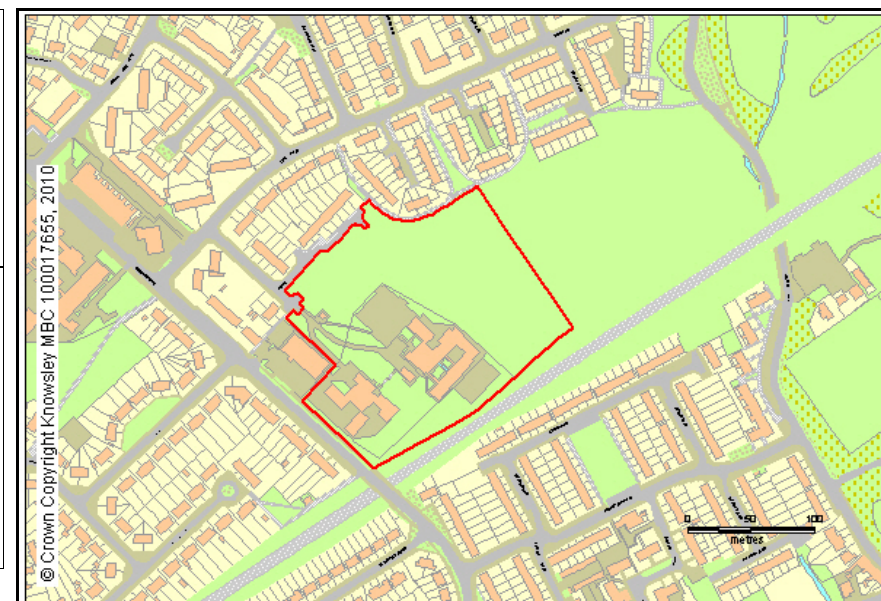
Density:

Yield:

Plan Period:



SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="0"/>	Active Use:	<input type="text" value="0"/>
Un-Neighbourly Uses:	<input type="text" value="0"/>	Multiple or Difficult Land Ownership:	<input type="text" value="0"/>
Contaminated:	<input type="text" value="0"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="0"/>	Availability Score:	<input type="text" value="5"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="0"/>	Strong Residential Market?:	<input type="text" value="5"/>
Health Centre (1000m):	<input type="text" value="3"/>	Attractive Local Environment:	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="0"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="13"/>
Suitability Score:	<input type="text" value="12"/>	Total Survey Score: <input type="text" value="30"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input type="checkbox"/>	



Viability Scenario:

Baseline Viability:

Viability at 40 dpha:

Land Ownership:

Site Survey Comments:

Conclusion:

Strategic Housing Land Availability Assessment - Interim 2013 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Area Partnership Board:

Gross Site Area:

Net Site Area:

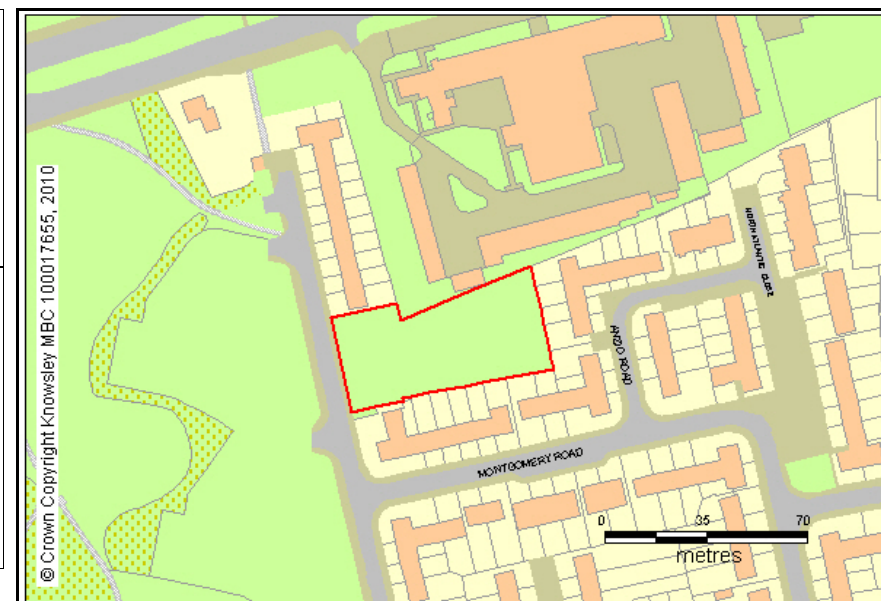
Density:

Yield:

Plan Period:



SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="0"/>	Active Use:	<input type="text" value="0"/>
Un-Neighbourly Uses:	<input type="text" value="0"/>	Multiple or Difficult Land Ownership:	<input type="text" value="0"/>
Contaminated:	<input type="text" value="0"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="0"/>	Availability Score:	<input type="text" value="5"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="0"/>	Strong Residential Market?:	<input type="text" value="5"/>
Health Centre (1000m):	<input type="text" value="3"/>	Attractive Local Environment:	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="18"/>
Suitability Score:	<input type="text" value="12"/>	Total Survey Score: <input type="text" value="35"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input type="checkbox"/>	



Viability Scenario:

Baseline Viability:

Viability at 40 dpha:

Land Ownership:

Site Survey Comments: Vacant land well shaped to suit dwellings located to the rear of residential properties with good access from Alamein Road. Few other site problems except a number of established trees and a sign for a hazardous area. Physical constraints may also be posed by a large slope toward the centre of the site.

Conclusion: Former Council land sold for development. The site has received planning permission and has therefore been excluded from the SHLAA supply.

Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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

SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="0"/>	Active Use:	<input type="text" value="0"/>
Un-Neighbourly Uses:	<input type="text" value="0"/>	Multiple or Difficult Land Ownership:	<input type="text" value="0"/>
Contaminated:	<input type="text" value="0"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="0"/>	Availability Score:	<input type="text" value="5"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="0"/>	Strong Residential Market?:	<input type="text" value="5"/>
Health Centre (1000m):	<input type="text" value="3"/>	Attractive Local Environment:	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="18"/>
Suitability Score:	<input type="text" value="12"/>	Total Survey Score: <input type="text" value="35"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input type="checkbox"/>	



Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

Site Survey Comments:

Conclusion:

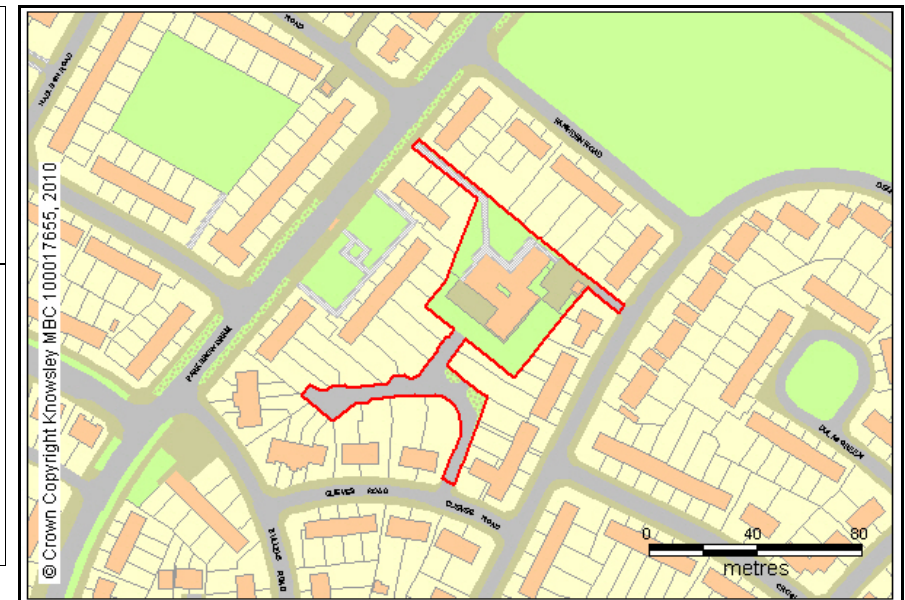
Strategic Housing Land Availability Assessment - Interim 2013 Update

Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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



SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="0"/>	Active Use:	<input type="text" value="0"/>
Un-Neighbourly Uses:	<input type="text" value="0"/>	Multiple or Difficult Land Ownership:	<input type="text" value="0"/>
Contaminated:	<input type="text" value="0"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="0"/>	Availability Score:	<input type="text" value="5"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="0"/>	Strong Residential Market?:	<input type="text" value="0"/>
Health Centre (1000m):	<input type="text" value="3"/>	Attractive Local Environment:	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="0"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="8"/>
Suitability Score:	<input type="text" value="12"/>		
Total Survey Score: <input type="text" value="25"/>		Site Visited: <input checked="" type="checkbox"/>	
		Keep Site in SHLAA?: <input type="checkbox"/>	



Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

Site Survey Comments:

Conclusion:

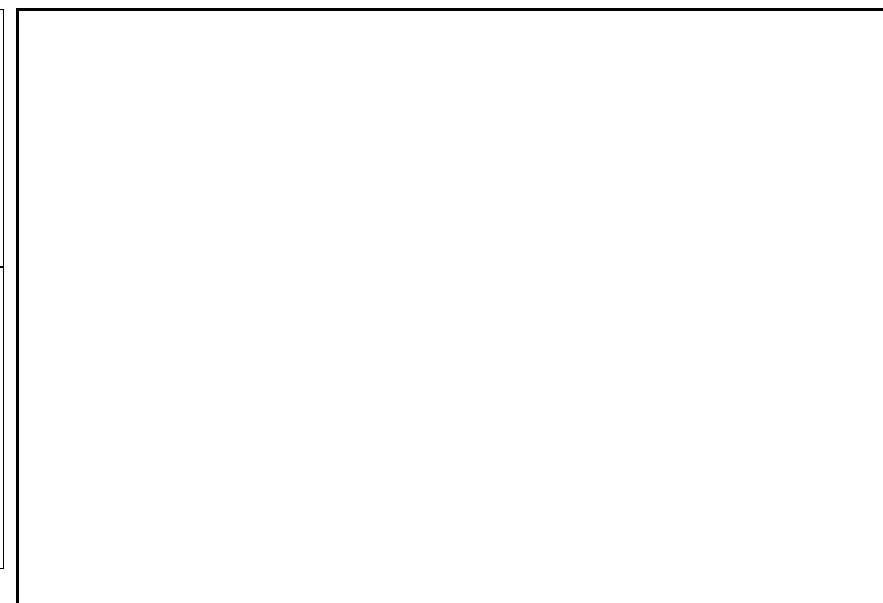
Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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="0"/> Access: <input type="text" value="0"/> 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="3"/> Bus Stop (200m): <input type="text" value="3"/> Suitability Score: <input type="text" value="15"/>		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="5"/> 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="15"/>	
Total Survey Score: <input type="text" value="35"/>		Site Visited: <input checked="" type="checkbox"/>	
		Keep Site in SHLAA?: <input type="checkbox"/>	



Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

Site Survey Comments: Good vacant site located in an established residential area on a plot of land at the end of Stanhope Drive cul-de-sac. There may be some highway issues and despite the yield appearing accurate, the capacity of the land to hold a greater number of dwellings is unreachable.

Conclusion: Site has been removed from the SHLAA supply due to highway issues and overlooking.

Strategic Housing Land Availability Assessment - Interim 2013 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Area Partnership Board:

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

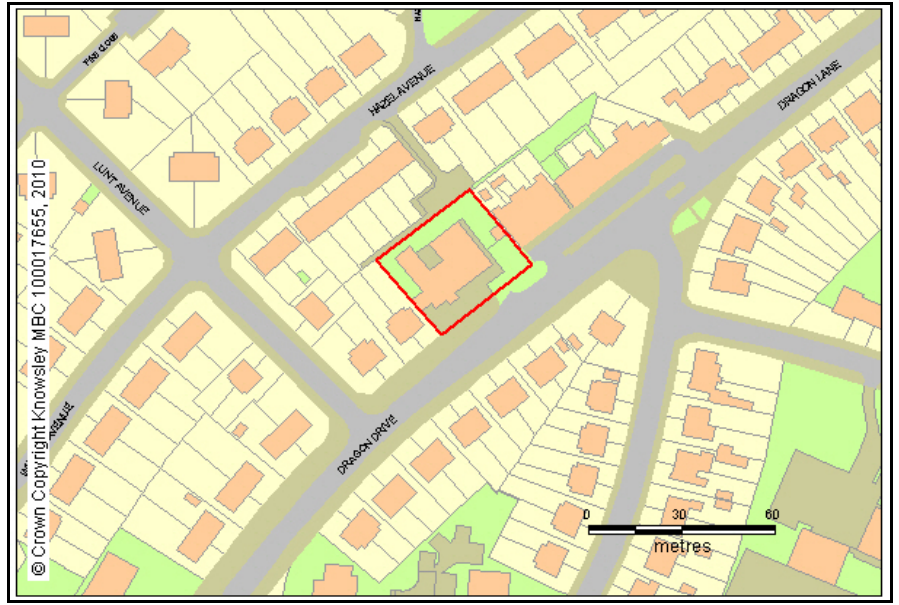
Strong Residential Market?:

Attractive Local Environment:

Abnormal Costs:

New Infrastructure:

Achievability Score:



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

Viability Scenario: Baseline Viability: Viability at 40 dpha: Land Ownership:

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

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

Strategic Housing Land Availability Assessment - Interim 2013 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Area Partnership Board:

Gross Site Area:

Net Site Area:

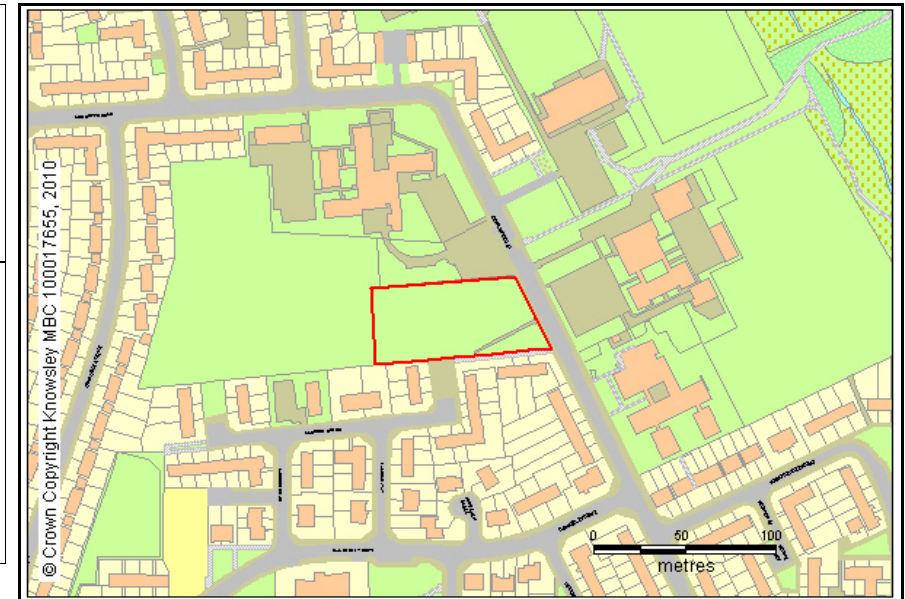
Density:

Yield:

Plan Period:



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



Viability Scenario:

Baseline Viability:

Viability at 40 dpha:

Land Ownership:

Site Survey Comments: Good sized site which is likely to have an immediate improvement on the surrounding area. Good access from Arncliffe Road and Lancing Close. Possible constraints posed by a number of established trees around the site and a fluctuating land level.

Conclusion: Site has been sold by the Council. The site was formerly in the 0-5 year supply and has now been removed from the SHLAA due to it receiving planning permission.

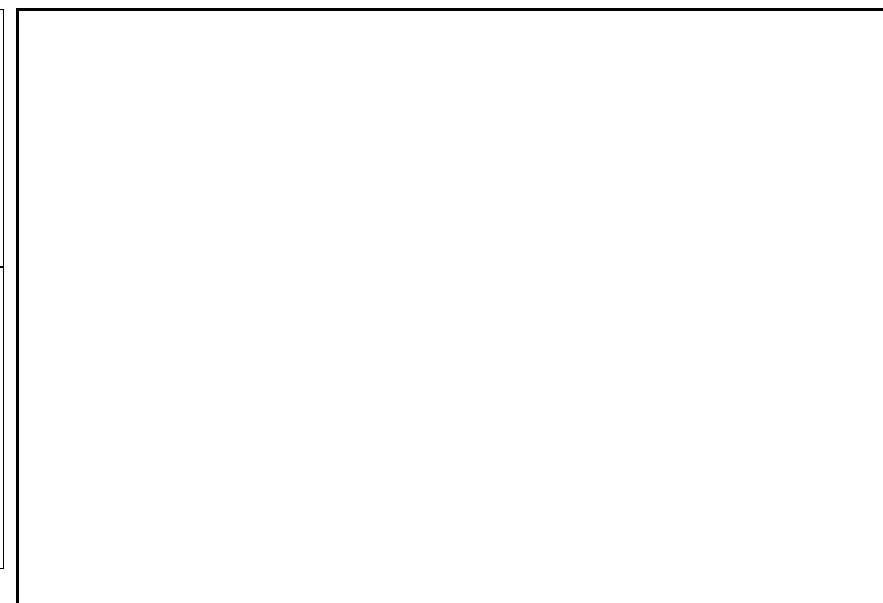
Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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

SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="0"/>	Active Use:	<input type="text" value="10"/>
Un-Neighbourly Uses:	<input type="text" value="0"/>	Multiple or Difficult Land Ownership:	<input type="text" value="0"/>
Contaminated:	<input type="text" value="0"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="0"/>	Availability Score:	<input type="text" value="15"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="0"/>	Strong Residential Market?:	<input type="text" value="5"/>
Health Centre (1000m):	<input type="text" value="3"/>	Attractive Local Environment:	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="18"/>
Suitability Score:	<input type="text" value="12"/>	Total Survey Score: <input type="text" value="45"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input type="checkbox"/>	



Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

Site Survey Comments:

Conclusion:

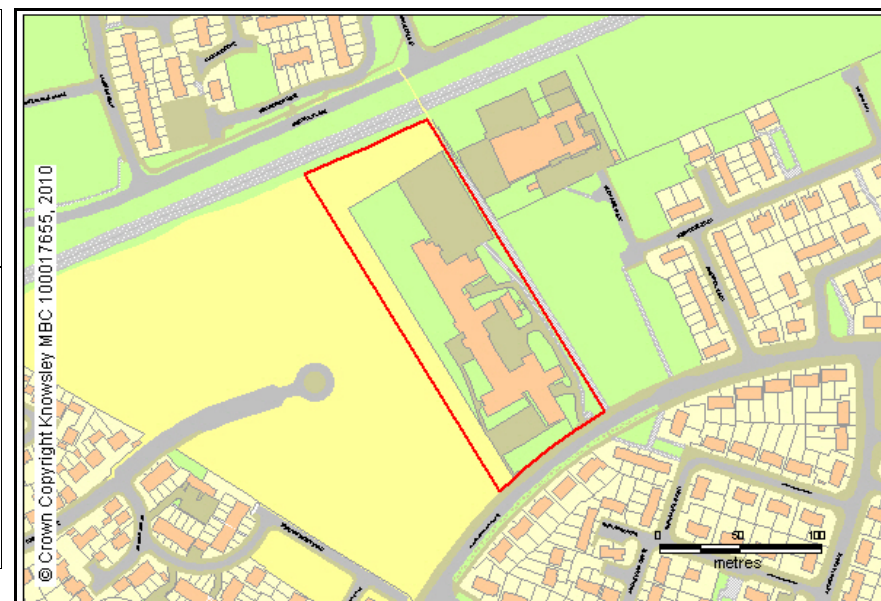
Strategic Housing Land Availability Assessment - Interim 2013 Update

Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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="0"/> Access: <input type="text" value="0"/> 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="12"/>		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="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: <input type="text" value="35"/>		Site Visited: <input checked="" type="checkbox"/>	
Keep Site in SHLAA?: <input type="checkbox"/>			



Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

Site Survey Comments: Potential to develop site north of rail line in conjunction, however, there are a number of established trees on site. The use of the site is restricted to public open space due to a condition related to a planning application.

Conclusion: Due to the restrictions regarding the use of this site, it has been excluded from the SHLAA supply.

Strategic Housing Land Availability Assessment - Interim 2013 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Area Partnership Board:

Gross Site Area:

Net Site Area:

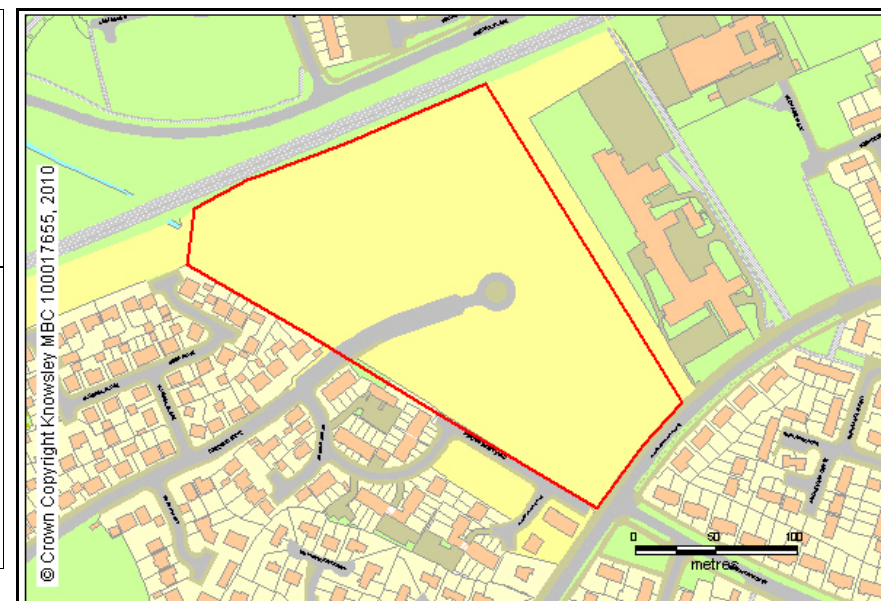
Density:

Yield:

Plan Period:



SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="0"/>	Active Use:	<input type="text" value="0"/>
Un-Neighbourly Uses:	<input type="text" value="0"/>	Multiple or Difficult Land Ownership:	<input type="text" value="0"/>
Contaminated:	<input type="text" value="0"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="0"/>	Availability Score:	<input type="text" value="5"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="0"/>	Strong Residential Market?:	<input type="text" value="5"/>
Health Centre (1000m):	<input type="text" value="3"/>	Attractive Local Environment:	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="18"/>
Suitability Score:	<input type="text" value="12"/>	Total Survey Score: <input type="text" value="35"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input type="checkbox"/>	



Viability Scenario: Baseline Viability: Viability at 40 dpha: Land Ownership:

Site Survey Comments: Vacant school field adjoining Overdale Primary School. Potential site for development with good access from Roughwood Drive; the site yield appears to be accurate. The use of the site is restricted to public open space due to a condition related to a planning application.

Conclusion: Due to the restrictions regarding the use of this site, it has been excluded from the SHLAA supply.

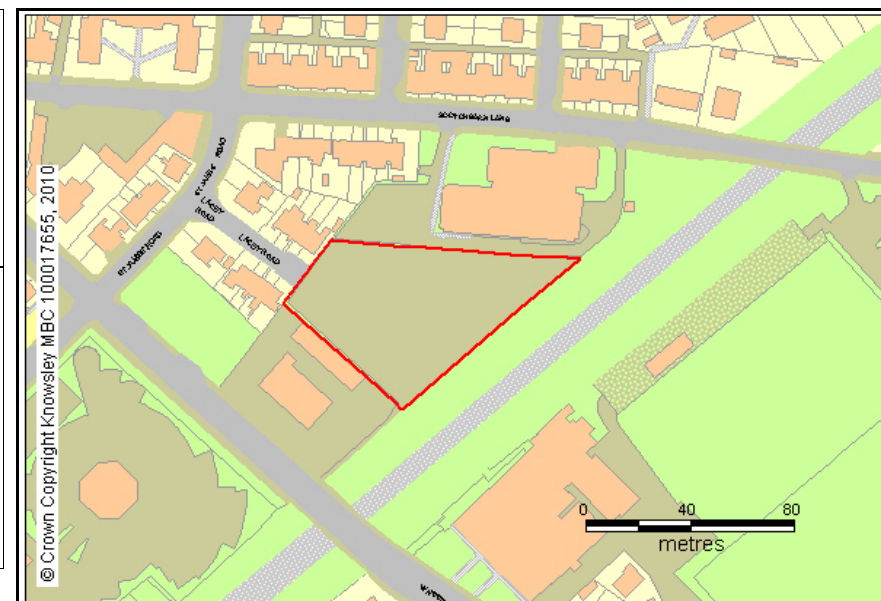
Strategic Housing Land Availability Assessment - Interim 2013 Update

Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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



SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="0"/>	Active Use:	<input type="text" value="0"/>
Un-Neighbourly Uses:	<input type="text" value="0"/>	Multiple or Difficult Land Ownership:	<input type="text" value="0"/>
Contaminated:	<input type="text" value="0"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="0"/>	Availability Score:	<input type="text" value="5"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="0"/>	Strong Residential Market?:	<input type="text" value="10"/>
Health Centre (1000m):	<input type="text" value="3"/>	Attractive Local Environment:	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="23"/>
Suitability Score:	<input type="text" value="12"/>	Total Survey Score: <input type="text" value="40"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input type="checkbox"/>	



Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

Site Survey Comments: Vacant hard standing land adjoining existing major sporting use. Telephone mast on site may cause a minor constraint to development. The site is no longer required for sporting provision and has been identified as surplus by the Council's asset review. The site is largely free from constraints and available for development now.

Conclusion: This site has been merged with K0394. The site falls within Phase 1 of the Council's Strategic Development Partner Programme.

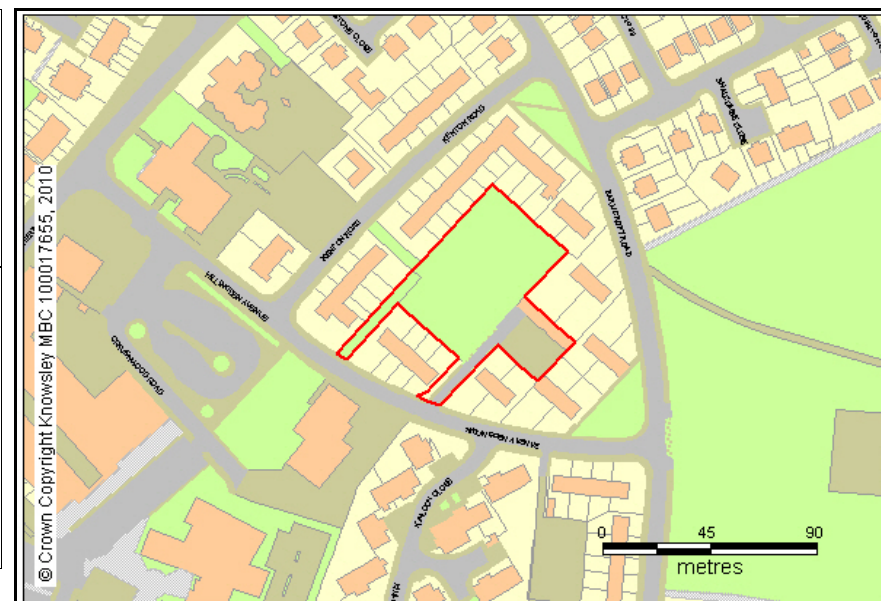
Strategic Housing Land Availability Assessment - Interim 2013 Update

Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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



SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="0"/>	Active Use:	<input type="text" value="10"/>
Un-Neighbourly Uses:	<input type="text" value="0"/>	Multiple or Difficult Land Ownership:	<input type="text" value="0"/>
Contaminated:	<input type="text" value="0"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="0"/>	Availability Score:	<input type="text" value="15"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="3"/>	Strong Residential Market?:	<input type="text" value="5"/>
Health Centre (1000m):	<input type="text" value="3"/>	Attractive Local Environment:	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="18"/>
Suitability Score:	<input type="text" value="15"/>		
Total Survey Score: <input type="text" value="48"/>		Site Visited: <input checked="" type="checkbox"/>	
		Keep Site in SHLAA?: <input type="checkbox"/>	



Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

Site Survey Comments: Residential site with very good potential, however, accesibility of the site was a notable constraint.

Conclusion: Council owned site, currently vacant which is available. The site currently has planning permission, so it is therefore excluded from the SHLAA supply.

Strategic Housing Land Availability Assessment - Interim 2013 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Area Partnership Board:

Gross Site Area:

Net Site Area:

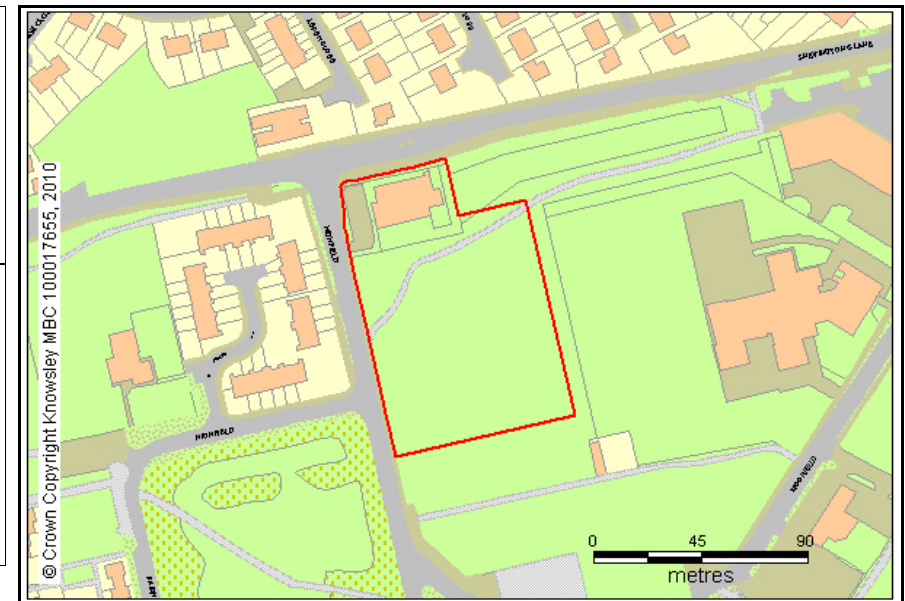
Density:

Yield:

Plan Period:



SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="0"/>	Active Use:	<input type="text" value="10"/>
Un-Neighbourly Uses:	<input type="text" value="0"/>	Multiple or Difficult Land Ownership:	<input type="text" value="0"/>
Contaminated:	<input type="text" value="0"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="0"/>	Availability Score:	<input type="text" value="15"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="0"/>	Strong Residential Market?:	<input type="text" value="5"/>
Health Centre (1000m):	<input type="text" value="3"/>	Attractive Local Environment:	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="0"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="13"/>
Suitability Score:	<input type="text" value="12"/>	Total Survey Score: <input type="text" value="40"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input type="checkbox"/>	



Viability Scenario: Baseline Viability: Viability at 40 dpha: Land Ownership:

Site Survey Comments: Good size / shape vacant nursery plot with good access points off Highfield Road. The site has been incorporated into the wider Tower Hill regeneration area which is within Phase 1 of the Council's Strategic Land Disposal Programme

Conclusion: Council owned site which is currently vacant and available for development. The site has been excluded from the SHLAA supply to prevent double counting with the Tower Hill regeneration area.

Strategic Housing Land Availability Assessment - Interim 2013 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Area Partnership Board:

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?:

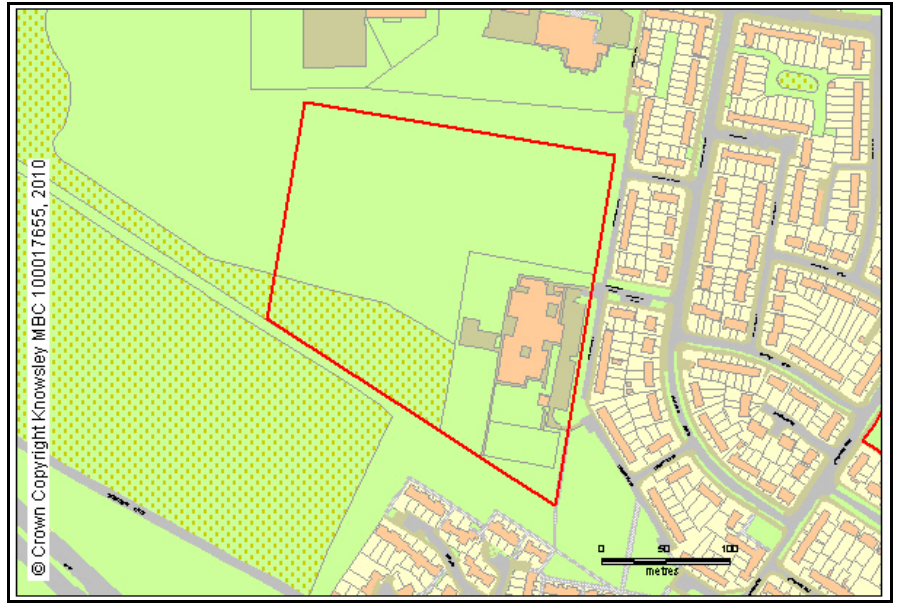
Attractive Local Environment:

Abnormal Costs:

New Infrastructure:

Achievability Score:

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



Viability Scenario: Baseline Viability: Viability at 40 dpha: Land Ownership:

Site Survey Comments:

Conclusion:

Strategic Housing Land Availability Assessment - Interim 2013 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Area Partnership Board:

Gross Site Area:

Net Site Area:

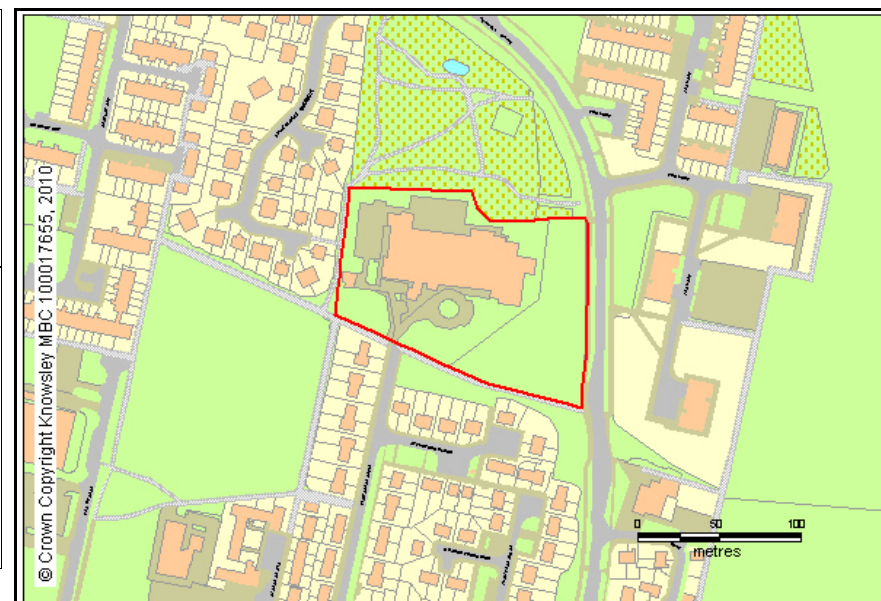
Density:

Yield:

Plan Period:



SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="0"/>	Active Use:	<input type="text" value="0"/>
Un-Neighbourly Uses:	<input type="text" value="0"/>	Multiple or Difficult Land Ownership:	<input type="text" value="0"/>
Contaminated:	<input type="text" value="0"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="0"/>	Availability Score:	<input type="text" value="5"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="3"/>	Strong Residential Market?:	<input type="text" value="5"/>
Health Centre (1000m):	<input type="text" value="3"/>	Attractive Local Environment:	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="0"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="13"/>
Suitability Score:	<input type="text" value="15"/>	Total Survey Score: <input type="text" value="33"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input type="checkbox"/>	



Viability Scenario:

Baseline Viability:

Viability at 40 dpha:

Land Ownership:

Site Survey Comments:

Conclusion:

Strategic Housing Land Availability Assessment - Interim 2013 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Area Partnership Board:

Gross Site Area:

Net Site Area:

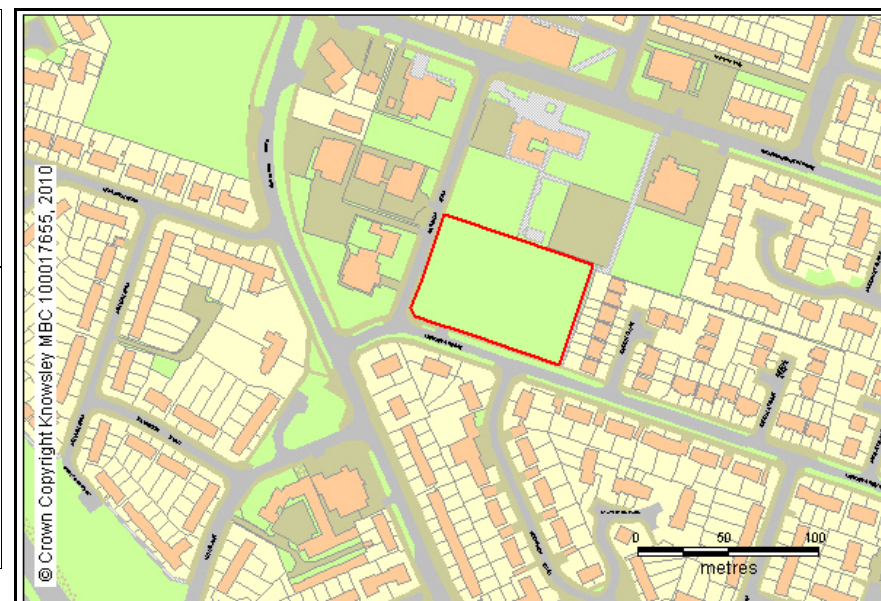
Density:

Yield:

Plan Period:



SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="0"/>	Active Use:	<input type="text" value="10"/>
Un-Neighbourly Uses:	<input type="text" value="0"/>	Multiple or Difficult Land Ownership:	<input type="text" value="0"/>
Contaminated:	<input type="text" value="0"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="0"/>	Availability Score:	<input type="text" value="15"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="0"/>	Strong Residential Market?:	<input type="text" value="5"/>
Health Centre (1000m):	<input type="text" value="3"/>	Attractive Local Environment:	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="18"/>
Suitability Score:	<input type="text" value="12"/>		
Total Survey Score: <input type="text" value="45"/>		Site Visited: <input checked="" type="checkbox"/>	
		Keep Site in SHLAA?: <input type="checkbox"/>	



Viability Scenario:

Baseline Viability:

Viability at 40 dpha:

Land Ownership:

Site Survey Comments:

Conclusion:

Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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

SUITABILITY

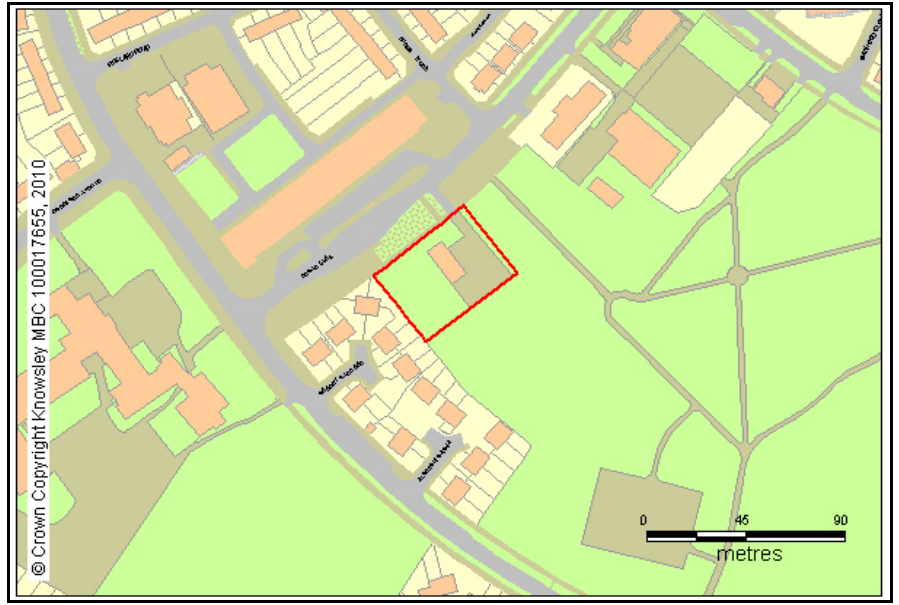
Physical Constraints:
 Un-Neighbourly Uses:
 Contaminated:
 Access:
 Primary School (600m):
 Local Centre (800m):
 Health Centre (1000m):
 Employment (5000m):
 Railway Station (400m):
 Bus Stop (200m):
 Suitability Score:

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?:

Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

Site Survey Comments:

Conclusion:

Strategic Housing Land Availability Assessment - Interim 2013 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Area Partnership Board:

Gross Site Area:

Net Site Area:

Density:

Yield:

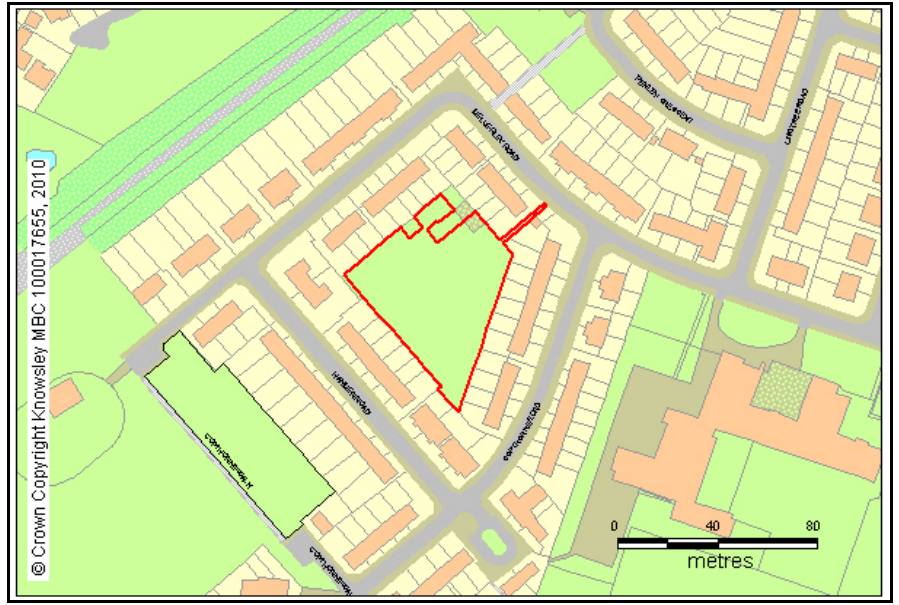
Plan Period:



SUITABILITY	
Physical Constraints:	<input type="text" value="0"/>
Un-Neighbourly Uses:	<input type="text" value="0"/>
Contaminated:	<input type="text" value="0"/>
Access:	<input type="text" value="0"/>
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="0"/>
Suitability Score:	<input type="text" value="9"/>

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="0"/>
Availability Score:	<input type="text" value="0"/>

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?:

Viability Scenario: Baseline Viability: Viability at 40 dpha: Land Ownership:

Site Survey Comments: Although a good location within an existing residential area, site accessibility is a constraint to development. Further analysis of the site has shown that access is unlikely to be feasible

Conclusion: The site does not currently have any feasible access. It has therefore been excluded from the SHLAA supply.

Strategic Housing Land Availability Assessment - Interim 2013 Update

Site ID:

Address:

Township:

Existing Use:

Capacity Source:

Area Partnership Board:

Gross Site Area:

Net Site Area:

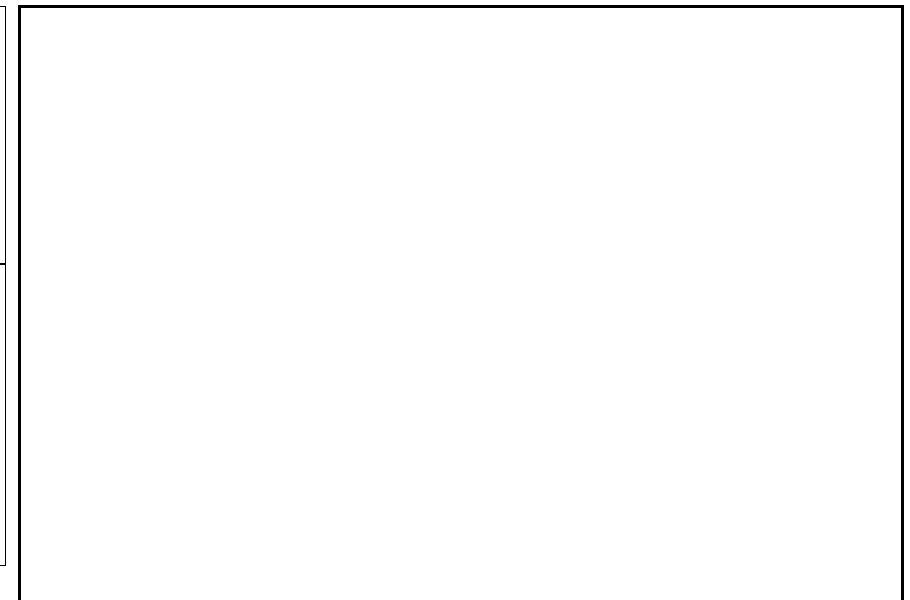
Density:

Yield:

Plan Period:



SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="0"/>	Active Use:	<input type="text" value="10"/>
Un-Neighbourly Uses:	<input type="text" value="0"/>	Multiple or Difficult Land Ownership:	<input type="text" value="0"/>
Contaminated:	<input type="text" value="0"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="0"/>	Availability Score:	<input type="text" value="15"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="0"/>	Strong Residential Market?:	<input type="text" value="5"/>
Health Centre (1000m):	<input type="text" value="3"/>	Attractive Local Environment:	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="18"/>
Suitability Score:	<input type="text" value="12"/>	Total Survey Score: <input type="text" value="45"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input type="checkbox"/>	



Viability Scenario: Baseline Viability: Viability at 40 dpha: Land Ownership:

Site Survey Comments:

Conclusion:

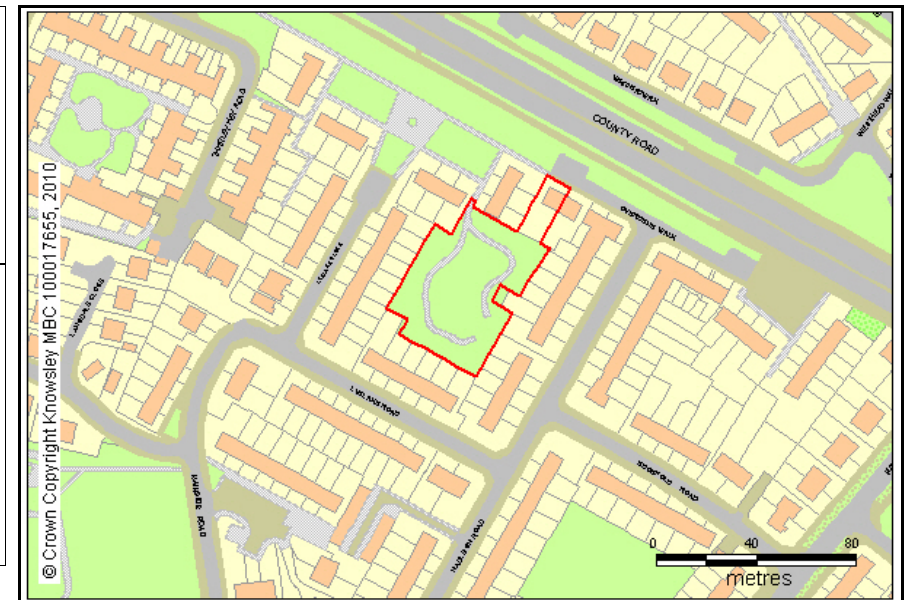
Strategic Housing Land Availability Assessment - Interim 2013 Update



Site ID:
Address:
Township:
Existing Use:
Capacity Source:
Area Partnership Board:

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

SUITABILITY		AVAILABILITY	
Physical Constraints:	<input type="text" value="0"/>	Active Use:	<input type="text" value="10"/>
Un-Neighbourly Uses:	<input type="text" value="0"/>	Multiple or Difficult Land Ownership:	<input type="text" value="0"/>
Contaminated:	<input type="text" value="0"/>	Owner willing to sell?:	<input type="text" value="5"/>
Access:	<input type="text" value="0"/>	Availability Score:	<input type="text" value="15"/>
Primary School (600m):	<input type="text" value="3"/>	ACHIEVABILITY	
Local Centre (800m):	<input type="text" value="0"/>	Strong Residential Market?:	<input type="text" value="5"/>
Health Centre (1000m):	<input type="text" value="3"/>	Attractive Local Environment:	<input type="text" value="3"/>
Employment (5000m):	<input type="text" value="3"/>	Abnormal Costs:	<input type="text" value="5"/>
Railway Station (400m):	<input type="text" value="0"/>	New Infrastructure:	<input type="text" value="5"/>
Bus Stop (200m):	<input type="text" value="3"/>	Achievability Score:	<input type="text" value="18"/>
Suitability Score:	<input type="text" value="12"/>	Total Survey Score: <input type="text" value="45"/> Site Visited: <input checked="" type="checkbox"/> Keep Site in SHLAA?: <input type="checkbox"/>	



Viability Scenario:
Baseline Viability:
Viability at 40 dpha:
Land Ownership:

Site Survey Comments:

Conclusion:

For more information log on to
www.knowsley.gov.uk/LocalPlan

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Knowsley Council