

## Response to Representations on Brownfield Register 2017

Ref	Summary of Responses	LPA Comments
<b>B003</b>	Request to include site of former Pool Inn (0967).	0.09ha cleared site within Primarily Residential Area advertised online for sale on 24-5-18. Having regard to surrounding residential densities, it is considered the site is capable of supporting at least five dwelling and therefore qualifies for inclusion on Part 1 of the Brownfield Register.
<b>B014</b>	Request to include sites at: Former Railway Goods Yard, Bebington (0503) Land off Prenton Dell Road (0514) Land off Carr Lane, Moreton (0535) Land off Eastham Rake, Clatterbridge (0650)	<p><u>Former Railway Goods Yard, Bebington (0503)</u> 1.96ha site is designated as a Site of Biological Importance in the UDP, where development could have significant implications for nature conservation. The site is, therefore, not considered suitable for inclusion for housing in the Brownfield Register.</p> <p><u>Land off Prenton Dell Road (0514)</u> 6.13 ha Green Belt site including Site of Biological Importance and corner within a Health &amp; Safety Executive Notification Zone. The site is, therefore, not considered suitable for inclusion for housing in the Brownfield Register.</p> <p><u>Land off Carr Lane, Moreton (0535)</u> 10.89ha Minerals Reserve in Green Belt within Health and Safety Executive Hazard Notification Zone. The site is, therefore, not considered suitable for inclusion for housing in the Brownfield Register.</p> <p><u>Land off Eastham Rake, Clatterbridge (0650)</u> 0.54 ha Green Belt site within woodland covered by Tree Preservation Order. Not considered suitable for inclusion in the Brownfield Register.</p>
<b>B019</b>	Request to include former Ellerman Lines Sports and Social Club (0627)	3.15ha site within the Green Belt and an Area Requiring Landscape Renewal. Part of the Site falls within a Wetland Bird Survey Core Count Area. Housing was dismissed as inappropriate development following appeals heard at Public Inquiry in 2013 and Informal Hearing in 2014. The site is, therefore, not considered suitable for inclusion for housing in the

## Response to Representations on Brownfield Register 2017

		Brownfield Register.
<b>B025</b>	Request to include land off Dock Road South (former D1 Oil & Harbison-Walker Refractory), Bromborough (0748)	21.94 ha site forms part of the Wirral International Business Park and is within a Health & Safety Executive Notification Zone. UDP designations include an Employment Development Site, Primarily Industrial Area, and the Coastal Zone. The site is, therefore, not considered suitable for inclusion for housing in the Brownfield Register.
<b>B026</b>	Request to include land at Newhall Centre, Chester High Road, Heswall (1788)	1.48ha site is within the Green Belt where planning permission was granted for a change of use to landscape gardening contractors yard, retail garden centre and children's indoor and outdoor fitness activity centre in 2007 (07/05120 refers). An outline planning application for 35 houses is pending (OUT/18/00322 refers). Proposals need to demonstrate there is no greater impact on the openness of the Green Belt in line with national policy, which would require site specific analysis of detailed development plans. The site is, therefore, not considered suitable for inclusion for housing in the Brownfield Register.
<b>B029</b>	Request to include yard, stables, storage barns, caravan storage, house and other buildings at Fornall's Green Lane, Meols; and land adjacent to Hoylake Rugby Club (1937)	<p><u>Fornalls Green (1935)</u></p> <p>1.62ha Green Belt site within flood zones 2 &amp; 3. Proposals would need to be subject to national flood risk tests and demonstrate there is no greater impact on the openness of the Green Belt in line with national policy, which would require site specific analysis of detailed development plans. The site is, therefore, not considered suitable for inclusion for housing in the Brownfield Register.</p> <p><u>Hoylake Rugby Club (1937)</u></p> <p>7.12ha Green Belt site within flood zones 2 &amp; 3 and not considered suitable for inclusion for housing in the Brownfield Register.</p>
<b>B030</b>	The following sites should be considered for inclusion:	<p><u>Brosters Yard (B030A)</u></p> <p>0.07ha site designated as part of Primarily Residential Area is also within</p>

## Response to Representations on Brownfield Register 2017

	<p>Broster's Yard, 300 Irby Road (B030A)</p> <p>Disused Public Toilets and Shelter by Irby Library (B030B)</p> <p>Disused Thingwall Methodists Church, Acre Lane (B030C)</p> <p>Arrowe Park Council Yard (B030D)</p> <p>Barn at Top House Farm (B030E)</p> <p>Frontage to Heswall Cemetery (B030F)</p>	<p>an area of Archaeological Importance. No information has been provided to confirm the land is available for development. The site, therefore, does not qualify for inclusion in the Brownfield Register.</p> <p><u>Irby Library Toilet (B030B)</u></p> <p>0.05ha site attached to Irby Library and designated as part of Irby Village Traditional Suburban Centre with established trees that form an attractive landscaped frontage. There is no recent planning application history and no information has been provided to confirm the land is available for development. The site, therefore, does not qualify for inclusion in the Brownfield Register.</p> <p><u>Disused Thingwall Methodists Church, Seven Acres Lane (B030C)</u></p> <p>0.13ha site designated as part of the Primarily Residential Area and includes single story church building behind building line of existing housing. Visual inspection of the site showed that the site was still in active use and no information has been identified to confirm the land is available for development. Having regard to the layout of surrounding residential properties it is considered that the site, therefore, is not suitable for inclusion in the Brownfield Register.</p> <p><u>Arrowe Park Council Yard (B030D)</u></p> <p>0.41ha site designated as Green Belt and part of a Countryside Recreation Site. There is no recent planning application history and no information provided to confirm the land is available for development. Development for housing would need to demonstrate there is no greater impact on the openness of the Green Belt, which would require site specific analysis of detailed development plans. It is, therefore, considered that the site is not</p>
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## Response to Representations on Brownfield Register 2017

		<p>suitable for inclusion for housing in the Brownfield Register.</p> <p><u>Barn at Top House Farm (B030E)</u></p> <p>0.26ha site designated as Green Belt adjacent to Site of Biological Importance. No information has been provided to confirm the land is still available for development. Applications for residential development were refused in 1990, 1991 and 2014 (90/07335, 91/05420 &amp; 13/01592 refer). It is, therefore, considered that the site is not suitable for inclusion for housing in the Brownfield Register.</p> <p><u>Frontage to Heswall Cemetery (B030F)</u></p> <p>1.17ha landscaped site fronting Heswall Cemetery is within the Green Belt. No information has been provided to confirm the land is available for development. It is, therefore, considered that the site is not suitable for inclusion for housing in the Brownfield Register.</p>
<b>B044</b>	Work is currently underway at 1 Rocky Lane (632800), 16 Lingdale Rd (672900) and 76Thurstaston Road (676500).	Monitoring records show that construction has commenced at 76 Thurstaston Rd which is, therefore, recommended to be removed from the Brownfield Register. No work had started at 16 Lingdale Rd and 1 Rocky Lane at the time of inspection, therefore the sites should remain on the Register and any progress be reflected through a future review.
<b>B048</b>	Request to include land at Clatterbridge Hospital (2050)	5.03ha site forms part of a Major Developed Site in the Green Belt. A Tree Preservation Order and Flood Zones 2 and 3 cover a significant proportion of the site. Proposals would need to be subject to national flood risk tests and demonstrate there is no greater impact on the openness of the Green Belt in line with national policy, which would require site specific analysis of detailed development plans. It is, therefore, considered that the site is not

## Response to Representations on Brownfield Register 2017

		suitable for inclusion for housing in the Brownfield Register at this time.
<b>B053</b>	Request to include Bromborough Sands (2063)	3.64ha site formerly used for landing dredged sand is not considered suitable for inclusion in the Brownfield Register for housing, due to its location in the Wirral International Business Park and UDP designation as part of the Primarily Industrial Area and Coastal Zone in the development plan.
<b>B054</b>	Land at 41 Thurstaston Road, Irby (SHLAA Ref 1765) should be included.	0.77ha site at Greenheys Nursery at 41 Thurstaston Road is located in the Green Belt. Agricultural use is not within the definition of previously used land. Therefore, site is not considered suitable for inclusion for housing in the Brownfield Register.
<b>B060</b>	Request to include additional site to the rear of Majestic Wine on Column Road, West Kirby (B060)	0.25ha site within the Primarily Residential Area contains a wine store that is currently in use. While the site as a whole is probably capable of supporting 5 dwellings, having regard to layout of surrounding residential properties, the agent has indicated an intention to retain the existing wine store. Retention of the existing store with servicing arrangements would restrict the scope for achieving the minimum number residential units set out in the legislation and could also have implications for residential amenity, in which case, the site would not be considered suitable for inclusion in the Brownfield Register at this time.
<b>B085</b>	Development for 13 dwellings is expected to commence at Kenilworth Gardens (650800) during 2018.	Monitoring records show the site was under construction on 31 March 2018, in which it should be removed from the Register.
<b>B098</b>	Requests inclusion of six additional sites: Land at Willowbrow Farm, Raby (B098A) Land at Grange Farm, Thornton Common Road (B098B)	<u>Willowbrow Farm</u> (B098A) 0.26ha site in the Green Belt at farm complex in isolated rural location containing various buildings. The register of planning decisions indicates that planning permission was granted for a cattle shed in 1993 (93/06683 refers). There is no other record relating to the buildings on the site. As

## Response to Representations on Brownfield Register 2017

	<p>Grange Court, Raby (B098C)</p> <p>Home Farm, Storeton (B098D)</p> <p>Land at Hill Top Farm, Thornton Hough (B098D)</p> <p>Paddock, adjacent Strawberry Farm, Willaston Road (B098E)</p>	<p>new housing is likely to be inappropriate development within the Green Belt, the site is not, therefore, suitable for inclusion in the Brownfield Register.</p> <p><u>Grange Farm</u> (B098B)</p> <p>0.22ha corner plot at farm complex in isolated Green Belt location contains stone buildings around a courtyard. Planning permission was granted for a micro-brewery in 2001 (01/07341 refers). An extension for an adjacent cowshed was also approved in 2006 (06/06272 refers). Agricultural use is not within the definition of previously used land. It is considered, therefore, that the site is not suitable for inclusion in the Brownfield Register.</p> <p><u>Grange Court</u> (B098C)</p> <p>0.17ha site within Raby Village – Infill Village in the Green Belt. The existing building and surrounding area are of archaeological importance. Planning permission was granted in 1995 to change redundant farm buildings into an office, workshop and storage accommodation (95/05492 &amp; 95/05725 refer). UDP Policy GB6 permits development that would fill a small gap and limiting infilling can be an exception under national policy. Proposals would require site specific analysis of detailed development plans. Proposals would require site specific analysis of detailed development plans. It is, therefore, considered that the site is not suitable for inclusion in the Brownfield Register.</p> <p><u>Home Farm</u> (B098D)</p> <p>0.6ha site within Storeton Village – Infill Village in the Green Belt. Planning permission was granted in 1997 to change redundant barn to a veterinary practice and ménage (97/06336) and a craft woodworking workshop in</p>
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## Response to Representations on Brownfield Register 2017

		<p>1986 (86/06015 refers). Existing buildings and surrounding area are of archaeological importance. UDP Policy GB6 permits development that would fill a small gap UDP Policy GB6 permits development that would fill a small gap and limiting infilling can be an exception under national policy. Proposals would require site specific analysis of detailed development plans. It is, therefore, considered that the site is not suitable for inclusion in the Brownfield Register.</p> <p><u>Hill Top Farm (B098D)</u></p> <p>0.48ha site within Thornton Hough – Infill Village in the Green Belt and Conservation Area. UDP Policy GB6 permits development that would fill a small gap, which would need to preserve or enhance the Conservation Area. Planning permission was granted to change redundant stables to a joinery workshop (99/05210 refers) and a dental surgery (04/07074 refers). Part of the site also forms part of current application for a large scale close care residential scheme, which is still to be determined (17/01389). Agricultural use is not within the definition of previously used land. Existing buildings and the surrounding area are of historic importance. It is, therefore, considered that the site is not suitable for inclusion in the Brownfield Register.</p> <p><u>Strawberry Farm (B098E)</u></p> <p>0.4ha field with small horse shelter is in isolated Green Belt location. The register of planning decisions indicates that a double loose box horse shelter and change of agricultural use to grazing of horses was approved in 1981 (17247 refers). It is, therefore, considered that the site is not suitable for inclusion in the Brownfield Register.</p>
<b>B103</b>	Requests additional site to be included at former Birch Tree Public House, Prenton Road West (3001)	0.43 site with an existing public house is located within the Primarily Residential Area adjacent to the parking area and main entrance Tranmere Rovers Football Ground and is subject to a preservation order

## Response to Representations on Brownfield Register 2017

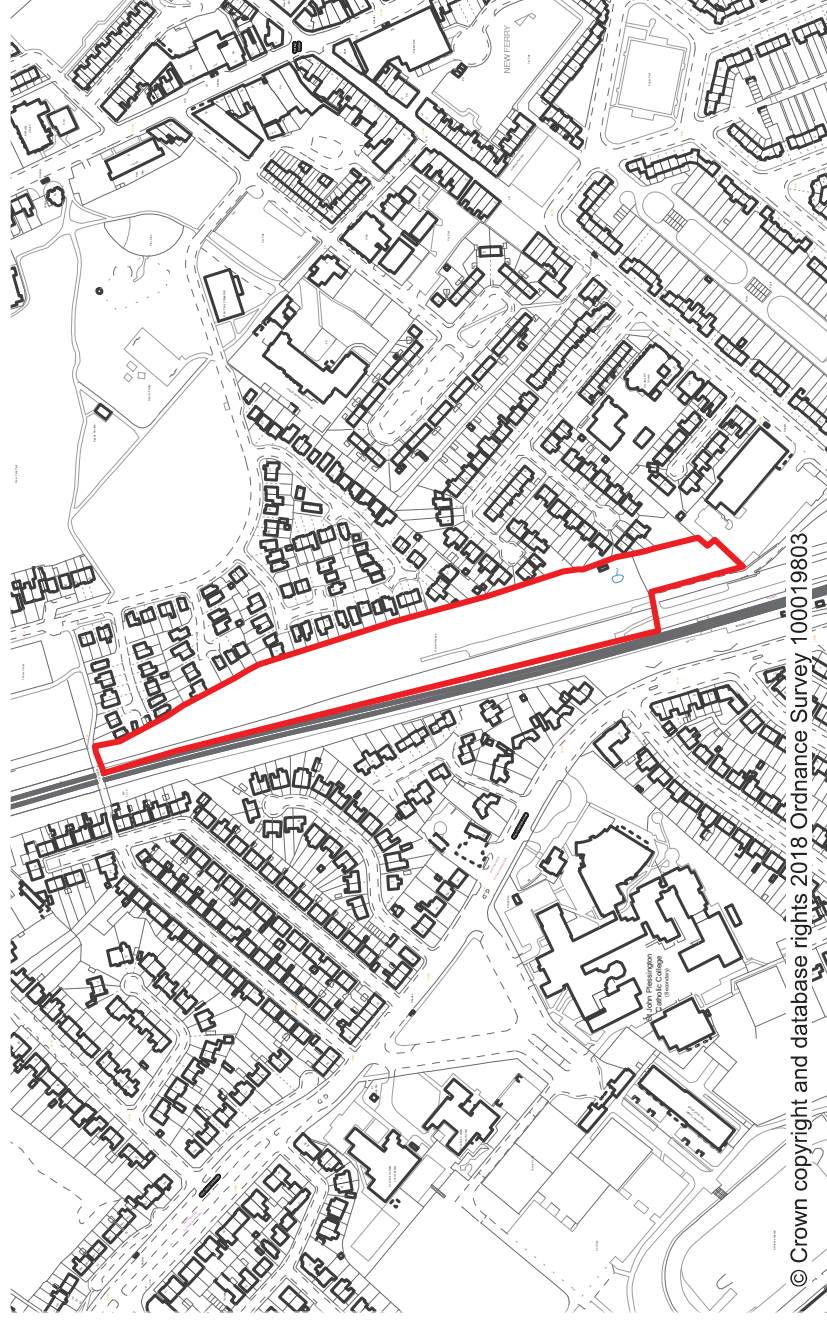
		protecting established trees. Having regard to the layout and density of housing in the surrounding area, it is considered that site is suitable for inclusion in the Brownfield Register with a minimum capacity of 8 residential units.
<b>B021</b>	Surprised that provision has been made for only 1672 units at Wirral Waters (2044 and 2045). OUT/09/06509 at East Float provided for up to 13,521 new dwellings.	<p>The existing outline permission at East Float for 13,521 residential units is expressed as a maximum number and includes a significant amount of non-residential floorspace. As all matters are held in reserve, it has not been possible to identify a specific boundary for a minimum number of additional new housing units beyond that specified in current detailed proposals. The minimum number units identified in the Register would not prevent a greater number of dwellings coming forward at Wirral Waters as each future phase is brought forward.</p> <p>Based on applications for Legacy (<a href="#">DLS/18/00715</a> [for 536 apartments]) and Belong (<a href="#">APP/18/00470</a> [with 34 independent living apartments]) and communications with the land owner regarding pending schemes for which details are now currently available it is anticipated that 1092 residential units could be delivered over the next five years. This would represent a reduction of 580 from the number units proposed in outline applications 09/05109 and 09/05110, which were recommended for approval subject to legal agreements that were never signed. It is, therefore, proposed to add the sites where proposals for Legacy (2081) and Urban Splash 92082) are being considered, and to amend the planning information with a revised minimum number that equates to 1,092 dwelling within the sites identified.</p> <p>In relation to other schemes within Wirral Waters, a reserved matters application for office space is pending (<a href="#">DLS/18/00717</a>), however, there are no firm deadlines for residential development and it has not been possible to specify a minimum number for and further additional new housing units.</p> <p>Only sites considered to be suitable, available and achievable in accordance with the Regulations can be included in the Register. It is, therefore, not proposed to further amend the Register at this time.</p>
<b>B030</b>	1,500 dwellings at Wirral Waters (2044 and 2045) are too low and could be significantly increased.	
<b>B105</b>	Wirral Waters East Float should be included. Whilst a 30+ year development project, a significant component of the consented residential units (over 13,000) will be delivered over the next 15 years. Excluding the site would give a misleading impression of the potential capacity for brownfield housing development within the Borough.	
<b>B108</b>	Wirral Waters is available and should be utilised.	



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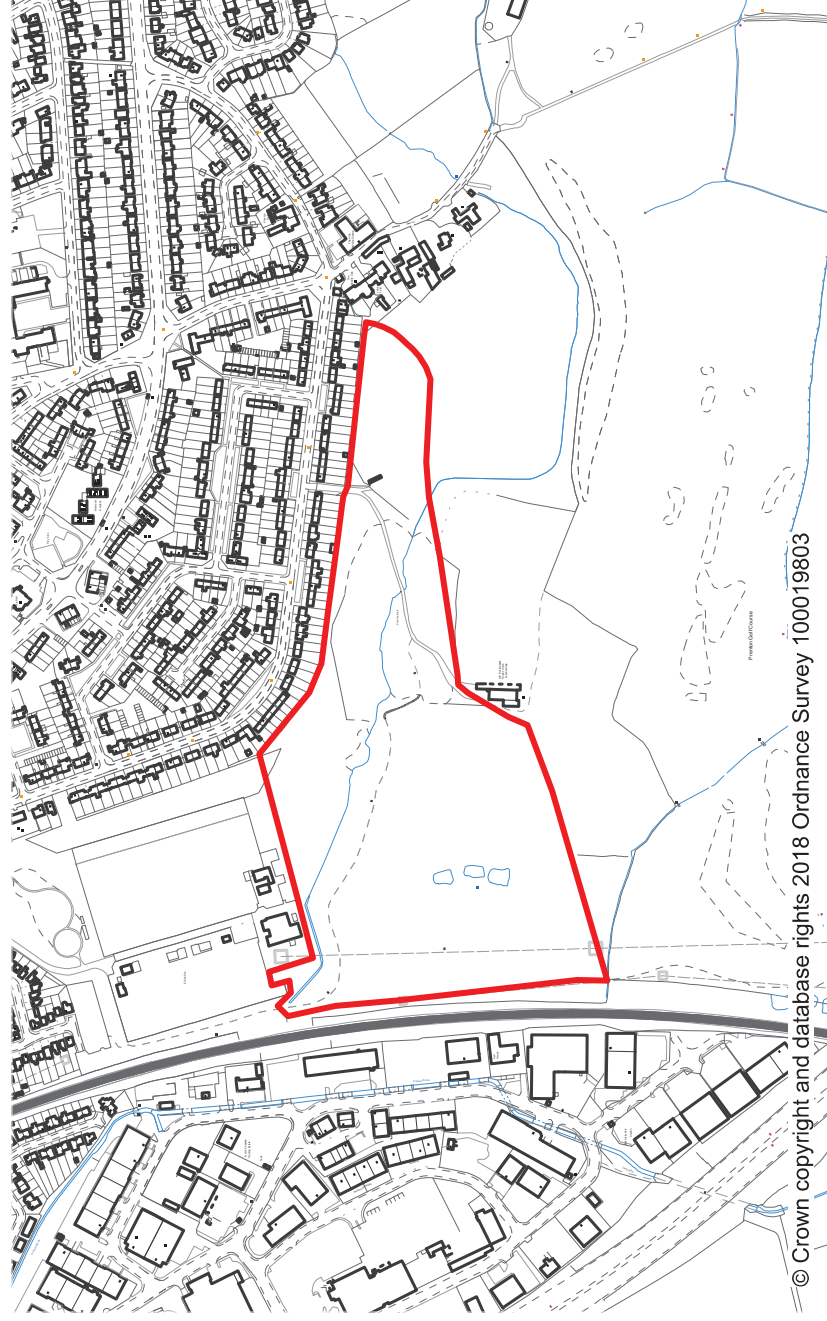
		Other sites at Wirral Waters will, however, be included in a future review, when additional residential proposals emerge in further detail.
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0503 Fomer Goods Yard, Howell Road, Bromborough



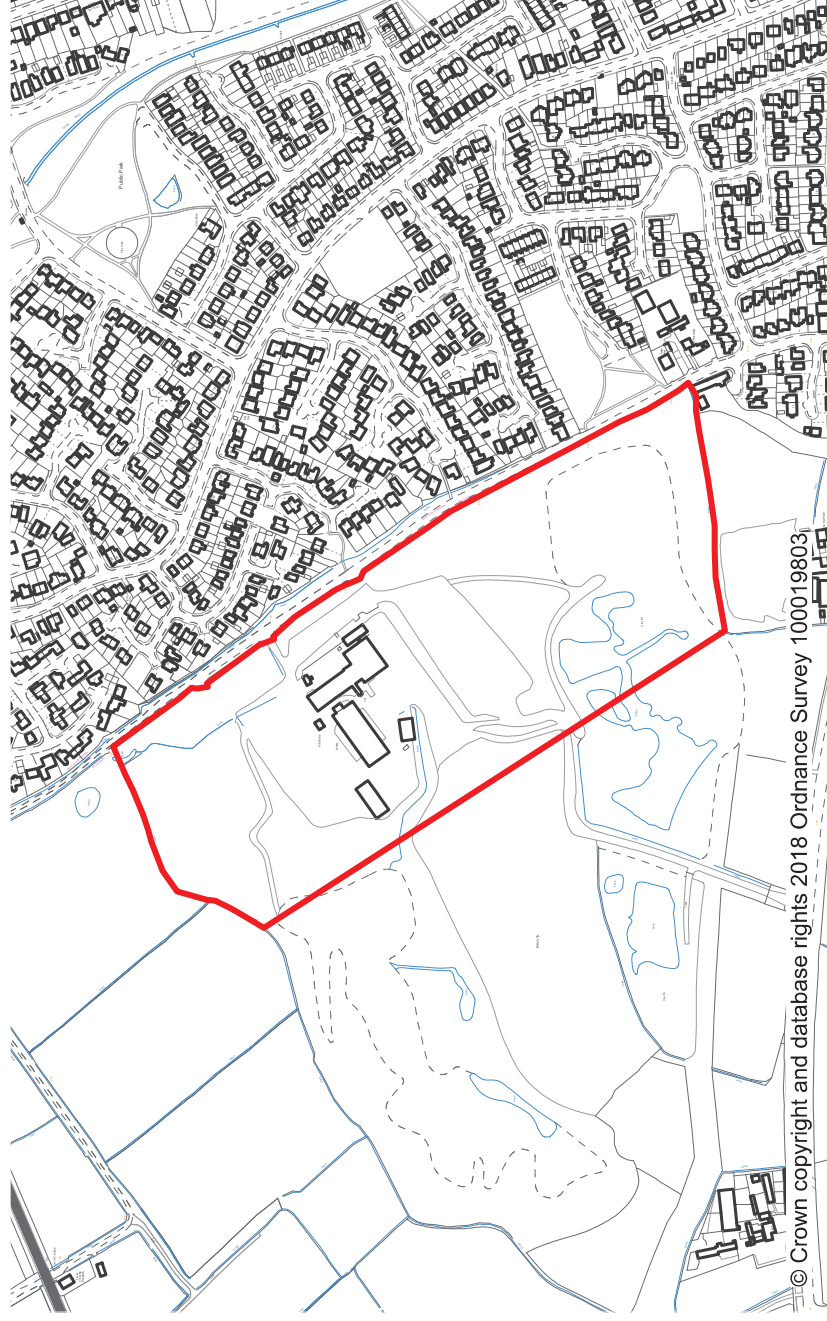
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0514 Land at Prenton Dell Road - disused quarry

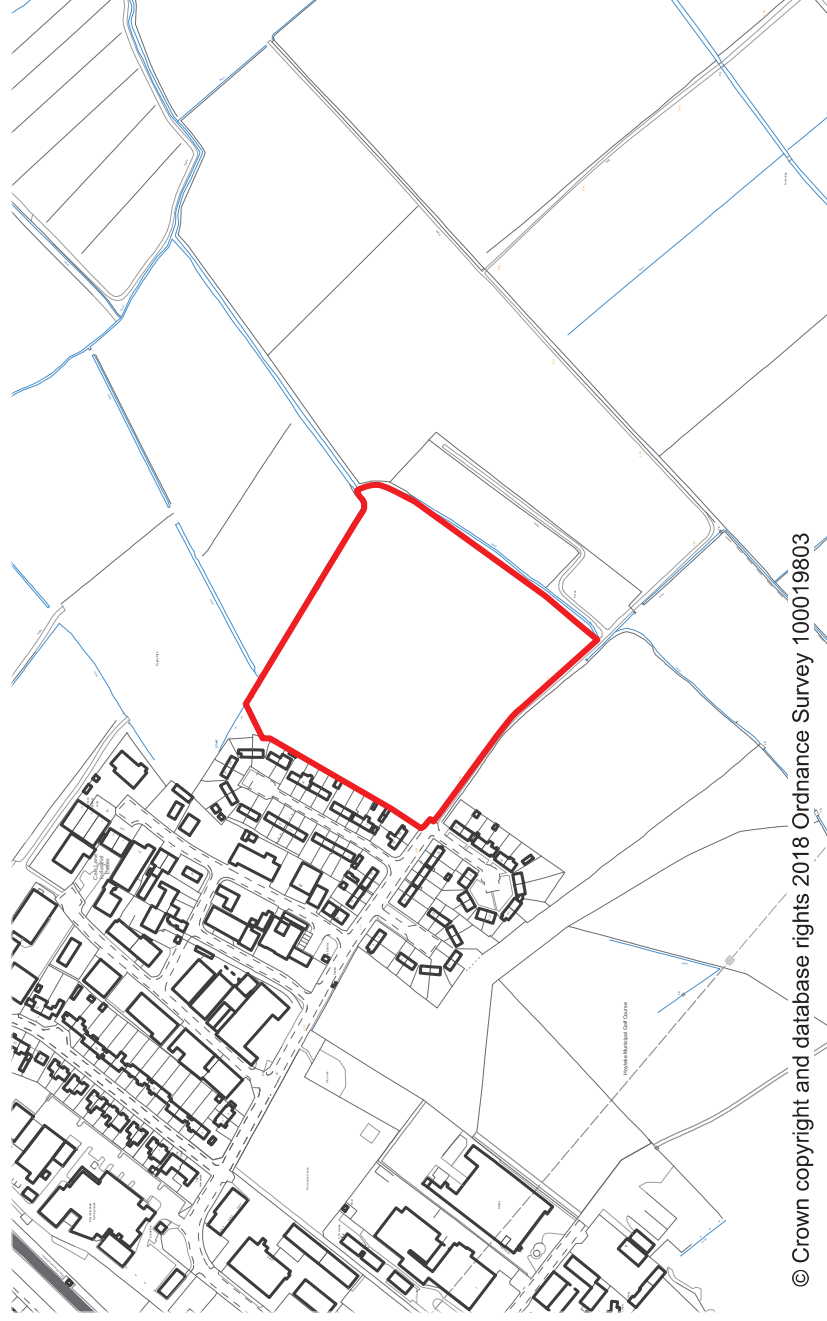


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0535 Land at Carr Lane Brickworks, Moreton

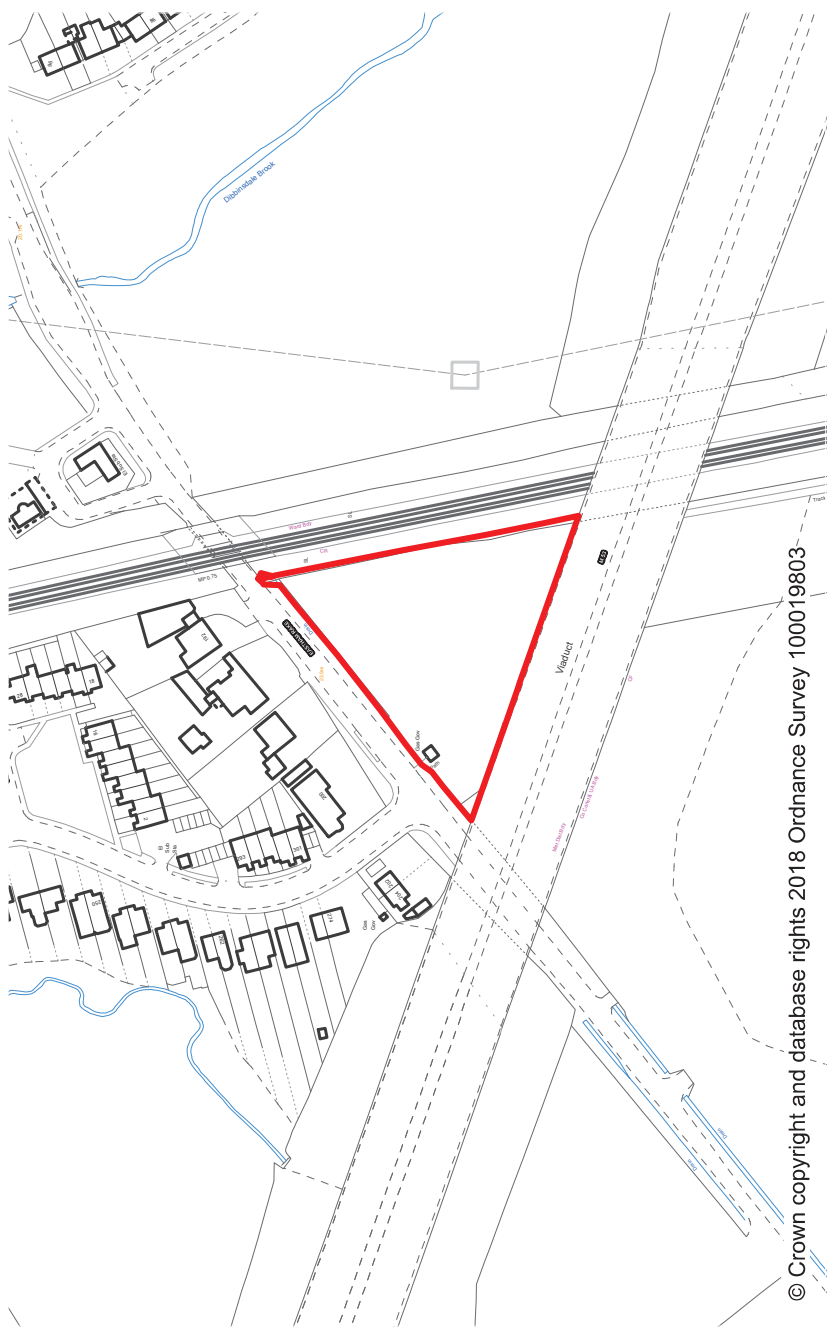


0627 Unused Land, Carr Lane, Hoylake



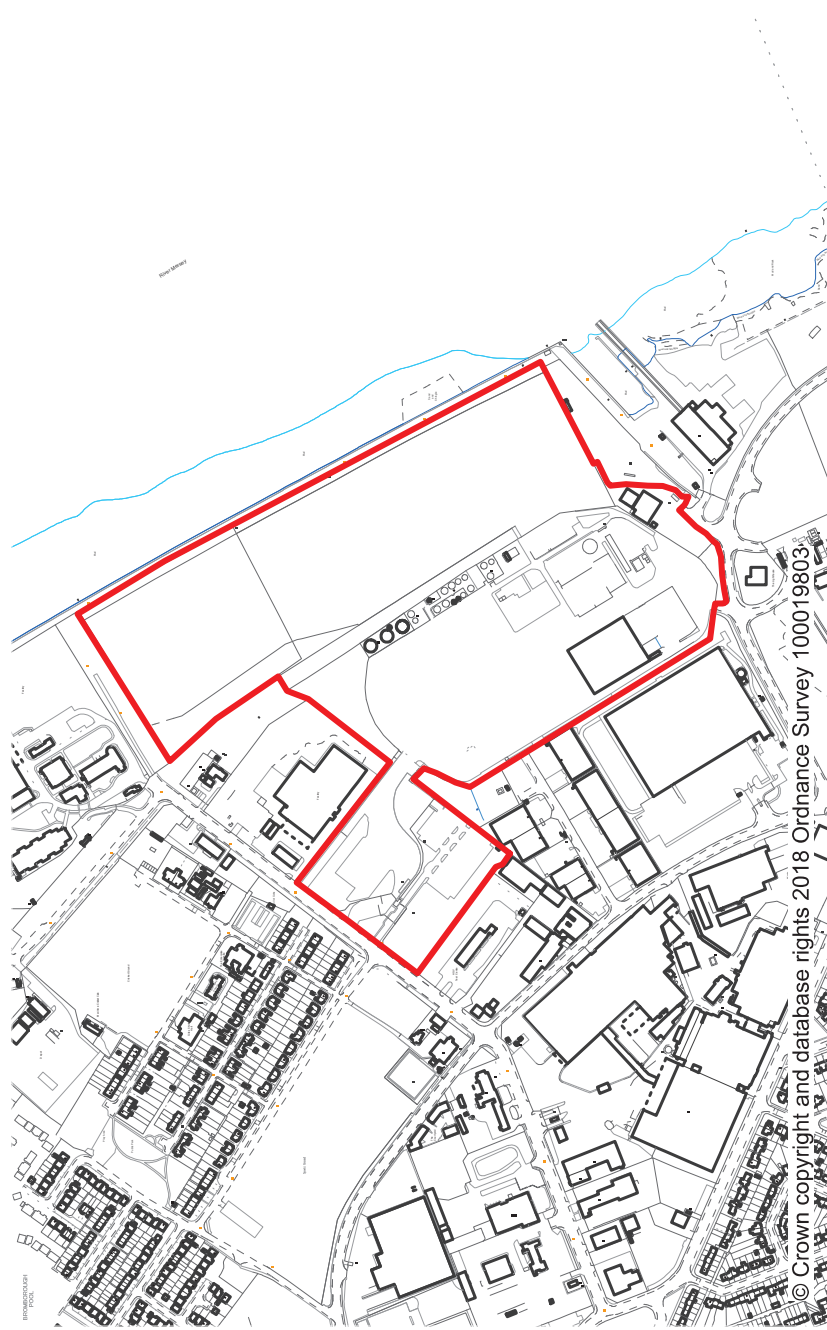


0650 Land at Eastham Rake Sth of Railway, Clatterbridge



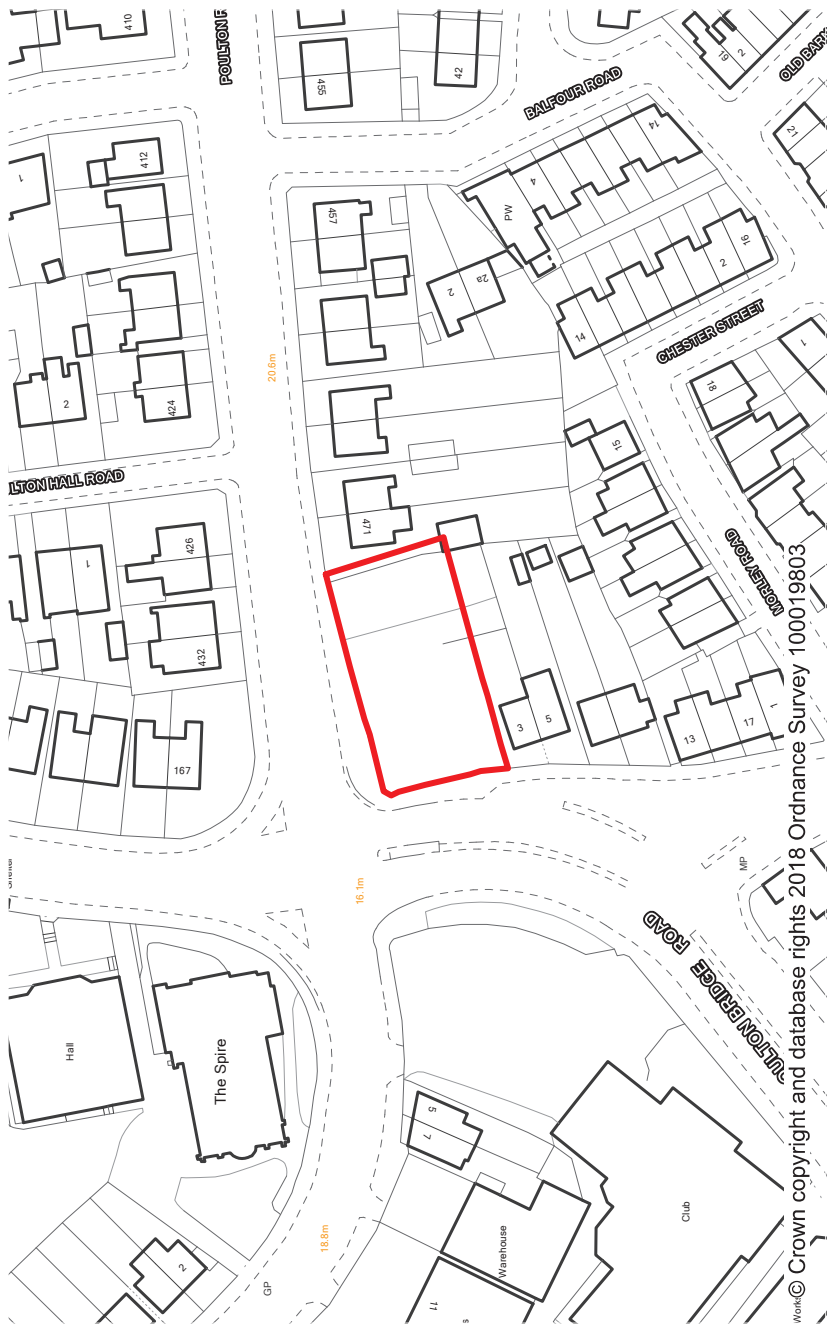
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0748 D1 Oil & Harbison-Walker Refractory Dock Road South, Bromborough



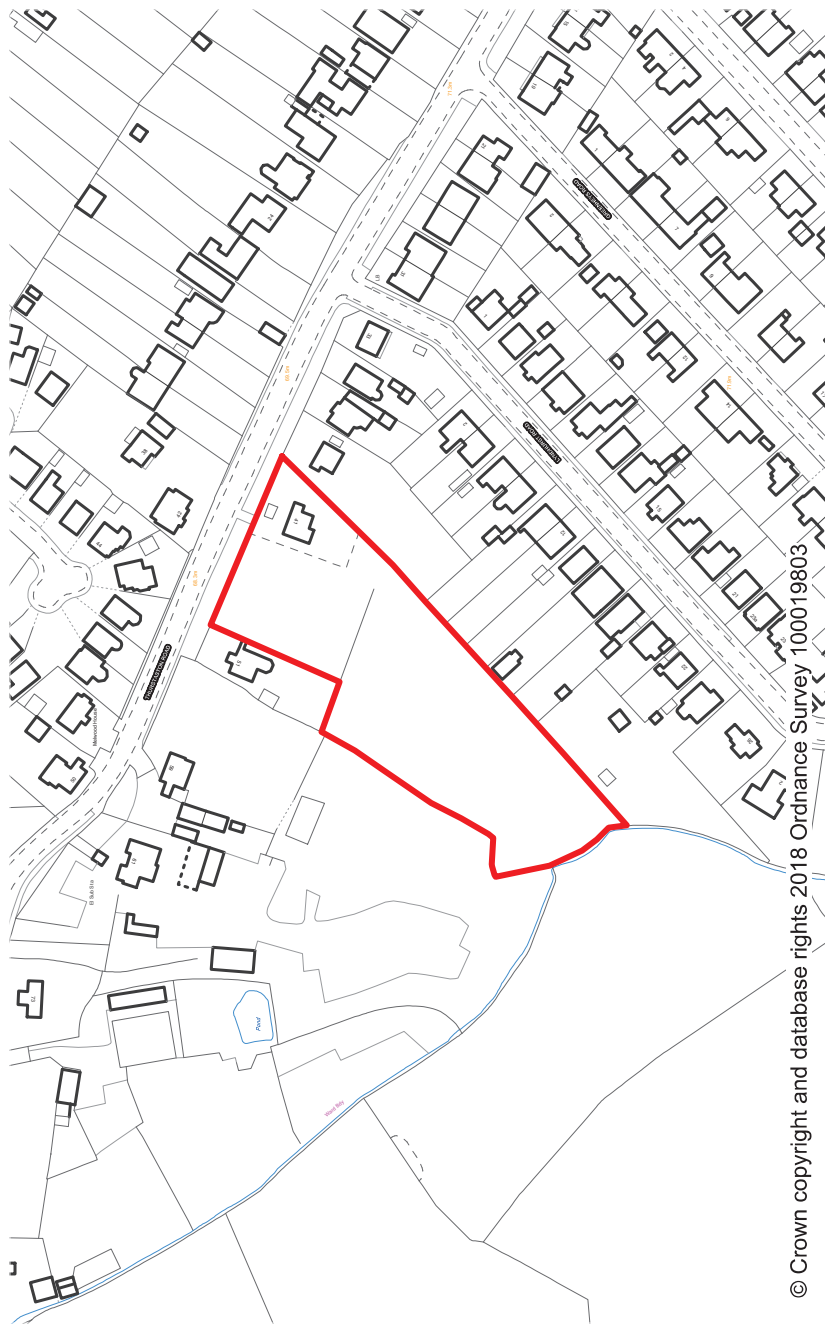
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0967 Former Pool Inn Public House, Poulton Rd, Seacombe



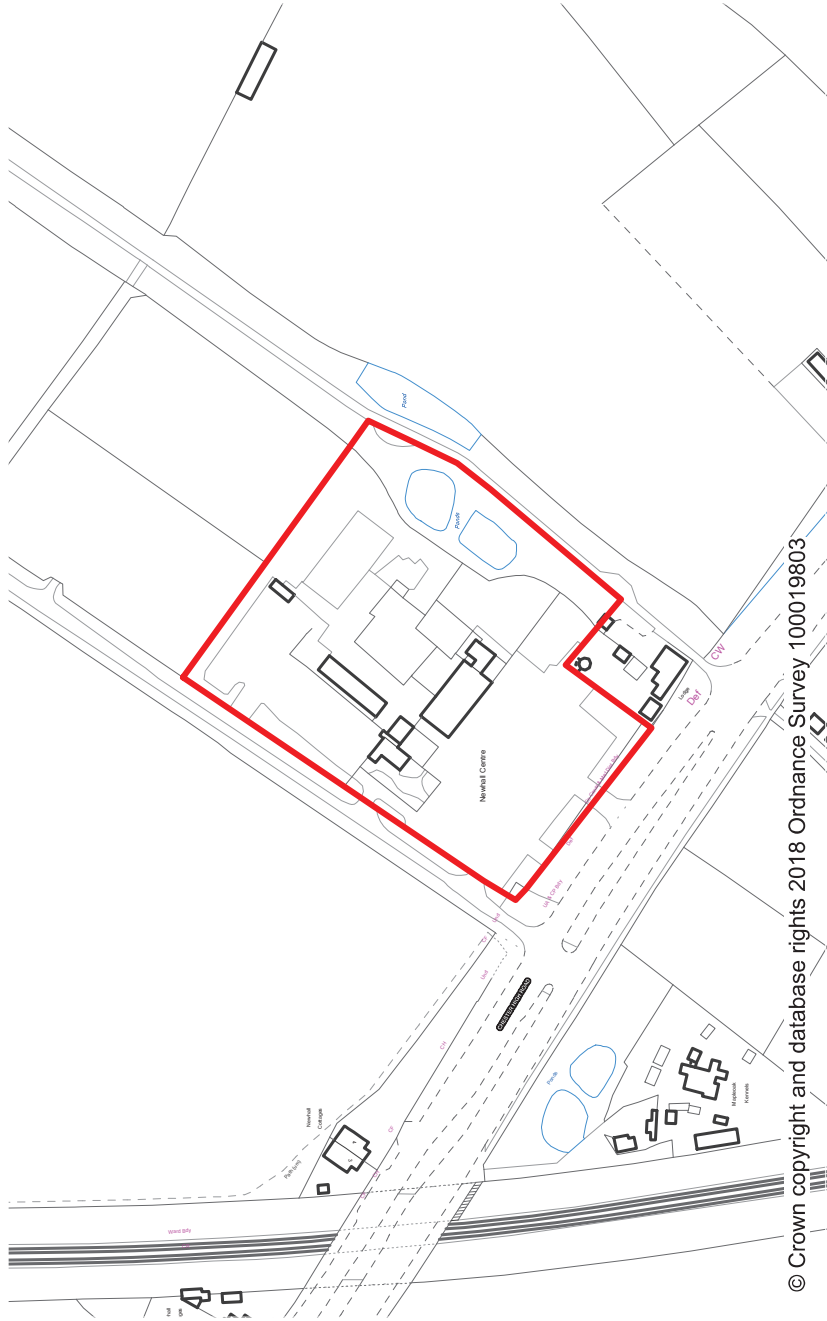
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1765 Land at Greenheys Nursery 41 Thurstaston Road, Irby



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1788 Newhall Centre, Chester High Rd, Heswall



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1823 Home Farm, Red Hill Road, Storeton Village

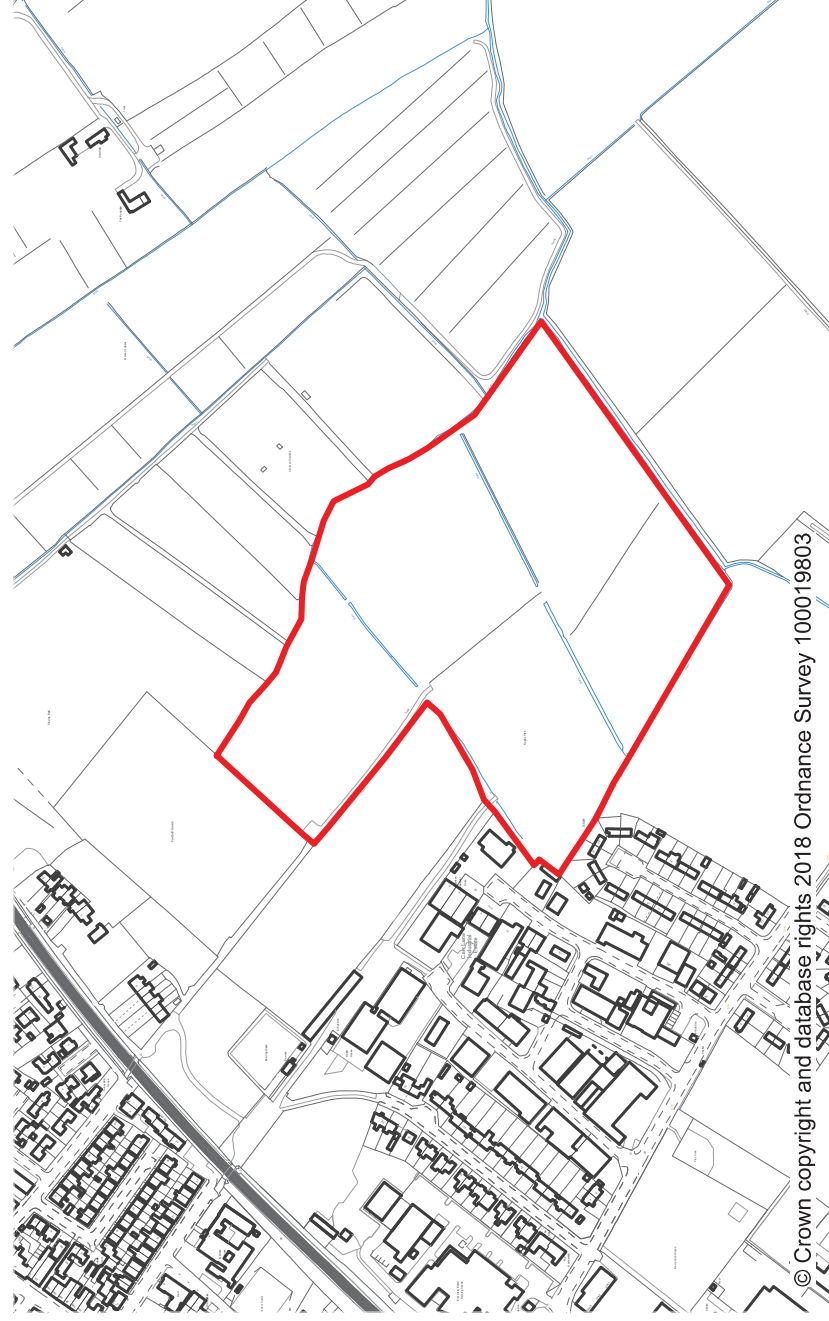


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1935 Stables at Fomalls Green Lane, Meols

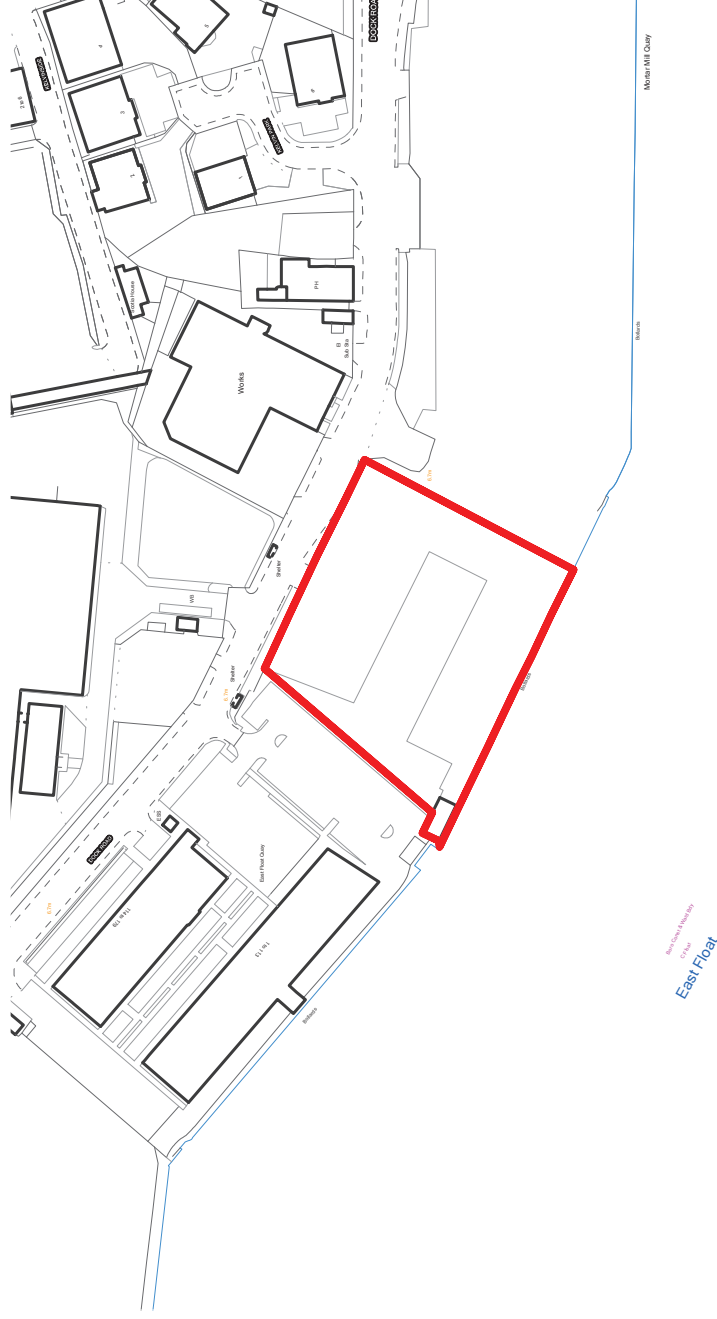


1937 Land Adjacent Hoylake Rugby Club



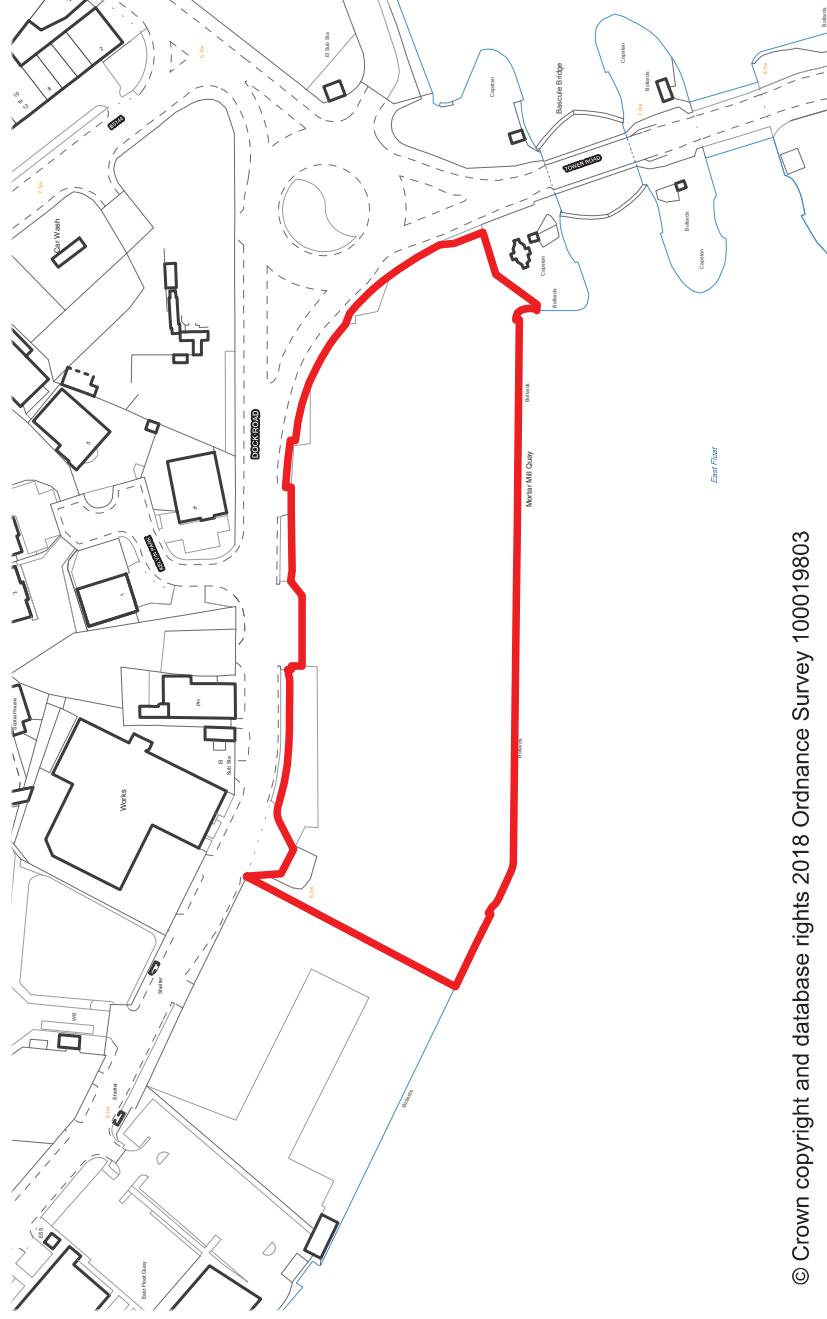


2044 Wirral Waters Northbank East Site 2



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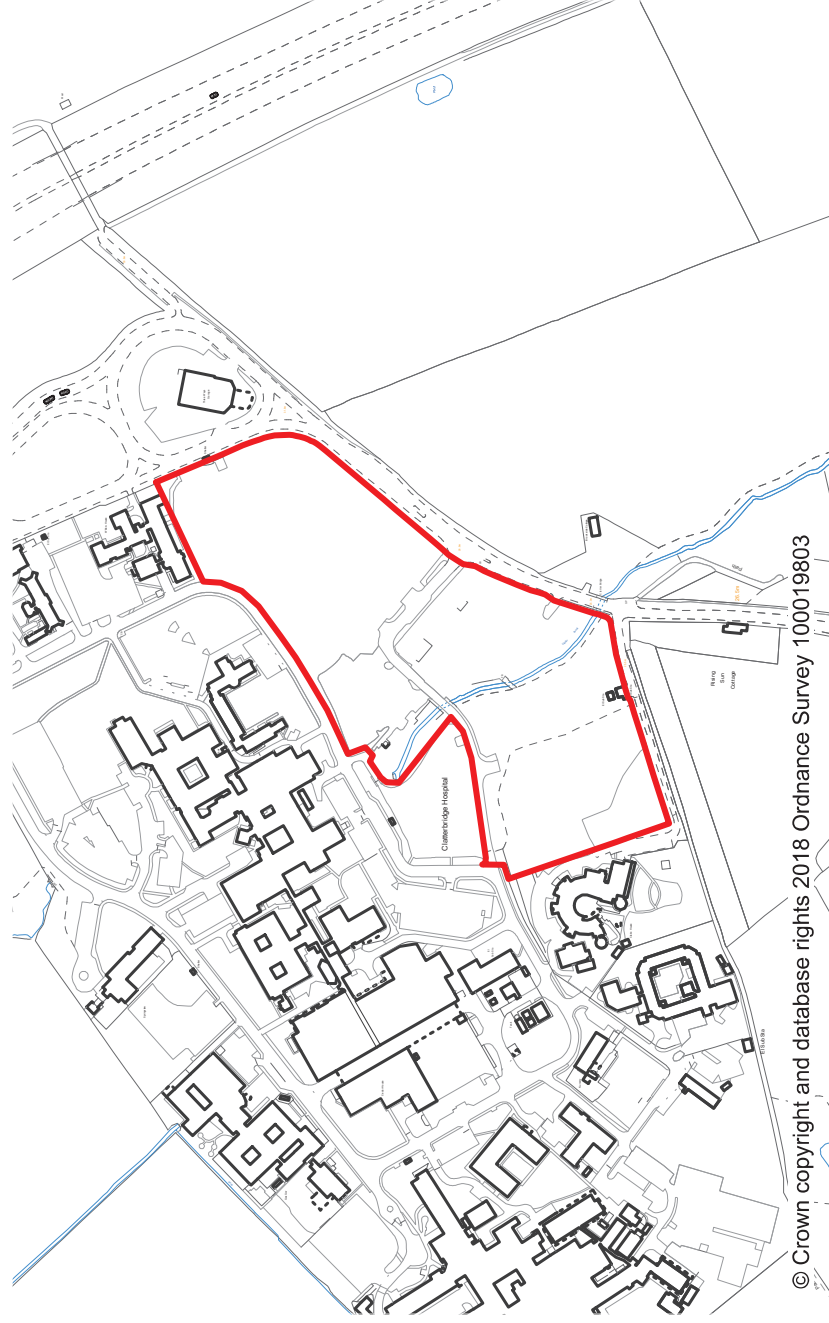
2045 Wirral Waters Northbank East Site 1



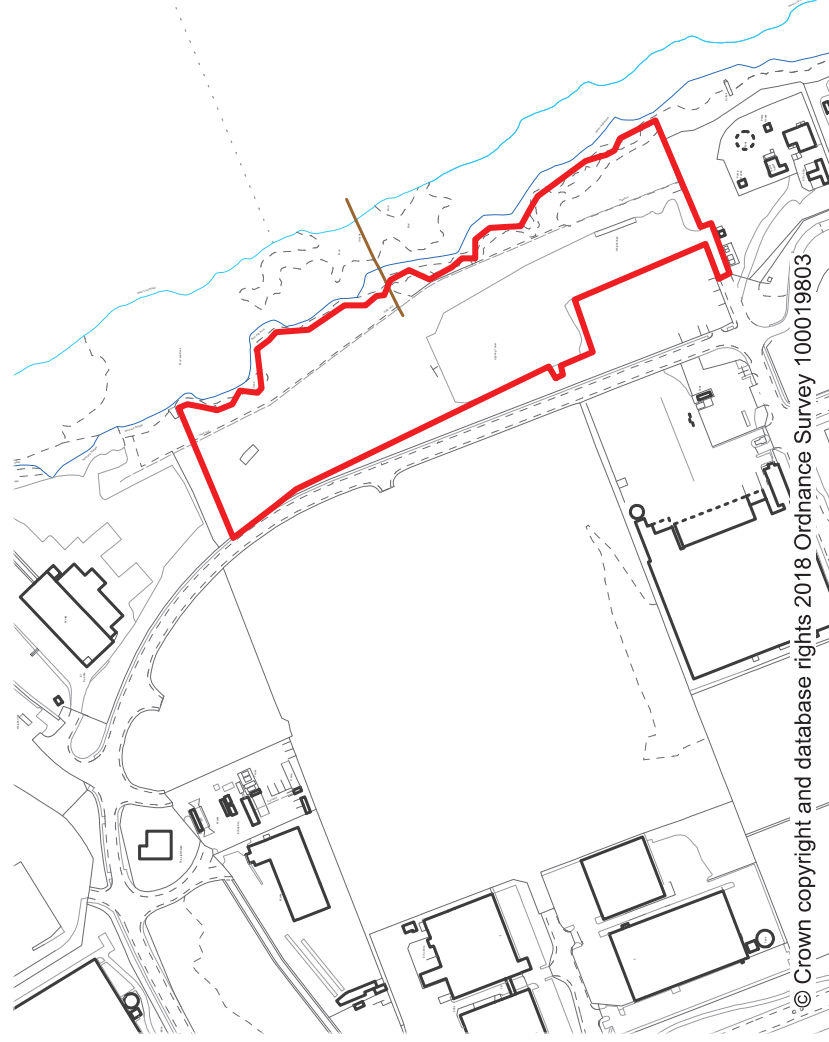
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2050 Vacant Land at Clatterbridge Hospital east of Claire House, Clatterbridge



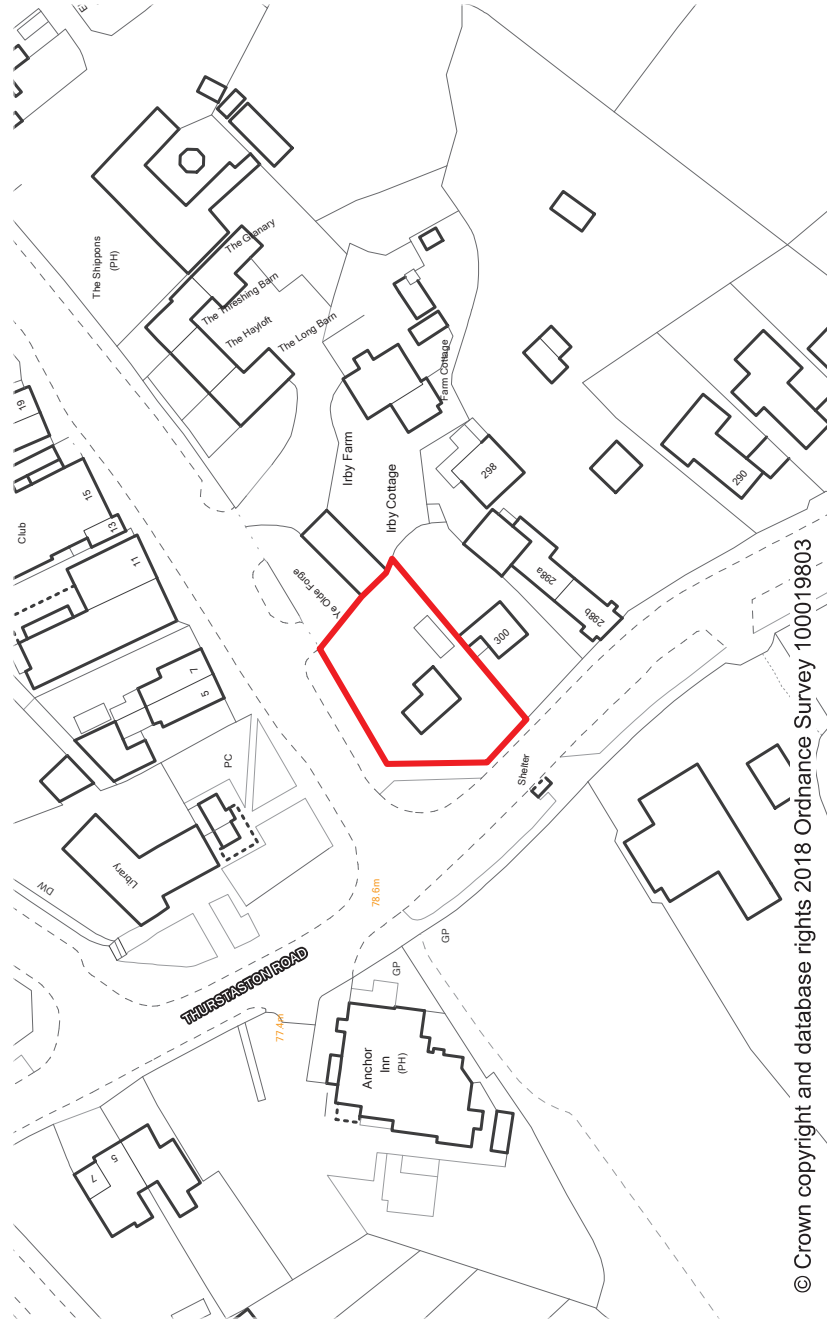
2063 Former Eastham Sand, Riverbank Road, Bromborough



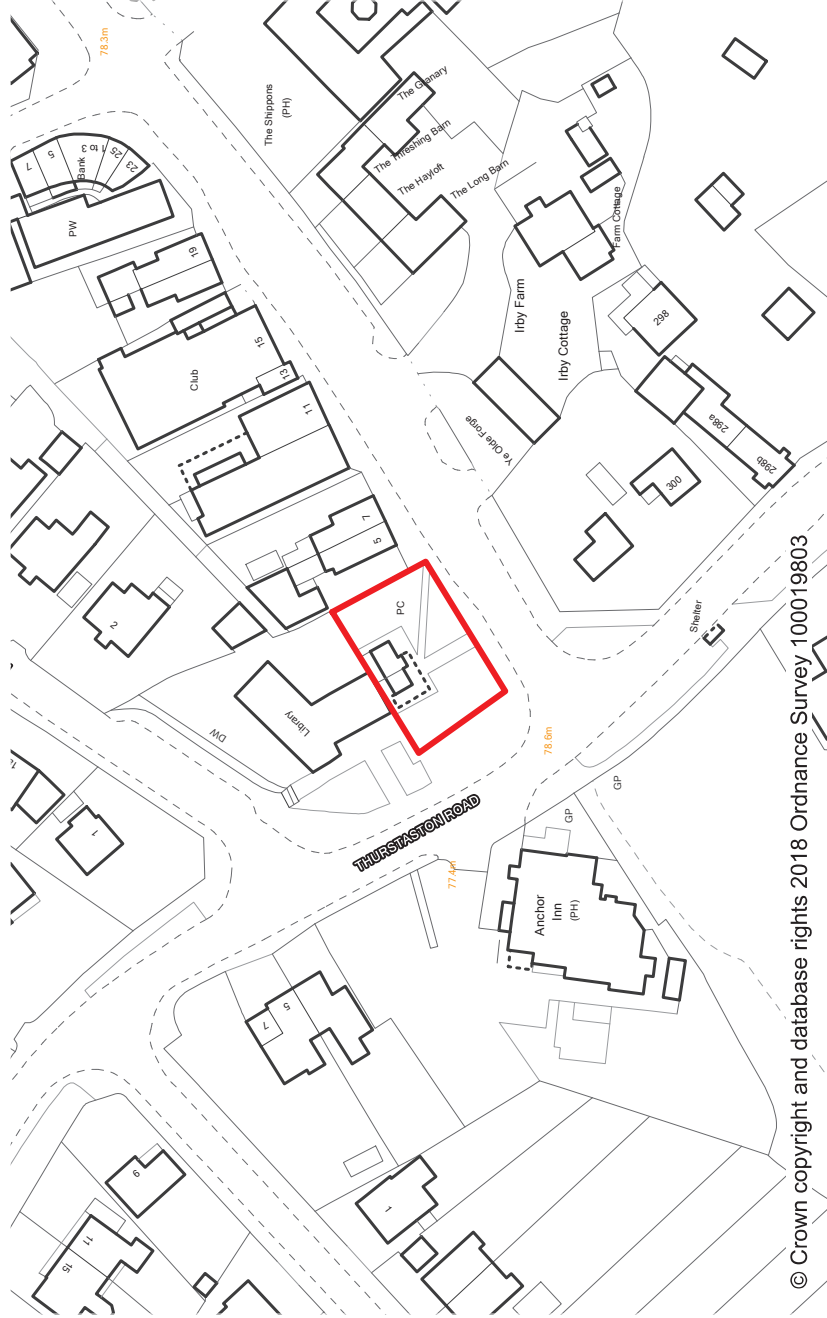
3001 Birch Tree Public House, Prenton Rd West



B030a Brosters Yard adj 300 Thurstaston Rd, Irby



B030b Disused Toilets & Shelter, Irby Library, Thurstaston Road, Irby



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B030c Thingwall Methodist Church, Seven Acres Lane, Thingwall

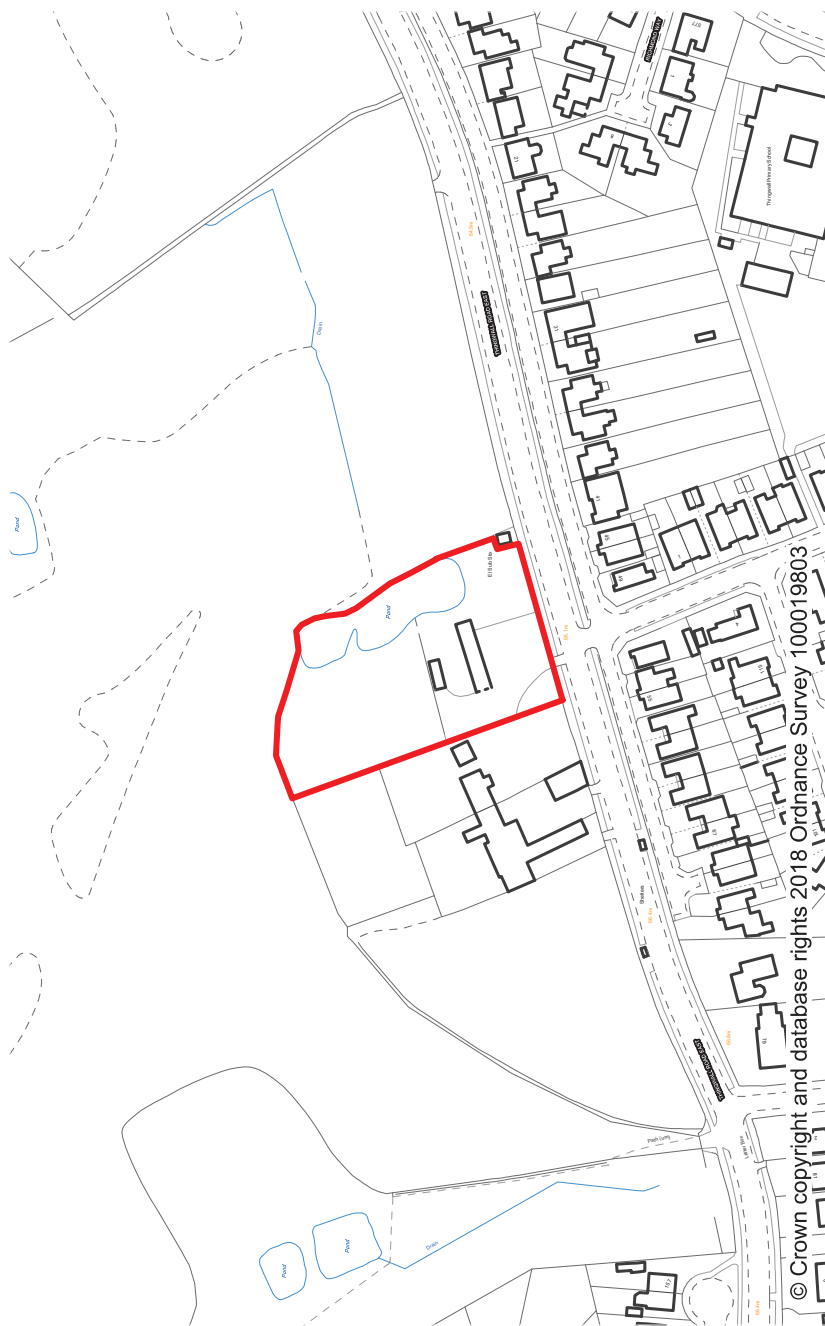


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B030d Ivy Farm Depot , Arrowe Country Park, Woodchurch

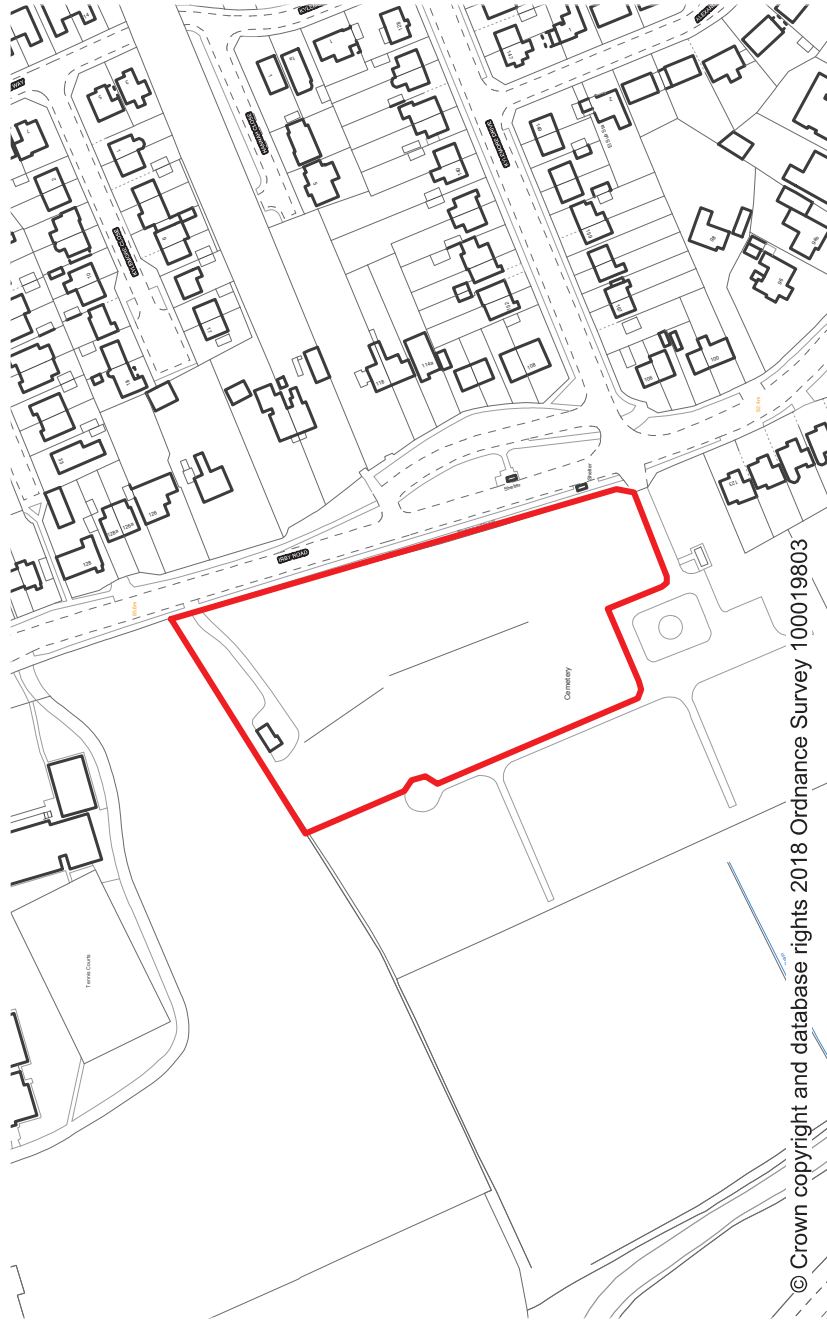


B030e Barn at Top House Farm, Thingwall Road East, Thingwall



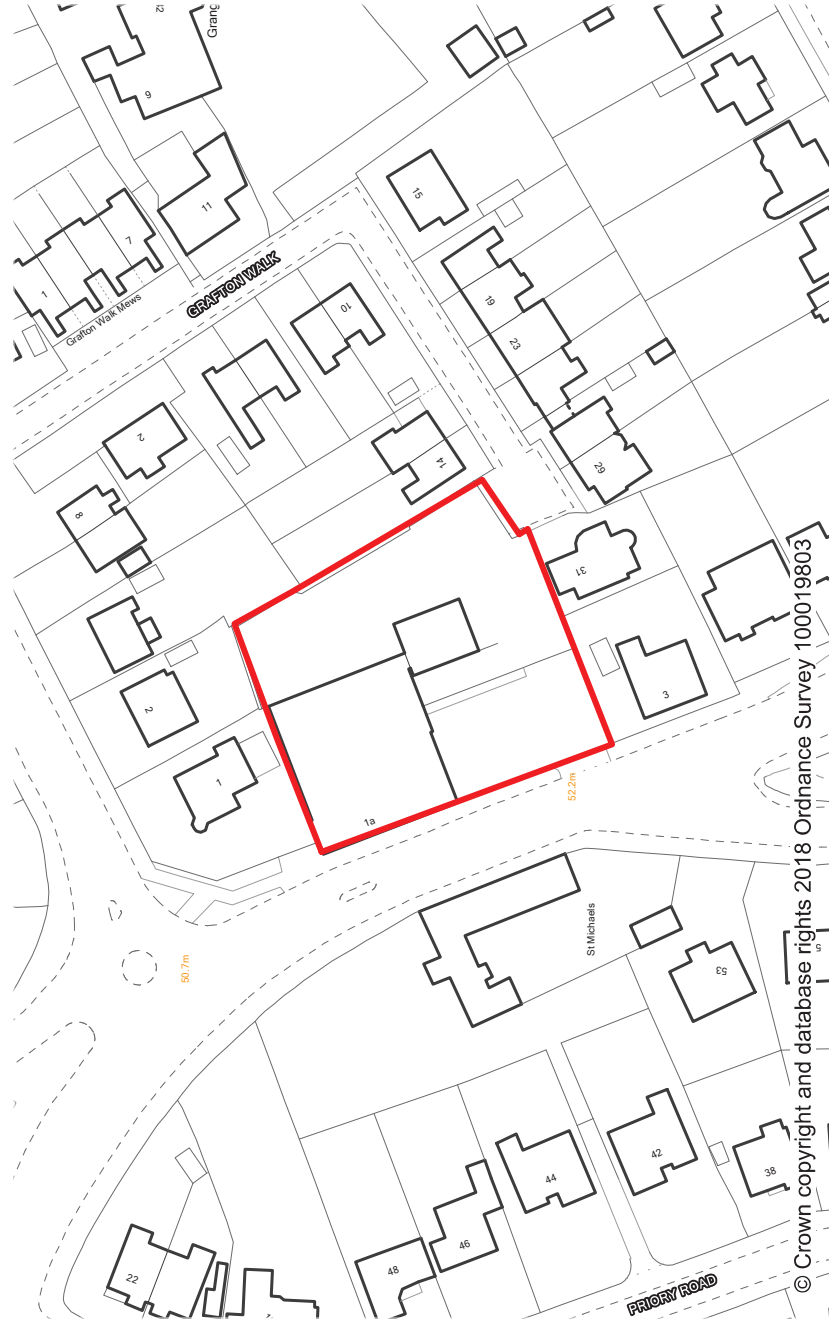


B030f Land to Front of Heswall Cemetery, Irby Road, Pensby



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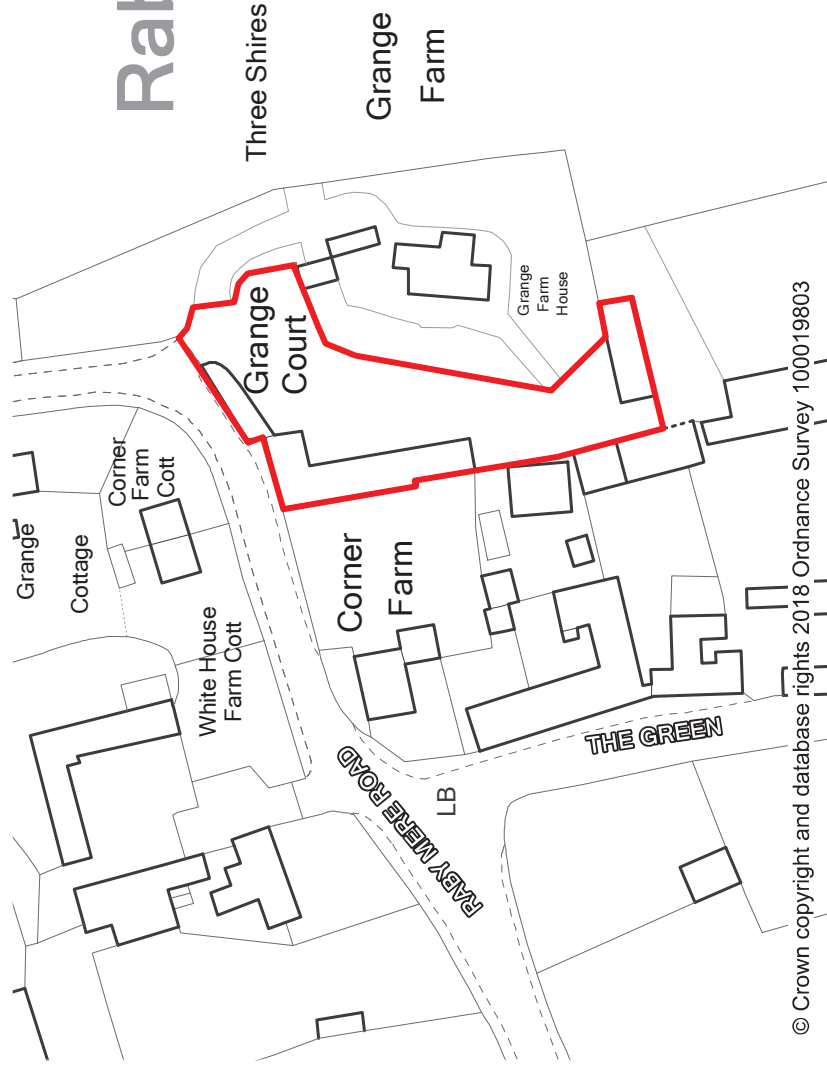
B060 Majestic Wines, 1A Column Road, West Kirby



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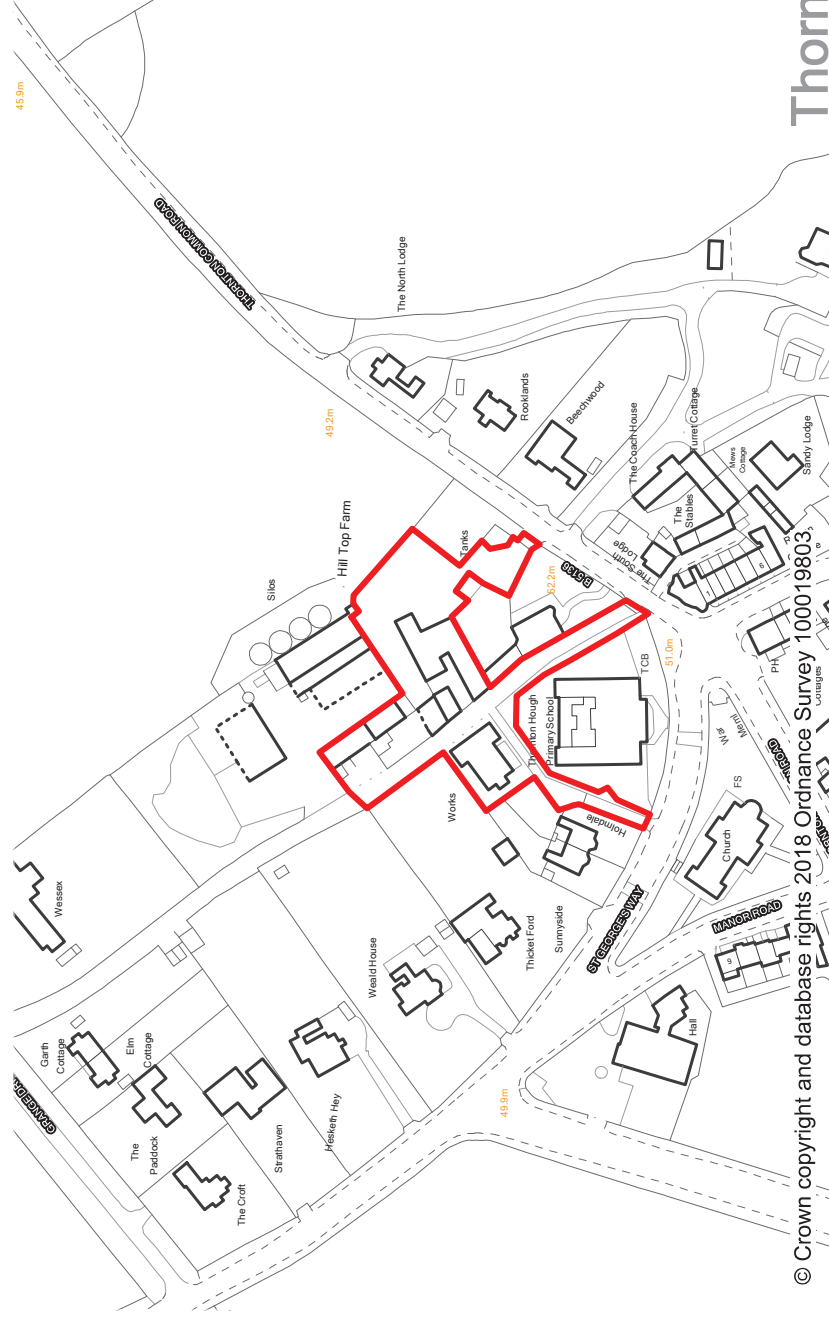
# Raby

B098a Grange Court Raby Mere Road Raby



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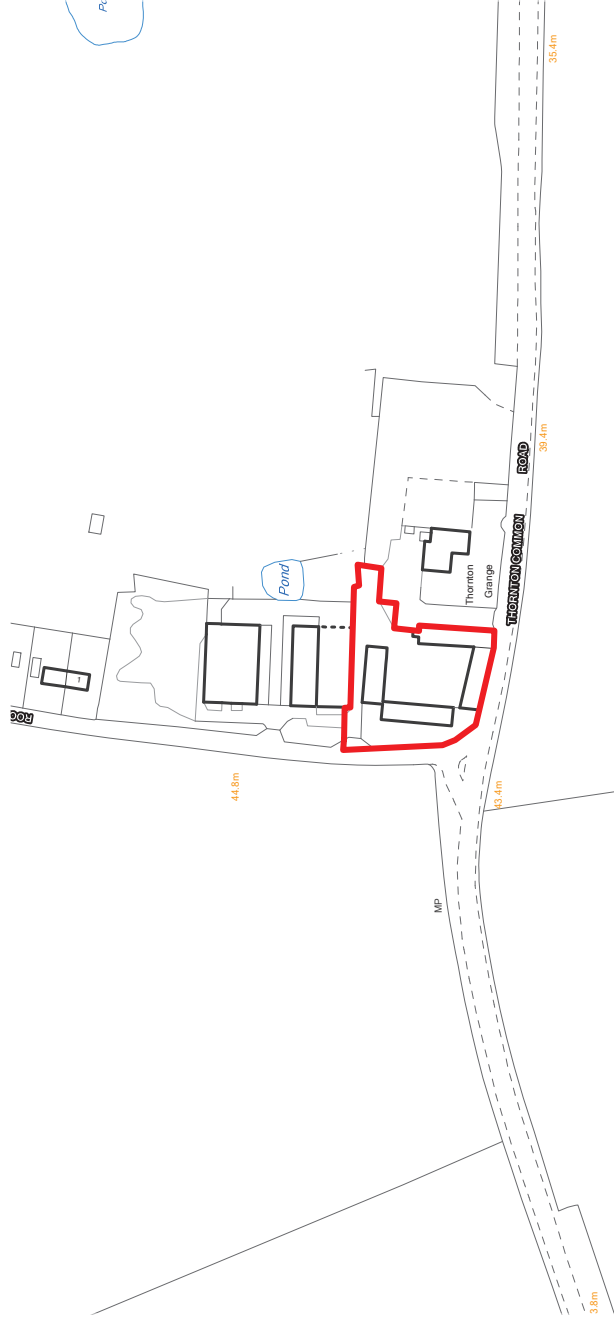
B098b Hill Top Farm, Thornton Hough



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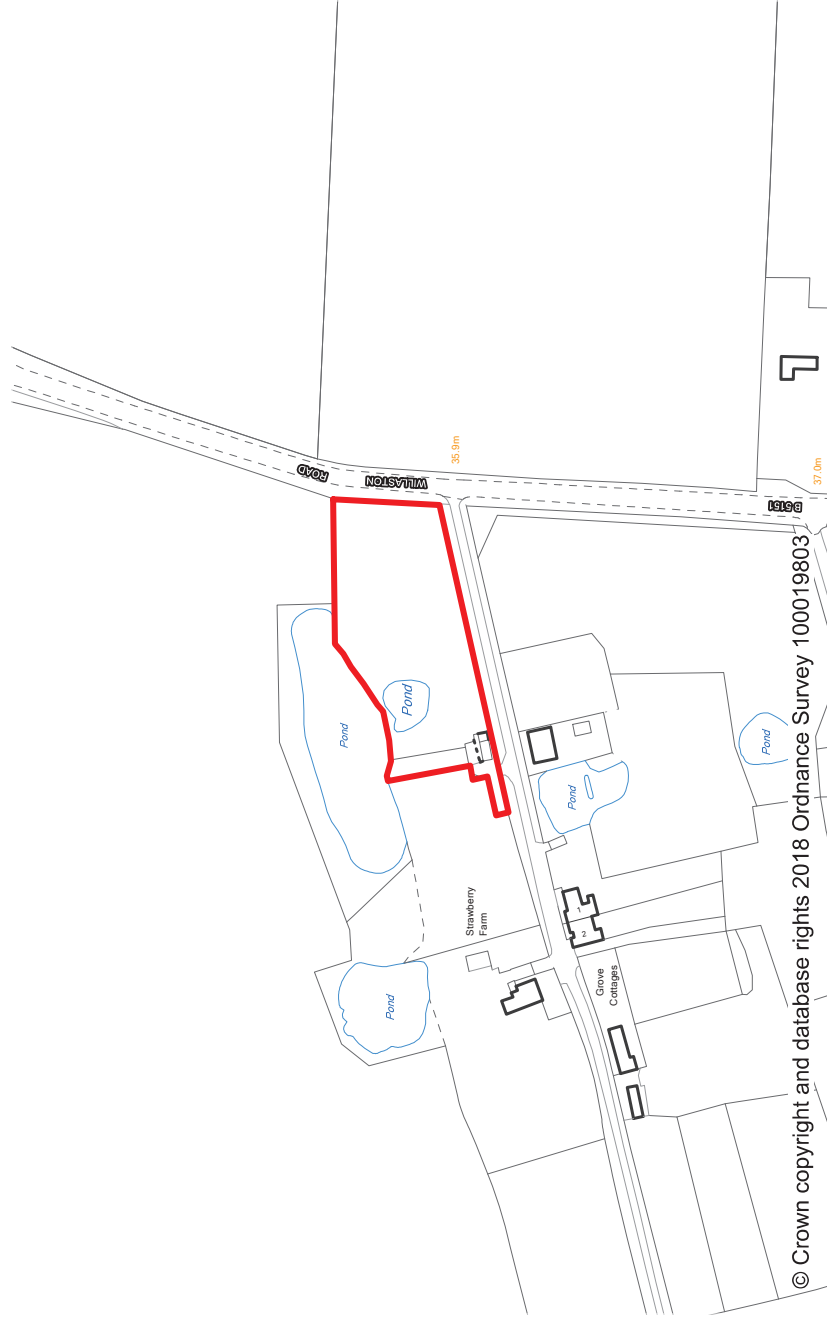
# Thorn

B098c Grange Farm, Thornton Common Rd, Thornton Hough



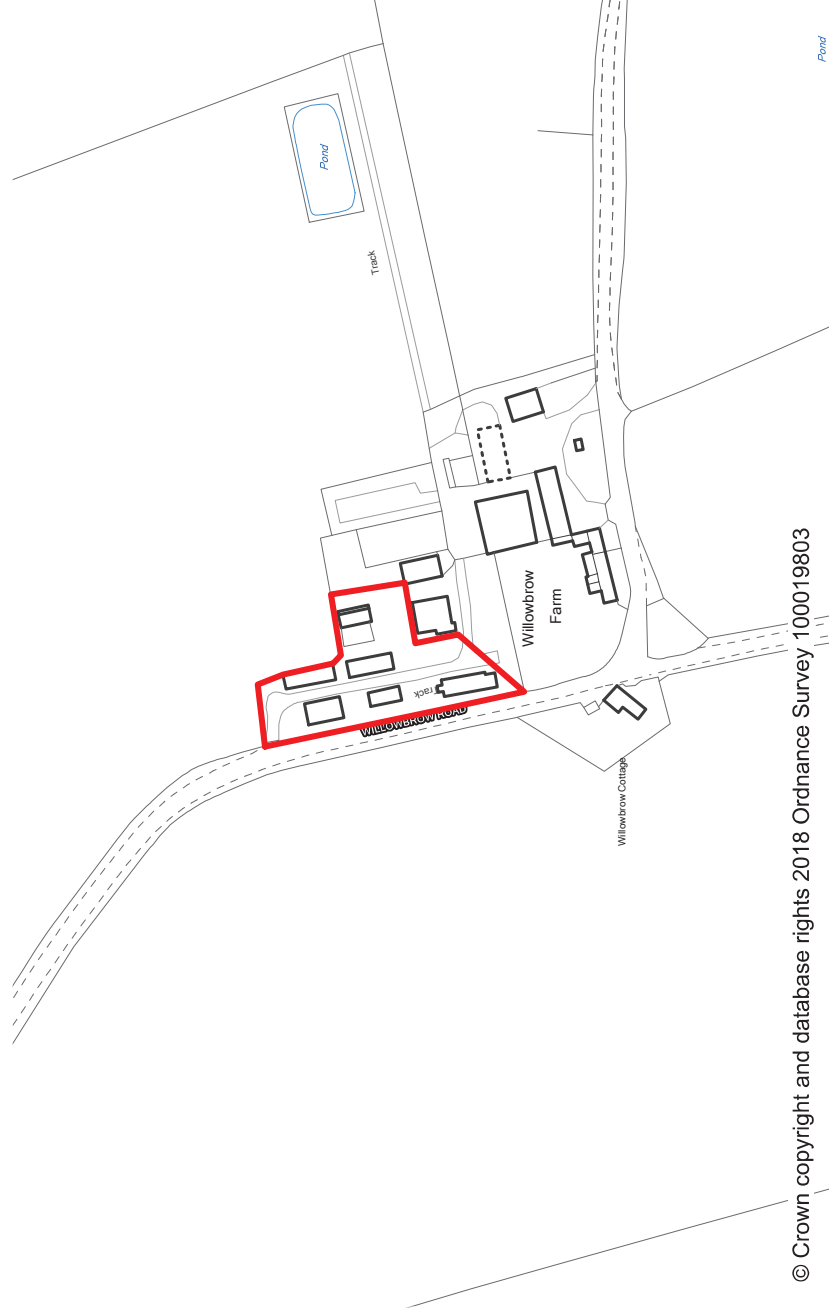
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B098d Strawberry Farm, Strawberry Lane, Thornton Hough



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B098e Willowbrow Farm, Willow Lane, Raby



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