

# Wirral Local Plan 2020-2035

## Issues and Options Consultation

### Appendices

January 2020

A silhouette of the Wirral Peninsula skyline, featuring various buildings and a windmill, set against a dark green background.

#wirrallocalplan

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# **APPENDIX 1.1**

## List of evidence studies

Economy and Employment	
Draft Employment Land Options Study 2019	Stage 1 Urban Brownfield Site Assessment Study. Considers potential to release key employment sites for alternative uses and assesses the implications for employment land supply.
Wirral Employment Land and Premises Study 2017	This report assesses the future supply of employment land and identifies an appropriate land portfolio to meet the needs of local businesses and attract inward investment. Emphasis is placed on the suitability, deliverability and viability of land and premises for employment use.
Liverpool City Region Ecological Network 2015	Evidence base which comprises ecological and biodiversity information on the City Region natural assets. Identifies opportunities to enable better protection and management of those natural assets and describes opportunities to create new natural assets.
Wirral Retail and Centres Study 2019	This study provides an up-to-date assessment of retail and leisure needs over a fifteen-year period to 2034, together with a review of the health of the Borough's town, district and local centres. It identifies the future retail and leisure capacity of each centre, assesses the appropriateness of the centre hierarchy and reviews the boundaries to the town centres and defined retail frontages to be shown on the Local Plan policies map.
Wirral Minerals Report 2019	This report provides an up-to-date review of mineral resources and mineral-related facilities in Wirral. It provides advice and guidance on future minerals planning policy and how best to deal with any proposals that may come forward for minerals related development within Wirral.
Environment and Climate Change	
Agricultural Economy and Land Study 2019	This study provides an up-to-date assessment of agriculture in Wirral including underlying soil and geology and climate limitations. The study also captures the views of agricultural stakeholders including farmers, agricultural landlords and statutory consultees and identifies areas where best and most versatile agricultural land is likely to be present including the Green Belt parcels that were identified

	for further investigation in the 2018 Development Options Review.
Merseyside Environmental Advisory Service RAG Screening 2019	This provides a red, amber and green risk-based screening assessment of potential urban site allocations and Green Belt parcels that were identified for further investigation in the 2018 Development Options Review against information held on MEAS environmental databases including the Historic Environment Record. The screening includes archaeology, ecology, contaminated land, waste and minerals.
Strategic Flood Risk Assessment 2019	This Level 1 assessment considers the number and distribution of flood risk sources present in Wirral. It draws together the most up-to-date flood risk information and provides an assessment of flood risk for potential site allocations and sites for further investigation to assist with the decision-making process for sites to take forward as part of the Local Plan and the contribution of individual planning applications.
Wirral Landscape Character Assessment 2019	<p>This study is intended to update the previous Landscape Assessment Study 2009 and will inform the Local Plan in terms of landscape protection.</p> <p>This study provides an outline of the landscape character of the Borough and classifies the landscape and character of Wirral through a series of area profiles. These will guide development and land management that is sympathetic to local character and the special qualities of the Borough and encourage the protection and enhancement of valued landscapes.</p>
Wirral Landscape Sensitivity Assessment 2019	This study provides an assessment of the character and quality of the landscape of the Green Belt parcels that were identified for further investigation in the 2018 Development Options Review and their susceptibility to change as a result of the introduction of new built development.
Sites of Biological Importance	This webpage provides the latest information on the designated Sites of Biological Importance in Wirral.

Conservation Areas	This webpage provides the latest information on the designated Conservation Areas in Wirral.
Local Geological Sites	This webpage provides the latest information on the designated Local Geological Sites in Wirral.
Green Infrastructure	
Wirral Playing Pitch and Outdoor Sports Strategy 2016	This report sets out a strategy for the provision of sports pitches, tennis courts and bowling greens. It includes an action plan to provide a strategic framework for the maintenance and improvement of outdoor sports facilities.
Wirral Playing Pitch and Outdoor Sports Assessment 2016	This report provides a quantitative and qualitative assessment of provision and demand in the Borough for sports pitches, tennis and bowling.
Draft Indoor and Built Facilities Strategy 2019	This report sets out a strategy for providing a modern, efficient and sustainable range of community-based leisure, physical activity and sport facilities.
Draft Indoor Sports Facilities Needs Assessment 2019	This report provides an up-to-date assessment of need for indoor sports halls, health and fitness and specialist facilities in the Borough. Deficiencies and surpluses are identified to inform the provision required.
Draft Open Space Assessment Report 2019	This report provides an up-to-date assessment of the condition, distribution and overall quality of existing open space in Wirral. It also considers the future need for new open space based upon population distribution, planned growth and public consultation.
Draft Open Space Standards Paper 2019	This document sets out proposed revised standards for open space provision by identifying deficiencies and surpluses in existing and future provision. The revised standards will inform the policies to be contained within the Council's Local Plan and help to set the approach to securing open space facilities through new housing development and developer contributions towards the provision of appropriate open space facilities and their long-term maintenance.

Health and Social	
Wirral Joint Strategic Needs Assessment	Wirral Joint Strategic Needs Assessment is a web-based systematic review of the health and wellbeing needs of the local population, informing local priorities, policies and strategies that in turn informs local commissioning priorities that will improve health and wellbeing outcomes and reduce inequalities throughout the Borough. It is an interactive and continuous process of reviewing current content and developing information for inclusion.
Hot Food Takeaway Evidence Base 2019	This document provides evidence to support proposed controls on Hot Food Takeaways (Use Class A5) to assist in reducing local obesity levels.
Interim Health Impact Assessment 2019	This document presents the findings of an interim Health Impact Assessment on the strategic objectives of the emerging Local Plan and sets out recommendations for embedding health and well-being considerations in the Plan preparation process.
Housing	
Draft Wirral Strategic Housing Market Assessment 2019	This study provides an assessment of the local housing market and of local housing needs. It includes up-to-date analysis of the social, economic, housing and demographic characteristics of the area and establishes the need for different types of housing for different groups in the Wirral population including the mix of housing and requirement for specialist and affordable housing.
Wirral Strategic Housing Land Availability Assessment 2019	This study assesses the potential future supply of land for new housing in Wirral and identifies the supply of 'deliverable' and 'developable' housing sites.
Wirral Empty Homes Study 2019	This report analyses Wirral's current position in terms of empty homes, windfall and overall housing delivery. It outlines the justification and methodology of including empty homes within Wirral's housing supply within the Local Plan.
Wirral Gypsy and Traveller	This report provides an assessment of current and future need for Gypsy, Traveller and Travelling

Accommodation Assessment 2019	Showpeople accommodation within the Borough for the period 2019-34.
Wirral Housing Density Study Interim Report 2019	This study will identify the most appropriate broad locations for increasing urban density, by focusing higher density development around locations where sustainable travel, such as walking, cycling and public transport can most easily be supported.
Green Belt	
Wirral Green Belt Review 2019	<p>A comprehensive review of the Green Belt against the purposes of including land in the Green Belt which replaces the Interim Green Belt Review published in September 2018</p> <p>This study provides a detailed specialist assessment against the five purposes of the Green Belt set out in national policy. It considers the consultation responses received during the Development Options Review 2018 and replaces the Council's previous Initial Green Belt Review 2018.</p>
Transport	
Wirral Local Plan Baseline Modelling Report 2019	This study updates Wirral's Transport Model 2015 to provide a baseline scenario for the Local Plan period 2020-2035 to support further assessment of the proposed sites included in Wirral's Local Plan.
Wirral Local Plan Spatial Options Modelling Report 2019	This study provides key evidence in relation to the potential impact on Wirral's highway network of each of the Strategic Spatial Options set out within the Local Plan Issues and Options document 2020.
East Wirral Transport Scoping Report 2016	This report set out the need to prepare a Strategic Transport Framework for East Wirral and to review the current list of projects, pin-pointing and prioritise gaps to identify and direct further work.
Draft Wirral Strategic Transport Framework 2019	This framework provides the principles for the development of potential transport schemes to enable growth and underpin the Council's Strategic Regeneration Framework. It aligns the development of specific transport packages to the Council's regeneration aspirations.



Draft Wirral Strategic Transport Framework Action Plan 2019	This Action Plan forms Stage 2 of the Strategic Transport Framework and provides a series of preferred options for each of the five spatial priority areas identified in the Council's Strategic Regeneration Framework, to enable the desired growth to be achieved and to ensure that the transport network is fully aligned with Wirral's regenerations plans.
Draft A41 Corridor Study 2018	This study investigates ways to remove transport barriers and connect spatial priority areas along the northern section of the A41 East Wirral corridor with the aim of improving investment, creating jobs and developing skills in the area.
Draft Wirral Waters and Supporting Road Infrastructure Feasibility Study Baseline Report 2018	This study identifies detailed highway improvements that are necessary to serve and bring forward the Wirral Waters regeneration project. It includes an options appraisal and feasibility work to develop the highway infrastructure and sustainable transport options needed to support investment and growth and Wirral Waters.
Transport & Accessibility Review for Sites for Further Investigation 2019	This document reviews the Green Belt parcels that were identified for further investigation in the 2018 Development Options Review. It assesses the potential of these parcels to support future development considering include key information such as indicative dwelling capacity, potential trip generations, high level site considerations and general accessibility to the site. This study has been updated to include weak performing parcels as identified in Arup's Green Belt Review.
Wirral Transport Background Paper 2019	This report sets the transport context and summarises the transport evidence base available to date. It includes commentary on transport characteristics, key issues and next steps for transport assessment of the Local Plan.
People and Places	
Borough Spatial Portrait 2019	This document presents a summary of various demographic and background information for the Borough and its individual settlements.

Wirral Infrastructure Delivery Plan Baseline 2019	<p>The Infrastructure Delivery Plan seeks to identify the essential infrastructure that will be needed to achieve growth aspirations to be set out in the Wirral Local Plan. It will identify the costs of necessary infrastructure for development and how these costs can be met.</p> <p>This Report (Part 1) provides information on the baseline provision of infrastructure in the Borough together with an assessment of known constraints or pinch points or shortfalls in provision. This will inform Part 2 of the Infrastructure Delivery Plan, to be published in support of the final draft Local Plan, which will address the infrastructure needed to deliver key housing and employment sites.</p>
The Integrated Regeneration Strategy for Birkenhead and Wirral Waters 2010	<p>This study provides a framework for the integration of the Wirral Waters proposals with the surrounding residential neighbourhoods and Birkenhead Town Centre. It sets out a vision for Birkenhead, informed by stakeholder engagement and baseline analysis, and provides a spatial framework to demonstrate how physical change and development could potentially help address key economic, social and environmental issues in the area.</p>
Wirral Waters Vision Statement 2010	<p>This document was prepared in support of the Outline Planning Application for the proposed strategic mixed-use development at Wirral Waters. The documents set out the Vision for transforming current underused/ vacant dockland into an exemplar world-class mixed-use neighbourhood.</p>
Wirral Strategic Regeneration Framework 2017	<p>This document sets out the priorities and challenges for economic growth in the Borough, to help guide and proactively drive investment and activity across Wirral to deliver our ambitions for the local economy.</p>
Wirral Growth Plan 2015	<p>This sets out key ambitions for the Borough and goals shared by partners from across all sectors to attract and guide investment into Wirral, to benefit Wirral's communities, businesses and residents.</p>
Development Viability	
	<p>The 2018 Update considers the economic viability of different types of new development in the Borough.</p>

Local Plan Economic Viability Baseline Update 2018	The report considers the cumulative impact of the policies and proposals contained within the emerging Local Plan on viability and deliverability. The study identifies the key policies that could have implications for financial viability and assesses the likely cost to development of these policies.
Liverpool City Region	
Liverpool City Region Strategic Housing & Employment Land Market Assessment 2018	This provides a joint evidence base for housing and employment land needs within the Liverpool City Region for the period 2012 to 2037 and support the preparation of local plans by individual authorities within the City Region and to inform the preparation of a statutory City Region Spatial Framework.
Liverpool City Region Assessment of the Supply of Large Scale B8 Sites 2018	This provides a joint evidence base for employment land needs for Large-scale (B8) warehousing and logistics uses within the Liverpool City Region.
Liverpool City Region Large Scale B8 Areas of Search Assessment 2019	This study provides a further assessment of areas which are considered to have potential to meet large scale B8 warehousing and distribution requirements within the City Region.

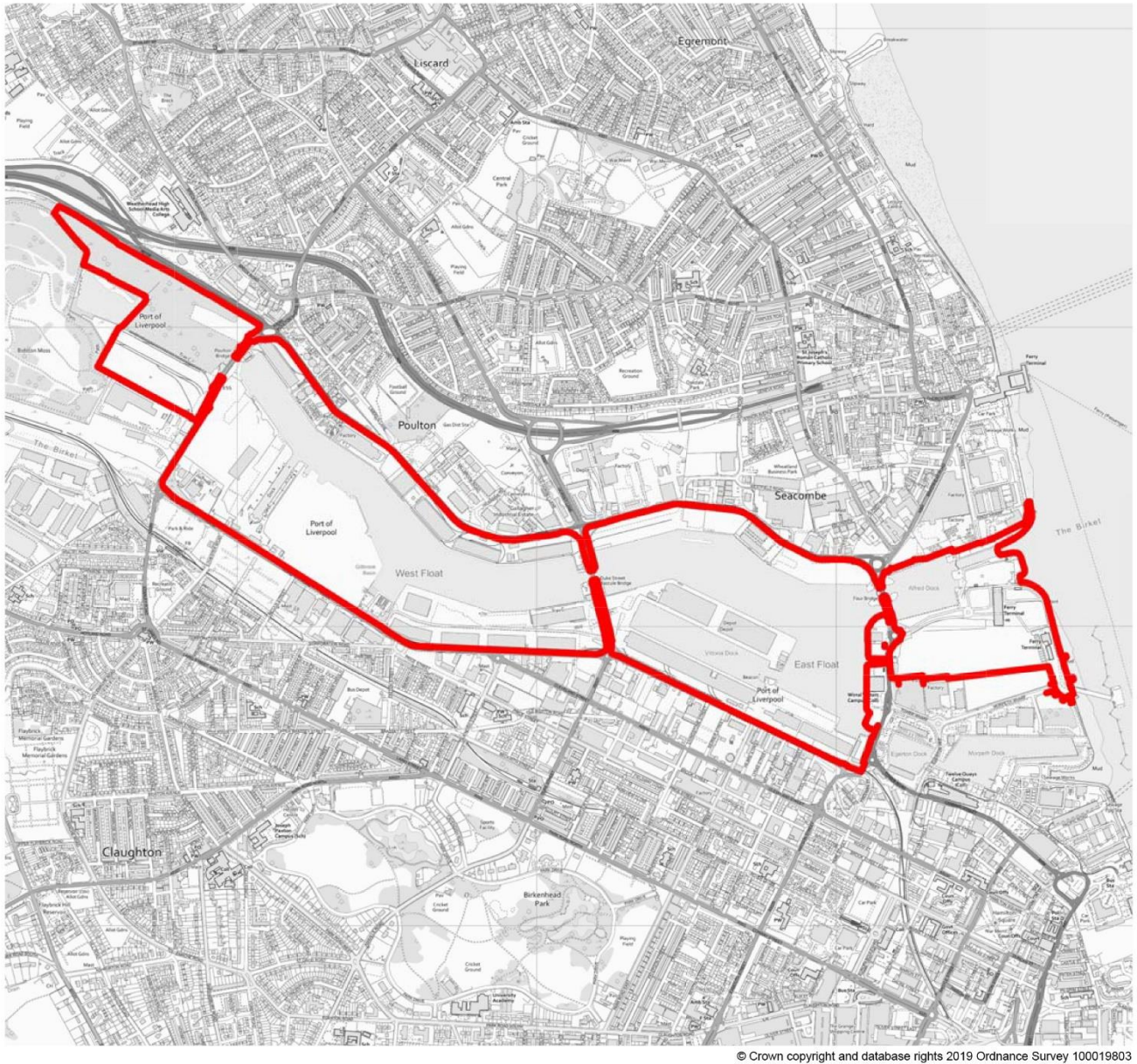
# **APPENDIX 2.1**

## Strategic sites

## Strategic Regeneration Sites


### 1- Wirral Waters

- A2.1 Wirral Waters, located in the heart of Birkenhead (see Figure A2.1), is one of the largest regeneration projects in the UK (500 acres) and will transform the derelict docks in Birkenhead through a scheme of high density, mixed use, sustainable regeneration development. Its unique physical assets, connectivity and the size, scale and diversity of development opportunity are unprecedented in the north of England. The 40 year project is a key part of the Council's regeneration strategy for Birkenhead and the emerging Local Plan housing and employment supply.
- A2.2 The project is led by Peel Holdings as the land owner and developer who have a proven track record of delivery across the North West and comprises of two key elements:
- The East Float which will be transformed into a high density mixed use regeneration scheme; and
  - West Float which will be focussed on industrial and port related uses.



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Figure A2.1 Wirral Waters strategic mixed use

 Wirral Waters strategic mixed use

### What our evidence tells us:

- A2.3 Outline planning permission was granted in May 2012, subject to a Section 106 agreement, for the demolition of existing buildings and the creation of a new city neighbourhood at East Float, including a series of new urban quarters comprising the following:
- Up to 13,520 new homes;
  - Up to 422,757sqm office and research and development floorspace;
  - Up to 60,000sqm retail uses;
  - Up to 38,000sqm hotel and conference facilities; and
  - Up to 100,000 sqm of culture, education, leisure, community and amenity floorspace.
- A2.4 The heart of the project is focused on the delivery of a large-scale, mixed-use new neighbourhood at East Float. The scheme could ultimately lead to the delivery of up to £4.5 billion of private sector investment over the next 40 years including up to 21,000 jobs.
- A2.5 The development of Wirral Waters is guided by the Wirral Waters Vision Statement and Design & Access Statement.

### Proposed Housing Development within the Local Plan period

- A2.6 Peel Land and Development as landowner have indicated that they will deliver a minimum of 4,650 homes during the Plan period.

### Delivery

- A2.7 Until recently there have been significant barriers to delivering the ambitious plans put forward by the landowner and captured within the Outline Planning Permission. These include notably weak housing market conditions across much of Wirral, poor environmental conditions, and inadequate infrastructure. However, the Council has worked closely with the landowner and other partners to overcome these barriers to project and infrastructure delivery in the area through a package of initiatives, public sector assistance programmes, and direct financial support from the Council, intended to put in place a “place making” environment capable of bringing forward residential development in the area and to raise land values and investment confidence as summarised below:

### Wirral Waters granted Enterprise Zone status up to 2037

In March 2011 the UK Government announced the establishment of Enterprise Zones with the aim of encouraging new businesses and jobs in areas with significant growth potential. Wirral Waters was one of the first of four Enterprise Zones to be announced in the UK. Liverpool Waters, on the



opposite banks of the River Mersey, is also included within the Mersey Waters Enterprise Zone.

Enterprise Zone status enables the area to benefit from a range of incentives including Enhanced Capital Allowances at West Float – one of very few areas within the North West of England to have this. ECA designation supports areas to attract investment into manufacturing and the EZ strategy is to support strategic supply development for several sectors including marine, energy and automotive, and to act as a catalyst for accelerated growth.

### **Housing Zone**

The Council secured Housing Zone status in November 2016 at Wirral Waters and three other areas across the Borough. Housing Zones support the acceleration of pace at which brownfield land in both public and private ownerships is brought forward for new housing, for developments where construction can start in the next 12 – 18 months. Strengthened by its Housing Zone designation, the Council has since secured over £6 million of Housing Infrastructure Fund (HIF) funding, to support site preparation at Northbank East and Northbank West within Wirral Waters. A grant funding agreement with the Council and Homes England and with Peel is now being finalised.

### **Wirral Waters Investment Fund (WWIF):**

Under this initiative (agreed in 2015) the Council retains and reinvests Business Rates received within Wirral Waters EZ to form a Wirral Waters Enterprise Zone investment fund. This could invest a total of £47 million by 2037, funded through Council borrowing which would be repaid over the life of the EZ from increased business rates income.

### **Housing Infrastructure Fund**

The designation of Wirral Waters as a Housing Zone designation in 2017, has enabled the Council to secure over £6 million of Housing Infrastructure Fund (HIF) funding, to support site preparation at Northbank East and Northbank West within Wirral Waters. A grant funding agreement with the Council and Homes England and with Peel is close to agreement.

The following place making projects have been recently completed or committed (see Figure A2.2):



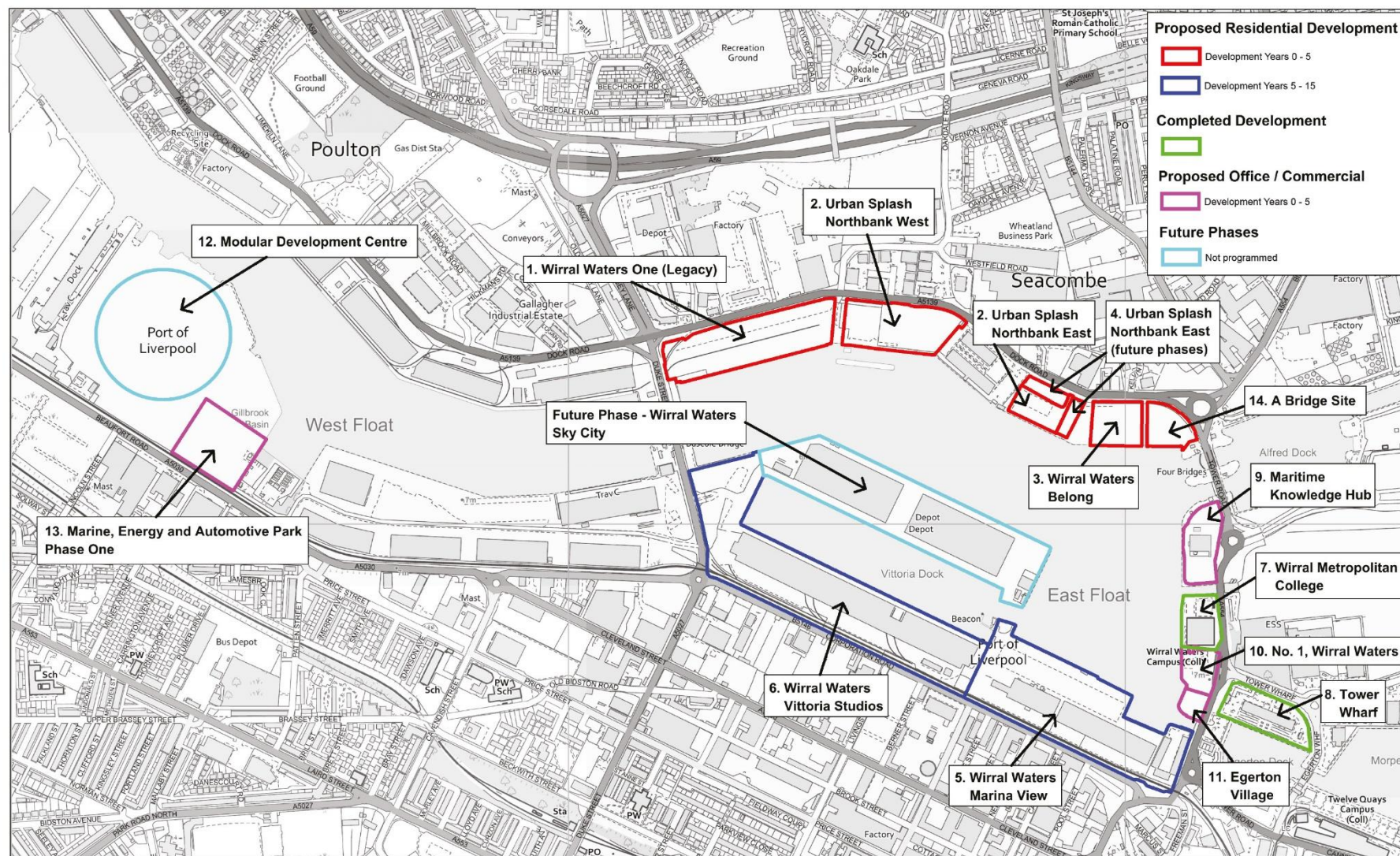


Figure A2.2 Wirral Waters development sites

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### **Wirral Metropolitan College – Wirral Waters Campus**

A £10m 38,000sq ft Further Education College specialising in the Built Environment enabling young people to gain the range of skills needed to take advantage of the opportunities for construction within the Zone. (Completed: September 2015)

### **Tower Wharf**

A £9m 48,000sq ft Grade A office for the Contact Company. (Completed: December 2015)

### **Maritime Knowledge Hub**

Wirral Council is working with Liverpool John Moores University, Mersey Maritime and the Peel Group in order to develop a Maritime Knowledge Hub at the Hydraulic Tower at Wirral Waters. The hub will provide up to 60,000 sq. ft of business growth space for innovation and knowledge transfer, specialist teaching and training facilities for degree apprenticeships, innovation, and space for schools outreach and cultural activities. It will also provide the home for an offshore survival training centre. This linking of academic excellence, skills and industry is seen as crucial to driving the growth of this sector and reflects the Government's Industrial strategy aims of aligning innovation, research and commercialisation of concepts. (Estimated completion: March 2022)

### **No 1 Tower Road**

No 1 Tower Road is a £8m Grade A office development feeding latent demand for office accommodation and providing much needed growth on space. SIF funding has been secured for the development, planning has been approved and the project has secured Cabinet approval. (Estimated completion: 2021)

Together with related completed and planned infrastructure improvements these projects are key elements of the place making approach being adopted across Wirral Waters which is beginning to accelerate the delivery of the Wirral Waters vision.

In addition, site remediation and infrastructure investment work has taken place to drive demand and create a market for the wider development of Wirral Waters

### **Egerton Village:**

In addition to the amenities that will come forward as part of the residential developments the proposed £2m Egerton Village at the gateway to Wirral Waters will provide a waterside amenity and arts hub to support the residents, workers and visitors within the existing and planned developments. Comprising restaurants, a high quality food and drink offer, niche retail elements and a new public square for events, the scheme will also provide managed workspace for the service, knowledge intensive and creative sectors. Planning permission was granted in August 2019

## Infrastructure

The Council, working with Peel and other partners, have developed a comprehensive infrastructure programme involving a range of transport initiatives, remediation projects and public realm improvements contributing to sustainable placemaking through a high quality and accessible environment which will support the delivery of residential and commercial developments within Wirral Waters.

A Transport Options and Feasibility Study for East Wirral (April 2017) reviewed a range of transport studies completed across Wirral over the past decade and recommended the development of a 'Strategic Transport Framework for East Wirral' in order to identify a priority list of projects to support the regeneration ambitions for East Wirral, including Wirral Waters.

The Council appointed Mott MacDonald to develop a Strategic Transport Framework (STF), to underpin the Strategic Regeneration Framework and align the development of specific transport packages to the Council's regeneration aspirations. This STF work, which has recently been completed, is supported by a Transport Feasibility Study which looks specifically at the Gateways to Wirral Waters, to identify existing opportunities/barriers at existing junctions and links within Wirral Waters and develop prioritised packages of work.

In July 2019 the Combined Authority approved further funding to take the Wirral Waters Feasibility Study to Outline Business Case. The brief for this work is currently being developed and it is likely that the development of this OBC will take 9-12 months. The OBC will support a package of transport infrastructure focussed on mass transit provision, improvements to key junctions and corridors around the site, including junction improvements, enhanced provision for pedestrians and cyclists and public realm improvements.

The scale of the development proposed at East Float and within the surrounding area also presents a significant opportunity to make a strategic contribution to the transition to a low carbon economy, through the provision of sustainable energy infrastructure which could include district heating.

The proposals form part of a wider vision for future growth at the core of the City Region, linked to the approval of similar proposals in north Liverpool, to help transform the heart of the conurbation and make a major contribution to re-balancing the UK economy in line with Government priorities.

- A2.8 The above place making projects, and enabling infrastructure works already completed and planned, has created the environment for the delivery of housing and the comprehensive build out of Wirral Waters to commence during the early Plan period through a series of exciting projects on the Northbank.
- A2.9 With assistance of the above financial programmes and with direct support from the Council there are now firm proposals in place to deliver a range of high quality housing schemes across the North Bank which could deliver up to



1,200 new homes over the first five years of the Local Plan period on the following schemes (See Figure A2.2):

## Housing Delivery

A2.10 Peel have proposed to deliver a minimum figure of 4,650 dwellings during the plan period. Table A2.1 below summarises the current and potential housing delivery trajectory for the site.

**Table A2.1: Wirral Waters Current and Potential Housing Delivery Trajectory**

Site	Years 0 to 5		Years 6 to 10		Years 11 to 15		Current Delivery Status
	current	potential	current	Potential	Current	Potential	
Wirral Waters 1(Legacy) (SHLAA 2081)	240	500	260	0	0	0	Vacant cleared dockland site. Detailed Planning Permission recommended for approval subject to s106.
<p>This is a £90m scheme to deliver, including 20% affordable housing and local community amenities and is being taken forward by Peel in partnership with the local authority. Wirral Waters One is seen as a catalyst project, bringing new residential developments and kick starting further residential and mixed use investments at East Float, including Belong, Urban Splash and Egerton Village.</p> <p>The scheme will be a mix of 1 and 2 bedroom apartments meeting demand for smaller units which will complement the education / business innovation projects being progressed at East Float.</p>							
Tower Road Roundabout (SHLAA 2080)	0	150	150	0	0	0	Vacant, cleared dockland site. Planning Application to be submitted in 2020
Belong (SHLAA 2079)	34	34	0	0	0	0	<p>Vacant, cleared dockland site with permission for Belong Care Village and 34 independent living apartments.</p> <p>Detailed Planning Permission granted.</p> <p>Awaiting development programme from developer</p>

Site	Years 0 to 5		Years 6 to 10		Years 11 to 15		Current Delivery Status
	current	potential	current	Potential	Current	Potential	
Urban Splash Phase 1 (SHLAA 2078)	30	30	0	0	0	0	Vacant, cleared dockland site with application for Phase 1 (of 4) 30 town houses. Planning Permission submitted awaiting decision, with grant awarded to secure development.  Peel has entered into a Joint Venture with Urban Splash who specialise in urban regeneration projects on brownfield and derelict land. A detailed planning application has been submitted for the first phase 30 dwellings.
Urban Splash Phases 2 to 4 (SHLAA 2078)	0	90	90	0	0	0	No planning permission has been submitted
Urban Splash (SHLAA 2082)	0	230	230	0			No planning permission has been submitted
This will be a mixed product development including some 3 storey town houses at the water's edge and the Mansion House development overlooking Dock Road. The units will employ innovative modular building techniques to deliver desirable one to three storey houses and apartments. The two schemes will deliver up to 347 dwellings, with current designs incorporating 173							
Marina View (SHLAA 0753)	0	0	200	1325	500	530	Occupied dockside site with no development scheme yet available. Ongoing work between peel and the Council to understand

Site	Years 0 to 5		Years 6 to 10		Years 11 to 15		Current Delivery Status
	current	potential	current	Potential	Current	Potential	
							market and infrastructure constraints. Delivery also influenced by availability of transit system and intervention in poor quality Hamilton Park Industrial Area to South.
Vittoria Studios (SHLAA 0755)	0	0	200	1175	500	470	Occupied dockside site with no development scheme yet available. Ongoing work between peel and the Council to understand market and infrastructure constraints. Delivery also influenced by availability of transit system and intervention in poor quality Hamilton Park Industrial Area to South.
Total	304	1034	1130	2500	1,000	1,000	

Source: 2019 Strategic Housing Land Availability Assessment



A2.11 Table A2.1 above shows the current housing delivery figures set out in the Strategic Housing Availability Assessment 2019 (SHLAA) and the potential delivery figures submitted by Peel. The current figures are those which, at the time of completing the SHLAA in October 2019, the Council considered meet the evidence criteria set out in the National Planning Policy Framework and National Planning Practice Guidance.

A2.12 Whilst the current figures are much lower than those proposed by Peel for the delivery periods 0 to 5 years and 6 to 10 years, the Council are working in partnership with Peel and are confident that outstanding delivery issues can be resolved by early 2020. This will allow delivery scheduled for years 0 to 5 of the Plan period to be brought forward in line with Peel's intentions in time for inclusion in the final Draft Local Plan housing delivery trajectory.

A2.13 Development of Sites in later years of the Plan at Vittoria Studios and Marina View will depend on a further shift of market sentiment, but the Council and Peel believe that, together with the significant progress made to date and the committed housing delivery on North Bank in the first five years of the Local Plan period, these initiatives will achieve a "critical mass" of development and provide confidence sufficient to shift market and public perception of the area, drive demand and create a market for development for the 6 to 10 year period and beyond.

A2.14 The Council recognise that this market shift will also depend on:

- The availability of, or firm progress towards, delivering a transit system linking Wirral waters to the Mersey rail station towards the end of year 5 of the Local Plan;

In July 2019 the Combined Authority (CA) approved funding to progress the Council's existing Wirral Waters Transport Feasibility Study to Outline Business Case (OBC). The OBC, if taken forward to implementation will support a package of transport infrastructure improvements focussed on appropriate options for mass transit links to existing Mersey Rail stations, enhanced provision for pedestrians and cyclists, public realm improvements and junction improvements. The OBC feasibility work is anticipated to be completed by late 2020 and will inform ongoing discussions between the Council and the CA on future funding commitments. The Council will be working with the CA to ensure that priority is given to this essential scheme. A decision can be expected in late 2020 early 2021;

The Council is to commission a Mass Transit Delivery Strategy in late 2019. This will review the potential regeneration benefits of a mass transit system for Birkenhead and provide advice on a strategy to expeditiously deliver an appropriate system to enable Wirral Waters, and other priority areas identified through the Birkenhead Regeneration Framework, to come forward;

- Intervention to restructure and regenerate the poor quality mainly industrial area (known as Hamilton Park) which lies to the immediate

south of Vittoria studios as a mixed use Urban Garden Neighbourhood and to open up green links to the Town Centre and Birkenhead park;

As part of the Birkenhead Regeneration Framework a Delivery Action Plan (DAP) is to be prepared for the Hamilton Park area building on the proposals set out in the Wirral Waters Vision Statement. The DAP will set out a delivery strategy and timescale for the transformation of this area. We will need to work with our partners Homes England and the Combined Authority to help deliver this important project.

### Implications for the Local Plan

- A2.15 The Council is committed to enabling the regeneration of Wirral Waters and the significant contribution that it can make to the development needs of the Borough for this plan period and beyond. Brownfield, urban and regenerative development also sits at the heart of the National Planning Policy Framework and therefore we will set out a positive policy framework to enable the appropriate implementation of development at Wirral Waters. The Council are engaged in discussions with Peel, the Combined Authority and Homes England to help maximise the delivery of housing within Wirral Waters.
- A2.16 It is considered that early progress over the initial period of the Plan, ie years 1 to 5 on residential development on Northbank, will result in a shift in market sentiment and confidence in the area, which together with ongoing support from key partners, will enable the Vittoria Studio and Marina View housing proposals set out by Peel for years 6 to 10 to be delivered as a minimum.
- A2.17 The Birkenhead Regeneration Framework will, by summer 2020, set out detailed proposals for intervention in the Hamilton Park area as a priority Delivery Action Plan. Work on transport feasibility work including the provision of a mass transit system to serve Wirral Waters will also have progressed.

### Our Preferred Approach

Recently completed place making projects and infrastructure, planned and potential future infrastructure will enable the development of strategic brownfield sites at Wirral Waters which will provide up to 1,200 sustainable new homes in the first five years of the Plan period and a minimum of 3,300 homes during the subsequent 6 to 15 year period;

The plan will set out policies to facilitate the delivery of the approved outline planning application for Wirral Waters and will include policies which:

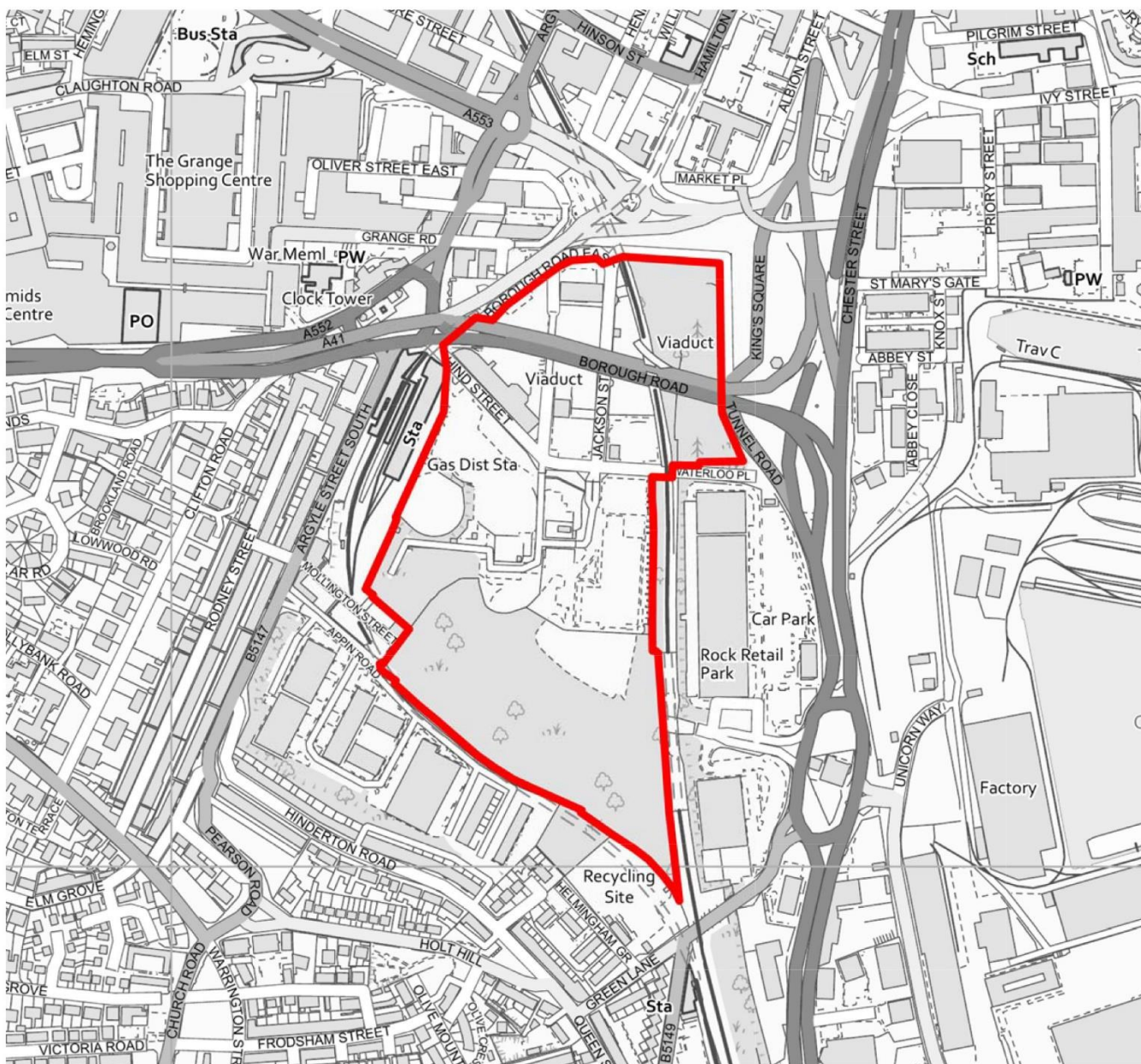
- allocate specific housing and employment sites;
- optimise the densities that these developments will achieve to make the most of the opportunities that exist;
- ensure high quality design of buildings and public realm;
- ensure the adoption of climate change mitigation and adaption including clean energy/ district heating, urban greening;

- ensure that appropriate enabling and community infrastructure is provided;
- ensure that appropriate pedestrian and cyclist links are provided to adjoining neighbourhoods, transport nodes, green infrastructure as well as within the development area.

Based on the outcomes from the Birkenhead Regeneration Framework the Plan will seek to address how the further potential of Wirral Waters can be unlocked by addressing current inadequate infrastructure, and the poor environmental conditions of adjoining neighbourhoods, to identify opportunities for restructuring these areas as new mixed green urban villages or neighbourhoods, providing a range of new family homes in a highly sustainable urban environment.


## 2- Hind Street

- A2.18 Hind Street is a strategically important regeneration area located on the south-eastern edge of Birkenhead town centre with immediate connectivity to Birkenhead Central station (see Figure A2.3).
- A2.19 The Hind Street area of Birkenhead, bounded by Hind Street in the north, Appin Road and Green Lane in the south, the Rock Retail Park to the east and Birkenhead Central Station in the west is, by its very location at the edge of Birkenhead Town Centre, a key economic growth opportunity for the Council.
- A2.20 The area is currently characterised by derelict, vacant and underused land and buildings, and a mix of low value commercial uses. The environment is also materially impacted by the dominant highway fly overs which cross the norther part of the site. It consequently represents an underutilised asset and clear opportunity for delivery of in terms of the regenerative change. Land assembly activity has already commenced and, working with key stakeholders, a new vision and delivery strategy will be established to enable the full potential of this brownfield site to be realised.
- A2.21 The project also provides a unique opportunity to remodel the southern strategic highway network, to remove the fly overs and to re-align the approaches to Birkenhead Town Centre as part of wider strategic intervention in the A41 corridor



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Figure A2.3 Hind Street strategic mixed site

 Hind Street strategic mixed site



### What our evidence tells us:

A2.22 Situated largely on land to the west of the A41 road corridor, and east of the main Merseyrail line to Central Station and beyond, the Hind Street area is strategically situated to the southeast of Birkenhead town centre. The boundaries of the land are defined, geographically, largely by road and rail transport infrastructure and these have historically isolated this area from the rest of Birkenhead. It is however not only immediately adjacent to Birkenhead but a short distance from the waterfront area and key regeneration projects at Woodside and Wirral Waters.

A2.23 The ambition of the Council is to seek to achieve the comprehensive development of the whole site as an iconic gateway quarter, integrating new development in this location into the urban fabric of Birkenhead, making it functionally and economically part of the town centre. The primary interface boundaries require significant investment in public realm works to counteract the impact of previous road construction, and particularly the negative impact of the road flyovers in terms of visual impact and the creation of physical barriers. The Council recognises and supports the need to consider change in this area comprehensively as a result of these challenges, and to contribute fully to the wider regeneration of Birkenhead, including:

- Birkenhead Town Centre. The Wirral Growth Company plans for a major mixed-use development centred on Europa Boulevard and Conway Park rail station. This will bring forward a new commercial district, introduction of urban living opportunities, and reconfiguration and improvement of the retail and leisure offer on the north side of the town centre including Birkenhead Market; and
- The Woodside area, which has considerable potential for a waterfront mixed-use development with quality links back to Hamilton Square and the town centre.

A2.24 The site is in a number of ownerships including National Grid and Wirral Borough Council. Ownership to the north, across which the existing highway fly overs cross, is in more fragmented ownership but with Ion Development owning or having options on a significant portion of land.

A2.25 The Council are engaged with the Combined Authority to support the comprehensive regeneration of the site.

### Potential Housing Delivery

A2.26 The Preferred Urban Option 1A currently assumes a more modest capacity of approximately 580 units which could be delivered in the years 6 to 10 of the Local Plan as set out in Table A2.2 below.

**Table A2.2: Hind Street Current and Potential Housing Delivery Trajectory**

Site	Years 0 to 5		Years 6 to 10		Years 11 to 15		Current Delivery Status
	current	potential	current	Potential	Current	Potential	
Hind Street			200	580	250	0	Requires new distributor road from A41 to Argyl Street roundabout plus potential site remediation works. No masterplan. No Planning permission submitted.

Source: 2019 Strategic Housing Land Availability Assessment

A2.27 From Table 7.2 above it can be seen that, currently, it is anticipated that some 200 dwellings out of a total estimated (lower density) will be delivered between years 6 to 10 of the Local Plan as compared to a Potential Figure of 580. This is based on current evidence available to the SHLAA 2019.

A2.28 From early design work undertaken at time of writing it is understood that, at higher densities, the site has a potential housing capacity of over 1000 dwellings comprising taller apartments and lower rise family homes. It is envisaged that the southern part of the area would be developed as phase 1 with potential delivery commencing by the end of 2025. This needs further testing and is being progressed as part of the Local Plan process.

A2.29 The Council consider that there is potential to increase the current figure significantly by the time the Regulation 19 Draft Final Plan is published in summer 2020. The comprehensive regeneration of Hind Street is a high priority of the Council has embarked on a fast track Development Strategy in partnership with the CA to identify the most appropriate development vehicle/ vehicles to accelerate mixed use development on the site:

- Work commenced in November 2019 to taking the A41 Transport Feasibility Study to Outline Business Case (OBC). This is addressing realignment of the A41 to provide access to all parts of the area; feasibility works for removing fly overs; enhancement to the railway station; a new green/ transit corridor linking the area to Wirral waters and public realm improvements and connections to the site and the town centre. The Council are also considering undertaking detailed design work to accelerate delivery of the infrastructure works;
- The regeneration of the site is a delivery priority for the CA which could make funds available for essential infrastructure works;
- Based on more recent initial site assessment based on higher densities it is now considered that the site capacity is in excess of 1,000 dwellings.

### Implications for the Local plan

- A2.30 The Hind Street area is currently expected to deliver up to 580 dwellings within the period 2026 to 2030. However, the Council believes that the site has the potential to deliver in excess of 1,000 homes at a higher density subject to further master planning and appropriate development and delivery agreements.
- A2.31 The comprehensive regeneration of the area is a priority for the Council. The Council is working with key landowners and funding partners to establish an agreed approach to achieving comprehensive accelerated delivery of the site and are intending to progress detailed master planning works in January 2020. The Council intends to have a development strategy in place by April/May 2020 which would enable firm figures to be included in the draft Final Local Plan for higher levels of housing to be delivered in years 6 to 10 of the Local Plan, with a possibility of some delivery at the end of years 0 to 5 period.
- A2.32 The final Local Plan will need to include policies which will ensure that an appropriate planning framework for the area is in place to ensure the comprehensive regeneration of the area.



### Our Preferred Approach

The Birkenhead Regeneration Framework will provide guidance on the policy approach to be taken in the Local Plan on strategic sites.

Recognising the strategic importance of this site to the wider regeneration of Birkenhead and the Town centre the Local Plan could include policies which will:

- ensure the comprehensive regeneration of the whole area as a strategic gateway mixed use neighbourhood by requiring an outline application for the whole site to be informed by a comprehensive masterplan;
- consider the preparation of a Supplementary Planning Document/s to provide additional guidance on design matters and support any potential need for land assembly;
- allocate the site for mixed use, but identify specific housing and employment output requirements and other supporting uses to ensure a sustainable neighbourhood is created;
- optimise the densities that these developments will achieve to make the most of the opportunities that exist;
- ensure high quality design of buildings and public realm on this key gateway site;
- ensure the adoption of climate change mitigation and adaption including clean energy/ district heating, urban greening;
- ensure that appropriate enabling and community infrastructure is provided; and
- ensure that appropriate pedestrian and cyclist links are provided to adjoining neighbourhoods, the Town Centre and Birkenhead Central Railway Station as well as within the development area.

Subject to the outcome of detailed delivery strategy work in early 2020 it may be possible to include an updated trajectory for Hind Street in the draft Final Local Plan. Otherwise it will be included as a broad location as allowed for in the National Planning Framework.

### **3- Woodside Development Area**

A2.33 The Woodside Development Area is located on the Birkenhead riverfront (see Figure A2.4) and has one of the world's most recognisable and spectacular views – that of the Liverpool Waterfront. The area is recognised to have exceptional re-development potential.

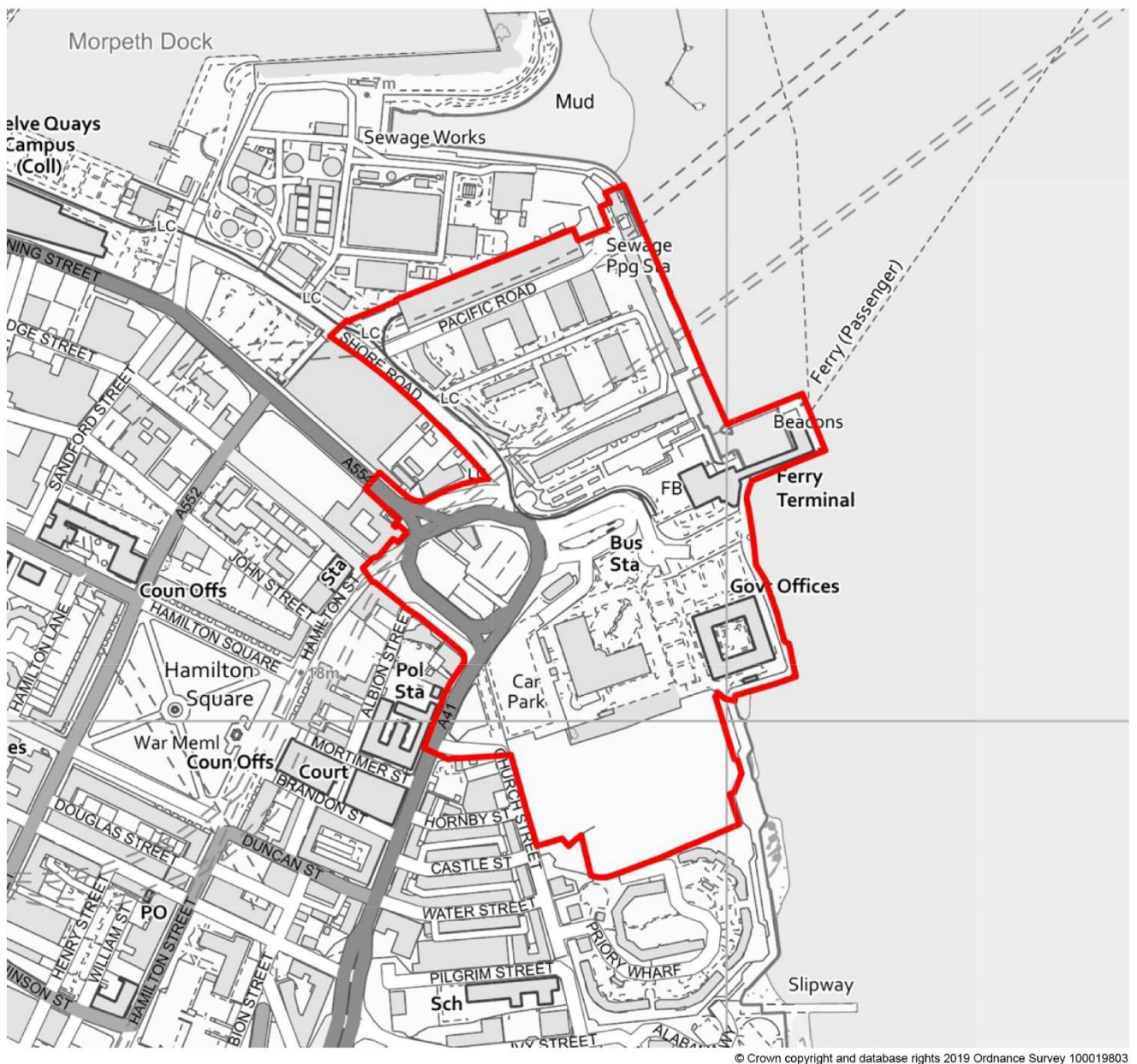



Figure A2.4 Woodside development area

 Woodside development area

## What our evidence tells us

A2.34 The redevelopment of the Woodside area presents many challenges and opportunities. Apart from the range of landownerships (both public and private) there are significant infrastructure challenges to be overcome if development potential is to be maximised. This includes the potential realignment of the A41 at Chester Street and Bridge Street (a crucial element of the Birkenhead road network) and the possible re-positioning of the bus interchange close to the Woodside Ferry Terminal.

A2.35 The Birkenhead Regeneration Framework, which is due for completion in Summer 2020, will identify and address strategic infrastructure issues, connections and linkages and investment requirements to enable the regeneration of Woodside Riverside Quarter to be delivered from the mid to late 2020's.

A2.36 Building on this strategic framework the Council is to commission a detailed masterplan for the area in early 2020 in partnership with Peel, the major landowner.

A2.37 The masterplan will provide the vision and detailed proposals for regeneration of the Woodside river frontage as a mixed use cultural quarter, a once-only opportunity to achieve a landmark private-sector led development, which would drive the regeneration of this important part of Birkenhead as an exemplar of quality of design and visual impact worthy of its location opposite the Three Graces on the Liverpool Waterfront. Subject to detailed master planning Woodside could comprise series of iconic buildings and public spaces which:

- provide a range of business, residential, leisure, cultural and tourism uses operating on a commercial basis;
- complement the regeneration and conservation of the adjoining historic areas of Birkenhead and the world-famous Liverpool Waterfront;
- re-connects the waterfront with the centre of Birkenhead including Hamilton Square (which has the largest concentration of Grade One listed buildings outside London); and
- represents an attraction in its own right and creates a high quality and accessible environment for visitors, day and night throughout the year.

## Housing Delivery

**Table 7.3: Woodside Development Area Current and Potential Housing Delivery Trajectory**

Site	Years 0 to 5		Years 6 to 10		Years 11 to 15		Current Delivery Status
	current	potential	current	Potential	Current	Potential	
Woodside (SHLAA 0752)			120	120	150	250	Operational business park, ferry, bus terminus. Masterplan/ Site assembly required.
Former Rose Brae, Church Street (SHLAA 0478)			119	119			Vacant cleared site of former graving docks. Not currently viable due to poor ground conditions.

A2.38 From Table A2.3 above it can be seen that, currently, it is anticipated that some 120 dwellings out of a total estimated 370 dwellings will be delivered between years 6 to 10 of the Local Plan at Woodside. This is based on current evidence available to the SHLAA 2019.

A2.39 The Former Rose Brae site adjoins the Woodside area and should be considered comprehensively as part of the Woodside Masterplan. Table A2.3 shows that 119 dwellings are expected to be delivered on the site between years 6 to 10 of the Local Plan under both the current and potential scenarios. Based on the recent Draft Wirral Urban Brownfield Study this site could accommodate approximately 340 dwellings at a density of approximately 100 dwellings per hectare.

A2.40 The Woodside masterplan will set out the eventual mix and delivery of housing within the Woodside area and the majority of the area should be treated as a 'Broad Location for growth' for potential housing (see Chapter 4). Given that the location lends itself to higher density apartments a reasonable minimum figure of 1,000 dwellings which could be delivered during the 11 to 15 year Plan period.

### Implications for the Local Plan

- A2.40 The Woodside Development Area has the potential to be world class as a mixed-use cultural quarter. The proposed Woodside Masterplan ,which is due to commence in early 2020, will not be completed in time to inform the final Draft Local Plan.
- A2.41 The Birkenhead Regeneration Framework will provide guidance on the policy approach to be taken in the Local Plan on strategic sites.
- A2.42 However, the area has potential to provide a significant number of new homes in the latter part of the Local plan period (years 10 to 15) and will be considered as a broad location for growth as allowed for in the National Planning Policy Framework.

### Our Preferred Approach

The Birkenhead Regeneration Framework will provide guidance on the policy approach to be taken in the Local Plan on strategic sites.

Recognising the strategic importance and potential of the Woodside Development to the wider regeneration of Birkenhead, the Local Plan could include policies which will:

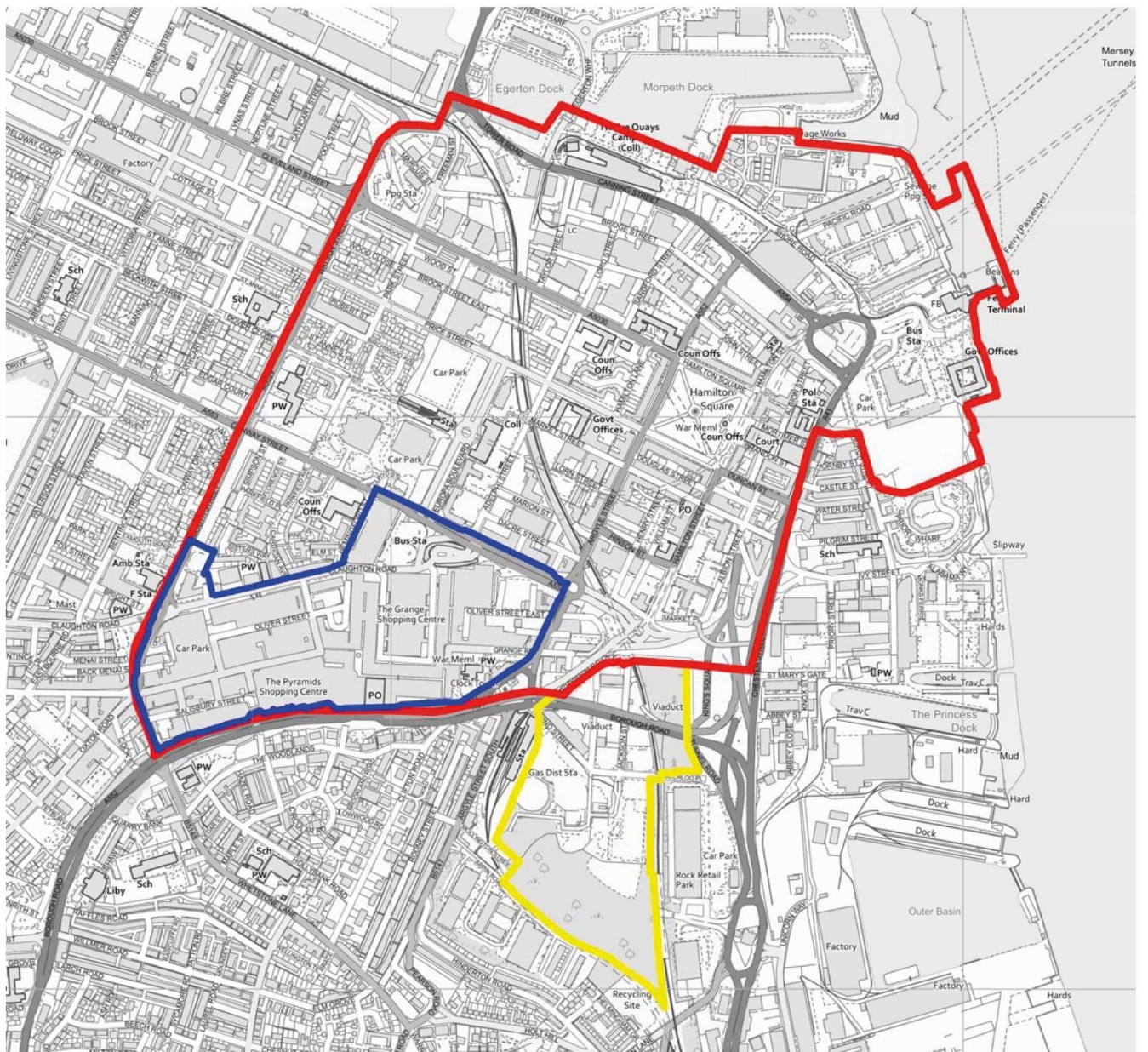
- seek to ensure the comprehensive regeneration of the whole area by requiring an outline application for the whole site informed by a comprehensive masterplan and / or the preparation of a Supplementary Planning Document;
- allocate the site for mixed use but identify specific housing and employment and other uses;
- optimise the densities that these developments will achieve to make the most of the opportunities that exist;
- ensure high quality design of buildings and public realm reflecting its strategic riverside location;
- ensure the adoption of climate change mitigation and adaptation including clean energy/ district heating, urban greening;
- ensure that appropriate enabling and community infrastructure is provided; and
- ensure appropriate ferry, pedestrian and cyclist links are provided to adjoining neighbourhoods, the Town centre and other transport nodes.

The area will be included as a broad location in the draft final Local Plan as allowed for in the National Planning Framework pending the completion of the Woodside Masterplan.

## **4- Birkenhead Centre**

A2.43 The regeneration of Central Birkenhead area as a mixed-use focus for the Borough is a key element of the Local Plan Vision and Objectives. The Central area comprises a much broader area than the retail focussed Town Centre, and includes a range of office, employment, leisure and residential uses, car parks and vacant/ underused land and properties. (See Figure A2.5). The area includes Hamilton Square, a world class heritage asset, and river frontage at Woodside (see above) with views across the Mersey to the Liverpool World Heritage area.





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Figure A2.5 Birkenhead central area

- Birkenhead central area
- Hind Street strategic mixed site
- Birkenhead key town centre

A2.44 The area has been in general economic and environmental decline for over a decade. The town centre itself is facing significant issues in common with other retail centres in the UK due to changing consumer shopping habits, the challenge from online shopping and the impacts of economic austerity.

A2.45 There is now however a significant momentum for change and investment in the Central Birkenhead area fed by the Wirral Growth Company's masterplan proposals; the Council's success in reaching the second stage of the Future High Streets Fund Competition; the Invitation by the Government to bid for funding through the Town Fund and through the commencement of the Birkenhead Regeneration Study.

A2.46 The area has the potential to become a sustainable, vibrant mixed-use area, a focus for cultural, retail, economic and leisure activity, as well as being a great place to live comprising different neighbourhoods and quarters

### **What our evidence tells us**

A2.47 Birkenhead Town Centre is a sub-regional shopping centre providing a range of facilities to meet the needs of Wirral residents. The core retail area is centred on the Pyramids Shopping Centre and pedestrianised Grange Road. The opening of the Pyramids Shopping Centre in 1991 represented a significant expansion of retail floorspace and helped to secure Birkenhead's status as a retail destination of choice.

A2.48 Birkenhead Town Centre has since, however, experienced decline as consumers have been drawn to out-of-town centres and online shopping for goods and have sought a stronger evening economy offer as part of their shopping experience. Despite this decline, it remains the most significant shopping centre in the Borough and is comparable with sub-regional centres across the Liverpool City Region.

A2.49 The Wirral Retail & Centres Study, 2019 (Birkenhead Town Centre Health Check) found that there are currently 116 units vacant in the town centre, which equates to 25% of the total number of units. The proportion of units vacant in the town centre is more than double the national average (12%). The proportion of floorspace currently vacant in the town centre is also high (18%) which is 8% above the national average of 10%.

A2.50 Despite occupying the majority of national multiples in the town centre, and the focus for pedestrian activity, notable concentrations of vacant units were observed in the Pyramid Shopping Centre with other concentrations noted along Oxton Road and Grange Road West. Some 38 vacant units measure less than 100sq m in size and 46 units between 100-200sq m in size which suggests that there is an overprovision of smaller units in the town centre.

A2.51 As noted earlier, there is also a significant number of units/floorspace in the Indoor Market that are currently unoccupied.

- A2.52 The Council has recognised the challenges facing the Central Birkenhead and the Town Centre area, but also its significant potential, and has previously prepared the Birkenhead Urban Blue Print [2019] which sets out an ambitious vision for the area. This document is to be updated by the Birkenhead Regeneration Framework (BRF) which will set out a comprehensive vision for the wider Birkenhead Area including the Town Centre, Wirral Waters, and Hind Street. It will identify priorities for investment in sites, infrastructure and public realm. A key requirement of the BRF is to identify new opportunities for urban living within Birkenhead.
- A2.53 As part of the Birkenhead Regeneration Framework (BRF) a detailed Delivery Action Plan will be prepared for the Town Centre which will set out how the centre can address the future appropriate scale of retail requirements and reinvent itself as a vibrant mix of uses including as a place to visit, shop and to live. The BRF is due to be completed by Summer 2020 to inform the draft Final Local Plan.
- A2.54 The Birkenhead Regeneration Framework will also provide the wider context for work of the Wirral Growth Company (a joint venture partnership with Muse Developments) which has embarked on a series of exciting projects :to redesign and develop a number of Council owned assets within Birkenhead Town Centre.
- A2.55 The WGC Birkenhead masterplan (overview below) includes a range of projects which will transform the centre of Birkenhead. For further details of each phase see <https://wirralgrowthcompany.co.uk/have-your-say/birkenhead/masterplans/>





- **New public space**

The removal of the current market hall allows for the creation of new public realm within the town centre to act as a connecting space between the retail, commercial and leisure elements of the proposed masterplan. Such integration will improve pedestrian and cycle links. It will also create an attractive environment, encouraging opportunities for events and participation in town centre-based activities.

- **New commercial office development**

Up to 280,000 sqft of Grade A office floorspace to meet the growing demand for high-quality commercial floorspace in the town centre.

- **A new leisure centre**

A modern and more energy-efficient leisure centre is proposed close to Conway Park Station and existing homes to make sure that it is sustainable. This would be delivered before any work takes place on the existing leisure centre.

- **Civic Hub**

Delivery of flexible and sustainable office floorspace for occupation by Wirral Council and wider public sector partners.

- **Improved highway and transport infrastructure**

An investment in the local road network will improve the circulation of traffic and allow for improved connectivity for both pedestrians and cyclists. This includes works to further improve Birkenhead Bus Station.

To make sure the full potential of Birkenhead can be realised, it is proposed that the masterplan will be brought forward in phases.

- **A new home for Birkenhead Market**

Options for the new market are being considered through public consultation and, whichever option is chosen, will re-vitalise the market and bring it back to being a place that the Wirral community can be proud of and want to visit.

These proposals are due to be presented as part of the Wirral Growth Company First Phase Business case to the Council's Cabinet for approval early 2020. The Council has already commenced necessary site assembly work to facilitate an early start on the Central Business District.

## **New Housing Opportunities in Central Birkenhead**

A2.56 As part of the Council's work towards being able to adopt the Preferred Urban Intensification Option 1A the Council are working with the Wirral Growth Company (WGC) to develop an accelerated programme of housing delivery. Key elements of the WGC Masterplan proposals is to deliver new homes on sites at Conway Park North and South. The draft WGC programme currently comprises 13 sites within Central Birkenhead with a total capacity of 1138 dwellings including 5 sites with a capacity of 50 or more (see Table A2.4 below).

**Table A2.4: Proposed Wirral Growth Company Housing Sites: Central Birkenhead Current and Potential Housing Delivery Trajectory (sites over 50 dwellings)**

Site	Years 0 to 5		Years 6 to 10		Years 11 to 15		Current Delivery Status
	current	potential	current	Potential	Current	Potential	
Conway Park North (SHLAA Ref 0424)	100	100	70	70			Vacant cleared Site
Conway Park South (SHLAA 0956/0957)			105	105			Vacant cleared Site
Birkenhead Leisure Centre (SHLAA 4081)			130	130			Operational leisure centre to be re-provided as part of wider town centre regeneration proposals by Wirral growth Company
Lorne Street Car park (SHLAA 1620)					50	50	Cleared site currently used as temporary Council
Treasury Building, Cleveland Street			65	65			Occupied Council offices requiring staff relocation.

## **Birkenhead Future High Streets Fund Bid**

A2.57 The Council has been successful in reaching the second stage of the Future High Street Fund competition. The Council has been awarded £150,000 to fund the preparation of a business case to accompany a second stage application for up to £25 million funding for projects to help transform Birkenhead. The bid will closely align with the Birkenhead Regeneration Framework and the WGC masterplan and will seek to secure funding to implement major regeneration projects in association with the private sector partners. A draft Bid is due to be submitted in January 2020 with the final bid due for submission in April 2020.

## **New Town Fund**

A2.58 Birkenhead is one of 100 towns in England which has been invited to submit bid for funding from the £3.6 billion Towns Fund which has been established by the Government. The Council will be required to establish a Town Board with representations from a range of private, public and community bodies to oversee the bid for funding. The Town Board bid is expected to reflect the emerging proposals of the Birkenhead Regeneration Framework in consultation with the Town Deal Board

A2.59 Together the Future High Streets Fund and the new Town Fund could provide significant new resources to pump prime and deliver existing projects and others identified through the Birkenhead Regeneration Framework.

## **Implications for the Local Plan**

A2.60 The Birkenhead Regeneration Framework and the Birkenhead Town Centre Delivery Action plan will inform the Local Plan on the future boundary of the Town Centre and broader regeneration strategy for Central Birkenhead as whole, providing the context for and promoting the emerging proposals by the Wirral Growth Company Masterplan, the Future High Streets Bid, and the Town Fund Bid.

A2.61 In addition to Wirral Growth Company sites there is increasing demand for new homes within the Central Birkenhead Area as evidenced by recent planning approvals for 200 student apartments at Lord Street/ Cleveland Street, and 132 apartments at Grange Road.

A2.62 A key output from the Birkenhead Regeneration Framework will be the identification of further residential opportunities and guidance on policies which will promote the conversion of existing buildings for residential use and new residential development (including within the current Town Centre retail area).

A2.63 Because of the scale of potential opportunities for further significant net residential development within the Central Birkenhead Area the Council considers that it should be identified as a Broad Location for growth in the draft Final Local Plan as allowed for in the National planning Policy Framework (see Chapter 4: Broad Locations).

## Our Preferred Approach

The Birkenhead Regeneration Framework will inform the regeneration strategy and Local Plan policy approach to be taken in respect to Central Birkenhead and the Town Centre whilst the Birkenhead Delivery Action Plan and the Wirral Growth Company will set out detailed proposals.

The Local Plan could include policies which will:

- redefine the boundary of the Town Centre;
- identify areas for comprehensive redevelopment to be informed by detailed masterplans (including the area covered by the Wirral Growth Company Masterplan);
- potential preparation of a Supplementary Planning Document/s to provide additional guidance on design matters;
- allocate sites for residential mixed use and other uses;
- optimise the densities that these developments will achieve to make the most of the opportunities that exist;
- ensure high quality design of buildings and public realm appropriate for this key location;
- ensure the adoption of climate change mitigation and adaption including clean energy/ district heating, urban greening;
- ensure that appropriate enabling and community infrastructure is provided
- ensure that appropriate pedestrian and cyclist links are provided to other parts of the Town Centre, railway stations, bus station, community facilities and green infrastructure.

The area will be included as a broad location in the draft final Local Plan as allowed for in the National Planning Framework pending the completion of the Birkenhead Regeneration Framework



# **APPENDIX 4.1**

Proposed urban housing allocation sites

Site Ref	Proposed Designation	Site Name	Indicative Dwelling Capacity
<b>Wallasey</b>			
SHLAA 2006	Proposed Housing Allocation	Rear of Gibson House	87
SHLAA 2023	Proposed Housing Allocation	Wallasey Town Hall South Annexe	45
SHLAA 0475	Proposed Housing Allocation	New Street	32
HLA 103100	Proposed Housing Allocation	Former La Banque PH	28
HLA 612000	Proposed Housing Allocation	Former Seacombe Ferry Hotel	28
HLA 661200	Proposed Housing Allocation	Love Lane	23
SHLAA 2022	Proposed Housing Allocation	Wallasey Town Hall North Annexe	19
SHLAA 2005	Proposed Housing Allocation	Gibson House	15
HLA 690300	Proposed Housing Allocation	Old Tavern Club	14
SHLAA 1171	Proposed Housing Allocation	Egerton Street Play Area	12
HLA 610600	Proposed Housing Allocation	Darlington Street	10
HLA 671800	Proposed Housing Allocation	Leasowe Road	10
HLA 698300	Proposed Housing Allocation	Church Street/Liscard Road	10
SHLAA 2047	Proposed Mixed Use Allocation	Wallasey Village	10
HLA 686700	Proposed Housing Allocation	The Ship Inn	9
HLA 698900	Proposed Housing Allocation	1-7 Leasowe Road	9
HLA 699600	Proposed Housing Allocation	Embees	9
SHLAA 0651	Proposed Housing Allocation	Lighthouse PH	9
HLA 698000	Proposed Housing Allocation	Oakdale Road	8
HLA 638600	Proposed Housing Allocation	Stringhey Road	4
HLA 529900	Proposed Housing Allocation	38 Mount Pleasant Road	3
HLA 672800	Proposed Housing Allocation	Redcliffe	2
HLA 680100	Proposed Housing Allocation	7 Leasowe Road	2
HLA 697500	Proposed Housing Allocation	St Nicholas Vicarage	2
HLA 686100	Proposed Housing Allocation	50 Wellington Road	1
HLA 697300	Proposed Housing Allocation	Stonehill	1
			<b>402</b>
<b>Birkenhead Commercial</b>			
SHLAA 0753	Proposed Mixed Use Allocation	Wirral Waters - Marina View	1,795
SHLAA 0755	Proposed Mixed Use Allocation	Wirral Waters - Vittoria Studios	1,705
SHLAA 4078	Proposed Housing Allocation	Hind Street	580
SHLAA 0752	Proposed Housing Allocation	Woodside	507
SHLAA 2081	Proposed Housing Allocation	Wirral Waters - Legacy	500
SHLAA 2082	Proposed Housing Allocation	Wirral Waters - Urban Splash 2	230
SHLAA 0557	Proposed Housing Allocation	Beaufort Road	178
SHLAA 0424	Proposed Housing Allocation	Europa Car Park	170
SHLAA 2080	Proposed Housing Allocation	Wirral Waters - Tower Road	150
SHLAA 4081	Proposed Housing Allocation	Europa Pools	130
SHLAA 2078	Proposed Housing Allocation	Wirral Waters - Urban Splash 1	120
SHLAA 0478	Proposed Housing Allocation	Rose Brae	119
SHLAA 4082	Proposed Housing Allocation	Vue Cinema	110
SHLAA 2026	Proposed Housing Allocation	Treasury Building	65
SHLAA 0956	Proposed Housing Allocation	Europa North	55
SHLAA 0957	Proposed Housing Allocation	Europa South	50
SHLAA 1620	Proposed Housing Allocation	Lorn Street	50

Site Ref	Proposed Designation	Site Name	Indicative Dwelling Capacity
SHLAA 2014	Proposed Housing Allocation	Conway Building	40
SHLAA 2079	Proposed Housing Allocation	Wirral Waters - Belong	34
SHLAA 2036	Proposed Housing Allocation	Elgin Way CP	25
SHLAA 2069	Proposed Housing Allocation	Hinson Street CP	20
SHLAA 2002	Proposed Housing Allocation	Duncan St CP	20
			<b>6,653</b>
<b>Suburban Birkenhead</b>			
SHLAA 1665	Proposed Housing Allocation	Rock Ferry High	178
SHLAA 1832	Proposed Housing Allocation	Rock Station PH	25
HLA 693000	Proposed Housing Allocation	165 Bedford Road	14
HLA 701500	Proposed Housing Allocation	Former Riverside Day Centre	13
SHLAA 0689	Proposed Housing Allocation	Gladstone Liberals	12
HLA 665400	Proposed Housing Allocation	31 - 33 Palm Grove	10
SHLAA 0766	Proposed Housing Allocation	Greenacres	10
HLA 545600	Proposed Housing Allocation	Copper Beech	8
HLA 679000	Proposed Housing Allocation	Former Dave Pluck	6
HLA 691100	Proposed Housing Allocation	St Peters Mews	5
SHLAA 0218	Proposed Housing Allocation	Woodchurch Road (65 to 67)	5
HLA 684300	Proposed Housing Allocation	2 Beryl Road	4
HLA 679500	Proposed Housing Allocation	7 & 9 West Road	3
HLA 683400	Proposed Housing Allocation	Pipistrelle Rise	3
HLA 241500	Proposed Housing Allocation	48 Beryl Road	1
HLA 114800	Proposed Housing Allocation	Oak Cottage	1
HLA 636500	Proposed Housing Allocation	71 Bebington Road	1
HLA 646800	Proposed Housing Allocation	65 Bidston Road	1
HLA 664100	Proposed Housing Allocation	23 Nursery Close	1
HLA 664900	Proposed Housing Allocation	1 The Ridings	1
HLA 665200	Proposed Housing Allocation	Priory Cottage	1
HLA 669000	Proposed Housing Allocation	2 Bryanston Road	1
HLA 695000	Proposed Housing Allocation	The Paddock	1
HLA 700700	Proposed Housing Allocation	Intabene Manor	1
HLA 701400	Proposed Housing Allocation	Westgate	1
HLA 701600	Proposed Housing Allocation	Ha Pennyfield	1
HLA 703200	Proposed Housing Allocation	2 Edinburgh Drive	1
HLA 660000	Proposed Housing Allocation	Foxearth	1
			<b>310</b>
<b>Bromborough and Eastham</b>			
HLA 699300	Proposed Housing Allocation	Acre Lane	217
SHLAA 1610	Proposed Housing Allocation	Civic Way	60
SHLAA 4079	Proposed Housing Allocation	Woodhead Street CP	45
SHLAA 1850	Proposed Housing Allocation	Lyndale	28
SHLAA 4072	Proposed Housing Allocation	Trafalgar Garage	26
SHLAA 4080	Proposed Housing Allocation	Olinda Street	23
SHLAA 1974	Proposed Housing Allocation	Eastham Youth Centre	20
HLA 674900	Proposed Housing Allocation	Rosebrae Nursing Home	12
SHLAA 2034	Proposed Housing Allocation	Delamere Ave	12

Site Ref	Proposed Designation	Site Name	Indicative Dwelling Capacity
SHLAA 1833	Proposed Housing Allocation	Bebington Road	11
HLA 691600	Proposed Housing Allocation	168 Bolton Road East	9
HLA 645500	Proposed Housing Allocation	15 New Chester Road	8
HLA 691500	Proposed Housing Allocation	Mallowdale Close	7
HLA 090200	Proposed Housing Allocation	Mill Road/Spital Road	5
HLA 683800	Proposed Housing Allocation	Spital Railway Station	4
HLA 663000	Proposed Housing Allocation	106 Allport Road	3
HLA 671000	Proposed Housing Allocation	Abbey Grange	3
HLA 618600	Proposed Housing Allocation	Winkie Wood	1
HLA 667500	Proposed Housing Allocation	20 Village Road	1
HLA 670900	Proposed Housing Allocation	5 Uplands Road	1
HLA 677800	Proposed Housing Allocation	30 Shore Drive	1
HLA 677900	Proposed Housing Allocation	The George	1
HLA 679100	Proposed Housing Allocation	24 Acres Road	1
HLA 695200	Proposed Housing Allocation	2 Donne Avenue	1
HLA 697200	Proposed Housing Allocation	11 Heygarth Road	1
			<b>501</b>
<b>Mid Wirral</b>			
HLA 685200	Proposed Housing Allocation	Former Burtons Foods	299
SHLAA 2068	Proposed Housing Allocation	Typhoo	100
SHLAA 1827	Proposed Housing Allocation	Foxfield	69
SHLAA 2008	Proposed Housing Allocation	Moreton Family Centre	60
SHLAA 2007	Proposed Housing Allocation	Pasture Road	38
SHLAA 1472	Proposed Housing Allocation	Fernleigh	30
HLA 702000	Proposed Housing Allocation	Ferny Brow Road	18
SHLAA 4014	Proposed Housing Allocation	The Stirrup PH	15
SHLAA 2010	Proposed Housing Allocation	Knutsford Road	8
HLA 642100	Proposed Housing Allocation	8 Rone Close	6
HLA 678700	Proposed Housing Allocation	The Overchurch	6
HLA 686400	Proposed Housing Allocation	216 Greasby Road	3
HLA 697600	Proposed Housing Allocation	29 & 31 Norwich Drive	2
HLA 642300	Proposed Housing Allocation	53 Birch Avenue	1
HLA 655300	Proposed Housing Allocation	83 Saughall Massie Lane	1
HLA 669400	Proposed Housing Allocation	230 Greasby Road	1
HLA 674400	Proposed Housing Allocation	2 Girtrell Road	1
HLA 697900	Proposed Housing Allocation	8 Netherton Road	1
HLA 703500	Proposed Housing Allocation	4 Hopfield Road	1
			<b>660</b>
<b>West Kirby and Hoylake</b>			
SHLAA 3095	Proposed Housing Allocation	Greenfield Estate	50
SHLAA 0916	Proposed Housing Allocation	Grange Hill Farm	17
SHLAA 2042	Proposed Housing Allocation	Ashton Court	14
SHLAA 2035	Proposed Housing Allocation	Paton Close	11
HLA 680600	Proposed Housing Allocation	Blue Anchor	8
HLA 695300	Proposed Housing Allocation	45 Grange Cross Lane	4
SHLAA 3042	Proposed Housing Allocation	Majestic Wine	3

Site Ref	Proposed Designation	Site Name	Indicative Dwelling Capacity
HLA 680400	Proposed Housing Allocation	The Forge	2
HLA 683200	Proposed Housing Allocation	Braeside	2
HLA 691900	Proposed Housing Allocation	12 Grammar School Lane	2
HLA 692700	Proposed Housing Allocation	Drayton	2
HLA 699000	Proposed Housing Allocation	Elrig	2
HLA 703600	Proposed Housing Allocation	Sandhey Road	2
HLA 647800	Proposed Housing Allocation	Grange Old Road	1
HLA 654100	Proposed Housing Allocation	Springfield	1
HLA 672400	Proposed Housing Allocation	White Gables	1
HLA 676700	Proposed Housing Allocation	Long Hay	1
HLA 679200	Proposed Housing Allocation	Whytethorne	1
HLA 681900	Proposed Housing Allocation	Bright Smiles	1
HLA 682900	Proposed Housing Allocation	43 Walker Street	1
HLA 695800	Proposed Housing Allocation	3 Hillside Road	1
HLA 696900	Proposed Housing Allocation	Heath Grange	1
HLA 700400	Proposed Housing Allocation	13 Elm Terrace	1
HLA 703300	Proposed Housing Allocation	Wreckers Cottage	1
SHLAA 1301	Proposed Housing Allocation	1 Cholmondeley Road	1
SHLAA 1409	Proposed Housing Allocation	22A Shaw Street	1
			<b>132</b>
<b>Heswall</b>			
HLA 703800	Proposed Housing Allocation	Fishers Lane	35
SHLAA 4074	Proposed Housing Allocation	Pensby Hall Residential Home	15
HLA 702900	Proposed Housing Allocation	26 Cornelius Drive	10
SHLAA 3029	Proposed Mixed Use Allocation	Silverdale Medical	7
HLA 632800	Proposed Housing Allocation	Grange Villa	6
HLA 403000	Proposed Housing Allocation	Seven Acres Lane	4
HLA 678100	Proposed Housing Allocation	Co Operative Pharmacy	2
HLA 681300	Proposed Housing Allocation	Rosemary Cottage	2
HLA 123200	Proposed Housing Allocation	The Old Forge	1
HLA 635700	Proposed Housing Allocation	42 Sparks Lane	1
HLA 652000	Proposed Housing Allocation	133 Kings Drive,	1
HLA 656700	Proposed Housing Allocation	Little Orchard	1
HLA 663400	Proposed Housing Allocation	440 Pensby Road	1
HLA 664300	Proposed Housing Allocation	Ashbourne House	1
HLA 666300	Proposed Housing Allocation	Heath Top	1
HLA 667900	Proposed Housing Allocation	Moonshine	1
HLA 671500	Proposed Housing Allocation	5 Birchmere	1
HLA 673700	Proposed Housing Allocation	346 Telegraph Road	1
HLA 678400	Proposed Housing Allocation	62 Whitfield Lane	1
HLA 679400	Proposed Housing Allocation	3 Dale Gardens	1
HLA 682100	Proposed Housing Allocation	Beechfield Close	1
HLA 688300	Proposed Housing Allocation	Conifers	1
HLA 689300	Proposed Housing Allocation	Parklands Drive	1
HLA 693100	Proposed Housing Allocation	Conifers	1
HLA 693500	Proposed Housing Allocation	Woodcote	1

Site Ref	Proposed Designation	Site Name	Indicative Dwelling Capacity
HLA 694700	Proposed Housing Allocation	Grangewood	1
HLA 695900	Proposed Housing Allocation	71 Dawstone Road	1
HLA 696400	Proposed Housing Allocation	Arrowecroft	1
HLA 701700	Proposed Housing Allocation	Glenbank	1
HLA 703000	Proposed Housing Allocation	89 Ridgemere Road	1
HLA 703100	Proposed Housing Allocation	Adj St Peters Primary School	1
SHLAA 1109	Proposed Housing Allocation	274 Irby Road	1
			<b>105</b>
			<b>8,763</b>

## **APPENDIX 4.2**

Potential additional urban housing allocation sites

Site Ref	Proposed Designation	Site Name	Indicative Dwelling Capacity
<b>Wallasey</b>			
SHLAA 4086	Potential Mixed Use Allocation	New Palace Amusements	120
SHLAA 1864	Potential Housing Allocation	Liscard Municipal	20
SHLAA 4089	Potential Housing Allocation	Wallasey RBL	14
SHLAA 0468	Potential Housing Allocation	Borough Road (22 to 40)	10
SHLAA 1503	Potential Housing Allocation	Trafalgar Road	8
			<b>172</b>
<b>Birkenhead Commercial</b>			
SHLAA 0756	Potential Housing Allocation	Northern Case	172
SHLAA 0769	Potential Housing Allocation	Kelvin Road	156
SHLAA 4083	Potential Housing Allocation	Pilgrim Street Arts	15
SHLAA 2016	Potential Housing Allocation	Wilbraham Street CP	15
SHLAA 1691	Potential Housing Allocation	Brooklands	12
SHLAA 0754	Potential Mixed Use Allocation	Wirral Waters - Sky City	0
			<b>370</b>
<b>Suburban Birkenhead</b>			
SHLAA 4085	Potential Housing Allocation	Sevenoaks Extra Care	83
SHLAA 3039	Potential Housing Allocation	Crossways	50
SHLAA 2013	Potential Housing Allocation	Hamilton Building	30
SHLAA 0763	Potential Housing Allocation	Nelson House	12
			<b>175</b>
<b>Bromborough and Eastham</b>			
SHLAA 4021	Potential Housing Allocation	Dock Road South	950
SHLAA 2072	Potential Housing Allocation	Prices Way	108
SHLAA 4012	Potential Housing Allocation	Southwood Road	85
SHLAA 1715	Potential Housing Allocation	Old Hall Road	76
SHLAA 4088	Potential Housing Allocation	Maple Grove	6
			<b>1,225</b>
<b>Mid Wirral</b>			
SHLAA 4084	Potential Housing Allocation	Wirral Business Park	127
SHLAA 4087	Potential Housing Allocation	Dodds Builders Merchants	15
SHLAA 3000	Potential Housing Allocation	Church Lane	10
SHLAA 1908	Potential Housing Allocation	Arrowe Hill Primary	5
			<b>157</b>
<b>West Kirby and Hoylake</b>			
SHLAA 4071	Potential Housing Allocation	Kingsmead School	25
			<b>25</b>
			<b>2,124</b>



# **APPENDIX 4.3**

## **Other Suitable but Currently Uncertain Sites**

Site Ref	Proposed Designation	Site Name	Indicative Dwelling Capacity
<b>Wallasey</b>			
SHLAA 0449	Potential Housing Allocation	North of Black Horse PH	34
SHLAA 2051	Potential Housing Allocation	Sycamore Lodge	24
SHLAA 0463	Potential Housing Allocation	Former Seacombe House	21
SHLAA 0020	Potential Mixed Use Allocation	Former Grand Hotel	16
SHLAA 1127	Potential Housing Allocation	Rear of St Johns	12
SHLAA 1129	Potential Housing Allocation	Mill Lane	8
SHLAA 0047	Potential Housing Allocation	Hartismere Road	7
SHLAA 1070	Potential Housing Allocation	Littledale Road	3
			<b>125</b>
<b>Birkenhead Commercial</b>			
HLA 691300	Potential Mixed Use Allocation	Former Rank Bingo	132
HLA 549700	Potential Mixed Use Allocation	Former Rocky's Gym	38
SHLAA 0758	Potential Housing Allocation	Chester Street	28
SHLAA 1571	Potential Housing Allocation	Duncan Street	9
HLA 540500	Potential Mixed Use Allocation	Atlantic House	3
			<b>210</b>
<b>Suburban Birkenhead</b>			
HLA 671300	Potential Housing Allocation	Former Open Arms PH	42
HLA 685500	Potential Housing Allocation	Former ESWA	39
SHLAA 1621	Potential Housing Allocation	Howson Street	23
HLA 682500	Potential Housing Allocation	Land at Old Chester Road	20
SHLAA 0974	Potential Housing Allocation	Oxton Road	20
HLA 667700	Potential Housing Allocation	Holt Road, Tranmere	18
SHLAA 3001	Potential Housing Allocation	Birch Tree PH	18
HLA 586000	Potential Housing Allocation	Former Livingstone PH	16
SHLAA 1358	Potential Housing Allocation	Pearson Road	11
SHLAA 0255	Potential Housing Allocation	Hassal Road	10
SHLAA 1030	Potential Housing Allocation	Grosvenor Buildings	9
SHLAA 1671	Potential Housing Allocation	156 Bedford Road	9
SHLAA 1686	Potential Housing Allocation	Derby Road	9
HLA 680800	Potential Housing Allocation	Westbourne Road	9
SHLAA 0111	Potential Housing Allocation	Devonshire Road	8
SHLAA 1280	Potential Housing Allocation	Dial Road	8
SHLAA 1232	Potential Housing Allocation	46 Egerton Park	7
SHLAA 1558	Potential Housing Allocation	Rock Lane West	7
SHLAA 1561	Potential Housing Allocation	Rodney Street	6
HLA 673400	Potential Housing Allocation	Singelton Avenue	6
SHLAA 0776	Potential Housing Allocation	Former Crooked Billet PH	5
SHLAA 3035	Potential Housing Allocation	Thorsway	5
SHLAA 0134	Potential Housing Allocation	Brassey Street	2
HLA 687500	Potential Housing Allocation	Hampden Grove	2
HLA 691200	Potential Housing Allocation	37 Clifton Road	2
HLA 700000	Potential Housing Allocation	98 Upton Road	2
HLA 702700	Potential Housing Allocation	25 Slatey Road	2
HLA 602700	Potential Housing Allocation	32 Harland Road	1

Site Ref	Proposed Designation	Site Name	Indicative Dwelling Capacity
HLA 677200	Potential Housing Allocation	Livingston Street	1
HLA 683500	Potential Housing Allocation	107 Church Road	1
HLA 699700	Potential Housing Allocation	7-9, Marquis Street	1
			<b>319</b>
<b>Bromborough and Eastham</b>			
SHLAA 1362	Potential Housing Allocation	Beaconsfield Road	10
SHLAA 0806	Potential Housing Allocation	99 New Chester Road	9
SHLAA 0785	Potential Housing Allocation	101 New Chester Road	8
			<b>27</b>
<b>Mid Wirral</b>			
SHLAA 0517	Potential Housing Allocation	Ferny Brow Road	16
HLA 703900	Potential Housing Allocation	Grasswood Road	14
SHLAA 1513	Potential Housing Allocation	Bermuda Road	4
SHLAA 1295	Potential Housing Allocation	Elm Avenue	3
			<b>37</b>
<b>Heswall</b>			
SHLAA 1267	Potential Housing Allocation	Mill Road	3
			<b>3</b>
			<b>721</b>

# **APPENDIX 4.4**

## **Current and future housing land supply**

**Wirral Local Plan 2020 - 2025 Draft Housing Trajectory (Part 1: Years 0 to 5)**
**Table 1: Summary Housing Need**

Local Housing Need	Dwellings	Dwellings	
Standard Method Calculation for 2019	4,000	4,000	800 pa based on ten year average household growth (700) and latest published median affordability ratio of 6.28 (2018)
20% buffer from Housing Delivery Test	800	800	Based on Housing Delivery Test result (October 2018), rolled forward from future years. Remains until existing development exceeds 85% of standard method over previous 3-years
Forecast Demolitions	250	250	50 pa based on average of previous recorded demolitions over last five years subject to annually reported monitoring results from 2014/15 to 2018/19
<b>Total Required</b>	<b>5,050</b>	<b>5,050</b>	

**Table 2: Summary of Potential 5 Year Supply (April 2020 onwards)**

	Current 2020 to 2025	Potential 2020 to 2025	
A-Land with Planning Permission (see Table 3)	1,218	1,218	Sites with planning permission which will deliver completions during years 0 to 5. Excludes sites where developer has indicated they will not deliver within 5 years; where the Council's Viability Baseline Report 2018 indicates the development proposed would not be viable; and where delivery would occur in year 6 onwards.
B-Other Committed Sites (awaiting pp/ programme):			
Wirral Waters (see Table 4.1)	304	1,034	Includes sites, with, awaiting and without detailed planning permission where a detailed programme with underwriting or grant support has been identified
Wirral Growth Company (see Table 4.2)	356	489	Subject to formal confirmation of initial programme in January 2020
Affordable housing programme(See Table 4.3)	173	476	Sites with or expected to obtain Homes England Funding Support
C-Other potentially deliverable sites (years 0 to 5)			
Other SHLAA 2019 (see Table 5)	477	626	Other sites without existing planning permission expected to deliver new-build dwellings within the next five years
D-Other Potential Sites			
Other Pipeline Sites (see Table 6)	0	66	Other sites which may be expected to obtain permission and deliver new-build dwellings within the next five years
ELOS Avison Young Sites (see Table 7)	0	112	Sites identified for potential re-designation for housing development subject to further confirmation
<b>Sub-Total</b>	<b>2,528</b>	<b>4,021</b>	
E-Allowances			Data subject to annually reported monitoring results
Conversion and change of use	400	400	NPPF paragraph 70 - must be realistic and subject to compelling evidence of reliable source of supply - 80 pa based on average of recorded delivery over last 10 years 2009/10 to 2018/19
New Build windfalls	350	350	NPPF paragraph 70 - must be realistic and subject to compelling evidence of reliable source of supply - 70 pa based on average recorded delivery since first SHLAA in April 2008 up to end of 2018/19
Empty Homes	500	500	NPPG - to be included must not already be counted as part of the existing stock to avoid double counting - assumed future annual delivery of 100 pa subject to ongoing interventions and support programme, recommended by ARUP for years 0 to 5.
Sub Total for Allowances	<b>1,250</b>	<b>1,250</b>	

<b>Total Potential Supply (0- 5 years)</b>	<b>3,778</b>	<b>5,271</b>	
<b>Balance</b>	<b>-1,272</b>	<b>221</b>	Total Potential Supply less Total Required (subject to assumptions set out in tables)

<b>Table 3: Land with Planning Permission for New Build Dwellings at April 2019 with completions from 2020 to 2025</b>	<b>Current 2020 to 2025</b>	<b>Potential 2020 to 2025</b>	All sites subject to annually reported monitoring results. Data amended for SHLAA questionnaire returns and viability in Baseline Viability Report 2018.
Full permission (Small Sites<10)	242	242	NPPF Glossary - not major development and have planning permission.
Full permission (Majors<50)	283	283	NPPF Glossary - all sites with detailed planning permission, completions within 5-years only.
Full Permission (Large Sites>50)	572	572	NPPF Glossary - all sites with detailed planning permission, completions within 5-years only.
Full permission (Strategic Sites>500)	0	0	NPPF Glossary - all sites with detailed planning permission, completions within 5-years only.
Outline permission (Small Sites<10)	69	69	NPPF Glossary - not major development and have planning permission.
Outline permission (Majors<50)	42	42	NPPF Glossary - only where clear evidence of completions within 5-years.
Outline permission (Large Sites>50)	0	0	NPPF Glossary - only where clear evidence of completions within 5-years.
Outline permission (Strategic Sites>500)	0	0	NPPF Glossary - only where clear evidence of completions within 5-years.
Reserved matters (Small Sites<10)	10	10	NPPF Glossary - not major development and have planning permission
Reserved matters (Majors<50)	0	0	NPPF Glossary - all sites with detailed planning permission, completions within 5-years only.
Reserved matters (Large Sites>50)	0	0	NPPF Glossary - all sites with detailed planning permission, completions within 5-years only.
Reserved matters (Strategic Sites>500)	0	0	NPPF Glossary - all sites with detailed planning permission, completions within 5-years only.
<b>Total With New Build Permission</b>	<b>1,218</b>	<b>1,218</b>	

<b>Table 4: Other Committed Sites (awaiting pp/ programme):</b>			
<b>Table 4.1</b>	<b>Current</b>	<b>Potential</b>	NPPF Glossary - Must be available now, in a suitable location now and delivered within 5 years
<b>Wirral Waters (Strategic Site)</b>	<b>2020 to 2025</b>	<b>2020 to 2025</b>	Written agreement being sought with developer over future delivery
SHLAA 2081 Wirral Waters - Legacy	240	500	Vacant, cleared dockland site. DLS/18/00715 for 500 flats in six blocks recommended for approval subject to section 106. Lower trajectory based on permission being granted during 2019/20 with residual delivery in years 6 to 10. Higher trajectory based on landowners submitted estimates.
SHLAA 2080 Wirral Waters - Tower Road Roundabout	0	150	Vacant, cleared dockland site. Residual of Northbank East after Legacy, Belong and Urban Splash. Higher trajectory based on landowners submitted estimates but no developer or scheme yet available. Also expected to include hotel but no operator yet identified.
SHLAA 2079 Wirral Waters - Belong	34	34	Vacant, cleared dockland site with permission for Belong care village and 34 independent living apartments APP/18/00470 (A19/04/19). No development programme yet available. Trajectory based on landowners submitted estimate.

SHLAA 2078 Wirral Waters - Urban Splash (Phase 1)	30	30	Vacant, cleared dockland site with application for Phase 1 (of 4) 30 town houses and row houses awaiting decision APP/19/01061, with grant awarded to secure development.
SHLAA 2078 Wirral Waters - Urban Splash (Phases 2 to 4)	0	90	Remainder of vacant, cleared dockland site, with detailed planning application still awaited, with grant awarded to secure development of a further 90 dwellings in three phases. No development programme yet available. Higher trajectory based on landowners submitted estimates.
SHLAA 2082 Wirral Waters - Urban Splash	0	230	Vacant, cleared dockland site, with grant awarded to secure development of a further 230 dwellings but detailed planning application still awaited. No development programme yet available. Higher trajectory based on landowners submitted estimates. Residual delivery expected in years 6 to 10.
<b>Total</b>	<b>304</b>	<b>1,034</b>	

<b>Table 4.2</b>	<b>Current 2020 to 2025</b>	<b>Potential 2020 to 2025</b>	NPPF Glossary - Must be available now, in a suitable location now and delivered within 5 years
<b>Wirral Growth Company</b>			Option and Partnership Agreements signed by both parties in March 2019. Business Plan to be submitted for formal Council, JV Board and MUSE Board approval in January 2020 followed by individual draw down of sites with detailed proposals.
SHLAA 0424 Europa Boulevard Car Park, Birkenhead	100	100	Vacant cleared site to north of Conway Park Station in use as temporary car park. No application yet submitted but to be included in initial development programme. Capacity and trajectory for 170 flats based on Muse submission reviewed by Barton Willmore with residual delivery in years 6 to 10.
SHLAA 1827 Foxfield School, Moreton	69	69	Vacant cleared former school site. School already relocated to alternative site. No application yet submitted but to be included in initial development programme. Capacity and trajectory based on Muse submission for 69 family houses reviewed by Barton Willmore.
SHLAA 1610 Land at Civic Way, Bebington	60	60	Vacant cleared site of former Council offices adjacent to Bebington Suburban Centre. No application yet submitted but to be included in initial development programme. Capacity and trajectory based on Muse submission for mix of 60 flats and houses reviewed by Barton Willmore.
SHLAA 2008 Moreton Family Centre, Pasture Road	40	40	Vacant social services building currently in interim temporary use. No application yet submitted but to be included in initial development programme. Capacity and trajectory based on Muse submission for 60-bed extra care village reviewed by Barton Willmore with residual delivery in years 6 to 10 years.
SHLAA 2007 Pasture Road, Moreton	20	38	Vacant grassed site adjacent to Moreton Key Town Centre. No application yet submitted but to be included in initial development programme. Capacity and trajectory based on Muse submission for 38 family houses reviewed by Barton Willmore. Currently designated as Urban Greenspace, which could delay delivery.
SHLAA 1715 Land at Old Hall Road, Bromborough	0	70	Vacant reclaimed land identified for re-designation for residential development by Avison Young. No planning application yet submitted. Capacity of 76 dwellings based on 30dph, with residual delivery assumed in years 6 to 10.

SHLAA 1974 Eastham Youth Centre, Lyndale Avenue	20	20	No application yet submitted but to be included in initial development programme. Development to accommodate relocated youth centre underway. Capacity and trajectory based on Muse submission for 20 family houses reviewed by Barton Willmore.
SHLAA 2023 Wallasey Town Hall South Annexe, Egremont	20	45	Occupied Council offices, with staff requiring relocation. No application yet submitted but to be included in initial development programme. Capacity based on Muse submission for 45 flats reviewed by Barton Willmore with residual delivery in years 6 to 10.
SHLAA 2022 Wallasey Town Hall North Annexe, Egremont	19	19	Vacant Council building. No application yet submitted but to be included in initial development programme. Capacity and trajectory based on Muse submission for 19 family houses reviewed by Barton Willmore.
SHLAA 1864 Municipal Offices, Liscard	0	20	Council buildings now in minimal use, adjacent to Liscard Key Town Centre. No application yet submitted but to be included in initial development programme. Capacity and trajectory based on Muse submission for 20 terraced houses reviewed by Barton Willmore with residual delivery in years 6 to 10.
SHLAA 2010 Knutsford Road, Moreton	8	8	Vacant cleared site of former Council offices adjacent to Moreton Key Town Centre. No application yet submitted but to be included in initial development programme. Capacity and trajectory based on Muse submission for 8 family houses reviewed by Barton Willmore.
<b>Total</b>	<b>356</b>	<b>489</b>	

<b>Table 4.3</b>	<b>Current 2020 to 2025</b>	<b>Potential 2020 to 2025</b>	NPPF Glossary - Must be available now, in a suitable location now and delivered within 5 years
<b>Affordable Housing Programme</b>			
SHLAA 1665 Former Rock Ferry High School, Ravenswood Avenue	50	178	Cleared, Council-owned site under offer to RSL with playing fields being retained on separate southern site. Application for 102 extra care flats, 76 family dwellings and conversion of Ravenswood to 8 flats submitted September 2019 (APP/19/01459). Trajectory assumes grant of permission during 2019/20 with residual delivery in years 6 to 10 but completion could be by March 2022.
SHLAA 4085 Sevenoaks Extra Care, Rock Ferry	0	83	Part of cleared, former housing site currently undergoing redevelopment. Subject to positive pre-application discussion for 83 unit extra care housing scheme with Homes England funding secured for completion by late 2021. No planning application yet submitted.
SHLAA 3039 Crossways, Naylor Road, Bidston	0	50	Currently undergoing clearance, with RP considering future options, including housing types and tenure. No pre-application discussion or planning application yet submitted.
SHLAA 0763 Former Nelson House, Rock Ferry	0	12	Cleared, former housing site owned by RP with potential to provide 12 family houses. No pre-application discussion or planning application yet submitted.
SHLAA 0475 South of 6 to 36 New Street, Seacombe	32	32	Cleared vacant former housing site with application for 32 dwellings awaiting determination (APP/19/00373).
SHLAA 1472 Former Fernleigh Care Home, Leasowe	30	30	Council owned, cleared former elderly persons home. Under offer to RSL for 30 dwellings but no planning application yet submitted, subject to final price being agreed by Asset Management. Flood risk will require resolution before permission can be granted.



SHLAA 1850 Former Lyndale School, Eastham	28	28	Council owned, under offer to RSL with APP/18/01632 for 28 family houses approved 19/06/19.
SHLAA 2034 Land at Delamere Avenue, Eastham	12	12	Council owned grassed amenity space under offer to RSL with planning permission granted for six houses and six flats (APP/19/00132 A18/04/19)
SHLAA 2035 Rear of Paton Close, West Kirby	11	11	Backland garage court and open space proposed for development by RSL, with permission for 11 dwellings approved 07/06/19 (APP/18/00841). Already on site.
SHLAA 0766 Former Greenacres Court, Beechwood	10	10	Council owned, cleared former elderly persons home with application for 10 houses awaiting decision (APP/19/01047)
SHLAA 4089 Wallasey Royal British Legion, Withens Lane, Liscard	0	14	Application for 8 terraced family houses and 6 flats awaiting decision (APP/19/00888). Homes England funding secured, with completion by late 2020.
SHLAA 3000 Church Lane, Woodchurch	0	10	RP owned backland site subject to positive pre-application discussion with potential for completion by late 2020. No planning application yet submitted.
SHLAA 4088 Maple Grove, Bromborough	0	6	RP owned site subject to positive pre-application discussion in early 2019, with completion anticipated by March 2020. No planning application yet submitted.
<b>Total</b>	<b>173</b>	<b>476</b>	

<b>Table 5: Other SHLAA April 2019</b>	<b>Current 2020 to 2025</b>	<b>Potential 2020 to 2025</b>	NPPF Glossary - Must be available now, in a suitable location now and delivered within 5 years
SHLAA 0557 Land at Beaufort Road, Birkenhead	150	178	Vacant Council owned site under offer to developer partner with permission for 178 family homes approved 20/08/19 (APP/19/00564), supported by Homes England grant award. Conditions already being discharged. Lower trajectory assumes residual delivery in years 6 to 10 but latest programme now expects all units will be completed by March 2025.
SHLAA 2068 East of Typhoo, Moreton	50	100	Disused former company playing fields with willing landowner. Currently allocated as an Employment Development Site. Capacity based on DOR response by landowner for mixed residential and employment. Lower trajectory assumes residual delivery in years 6 to 10. Flood risk may need to be resolved before development can be permitted, which could delay delivery.
SHLAA 2006 Rear of Gibson House, Maddock Road, Egremont	87	87	Vacant grassed riverfront site with permission for enabling development to retain and convert Gibson House recommended for approval subject to section 106 (APP/18/00786). Only new-build elements retained in trajectory.
SHLAA 3095 Greenfield Estate, Grange Road, West Kirby	25	50	Prominent green field site with woodland setting on main entrance to West Kirby previously thought to be subject to restrictive covenants but now in single ownership with existing tenanted residential properties, with residual delivery assumed in years 6 to 10.
SHLAA 2005 Gibson House, Seabank Road, Egremont	15	15	Permission now granted with enabling development to retain and convert Gibson House recommended for approval subject to section 106 (APP/18/00786). Only new-build elements retained in trajectory.
SHLAA 4072 Trafalgar Garage Service Station, Gardens Road, Bebington	26	26	Operational petrol station with application for 26 dwellings awaiting determination (OUT/18/01329).
SHLAA 1832 Rock Station PH, 9-11 Highfield Road, Rock Ferry	25	25	Extended scheme to replace public house with 25 flats approved 13/09/19 (APP/17/01606).
SHLAA 0916 Land at Grange Hill Farm, West Kirby (combined with SHLAA 3009)	17	17	Ownership within one family looking to sell for housing development. Removal of Council restrictive covenant approved in 2017.

SHLAA 4074 Pensby Hall Residential Home, Pensby Road, Pensby	15	15	Cleared site with application for 15 flats approved 17/06/19 (APP/19/00096)
SHLAA 4014 Stirrup PH, Upton	15	46	Vacant public house with application for 15 dwellings awaiting determination (APP/19/00063). Now with potential interest for 46 older people's apartments.
SHLAA 4087 William Dodds Builders Merchants, Bermuda Road, Moreton	0	15	Application for redevelopment with 15 family houses awaiting determination (APP/18/01284)
SHLAA 0689 Gladstone Liberals, Dial Road, Tranmere	12	12	Vacant social club and bowling green. No application yet submitted but landowner expects site to be sold and development to be complete by 2022
SHLAA 1171 Egerton Street Playground, New Brighton	12	12	Cleared vacant site with application for 7 houses and 5 flats awaiting determination (APP/18/00889)
SHLAA 2042 Ashton Court, West Kirby (combined with SHLAA 2042)	14	14	Vacant buildings awaiting redevelopment subject to resolution of acceptable provision of affordable housing. Principle and design of proposed development for 7 town houses approved at previous appeal.
SHLAA 3029 Silverdale Medical Centre, Heswall	7	7	Application for town centre redevelopment for mixed uses including 7 flats approved 30/08/19 after withdrawal of previous application for 9 flats (APP/19/00802).
SHLAA 0218 Former 65 to 67, Woodchurch Road, Prenton	5	5	Cleared vacant site with previous lapsed consent for four flats now with application for 5 flats awaiting determination (APP/18/01499)
SHLAA 1301 Adjacent 1 Cholmondeley Road, West Kirby	1	1	Garden site with previous lapsed consent for one dwelling now to be resubmitted by landowner during 2020
SHLAA 1409 22A Shaw Street, Hoylake	1	1	Application for replacement of workshop with single bungalow approved 02/05/19 (APP/19/00173)
<b>Total</b>	<b>477</b>	<b>626</b>	

<b>Table 6: Other potentially deliverable pipeline sites</b>	<b>Current 2020 to 2025</b>	<b>Potential 2020 to 2025</b>	Not in SHLAA 2019. NPPF Glossary - Must be available now, in a suitable location now and delivered within 5 years
SHLAA 4084 Wirral Business Park, Arrowe Brook Road, Upton	0	16	Post-war advance factory subject to planning application awaiting determination for 127 dwellings (APP/19/00315). Trajectory assumes potential for permission to be granted in December 2019 with residual delivery in years 6 to 10. Relocation of employment uses may also be required.
SHLAA 2050 Clatterbridge Hospital	0	50	Cleared vacant land in the Green Belt under offer to Homes England. No developer or scheme yet available but delivery contract could potentially support earlier inclusion subject to planning permission. Suitability and capacity can only be confirmed following NPPF paragraph 145(g) Green Belt assessment.
<b>Total</b>	<b>0</b>	<b>66</b>	

<b>Table 7: Other potentially deliverable sites</b>	<b>Current 2020 to 2025</b>	<b>Potential 2020 to 2025</b>	Not in SHLAA 2019. NPPF Glossary - Must be available now, in a suitable location now and delivered within 5 years
SHLAA 2072 Vacant Land at Prices Way, Bromborough	0	50	Remaining part of employment area agreed as part of previous mixed used permission on land adjacent to the River Dibbin, with developer interest for further housing. Draft development scheme and trajectory provided by Avison Young. No planning application yet submitted. Flood risk would need resolving before permission could be granted.

SHLAA 4012 Land at Southwood Road, Bromborough	0	62	Vacant land adjacent to Riverside Office Park with willing landowner, identified for re-designation for residential development by Avison Young. No planning application yet submitted. Capacity of 85 dwellings based on 30dph, with residual delivery assumed in years 6 to 10.
<b>Total</b>	<b>0</b>	<b>112</b>	

**Wirral Local Plan 2026 - 2030 Draft Housing Trajectory (Part 2: Years 6 to 10)**

**Table 1: Summary Housing Need**

Local Housing Need	Dwellings	Dwellings	
Standard Method Calculation for 2019	4,000	4,000	800 pa based on ten year average household growth (700) and latest published median affordability ratio of 6.28 (2018)
20% buffer from Housing Delivery Test	-400	-400	Based on Housing Delivery Test result (October 2018), with half of 20% rolled forward to first five years from years 6 to 10.
Forecast Demolitions	250	250	50 pa based on average of previous recorded demolitions over last five years subject to annually reported monitoring results from 2014/15 to 2018/19
<b>Total Required</b>	<b>3,850</b>	<b>3,850</b>	

**Table 2: Summary of Potential Year 6 to 10 Supply (April 2025 onwards)**

	Current 2026 to 2030	Potential 2026 to 2030	
A-Land with Planning Permission (see Table 3)	178	178	Sites with planning permission which are expected to deliver completions during years 6 to 10.
B-Other Committed Sites (awaiting pp/ programme):			
Wirral Waters (see Table 4)	1,130	2,500	Includes sites without detailed planning permission where a detailed programme with underwriting or grant support has not yet been identified
Wirral Growth Company (see Table 5)	588	586	Subject to formal confirmation of initial programme in January 2020
Affordable homes programme(See Table 6)	128	18	Sites with or expected to obtain Homes England Funding Support
New Ferry Regeneration (see Table 7)	79	79	Sites with ot expected to obtain Homes England Funding Support
C-Other potentially deliverable sites (Years 6 to 10)			
Other SHLAA 2019 Sites (see Table 8)	565	867	Other sites currently in SHLAA 2019, expected to obtain permission and deliver new-build dwellings in years 6 to 10
D-Other potential sites			
Other pipeline sites (see Table 9)	0	111	Other sites which may be expected to obtain permission and deliver new-build dwellings in years 6 to 10
ELOS Avison Young Sites (see Table 10)	0	651	Sites identified for potential re-designation for housing development subject to further confirmation. Additional sites are expected to be identified subject to final reporting
<b>Sub Total</b>	<b>2,668</b>	<b>4,990</b>	
E-Allowances			Data subject to annually reported monitoring results
Conversion and change of use	400	400	NPPF paragraph 70 - must be realistic and subject to compelling evidence of reliable source of supply - 80 pa based on average of recorded delivery over last 10 years 2009/10 to 2018/19
New Build windfalls	350	350	NPPF paragraph 70 - must be realistic and subject to compelling evidence of reliable source of supply - 70 pa based on average recorded delivery since first SHLAA in April 2008 up to end of 2018/19
Empty Homes	450	450	NPPG - to be included must not already be counted as part of the existing stock to avoid double counting - assumed future annual delivery of 90 pa subject to ongoing interventions and support programme, recommended by ARUP for years 6 to 10.
Sub Total for Allowances	<b>1,200</b>	<b>1,200</b>	
<b>Total Potential Supply (Years 6 to 10)</b>	<b>3,868</b>	<b>6,190</b>	

<b>Balance</b>	<b>18</b>	<b>2,340</b>	Total Potential Supply less Total Required (subject to assumptions set out in tables)

<b>Table 3: Land with Planning Permission for New Build Dwellings at April 2019 with completions from 2026 to 2030</b>	<b>Current 2026 to 2030</b>	<b>Potential 2026 to 2030</b>	All sites subject to annually reported monitoring results. Data amended for SHLAA questionnaire returns and viability in Baseline Viability Report 2018.
Full permission (Small Sites<10)	0	0	NPPF Glossary - not major development and have planning permission, completions within years 6 to 10 only.
Full permission (Majors<50)	0	0	NPPF Glossary - all sites with detailed planning permission, completions within years 6 to 10 only.
Full Permission (Large Sites>50)	178	178	NPPF Glossary - all sites with detailed planning permission, completions within years 6 to 10 only (Burtons and Acre Lane).
Full permission (Strategic Sites>500)	0	0	NPPF Glossary - all sites with detailed planning permission, completions within years 6 to 10 only.
Outline permission (Small Sites<10)	0	0	NPPF Glossary - not major development and have planning permission, completions within years 6 to 10 only.
Outline permission (Majors<50)	0	0	NPPF Glossary - only where clear evidence of completions, completions within years 6 to 10 only.
Outline permission (Large Sites>50)	0	0	NPPF Glossary - only where clear evidence of completions, completions within years 6 to 10 only.
Outline permission (Strategic Sites>500)	0	0	NPPF Glossary - only where clear evidence of completions, completions within years 6 to 10 only.
Reserved matters (Small Sites<10)	0	0	NPPF Glossary - not major development and have planning permission, , completions within years 6 to 10 only.
Reserved matters (Majors<50)	0	0	NPPF Glossary - all sites with detailed planning permission, completions within years 6 to 10 only.
Reserved matters (Large Sites>50)	0	0	NPPF Glossary - all sites with detailed planning permission, completions within years 6 to 10 only.
Reserved matters (Strategic Sites>500)	0	0	NPPF Glossary - all sites with detailed planning permission, completions within years 6 to 10 only.
<b>Total With New Build Permission</b>	<b>178</b>	<b>178</b>	

<b>Table 4: Wirral Waters (Strategic Site)</b>	<b>Current 2026 to 2030</b>	<b>Potential 2026 to 2030</b>	NPPF Glossary - must be suitable with reasonable prospect will be available and viable at point envisaged
SHLAA 0753 Wirral Waters - Marina View	200	1,325	Occupied dockside site with no developer or scheme yet available. Further information required on future development programme. Lower trajectory based on the assumed completion of 50 dwellings per year from 2026, with residual delivery in years 11 to 15. Higher trajectory based on landowners submitted estimates, subject to market demand. Relocation of employment uses may also be required.
SHLAA 0755 Wirral Waters - Vittoria Studios	200	1,175	Occupied dockside site with no developer or scheme yet available. Further information required on future development programme. Lower trajectory based on the assumed completion of 50 dwellings per year from 2026, with residual delivery in years 11 to 15. Higher trajectory based on landowners submitted estimates, subject to market demand. Relocation of employment uses may also be required.

SHLAA 2081 Wirral Waters - Legacy	260	0	Vacant, cleared dockland site. DLS/18/00715 for 500 flats in six blocks recommended for approval subject to section 106. Trajectory based on permission being granted during 2019/20 with residual delivery in years 6 to 10.
SHLAA 2080 Wirral Waters - Tower Road Roundabout	150	0	Vacant, cleared dockland site. Residual of Northbank East after Legacy, Belong and Urban Splash. Higher trajectory based on landowners submitted estimates but no developer or scheme yet available. Also expected to include hotel but no operator yet identified.
SHLAA 2078 Wirral Waters - Urban Splash (Phases 2 to 4)	90	0	Remainder of vacant, cleared dockland site, with detailed planning application still awaited, with grant awarded to secure development of a further 90 dwellings in three phases. No development programme yet available.
SHLAA 2082 Wirral Waters - Urban Splash	230	0	Vacant, cleared dockland site, with grant awarded to secure development of a further 230 dwellings but detailed planning application still awaited. No development programme yet available.
SHLAA 0754 Wirral Waters - Sky City	0	0	Occupied dockland site with no developer or scheme yet available. No information yet provided by landowner. Relocation of employment uses may also be required.
<b>Total</b>	<b>1,130</b>	<b>2,500</b>	

			NPPF Glossary - must be suitable with reasonable prospect will be available and viable at point envisaged
<b>Table 5: Wirral Growth Company</b>	<b>Current 2026 to 2030</b>	<b>Potential 2026 to 2030</b>	Option and Partnership Agreements signed by both parties in March 2019. Business Plan to be submitted for formal Council, JV Board and MUSE Board approval in January 2020 followed by individual draw down of sites with detailed proposals.
SHLAA 4081 Europa Pools	130	130	Operational Council leisure centre to be re-provided as part of wider town centre regeneration proposals to be included in initial development. Capacity and trajectory for 130 flats based on Muse submission reviewed by Barton Willmore with delivery in years 6 to 10 following relocation of leisure centre.
SHLAA 4082 Vue Cinema	110	110	Operational private commercial cinema to be re-provided as part of wider town centre regeneration proposals to be included in initial development programme. Capacity and trajectory for 110 flats based on Muse submission reviewed by Barton Willmore with delivery in years 6 to 10 following expiry of cinema lease.
SHLAA 0424 Europa Boulevard Car Park	70	70	Vacant cleared site to north of Conway Park Station in use as temporary car park. No application yet submitted but to be included in initial development programme. Capacity and trajectory for 170 flats based on Muse submission reviewed by Barton Willmore with residual delivery in years 6 to 10.
SHLAA 2026 Treasury Building, Cleveland Street, Birkenhead	65	65	Occupied Council offices requiring staff relocation. No application yet submitted but to be included in initial development programme. Capacity and trajectory based on Muse submission for 60 flats and 5 houses reviewed by Barton Willmore with delivery in years 6 to 10.
SHLAA 0956 West of The Crown PH, Europa Boulevard	55	55	Vacant cleared site. No application yet submitted but to be included in initial development programme. Capacity and trajectory for 55 flats based on Muse submission reviewed by Barton Willmore with delivery in years 6 to 10.

SHLAA 0957 South of Conway Park, Europa Boulevard	50	50	Vacant cleared site. No application yet submitted but to be included in initial development programme. Capacity and trajectory for 50 flats based on Muse submission reviewed by Barton Willmore with delivery in years 6 to 10.
SHLAA 2023 Wallasey Town Hall South Annexe, Egremont	25	0	Occupied Council offices, with staff requiring relocation. No application yet submitted but to be included in initial development programme. Capacity based on Muse submission for 45 flats reviewed by Barton Willmore with residual delivery in years 6 to 10.
SHLAA 2036 Elgin Way Car Park, Birkenhead	25	25	Operational car park for Council offices (SHLAA 2026). No application yet submitted but to be included in initial development programme. Capacity and trajectory based on Muse submission for 25 houses reviewed by Barton Willmore with delivery in years 6 to 10.
SHLAA 2008 Moreton Family Centre, Pasture Road	20	20	Vacant social services building currently in interim temporary use. No application yet submitted but to be included in initial development programme. Capacity and trajectory based on Muse submission for 60-bed extra care village reviewed by Barton Willmore with residual delivery in years 6 to 10 years.
SHLAA 1715 Land at Old Hall Road, Bromborough	0	6	Vacant reclaimed land identified for re-designation for residential development by Avison Young. No planning application yet submitted. Capacity of 76 dwellings based on 30dph, with residual delivery assumed in years 6 to 10.
SHLAA 2007 Pasture Road, Moreton	18	0	Vacant grassed site adjacent to Moreton Key Town Centre. No application yet submitted but to be included in initial development programme. Capacity and trajectory based on Muse submission for 38 family houses reviewed by Barton Willmore. Currently designated as Urban Greenspace, which could delay delivery.
SHLAA 2069 Hinson Street Car Park	20	20	Operational public car park. No application yet submitted but to be included in initial development programme. Capacity and trajectory based on Muse submission for 20 town houses reviewed by Barton Willmore with delivery in years 6 to 10.
SHLAA 4083 Pilgrim Street Arts and Drama Centre, Birkenhead	0	15	No application yet submitted but to be included in initial development programme. Trajectory with delivery in years 6 to 10 based on Muse submission reviewed by Barton Willmore.
SHLAA 2016 Wilbraham Street Public Car Park, Birkenhead	0	15	No application yet submitted but to be included in initial development programme. Trajectory with delivery in years 6 to 10 based on Muse submission reviewed by Barton Willmore.
SHLAA 1908 Arrowe Hill Primary School, Woodchurch	0	5	Small redundant school buildings on backland site with limited access and capacity. No application yet submitted but to be included in initial development programme. Capacity and trajectory based on Muse submission for 5 family dwellings reviewed by Barton Willmore with delivery in years 11 to 15.
<b>Total</b>	<b>588</b>	<b>586</b>	

<b>Table 6: Affordable Housing Programme</b>	<b>Current 2026 to 2030</b>	<b>Potential 2026 to 2030</b>	NPPF Glossary - must be suitable with reasonable prospect will be available and viable at point envisaged
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SHLAA 1665 Former Rock Ferry High School, Ravenswood Avenue	128	0	Cleared, Council-owned site under offer to RSL with playing fields being retained on separate southern site. Application for 102 extra care flats, 76 family dwellings and conversion of Ravenswood to 8 flats submitted September 2019 (APP/19/01459) for completion by March 2022. Trajectory assumes grant of permission during 2019/20 with residual delivery in years 6 to 10.
SHLAA 1503 Former 23 to 37 Trafalgar Road, Egremont (combined with SHLAA 0457)	0	8	Council owned, cleared site, under offer to RP with vacant building to be demolished and potential CPO of adjacent site (SHLAA 0457, capacity=2) with unregistered ownership (8 to 12 months to complete), which could be accommodated as part of phased redevelopment programme. No planning application yet submitted or funding secured.
SHLAA 0648 Former 20 to 40 Borough Road, Seacombe	0	10	RSL owned, cleared former housing site with re-development programme currently constrained by late-opening public house. No current plans to bring forward. No planning application yet submitted or funding secured.
<b>Total</b>	<b>128</b>	<b>18</b>	Further sites will be expected to come forward but have not yet been identified

<b>Table 7: New Ferry Regeneration</b>	<b>Current 2026 to 2030</b>	<b>Potential 2026 to 2030</b>	NPPF Glossary - must be suitable with reasonable prospect will be available and viable at point envisaged
SHLAA 4079 Woodhead Street Public Car Park, New Ferry	45	45	Operational shopping centre car park. New Ferry Master Plan shows proposals for up to 26, 2-bed; 7, 3-bed; and 12, 1-bed mixed tenure housing units with a third of the site retained for car parking. Trajectory based on latest project information, which is still subject to public consultation.
SHLAA 4080 Former 56 to 66 Bebington Road and Olinda Street Public Car Park, New Ferry	23	23	Partially cleared site with some remaining vacant properties currently in private ownership. New Ferry Master Plan shows 16, 1-bed and 7, 2-bed mixed tenure housing units and 535sqm of new retail floorspace subject to final land assembly. Trajectory based on latest project information, which is still subject to public consultation.
SHLAA 1833 43 Bebington Road, New Ferry	11	11	Cleared site currently in private ownership. New Ferry Master Plan shows proposals for mixed uses including 9, 1-bed flats, 2,2-bed flats and 473sqm of new retail floorspace. Trajectory based on latest project information, which is still subject to public consultation.
<b>Total</b>	<b>79</b>	<b>79</b>	Council has set aside £1.3 million to support acquisition of selected derelict and dilapidated properties in New Ferry.

<b>Table 8: Other SHLAA 2019</b>	<b>Current 2026 to 2030</b>	<b>Potential 2026 to 2030</b>	NPPF Glossary - must be suitable with reasonable prospect will be available and viable at point envisaged
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SHLAA 4078 Hind Street Regeneration Area, Tranmere	200	580	Vacant reclaimed Council owned railway sidings and vacant cleared gas depot and former gas holders with some associated plant remaining, subject to emerging development agreement for large scale mixed-use development to south of Birkenhead Town Centre, which is unlikely to come forward until funding is secured. Requires new distributor road from A41 to Argyle Street roundabout using existing railway underpass, removal of Birkenhead Tunnel flyovers and remodelling of Birkenhead Tunnel approach roads plus potential treatment for ground conditions. Capacity and trajectory are currently tentative at 50 dwellings each year from 2026/27 with residual delivery in years 11 to 15. Scheme to include 580 dwellings is currently being worked up by Newbridge on behalf of the Liverpool City Region Combined Authority for grant bid and approval purposes.
SHLAA 0752 Woodside Regeneration Area, Chester Street, Birkenhead	120	120	Operational multi-unit business park, Ferry Terminal, public car park, bus station and bus layover, private car park and other land subject to initial development agreement with relevant landowners to assemble large waterfront regeneration site. May require relocation of the A41 and include adjacent Government office complex. Capacity and trajectory currently based on Growth Company estimate for potential mixed-use flatted development on Council owned sites. Capacity and trajectory are currently tentative with residual delivery in years 11 to 15. Final proposed capacity will be determined through updated Woodside Master Plan. Relocation of employment uses may also be required.
SHLAA 0478 Former Rose Brae, Church Street, Birkenhead	119	119	Vacant cleared waterfront site of former graving docks. Owned by RSL but not currently viable because of poor ground conditions. Capacity and trajectory currently based on Growth Company estimate for waterfront flatted development but site has now been deleted from Growth Company trajectory. Final proposed capacity will be determined through updated Woodside Master Plan which is ongoing.
SHLAA 2068 East of Typhoo, Moreton	50	0	Disused former company playing fields with willing landowner. Currently allocated as an Employment Development Site. Capacity based on DOR response by landowner for mixed residential and employment. Flood risk may need to be resolved before development can be permitted, which could delay delivery. Residual delivery in years 6 to 10.
SHLAA 0557 Land at Beaufort Road, Birkenhead	28	0	Vacant Council owned site under offer to developer partner with permission for 178 family homes approved 20/08/19 (APP/19/00564), supported by Homes England grant award. Conditions already being discharged. Residual delivery in years 6 to 10.
SHLAA 4071 Kingsmead School, Meols	0	25	Subject to hybrid planning application for outline planning permission for sixth form block and full planning permission for new housing on school playing fields, awaiting decision (APP/19/00014).
SHLAA 3095 Greenfield Estate, Grange Road, West Kirby	25	0	Prominent green field site with woodland setting on main entrance to West Kirby previously thought to be subject to restrictive covenants but now in single ownership with existing tenanted residential properties, with residual delivery assumed in years 6 to 10.
SHLAA 2047 215 to 223 Wallasey Village	10	10	Cleared site with outline application for 3 retail units and 10 flats approved 19/09/19 (OUT/18/01374).
SHLAA 0651 Rear of The Lighthouse PH, Wallasey Village	9	9	Site with old permission for 9 dwellings owned by pub chain now looking to dispose but towards the end of the first five years (24913 approved 1979).

SHLAA 3042 Rear of Majestic Wine, Column Road, West Kirby	3	3	Submitted to previous call for sites but no developer response this time round. Assumed to still be available, with possible completion in year 6 onwards
SHLAA 1109 276 Irby Road, Irby	1	1	Outline application for one dwelling approved 01/05/19 (OUT/19/00177)
<b>Total</b>	<b>565</b>	<b>867</b>	

<b>Table 9: Other potentially deliverable pipeline sites</b>	<b>Current 2026 to 2030</b>	<b>Potential 2026 to 2030</b>	Not in SHLAA 2019. NPPF Glossary - must be suitable with reasonable prospect will be available and viable at point envisaged
SHLAA 4084 Wirral Business Park, Arrowe Brook Road, Upton	0	111	Post-war advance factory subject to planning application awaiting determination for 127 dwellings (APP/19/00315). Trajectory assumes potential for permission to be granted in December 2019 with residual delivery in years 6 to 10. Relocation of employment uses may also be required.
<b>Total</b>	<b>0</b>	<b>111</b>	

<b>Table 10: Other potentially deliverable sites</b>	<b>Current 2026 to 2030</b>	<b>Potential 2026 to 2030</b>	Not in SHLAA 2019. NPPF Glossary - Must be available now, in a suitable location now and delivered within 5 years
Wilkie's Lesiure, Marine Promenade, New Brighton	0	120	Amusement arcade proposed to be replaced with 100-bed hotel and 120 flats. Planning application expected in May 2020 (Viking), with delivery assumed in years 6 to 10.
SHLAA 2072 Vacant Land at Prices Way, Bromborough	0	58	Remaining part of employment area agreed as part of previous mixed used permission on land adjacent to the River Dibbin, with developer interest for further housing. Draft development scheme and trajectory provided by Avison Young. No planning application yet submitted. Flood risk would need resolving before permission could be granted.
SHLAA 4012 Land at Southwood Road, Bromborough	0	23	Vacant land adjacent to Riverside Office Park with willing landowner, identified for re-designation for residential development by Avison Young. No planning application yet submitted. Capacity of 85 dwellings based on 30dph, with residual delivery assumed in years 6 to 10.
SHLAA 4021/4023 Former D1 Oils, Dock Road South, Bromborough	0	450	Former chemical factory and expansion land undergoing clearance, with planning application for up to 1,350 dwellings in preparation with possible completions in year 6 onwards and residual delivery in years 11 to 15, with two developers assumed.
<b>Total</b>	<b>0</b>	<b>651</b>	Further sites are expected to be added within this period subject to final reporting

**Wirral Local Plan 2030 - 2035 Draft Housing Trajectory (Part 3: Years 11 to 15)**
**Table 1: Summary Housing Need**

Local Housing Need	Dwellings	Dwellings	
Standard Method Calculation for 2019	4,000	4,000	800 pa based on ten year average household growth (700) and latest published median affordability ratio of 6.28 (2018)
20% buffer from Housing Delivery Test	-400	-400	Based on Housing Delivery Test result (October 2018), with half of 20% rolled forward to first five years from years 11 to 15.
Forecast Demolitions	250	250	50 pa based on average of previous recorded demolitions over last five years subject to annually reported monitoring results from 2014/15 to 2018/19
<b>Total Required</b>	<b>3,850</b>	<b>3,850</b>	

**Table 2: Summary of Potential Year 11 to 15 Supply (April 2030 onwards)**

	Current 2031 to 2035	Potential 2031 to 2035	
A-Land with Planning Permission (see Table 3)	0	0	Sites with planning permission which are expected to deliver completions during years 11 to 15.
B-Other Committed Sites (awaiting pp/ programme):			
Wirral Waters (see Table 4)	1,000	1,000	Includes sites without detailed planning permission where no detailed programme is yet available
Wirral Growth Company (see Table 5)	110	140	Subject to formal confirmation of initial programme in January 2020. Additional sites are expected to be added in further rounds of land release.
Affordable homes programme (See Table 6)	0	12	Sites with or expected to obtain Homes England Funding Support
New Ferry Regeneration (see Table 7)	0	0	Sites with or expected to obtain Homes England Funding Support
C-Other potentially deliverable sites (Years 11 to 15)			
Other SHLAA 2019 Sites (see Table 8)	400	250	Other sites currently in SHLAA 2019, expected to obtain permission and deliver new-build dwellings in years 11 to 15
ELOS Avison Young Sites (see Table 9)	0	828	Sites identified for potential re-designation for housing development subject to further confirmation. Additional sites are expected to be identified subject to final reporting
<b>Sub Total</b>	<b>1,510</b>	<b>2,230</b>	
D-Allowances			Data subject to annually reported monitoring results
Conversion and change of use	400	400	NPPF paragraph 70 - must be realistic and subject to compelling evidence of reliable source of supply - 80 pa based on average of recorded delivery over last 10 years 2009/10 to 2018/19
New Build windfalls	350	350	NPPF paragraph 70 - must be realistic and subject to compelling evidence of reliable source of supply - 70 pa based on average recorded delivery since first SHLAA in April 2008 up to end of 2018/19
Empty Homes	400	400	NPPG - to be included must not already be counted as part of the existing stock to avoid double counting - assumed future annual delivery of 80 pa subject to ongoing interventions and support programme, recommended by ARUP for years 11 to 15.
Sub Total for Allowances	<b>1,150</b>	<b>1,150</b>	
<b>Total Potential Supply (Years 11 to 15)</b>	<b>2,660</b>	<b>3,380</b>	
<b>Balance</b>	<b>-1,190</b>	<b>-470</b>	Total Potential Supply less Total Required (subject to assumptions set out in tables)

<b>Table 3: Land with Planning Permission for New Build Dwellings at April 2019 with completions from 2031 to 2035</b>	<b>Current 2031 to 2035</b>	<b>Potential 2031 to 2035</b>	All sites subject to annually reported monitoring results. Data amended for SHLAA questionnaire returns and viability in Baseline Viability Report 2018.
Full permission (Small Sites<10)	0	0	NPPF Glossary - not major development and have planning permission, completions within years 6 to 10 only.
Full permission (Majors<50)	0	0	NPPF Glossary - all sites with detailed planning permission, completions within years 6 to 10 only.
Full Permission (Large Sites>50)	0	0	NPPF Glossary - all sites with detailed planning permission, completions within years 6 to 10 only.
Full permission (Strategic Sites>500)	0	0	NPPF Glossary - all sites with detailed planning permission, completions within years 6 to 10 only.
Outline permission (Small Sites<10)	0	0	NPPF Glossary - not major development and have planning permission, completions within years 6 to 10 only.
Outline permission (Majors<50)	0	0	NPPF Glossary - only where clear evidence of completions, completions within years 6 to 10 only.
Outline permission (Large Sites>50)	0	0	NPPF Glossary - only where clear evidence of completions, completions within years 6 to 10 only.
Outline permission (Strategic Sites>500)	0	0	NPPF Glossary - only where clear evidence of completions, completions within years 6 to 10 only.
Reserved matters (Small Sites<10)	0	0	NPPF Glossary - not major development and have planning permission, , completions within years 6 to 10 only.
Reserved matters (Majors<50)	0	0	NPPF Glossary - all sites with detailed planning permission, completions within years 6 to 10 only.
Reserved matters (Large Sites>50)	0	0	NPPF Glossary - all sites with detailed planning permission, completions within years 6 to 10 only.
Reserved matters (Strategic Sites>500)	0	0	NPPF Glossary - all sites with detailed planning permission, completions within years 6 to 10 only.
<b>Total With New Build Permission</b>	<b>0</b>	<b>0</b>	

<b>Table 4: Wirral Waters (Strategic Site)</b>	<b>Current 2031 to 2035</b>	<b>Potential 2031 to 2035</b>	NPPF Glossary - must be suitable with reasonable prospect will be available and viable at point envisaged
SHLAA 0755 Wirral Waters - Vittoria Studios	500	470	Occupied dockside site with no developer or scheme yet available. Further information required on future development programme. Lower trajectory is based on landowners submitted estimates with residual delivery in years 11 to 15, subject to market demand. Relocation of employment uses may also be required.
SHLAA 0753 Wirral Waters - Marina View	500	530	Occupied dockside site with no developer or scheme yet available. Further information required on future development programme. Higher trajectory is based on landowners submitted estimates with residual delivery in years 11 to 15, subject to market demand. Relocation of employment uses may also be required.
SHLAA 0754 Wirral Waters - Sky City	0	0	Occupied dockland site with no developer or scheme yet available. No information yet provided by landowner. Relocation of employment uses may also be required.
<b>Total</b>	<b>1,000</b>	<b>1,000</b>	Further capacity may be able to come forward subject to market demand and progress of earlier schemes

<b>Table 5: Wirral Growth Company</b>	<b>Current 2031 to 2035</b>	<b>Potential 2031 to 2035</b>	NPPF Glossary - must be suitable with reasonable prospect will be available and viable at point envisaged
SHLAA 1620 Car Park, West of 22 Lorn Street, Birkenhead	50	50	Cleared site currently used as Council employees car park. No application yet submitted but to be included in initial development programme. Capacity and trajectory based on Muse submission for 50 flats reviewed by Barton Willmore with delivery in years 11 to 15.
SHLAA 2002 Duncan Street Car Park, Hamilton Square, Birkenhead	20	20	Public Car Park in Hamilton Square Conservation Area. No application yet submitted but to be included in initial development programme. Capacity and trajectory based on Muse submission for 20 flats reviewed by Barton Willmore with delivery in years 11 to 15.
SHLAA 2014 Conway Building, Conway Street, Birkenhead	40	40	Operational Council Office and One Stop Shop. Grade II Listed Building. No application yet submitted but to be included in initial development programme. Capacity and trajectory based on Muse submission for 40 flats reviewed by Barton Willmore with delivery in years 11 to 15.
SHLAA 2013 Hamilton Building, Conway Street, Birkenhead	0	30	Operational Council Office. No application yet submitted but to be included in initial development programme. Trajectory with delivery in years 11 to 15 based on Muse submission with capacity still to be reviewed by Barton Willmore.
<b>Total</b>	<b>110</b>	<b>140</b>	Further sites will be expected to come forward but have not yet been identified

<b>Table 6: Affordable Housing Programme</b>	<b>Current 2031 to 2035</b>	<b>Potential 2031 to 2035</b>	NPPF Glossary - must be suitable with reasonable prospect will be available and viable at point envisaged
SHLAA 1691 Former Brooklands, Birkenhead	0	12	Cleared, former housing site owned by RP will intention to redevelop in longer term.
<b>Total</b>	<b>0</b>	<b>12</b>	Further sites will be expected to come forward but have not yet been identified

<b>Table 7: New Ferry Regeneration</b>	<b>Current 2031 to 2035</b>	<b>Potential 2031 to 2035</b>	NPPF Glossary - must be suitable with reasonable prospect will be available and viable at point envisaged
<b>Total</b>	<b>0</b>	<b>0</b>	No schemes are currently expected to come forward within years 11 to 15

<b>Table 8: Other SHLAA 2019</b>	<b>Current 2031 to 2035</b>	<b>Potential 2031 to 2035</b>	NPPF Glossary - must be suitable with reasonable prospect will be available and viable at point envisaged
SHLAA 4078 Hind Street, Tranmere	250	0	Vacant reclaimed Council owned railway sidings and vacant cleared gas depot and former gas holders with some associated plant remaining, subject to emerging development agreement for large scale mixed-use development to south of Birkenhead Town Centre, which is unlikely to come forward until funding is secured. Requires new distributor road from A41 to Argyle Street roundabout using existing railway underpass, removal of Birkenhead Tunnel flyovers and remodelling of Birkenhead Tunnel approach roads plus potential treatment for ground conditions. Capacity and trajectory are currently tentative at 50 dwellings each year from 2026/27 with residual delivery in years 11 to 15. Scheme to include 580 dwellings is currently being worked up by Newbridge on behalf of the Liverpool City Region Combined Authority for grant bid and approval purposes.

SHLAA 0752 Land at Woodside, Chester Street, Birkenhead	150	250	Operational multi-unit business park, Ferry Terminal, public car park, bus station and bus layover, private car park and other land subject to initial development agreement with relevant landowners to assemble large waterfront regeneration site. May require relocation of the A41 and include adjacent Government office complex. Capacity and trajectory currently based on Growth Company estimate for potential mixed-use flatted development on Council owned sites. Capacity and trajectory are currently tentative with residual delivery in years 11 to 15. Final proposed capacity will be determined through updated Woodside Master Plan. Relocation of employment uses may also be required.
<b>Total</b>	<b>400</b>	<b>250</b>	

<b>Table 9: Other potentially deliverable sites</b>	<b>Current 2031 to 2035</b>	<b>Potential 2031 to 2035</b>	Not in SHLAA 2019. NPPF Glossary - Must be available now, in a suitable location now and delivered within 5 years
SHLAA 4021/4023 Former D1 Oils, Dock Road South, Bromborough	0	500	Former chemical factory and expansion land undergoing clearance, with planning application for up to 1,350 dwellings in preparation with residual delivery in years 11 to 15 and following, with two developers assumed.
SHLAA 0756 Former Northern Case Supplies, Birkenhead Road, Seacombe	0	172	Cleared former pallet depot, now relocated. Part of Birkenhead Dock Estate adjacent and overlooking Wirral Waters at Tower Road roundabout. Draft development scheme and trajectory provided by Avison Young but not yet confirmed with landowner. No planning application yet submitted
SHLAA 0769 Land at Kelvin Road, Seacombe	0	156	Cleared former car sales area for sale or let with operational hand car wash. Adjacent and overlooking Wirral Waters at Tower Road roundabout. Draft developemnt scheme and trajectory provided by Avison Young but not yet confirmed with landowner. No planning application yet submitted
<b>Total</b>	<b>0</b>	<b>828</b>	Further sites are expected to be added within this period subject to final reporting

# **APPENDIX 4.5**

## Wirral Local Plan housing trajectory

**Summary of Wirral Local Plan Housing Trajectory (Regulation 18)**

								Housing Trajectory at April 2019			Potential Future Position			
Status	Site Ref	Indicative Dwelling Capacity	Previously Developed/ Greenfield	Category	Scheme Name	Developer (if known)	Within April 2019 Trajectory	Years 0 to 5	Years 6 to 10	Years 11 to 15	Years 0 to 5	Years 6 to 10	Years 11 to 15	NOTES
<b>Urban SHLAA Sites In April 2019 Housing Trajectory</b>														
								Data included in Table 4.1			Data included in Table 4.2			
Proposed Housing Allocation	SHLAA 2081	500	PDL	Major - Wirral Waters	Legacy	Peel	Yes	240	260	0	500	0	0	DLS/18/00 715
Proposed Housing Allocation	SHLAA 2080	150	PDL	Major - Wirral Waters	Tower Road	Peel	Yes	0	150	0	150	0	0	
Proposed Housing Allocation	SHLAA 2079	34	PDL	Major - Wirral Waters	Belong	Peel	Yes	34	0	0	34	0	0	APP/18/0 0470
Proposed Housing Allocation	SHLAA 2078	120	PDL	Major - Wirral Waters	Urban Splash 1	Peel	Yes	30	90	0	120	0	0	APP/19/0 1061
Proposed Housing Allocation	SHLAA 2082	230	PDL	Major - Wirral Waters	Urban Splash 2	Peel	Yes	0	230	0	230	0	0	
Proposed Mixed Use Allocation	SHLAA 0753	1795	PDL	Major - Wirral Waters	Marina View	Peel	Yes	0	200	500	0	1325	470	
Proposed Mixed Use Allocation	SHLAA 0755	1705	PDL	Major - Wirral Waters	Vittoria Studios	Peel	Yes	0	200	500	0	1175	530	
Proposed Housing Allocation	SHLAA 0424	170	PDL	Major - Growth Company	Europa Car Park	Muse	Yes	100	70	0	100	70	0	
Proposed Housing Allocation	SHLAA 0957	50	PDL	Major - Growth Company	Europa South	Muse	Yes	0	50	0	0	50	0	
Proposed Housing Allocation	SHLAA 0956	55	PDL	Major - Growth Company	Europa North	Muse	Yes	0	55	0	0	55	0	
Proposed Housing Allocation	SHLAA 1827	69	PDL/GF	Major - Growth Company	Foxfield	Muse	Yes	69	0	0	69	0	0	



**Summary of Wirral Local Plan Housing Trajectory (Regulation 18)**

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Status	Site Ref	Indicative Dwelling Capacity	Previously Developed/ Greenfield	Category	Scheme Name	Developer (if known)	Within April 2019 Trajectory	Years 0 to 5	Years 6 to 10	Years 11 to 15	Years 0 to 5	Years 6 to 10	Years 11 to 15	NOTES
Proposed Housing Allocation	SHLAA 1610	60	PDL	Major - Growth Company	Civic Way	Muse	Yes	60	0	0	60	0	0	
Proposed Housing Allocation	SHLAA 2008	60	PDL	Major - Growth Company	Moreton Family Centre	Muse	Yes	40	20	0	40	20	0	
Proposed Housing Allocation	SHLAA 2007	38	GF	Major - Growth Company	Pasture Road	Muse	Yes	20	18	0	38	0	0	
Proposed Housing Allocation	SHLAA 1974	20	PDL	Major - Growth Company	Eastham Youth Centre	Muse	Yes	20	0	0	20	0	0	
Proposed Housing Allocation	SHLAA 2010	8	PDL	Minor - Growth Company	Knutsford Road	Muse	Yes	8	0	0	8	0	0	
Proposed Housing Allocation	SHLAA 2022	19	PDL	Major - Growth Company	North Annexe	Muse	Yes	19	0	0	19	0	0	
Proposed Housing Allocation	SHLAA 2023	45	PDL	Major - Growth Company	South Annexe	Muse	Yes	20	25	0	45	0	0	
Proposed Housing Allocation	SHLAA 1665	178	PDL	Major - Affordable Housing Programme	Rock Ferry High	Torus	Yes	50	128	0	178	0	0	APP/19/0 1459
Proposed Housing Allocation	SHLAA 0475	32	PDL	Major - Affordable Housing Programme	New Street	RSL	Yes	32	0	0	32	0	0	APP/19/0 0373
Proposed Housing Allocation	SHLAA 1472	30	PDL	Major - Affordable Housing Programme	Fernleigh	Prima	Yes	30	0	0	30	0	0	
Proposed Housing Allocation	SHLAA 1850	28	PDL	Major - Affordable Housing Programme	Lyndale	RSL	Yes	28	0	0	28	0	0	APP/18/0 1632
Proposed Housing Allocation	SHLAA 2034	12	GF	Major - Affordable	Delamere Ave	RSL	Yes	12	0	0	12	0	0	APP/18/0 0132

**Summary of Wirral Local Plan Housing Trajectory (Regulation 18)**

								Housing Trajectory at April 2019			Potential Future Position			NOTES
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				Housing Programme										
Proposed Housing Allocation	SHLAA 2035	11	GF	Major - Affordable Housing Programme	Paton Close	RSL	Yes	11	0	0	11	0	0	APP/18/0 0841
Proposed Housing Allocation	SHLAA 0766	10	PDL	Major - Affordable Housing Programme	Greenacres	RSL	Yes	10	0	0	10	0	0	APP/19/0 1047
Proposed Housing Allocation	SHLAA 0557	178	PDL	Major	Beaufort Road	Keepmoat	Yes	150	28	0	178	0	0	APP/19/0 0564
Proposed Housing Allocation	SHLAA 2068	100	GF	Major	Typhoo	Private	Yes	50	50	0	100	0	0	
Proposed Housing Allocation	SHLAA 2006	87	GF	Major	Rear of Gibson House	Numast	Yes	87	0	0	87	0	0	APP/18/0 0786
Proposed Housing Allocation	SHLAA 2005	15	PDL	Major	Gibson House	Numast	Yes	15	0	0	15	0	0	APP/18/0 0786
Proposed Housing Allocation	SHLAA 3095	50	GF	Major	Greenfield Estate	Private	Yes	25	25	0	50	0	0	
Proposed Housing Allocation	SHLAA 4072	26	PDL	Major	Trafalgar Garage	Private	Yes	26	0	0	26	0	0	OUT/18/0 1329
Proposed Housing Allocation	SHLAA 1832	25	PDL	Major	Rock Station PH	Private	Yes	25	0	0	25	0	0	APP/17/0 1606
Proposed Housing Allocation	SHLAA 0916	17	GF	Major	Grange Hill Farm	Private	Yes	17	0	0	17	0	0	
Proposed Housing Allocation	SHLAA 4074	15	PDL	Major - Affordable Housing Programme	Pensby Hall Residential Home	Torus	Yes	15	0	0	15	0	0	APP/19/0 0096

**Summary of Wirral Local Plan Housing Trajectory (Regulation 18)**

								Housing Trajectory at April 2019			Potential Future Position			
Status	Site Ref	Indicative Dwelling Capacity	Previously Developed/ Greenfield	Category	Scheme Name	Developer (if known)	Within April 2019 Trajectory	Years 0 to 5	Years 6 to 10	Years 11 to 15	Years 0 to 5	Years 6 to 10	Years 11 to 15	NOTES
Proposed Housing Allocation	SHLAA 4014	15	PDL	Major	The Stirrup PH	Private/RS L	Yes	15	0	0	46	0	0	APP/19/0 0063
Proposed Housing Allocation	SHLAA 0689	12	PDL	Major	Gladstone Liberals	Private	Yes	12	0	0	12	0	0	
Proposed Housing Allocation	SHLAA 1171	12	PDL	Major	Egerton Street Play Area	Private	Yes	12	0	0	12	0	0	APP/18/0 0889
Proposed Housing Allocation	SHLAA 2042	14	PDL	Small	Ashton Court	Private	Yes	14	0	0	14	0	0	
Proposed Mixed Use Allocation	SHLAA 3029	7	PDL	Small	Silverdale Medical	Private	Yes	7	0	0	7	0	0	APP/19/0 0802
Proposed Housing Allocation	SHLAA 0218	5	PDL	Small	Woodchurch Road (65 to 67)	Private	Yes	5	0	0	5	0	0	APP/18/0 1499
Proposed Housing Allocation	SHLAA 1301	1	PDL	Small	1 Cholmondeley Road	Private	Yes	1	0	0	1	0	0	
Proposed Housing Allocation	SHLAA 1409	1	PDL	Small	22A Shaw Street	Private	Yes	1	0	0	1	0	0	APP/19/0 0173
Proposed Housing Allocation	SHLAA 4081	130	PDL	Major - Growth Company	Europa Pools	Muse	Yes	0	130	0	0	130	0	
Proposed Housing Allocation	SHLAA 4082	110	PDL	Major - Growth Company	Vue Cinema	Muse	Yes	0	110	0	0	110	0	
Proposed Housing Allocation	SHLAA 2069	20	PDL	Major - Growth Company	Hinson Street CP	Muse	Yes	0	20	0	0	20	0	
Proposed Housing Allocation	SHLAA 2026	65	PDL	Major - Growth Company	Treasury Building	Muse	Yes	0	65	0	0	65	0	
Proposed Housing Allocation	SHLAA 2036	25	PDL	Major - Growth Company	Elgin Way CP	Muse	Yes	0	25	0	0	25	0	

**Summary of Wirral Local Plan Housing Trajectory (Regulation 18)**

								Housing Trajectory at April 2019			Potential Future Position			NOTES
Status	Site Ref	Indicative Dwelling Capacity	Previously Developed/ Greenfield	Category	Scheme Name	Developer (if known)	Within April 2019 Trajectory	Years 0 to 5	Years 6 to 10	Years 11 to 15	Years 0 to 5	Years 6 to 10	Years 11 to 15	
Proposed Housing Allocation	SHLAA 4080	23	PDL	Major - New Ferry	Olinda Street	Homes England	Yes	0	23	0	0	23	0	
Proposed Housing Allocation	SHLAA 1833	11	PDL	Major - New Ferry	Bebington Road	Homes England	Yes	0	11	0	0	11	0	
Proposed Housing Allocation	SHLAA 4079	45	PDL	Major - New Ferry	Woodhead Street CP	Homes England	Yes	0	45	0	0	45	0	
Proposed Housing Allocation	SHLAA 0752	507	PDL	Major - Woodside	Woodside	Private	Yes	0	120	150	0	120	250	
Proposed Housing Allocation	SHLAA 0478	119	PDL	Major - Rose Brae	Rose Brae	RSL	Yes	0	119	0	0	119	0	
Proposed Housing Allocation	SHLAA 4078	580	PDL	Major - Hind Street	Hind Street	WBC/Nat Grid	Yes	0	200	250	0	580	0	
Proposed Mixed Use Allocation	SHLAA 2047	10	PDL	Major	Wallasey Village	Private	Yes	0	10	0	0	10	0	OUT/18/0 1374
Proposed Housing Allocation	SHLAA 0651	9	PDL	Small	Lighthouse PH	Private	Yes	0	9	0	0	9	0	24913 (1979)
Proposed Housing Allocation	SHLAA 1109	1	GF	Small	276 Irby Road	Private	Yes	0	1	0	0	1	0	OUT/10/0 0177
Proposed Housing Allocation	SHLAA 3042	3	PDL	Small	Majestic Wine	Private	Yes	0	3	0	0	3	0	
Proposed Housing Allocation	SHLAA 1620	50	PDL	Major - Growth Company	Lorn Street	Muse	Yes	0	0	50	0	0	50	
Proposed Housing Allocation	SHLAA 2014	40	PDL	Major - Growth Company	Conway Building	Muse	Yes	0	0	40	0	0	40	
Proposed Housing Allocation	SHLAA 2002	20	PDL	Major - Growth Company	Duncan St CP	Muse	Yes	0	0	20	0	0	20	

**Summary of Wirral Local Plan Housing Trajectory (Regulation 18)**

								Housing Trajectory at April 2019			Potential Future Position			NOTES
Status	Site Ref	Indicative Dwelling Capacity	Previously Developed/ Greenfield	Category	Scheme Name	Developer (if known)	Within April 2019 Trajectory	Years 0 to 5	Years 6 to 10	Years 11 to 15	Years 0 to 5	Years 6 to 10	Years 11 to 15	
								1310	2490	1510	2345	3966	1360	
Urban Sites With Planning Permission Not Yet Started at April 2019														
Proposed Housing Allocation	HLA 699300	217	PDL/GF	Major - Planning Permission	Acre Lane	Morris Homes	Yes	146	71	0	146	71	0	APP/17/0 1295
Proposed Housing Allocation	HLA 702900	10	PDL/GF	Major - Planning Permission	26 Cornelius Drive	Private	Yes	10	0	0	10	0	0	OUT/15/0 0249
Proposed Housing Allocation	HLA 685200	299	PDL	Major - Planning Permission	Former Burtons Foods	Bellway	Yes	192	107	0	192	107	0	APP/16/0 0108
Proposed Housing Allocation	HLA 103100	28	PDL	Major - Planning Permission	Former La Banque PH	Private	Yes	28	0	0	28	0	0	OUT/17/0 1035
Proposed Housing Allocation	HLA 612000	28	PDL	Major - Planning Permission	Former Seacombe Ferry Hotel	Private	Yes	28	0	0	28	0	0	APP/18/0 0819
Proposed Housing Allocation	HLA 661200	23	PDL	Major - Planning Permission	Love Lane	Private	Yes	23	0	0	23	0	0	APP/17/0 1567
Proposed Housing Allocation	HLA 702000	18	PDL	Major - Planning Permission	Ferny Brow Road	Private	Yes	18	0	0	18	0	0	APP/18/0 1508
Proposed Housing Allocation	HLA 690300	14	PDL	Major - Planning Permission	Old Tavern Club	Private	Yes	14	0	0	14	0	0	OUT/18/0 0047
Proposed Housing Allocation	HLA 693000	14	PDL	Major - Planning Permission	165 Bedford Road	Private	Yes	14	0	0	14	0	0	APP/17/0 0823
Proposed Housing Allocation	HLA 701500	13	PDL	Major - Planning Permission	Former Riverside Day Centre	RSL	Yes	13	0	0	13	0	0	APP/18/0 1423
Proposed Housing Allocation	HLA 674900	12	PDL	Major - Planning Permission	Rosebrae Nursing Home	Private	Yes	12	0	0	12	0	0	APP/18/0 0519
Proposed Housing Allocation	HLA 610600	10	PDL	Major - Planning Permission	Darlington Street	RSL	Yes	10	0	0	10	0	0	APP/17/0 1330

**Summary of Wirral Local Plan Housing Trajectory (Regulation 18)**

								Housing Trajectory at April 2019			Potential Future Position			NOTES
Status	Site Ref	Indicative Dwelling Capacity	Previously Developed/ Greenfield	Category	Scheme Name	Developer (if known)	Within April 2019 Trajectory	Years 0 to 5	Years 6 to 10	Years 11 to 15	Years 0 to 5	Years 6 to 10	Years 11 to 15	
Proposed Housing Allocation	HLA 665400	10	PDL	Major - Planning Permission	31 - 33 Palm Grove	Private	Yes	10	0	0	10	0	0	OUT/15/0 1491
Proposed Housing Allocation	HLA 698300	10	PDL	Major - Planning Permission	Church Street/Liscard Road	RSL	Yes	10	0	0	10	0	0	APP/18/0 1077
Proposed Housing Allocation	HLA 703800	35	GF	Major - Planning Permission	Fishers Lane	RSL	Yes	35	0	0	35	0	0	APP/18/0 1266
Proposed Housing Allocation	HLA 671800	10	GF	Major - Planning Permission	Leasowe Road	Private	Yes	10	0	0	10	0	0	OUT/15/0 0977
Proposed Housing Allocation	HLA 695300	4	PDL/GF	Small - Planning Permission	45 Grange Cross Lane	Private	Yes	4	0	0	4	0	0	APP/18/0 1564
Proposed Housing Allocation	HLA 681300	2	PDL/GF	Small - Planning Permission	Rosemary Cottage	Private	Yes	2	0	0	2	0	0	APP/18/0 0474
Proposed Housing Allocation	HLA 698900	9	PDL	Small - Planning Permission	1-7 Leasowe Road	Private	Yes	9	0	0	9	0	0	APP/18/0 0550
Proposed Housing Allocation	HLA 699600	9	PDL	Small - Planning Permission	Embees	Private	Yes	9	0	0	9	0	0	APP/18/0 0982
Proposed Housing Allocation	HLA 645500	8	PDL	Small - Planning Permission	15 New Chester Road	Private	Yes	1	0	0	1	0	0	APP/18/0 1089
Proposed Housing Allocation	HLA 680600	8	PDL	Small - Planning Permission	Blue Anchor	Private	Yes	8	0	0	8	0	0	APP/17/0 0744
Proposed Housing Allocation	HLA 698000	8	PDL	Small - Planning Permission	Oakdale Road	Private	Yes	8	0	0	8	0	0	OUT/18/0 0650
Proposed Housing Allocation	HLA 691500	7	PDL	Small - Planning Permission	Mallowdale Close	RSL	Yes	7	0	0	7	0	0	APP/18/0 0445
Proposed Housing Allocation	HLA 632800	6	PDL	Small - Planning Permission	Grange Villa	Private	Yes	6	0	0	6	0	0	APP/18/0 1016

**Summary of Wirral Local Plan Housing Trajectory (Regulation 18)**

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Proposed Housing Allocation	HLA 678700	6	PDL	Small - Planning Permission	The Overchurch	Private	Yes	6	0	0	6	0	0	APP/17/0 0592
Proposed Housing Allocation	HLA 679000	6	PDL	Small - Planning Permission	Former Dave Pluck	Private	Yes	6	0	0	6	0	0	APP/17/0 0479
Proposed Housing Allocation	HLA 638600	4	PDL	Small - Planning Permission	Stringhey Road	RSL	Yes	6	0	0	6	0	0	APP/17/0 1062
Proposed Housing Allocation	HLA 684300	4	PDL	Small - Planning Permission	2 Beryl Road	Private	Yes	4	0	0	4	0	0	APP/17/0 1394
Proposed Housing Allocation	HLA 529900	3	PDL	Small - Planning Permission	38 Mount Pleasant Road	Private	Yes	1	0	0	1	0	0	OUT/16/0 0562
Proposed Housing Allocation	HLA 686400	3	PDL	Small - Planning Permission	216 Greasby Road	Private	Yes	4	0	0	4	0	0	OUT/17/0 1419
Proposed Housing Allocation	HLA 678100	2	PDL	Small - Planning Permission	Co Operative Pharmacy	Private	Yes	2	0	0	2	0	0	APP/17/0 0218
Proposed Housing Allocation	HLA 680100	2	PDL	Small - Planning Permission	7 Leasowe Road	Private	Yes	2	0	0	2	0	0	APP/17/0 0757
Proposed Housing Allocation	HLA 680400	2	PDL	Small - Planning Permission	The Forge	Private	Yes	2	0	0	2	0	0	APP/17/0 0028
Proposed Housing Allocation	HLA 683200	2	PDL	Small - Planning Permission	Braeside	Private	Yes	2	0	0	2	0	0	APP/17/0 1146
Proposed Housing Allocation	HLA 699000	2	PDL	Small - Planning Permission	Elrig	Private	Yes	2	0	0	2	0	0	APP/18/0 1415
Proposed Housing Allocation	HLA 667500	1	PDL	Small - Planning Permission	20 Village Road	Private	Yes	1	0	0	1	0	0	APP/16/0 0873
Proposed Housing Allocation	HLA 677900	1	PDL	Small - Planning Permission	The George	Private	Yes	1	0	0	1	0	0	APP/17/0 0546

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Proposed Housing Allocation	HLA 679100	1	PDL	Small - Planning Permission	24 Acres Road	Private	Yes	1	0	0	1	0	0	APP/17/0 0280
Proposed Housing Allocation	HLA 679200	1	PDL	Small - Planning Permission	Whytethorne	Private	Yes	1	0	0	1	0	0	APP/16/0 1500
Proposed Housing Allocation	HLA 681900	1	PDL	Small - Planning Permission	Bright Smiles	Private	Yes	1	0	0	1	0	0	APP/18/0 0353
Proposed Housing Allocation	HLA 682900	1	PDL	Small - Planning Permission	43 Walker Street	Private	Yes	1	0	0	1	0	0	APP/17/0 1232
Proposed Housing Allocation	HLA 693500	1	PDL	Small - Planning Permission	Woodcote	Private	Yes	1	0	0	1	0	0	APP/18/0 0737
Proposed Housing Allocation	HLA 701700	1	PDL	Small - Planning Permission	Glenbank	Private	Yes	1	0	0	1	0	0	APP/18/0 0859
Proposed Housing Allocation	HLA 686700	9	GF	Small - Planning Permission	The Ship Inn	Private	Yes	9	0	0	9	0	0	APP/17/0 1009
Proposed Housing Allocation	HLA 691600	9	GF	Small - Planning Permission	168 Bolton Road East	Private	Yes	9	0	0	9	0	0	APP/18/0 0431
Proposed Housing Allocation	HLA 545600	8	GF	Small - Planning Permission	Copper Beech	Private	Yes	4	0	0	4	0	0	APP/17/0 1006
Proposed Housing Allocation	HLA 642100	6	GF	Small - Planning Permission	8 Rone Close	Private	Yes	1	0	0	1	0	0	APP/18/0 0579
Proposed Housing Allocation	HLA 090200	5	GF	Small - Planning Permission	Mill Road/Spital Road	Private	Yes	5	0	0	5	0	0	APP/18/0 0177
Proposed Housing Allocation	HLA 691100	5	GF	Small - Planning Permission	St Peters Mews	Private	Yes	5	0	0	5	0	0	APP/18/0 0379
Proposed Housing Allocation	HLA 403000	4	GF	Small - Planning Permission	Seven Acres Lane	Private	Yes	1	0	0	1	0	0	DLS/16/01 342



**Summary of Wirral Local Plan Housing Trajectory (Regulation 18)**

								Housing Trajectory at April 2019			Potential Future Position			NOTES
Status	Site Ref	Indicative Dwelling Capacity	Previously Developed/ Greenfield	Category	Scheme Name	Developer (if known)	Within April 2019 Trajectory	Years 0 to 5	Years 6 to 10	Years 11 to 15	Years 0 to 5	Years 6 to 10	Years 11 to 15	
Proposed Housing Allocation	HLA 683800	4	GF	Small - Planning Permission	Spital Railway Station	Private	Yes	4	0	0	4	0	0	OUT/16/0 0816
Proposed Housing Allocation	HLA 663000	3	GF	Small - Planning Permission	106 Allport Road	Private	Yes	3	0	0	3	0	0	OUT/16/0 0173
Proposed Housing Allocation	HLA 671000	3	GF	Small - Planning Permission	Abbey Grange	Private	Yes	3	0	0	3	0	0	OUT/16/0 1421
Proposed Housing Allocation	HLA 679500	3	GF	Small - Planning Permission	7 & 9 West Road	Private	Yes	3	0	0	3	0	0	OUT/16/0 1466
Proposed Housing Allocation	HLA 683400	3	GF	Small - Planning Permission	Pipistrelle Rise	Private	Yes	4	0	0	4	0	0	APP/16/0 0663
Proposed Housing Allocation	HLA 672800	2	GF	Small - Planning Permission	Redcliffe	Private	Yes	2	0	0	2	0	0	APP/16/0 1051
Proposed Housing Allocation	HLA 691900	2	GF	Small - Planning Permission	12 Grammar School Lane	Private	Yes	2	0	0	2	0	0	APP/18/0 0380
Proposed Housing Allocation	HLA 692700	2	GF	Small - Planning Permission	Drayton	Private	Yes	2	0	0	2	0	0	APP/18/0 0638
Proposed Housing Allocation	HLA 697500	2	GF	Small - Planning Permission	St Nicholas Vicarage	Private	Yes	2	0	0	2	0	0	APP/18/0 0286
Proposed Housing Allocation	HLA 697600	2	GF	Small - Planning Permission	29 & 31 Norwich Drive	Private	Yes	2	0	0	2	0	0	APP/18/0 1246
Proposed Housing Allocation	HLA 703600	2	GF	Small - Planning Permission	Sandhey Road	Private	Yes	2	0	0	2	0	0	APP/18/0 1422
Proposed Housing Allocation	HLA 123200	1	GF	Small - Planning Permission	The Old Forge	Private	Yes	1	0	0	1	0	0	OUT/17/0 1572
Proposed Housing Allocation	HLA 241500	1	GF	Small - Planning Permission	48 Beryl Road	Private	Yes	3	0	0	3	0	0	APP/16/0 1271

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Proposed Housing Allocation	HLA 114800	1	GF	Small - Planning Permission	Oak Cottage	Private	Yes	8	0	0	8	0	0	OUT/17/0 1551
Proposed Housing Allocation	HLA 618600	1	GF	Small - Planning Permission	Winkie Wood	Private	Yes	1	0	0	1	0	0	APP/18/0 0537
Proposed Housing Allocation	HLA 635700	1	GF	Small - Planning Permission	42 Sparks Lane	Private	Yes	1	0	0	1	0	0	DLS/17/00 232
Proposed Housing Allocation	HLA 636500	1	GF	Small - Planning Permission	71 Bebington Road	Private	Yes	4	0	0	4	0	0	APP/17/0 0333
Proposed Housing Allocation	HLA 642300	1	GF	Small - Planning Permission	53 Birch Avenue	Private	Yes	8	0	0	8	0	0	APP/18/0 1285
Proposed Housing Allocation	HLA 646800	1	GF	Small - Planning Permission	65 Bidston Road	Private	Yes	1	0	0	1	0	0	DLS/18/00 078
Proposed Housing Allocation	HLA 647800	1	GF	Small - Planning Permission	Grange Old Road	Private	Yes	1	0	0	1	0	0	APP/17/0 1546
Proposed Housing Allocation	HLA 652000	1	GF	Small - Planning Permission	133 Kings Drive,	Private	Yes	1	0	0	1	0	0	APP/18/0 1417
Proposed Housing Allocation	HLA 654100	1	GF	Small - Planning Permission	Springfield	Private	Yes	1	0	0	1	0	0	APP/16/0 1044
Proposed Housing Allocation	HLA 655300	1	GF	Small - Planning Permission	83 Saughall Massie Lane	Private	Yes	1	0	0	1	0	0	APP/18/0 1581
Proposed Housing Allocation	HLA 656700	1	GF	Small - Planning Permission	Little Orchard	Private	Yes	1	0	0	1	0	0	APP/17/0 1033
Proposed Housing Allocation	HLA 663400	1	GF	Small - Planning Permission	440 Pensby Road	Private	Yes	1	0	0	1	0	0	APP/18/0 1119
Proposed Housing Allocation	HLA 664100	1	GF	Small - Planning Permission	23 Nursery Close	Private	Yes	1	0	0	1	0	0	APP/16/0 0479

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Proposed Housing Allocation	HLA 664300	1	GF	Small - Planning Permission	Ashbourne House	Private	Yes	1	0	0	1	0	0	APP/16/0 0301
Proposed Housing Allocation	HLA 664900	1	GF	Small - Planning Permission	1 The Ridings	Private	Yes	1	0	0	1	0	0	APP/16/0 0740
Proposed Housing Allocation	HLA 665200	1	GF	Small - Planning Permission	Priory Cottage	Private	Yes	1	0	0	1	0	0	APP/16/0 0322
Proposed Housing Allocation	HLA 666300	1	GF	Small - Planning Permission	Heath Top	Private	Yes	1	0	0	1	0	0	OUT/16/0 0881
Proposed Housing Allocation	HLA 667900	1	GF	Small - Planning Permission	Moonshine	Private	Yes	1	0	0	1	0	0	OUT/16/0 1146
Proposed Housing Allocation	HLA 669000	1	GF	Small - Planning Permission	2 Bryanston Road	Private	Yes	1	0	0	1	0	0	APP/16/0 1240
Proposed Housing Allocation	HLA 669400	1	GF	Small - Planning Permission	230 Greasby Road	Private	Yes	1	0	0	1	0	0	APP/18/0 1365
Proposed Housing Allocation	HLA 670900	1	GF	Small - Planning Permission	5 Uplands Road	Private	Yes	1	0	0	1	0	0	APP/17/0 0099
Proposed Housing Allocation	HLA 671500	1	GF	Small - Planning Permission	5 Birchmere	Private	Yes	1	0	0	1	0	0	APP/16/0 1020
Proposed Housing Allocation	HLA 672400	1	GF	Small - Planning Permission	White Gables	Private	Yes	1	0	0	1	0	0	APP/16/0 0667
Proposed Housing Allocation	HLA 673700	1	GF	Small - Planning Permission	346 Telegraph Road	Private	Yes	1	0	0	1	0	0	APP/16/0 1578
Proposed Housing Allocation	HLA 674400	1	GF	Small - Planning Permission	2 Girtrell Road	Private	Yes	1	0	0	1	0	0	APP/16/0 0693
Proposed Housing Allocation	HLA 676700	1	GF	Small - Planning Permission	Long Hay	Private	Yes	1	0	0	1	0	0	OUT/17/0 0036

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Proposed Housing Allocation	HLA 677800	1	GF	Small - Planning Permission	30 Shore Drive	Private	Yes	1	0	0	1	0	0	APP/17/0 0304
Proposed Housing Allocation	HLA 678400	1	GF	Small - Planning Permission	62 Whitfield Lane	Private	Yes	1	0	0	1	0	0	APP/17/0 0522
Proposed Housing Allocation	HLA 679400	1	GF	Small - Planning Permission	3 Dale Gardens	Private	Yes	1	0	0	1	0	0	APP/16/0 1089
Proposed Housing Allocation	HLA 682100	1	GF	Small - Planning Permission	Beechfield Close	Private	Yes	1	0	0	1	0	0	OUT/17/0 0927
Proposed Housing Allocation	HLA 686100	1	GF	Small - Planning Permission	50 Wellington Road	Private	Yes	1	0	0	1	0	0	APP/17/0 1516
Proposed Housing Allocation	HLA 688300	1	GF	Small - Planning Permission	Conifers	Private	Yes	1	0	0	1	0	0	DLS/18/01 335
Proposed Housing Allocation	HLA 689300	1	GF	Small - Planning Permission	Parklands Drive	Private	Yes	1	0	0	1	0	0	APP/17/0 1511
Proposed Housing Allocation	HLA 693100	1	GF	Small - Planning Permission	Conifers	Private	Yes	1	0	0	1	0	0	APP/18/0 0753
Proposed Housing Allocation	HLA 694700	1	GF	Small - Planning Permission	Grangewood	Private	Yes	1	0	0	1	0	0	OUT/17/0 0999
Proposed Housing Allocation	HLA 695000	1	GF	Small - Planning Permission	The Paddock	Private	Yes	1	0	0	1	0	0	APP/17/0 0866
Proposed Housing Allocation	HLA 695200	1	GF	Small - Planning Permission	2 Donne Avenue	Private	Yes	1	0	0	1	0	0	APP/18/0 0669
Proposed Housing Allocation	HLA 695800	1	GF	Small - Planning Permission	3 Hillside Road	Private	Yes	1	0	0	1	0	0	APP/18/0 1026
Proposed Housing Allocation	HLA 695900	1	GF	Small - Planning Permission	71 Dawstone Road	Private	Yes	1	0	0	1	0	0	OUT/17/0 1474

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Proposed Housing Allocation	HLA 696400	1	GF	Small - Planning Permission	Arrowecroft	Private	Yes	1	0	0	1	0	0	OUT/18/0 1049
Proposed Housing Allocation	HLA 696900	1	GF	Small - Planning Permission	Heath Grange	Private	Yes	1	0	0	1	0	0	APP/18/0 0698
Proposed Housing Allocation	HLA 697200	1	GF	Small - Planning Permission	11 Heygarth Road	Private	Yes	1	0	0	1	0	0	APP/18/0 1255
Proposed Housing Allocation	HLA 697300	1	GF	Small - Planning Permission	Stonehill	Private	Yes	1	0	0	1	0	0	APP/18/0 1078
Proposed Housing Allocation	HLA 697900	1	GF	Small - Planning Permission	8 Netherton Road	Private	Yes	1	0	0	1	0	0	OUT/18/0 1093
Proposed Housing Allocation	HLA 700400	1	GF	Small - Planning Permission	13 Elm Terrace	Private	Yes	1	0	0	1	0	0	APP/18/0 1592
Proposed Housing Allocation	HLA 700700	1	GF	Small - Planning Permission	Intabene Manor	Private	Yes	1	0	0	1	0	0	APP/18/0 1297
Proposed Housing Allocation	HLA 701400	1	GF	Small - Planning Permission	Westgate	Private	Yes	1	0	0	1	0	0	APP/19/0 0004
Proposed Housing Allocation	HLA 701600	1	GF	Small - Planning Permission	Ha Pennyfield	Private	Yes	1	0	0	1	0	0	APP/18/0 1046
Proposed Housing Allocation	HLA 703000	1	GF	Small - Planning Permission	89 Ridgemere Road	Private	Yes	1	0	0	1	0	0	APP/17/0 1145
Proposed Housing Allocation	HLA 703100	1	GF	Small - Planning Permission	Adj St Peters Primary School	Private	Yes	1	0	0	1	0	0	APP/17/0 0790
Proposed Housing Allocation	HLA 703200	1	GF	Small - Planning Permission	2 Edinburgh Drive	Private	Yes	1	0	0	1	0	0	APP/17/0 0560
Proposed Housing Allocation	HLA 703300	1	GF	Small - Planning Permission	Wreckers Cottage	Private	Yes	1	0	0	1	0	0	APP/19/0 0071

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Proposed Housing Allocation	HLA 703500	1	GF	Small - Planning Permission	4 Hopfield Road	Private	Yes	1	0	0	1	0	0	APP/19/0 0028
Proposed Housing Allocation	HLA 660000	1	GF	Small - Planning Permission	Foxearth	Private	Yes	1	0	0	1	0	0	OUT/15/0 0279
Excludes sites with permission in the Green Belt and sites where construction had already begun at April 2019								<b>810</b>	<b>178</b>	<b>0</b>	<b>810</b>	<b>178</b>	<b>0</b>	
<b>Potential Additional Urban Housing Allocations Expected to Be Brought Forward</b>														
								Data included in Table 4.1			Data included in Table 4.2			
Potential Housing Allocation	SHLAA 1715	76	PDL	Major - Growth Company	Old Hall Road	Muse	No	0	0	0	70	6	0	n/a
Potential Housing Allocation	SHLAA 2013	30	PDL	Major - Growth Company	Hamilton Building	Muse	No	0	0	0	0	0	30	n/a
Potential Housing Allocation	SHLAA 1864	20	PDL	Major - Growth Company	Liscard Municipal	Muse	No	0	0	0	20	0	0	n/a
Potential Housing Allocation	SHLAA 4083	15	PDL	Major - Growth Company	Pilgrim Street Arts	Muse	No	0	0	0	0	15	0	n/a
Potential Housing Allocation	SHLAA 2016	15	PDL	Major - Growth Company	Wilbraham Street CP	Muse	No	0	0	0	0	15	0	n/a
Potential Mixed Use Allocation	SHLAA 0754	0	PDL	Major - Wirral Waters	Sky City	Peel	No	0	0	0	0	0	0	OUT/09/0 6509
Potential Housing Allocation	SHLAA 4085	83	PDL	Major - Affordable Housing Programme	Sevenoaks Extra Care	Lovells	No	0	0	0	83	0	0	n/a
Potential Housing Allocation	SHLAA 3039	50	PDL	Major - Affordable Housing Programme	Crossways	RSL	No	0	0	0	50	0	0	n/a

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Potential Housing Allocation	SHLAA 4089	14	PDL	Major - Affordable Housing Programme	Wallasey RBL	RSL	No	0	0	0	14	0	0	APP/19/0 0888
Potential Housing Allocation	SHLAA 0763	12	PDL	Major - Affordable Housing Programme	Nelson House	RSL	No	0	0	0	12	0	0	n/a
Potential Housing Allocation	SHLAA 1691	12	PDL	Major - Affordable Housing Programme	Brooklands	RSL	No	0	0	0	0	0	12	n/a
Potential Housing Allocation	SHLAA 3000	10	PDL	Major - Affordable Housing Programme	Church Lane	RSL	No	0	0	0	10	0	0	n/a
Potential Housing Allocation	SHLAA 0468	10	PDL	Major - Affordable Housing Programme	Borough Road (22 to 40)	RSL	No	0	0	0	0	10	0	n/a
Potential Housing Allocation	SHLAA 4021	1,350	PDL	Major	Dock Road South	Private	No	0	0	0	0	450	500	n/a
Potential Housing Allocation	SHLAA 0756	172	PDL	Major	Northern Case	Peel	No	0	0	0	0	0	172	n/a
Potential Housing Allocation	SHLAA 0769	156	PDL	Major	Kelvin Road	Private	No	0	0	0	0	0	156	n/a
Potential Housing Allocation	SHLAA 4084	127	PDL	Major	Wirral Business Park	Bellway	No	0	0	0	16	111	0	APP/19/0 0315
Potential Mixed Use Allocation	SHLAA 4086	120	PDL	Major	New Palace Amusements	Viking	No	0	0	0	0	120	0	n/a
Potential Housing Allocation	SHLAA 2072	108	PDL	Major	Prices Way	Persimmon	No	0	0	0	50	58	0	n/a

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Potential Housing Allocation	SHLAA 4012	85	GF	Major	Southwood Road	Private	No	0	0	0	62	23	0	n/a
Potential Housing Allocation	SHLAA 2050	50	PDL	Major	Clatterbridge Hospital (GB)	Homes England	No	0	0	0	50	0	0	n/a
Potential Housing Allocation	SHLAA 4087	15	PDL	Major	Dodds Builders Merchants	Private	No	0	0	0	15	0	0	APP/18/0 1284
Potential Housing Allocation	SHLAA 4071	25	GF	Major	Kingsmead	Forth Homes	No	0	0	0	0	25	0	APP/19/0 0014
Potential Housing Allocation	SHLAA 1503	8	PDL	Small - Affordable Housing Programme	Trafalgar Road	RSL	No	0	0	0	0	8	0	n/a
Potential Housing Allocation	SHLAA 4088	6	PDL	Small - Affordable Housing Programme	Maple Grove	RSL	No	0	0	0	6	0	0	n/a
Potential Housing Allocation	SHLAA 1908	5	PDL	Small - Growth Company	Arrowe Hill Primary	Muse	No	0	0	0	0	5	0	n/a
								0	0	0	458	846	870	
<b>Other Sites Suitable But Currently Uncertain</b>														
Potential Housing Allocation	SHLAA 2051	24	PDL	Major	Sycamore Lodge	Private	No	0	0	0	0	24	0	n/a
Potential Housing Allocation	SHLAA 0974	20	PDL	Major	Oxton Road	Private	Currently Unviable	0	0	0	0	0	20	n/a
Potential Housing Allocation	SHLAA 3001	18	PDL	Major	Birch Tree PH	Private	No	0	0	0	0	18	0	n/a
Potential Housing Allocation	SHLAA 0463	21	PDL	Major - Affordable	Former Seacombe House	RSL	No	0	0	0	0	21	0	n/a



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				Housing Programme										
Potential Housing Allocation	SHLAA 0517	16	PDL/GF	Major - Lapsed Permission	Ferny Brow Road	RSL	No	0	0	0	0	16	0	APP/11/0 1514
Potential Housing Allocation	SHLAA 0449	34	PDL	Major - Lapsed Permission	North of Black Horse PH	Private	No	0	0	0	0	34	0	OUT/06/0 6563
Potential Housing Allocation	SHLAA 0758	28	PDL	Major - Lapsed Permission	Chester Street	Private	Currently Unviable	0	0	0	0	0	28	APP/11/0 0964
Potential Housing Allocation	SHLAA 1621	23	PDL	Major - Lapsed Permission	Howson Street	Private	No	0	0	0	0	23	0	DLS/08/06 932
Potential Mixed Use Allocation	SHLAA 0020	16	PDL	Major - Lapsed Permission	Former Grand Hotel	Private	No	0	0	0	0	16	0	OUT/06/0 6897
Potential Housing Allocation	SHLAA 1127	12	PDL	Major - Lapsed Permission	Rear of St Johns	Private	No	0	0	0	0	12	0	APP/06/0 6002
Potential Housing Allocation	SHLAA 1358	11	PDL	Major - Lapsed Permission	Pearson Road	Private	Currently Unviable	0	0	0	0	0	11	OUT/07/0 6068
Potential Housing Allocation	SHLAA 0255	10	PDL	Major - Lapsed Permission	Hassal Road	Private	No	0	0	0	0	10	0	OUT/06/0 7461
Potential Housing Allocation	SHLAA 1362	10	PDL	Major - Lapsed Permission	Beaconsfield Road	Private	No	0	0	0	0	10	0	APP/08/0 5006
Potential Mixed Use Allocation	HLA 691300	132	PDL	Major - Planning Permission	Former Rank Bingo	Private	Currently Unviable	0	0	0	0	0	132	APP/16/0 1088
Potential Housing Allocation	HLA 671300	42	PDL	Major - Planning Permission	Former Open Arms PH	Private	Currently Unviable	0	0	0	0	0	42	APP/16/0 1248
Potential Mixed	HLA 549700	38	PDL	Major - Planning Permission	Former Rocky's Gym	Private	Currently Unviable	0	0	0	0	0	38	OUT/13/0 1426

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Use Allocation														
Potential Housing Allocation	HLA 682500	20	PDL	Major - Planning Permission	Land at Old Chester Road	Private	Currently Unviable	0	0	0	0	0	20	APP/17/0 0946
Potential Housing Allocation	HLA 667700	18	PDL	Major - Planning Permission	Holt Road, Tranmere	Private	Currently Unviable	0	0	0	0	0	18	APP/16/0 0685
Potential Housing Allocation	HLA 586000	16	PDL	Major - Planning Permission	Former Livingstone PH	Private	Currently Unviable	0	0	0	0	0	16	APP/15/0 1520
Potential Housing Allocation	HLA 685500	39	GF	Major - Planning Permission	Former ESWA	Private	Currently Unviable	0	0	0	0	0	39	APP/16/0 0732
Potential Housing Allocation	HLA 703900	14	GF	Major - Planning Permission	Grasswood Road	Private	Currently Unviable	0	0	0	0	0	14	APP/18/0 0884
Potential Housing Allocation	SHLAA 1280	8	PDL	Small	Dial Road	Private	No	0	0	0	8	0	0	n/a
Potential Housing Allocation	SHLAA 1513	4	PDL	Small	Bermuda Road	Private	No	0	0	0	0	4	0	OUT/11/0 0397
Potential Housing Allocation	SHLAA 3035	5	PDL	Small - Affordable Housing Programme	Thorsway	RSL	No	0	0	0	0	5	0	n/a
Potential Housing Allocation	SHLAA 1030	9	PDL	Small - Lapsed Permission	Grosvenor Buildings	Private	Currently Unviable	0	0	0	0	0	9	OUT/98/0 6416
Potential Housing Allocation	SHLAA 0806	9	PDL	Small - Lapsed Permission	99 New Chester Road	Private	No	0	0	0	0	9	0	APP/11/0 0218
Potential Housing Allocation	SHLAA 1571	9	PDL	Small - Lapsed Permission	Duncan Street	Private	Currently Unviable	0	0	0	0	0	9	APP/08/0 5872
Potential Housing Allocation	SHLAA 1671	9	PDL	Small - Lapsed Permission	156 Bedford Road	Private	No	0	0	0	0	9	0	DLS/08/06 932

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Potential Housing Allocation	SHLAA 1686	9	PDL	Small - Lapsed Permission	Derby Road	Private	Currently Unviable	0	0	0	0	0	9	APP/09/0 6551
Potential Housing Allocation	SHLAA 0111	8	PDL	Small - Lapsed Permission	Devonshire Road	Private	Currently Unviable	0	0	0	0	0	8	OUT/05/0 7336
Potential Housing Allocation	SHLAA 0785	8	PDL	Small - Lapsed Permission	101 New Chester Road	Private	No	0	0	0	0	8	0	APP/11/0 0591
Potential Housing Allocation	SHLAA 1129	8	PDL	Small - Lapsed Permission	Mill Lane	Private	No	0	0	0	0	8	0	OUT/06/0 6564
Potential Housing Allocation	SHLAA 0047	7	PDL	Small - Lapsed Permission	Hartismere Road	Private	No	0	0	0	0	7	0	OUT/06/0 6940
Potential Housing Allocation	SHLAA 1232	7	PDL	Small - Lapsed Permission	46 Egerton Park	Private	No	0	0	0	0	7	0	APP/01/0 6871
Potential Housing Allocation	SHLAA 1558	7	PDL	Small - Lapsed Permission	Rock Lane West	Private	No	0	0	0	0	7	0	APP/12/0 1334
Potential Housing Allocation	SHLAA 1561	6	PDL	Small - Lapsed Permission	Rodney Street	Private	Currently Unviable	0	0	0	0	0	6	APP/08/0 5122
Potential Housing Allocation	SHLAA 0776	5	PDL	Small - Lapsed Permission	Former Crooked Billet PH	Private	Currently Unviable	0	0	0	0	0	5	APP/12/0 0117
Potential Housing Allocation	SHLAA 1070	3	PDL	Small - Lapsed Permission	Littledale Road	Private	No	0	0	0	0	3	0	OUT/86/0 6318
Potential Housing Allocation	SHLAA 1267	3	PDL	Small - Lapsed Permission	Mill Road	Private	No	0	0	0	0	3	0	APP/13/0 1375
Potential Housing Allocation	SHLAA 0134	2	PDL	Small - Lapsed Permission	Brassey Street	Private	Currently Unviable	0	0	0	0	0	2	OUT/05/0 7352
Potential Housing Allocation	SHLAA 1295	3	GF	Small - Lapsed Permission	Elm Avenue	Private	No	0	0	0	0	3	0	APP/96/0 6360

**Summary of Wirral Local Plan Housing Trajectory (Regulation 18)**

								Housing Trajectory at April 2019			Potential Future Position			
Status	Site Ref	Indicative Dwelling Capacity	Previously Developed/ Greenfield	Category	Scheme Name	Developer (if known)	Within April 2019 Trajectory	Years 0 to 5	Years 6 to 10	Years 11 to 15	Years 0 to 5	Years 6 to 10	Years 11 to 15	NOTES
Potential Housing Allocation	HLA 680800	9	PDL	Small - Planning Permission	Westbourne Road	Private	Currently Unviable	0	0	0	0	0	9	APP/17/0 0926
Potential Housing Allocation	HLA 673400	6	PDL	Small - Planning Permission	Singelton Avenue	Private	Currently Unviable	0	0	0	0	0	6	APP/16/0 1406
Potential Mixed Use Allocation	HLA 540500	3	PDL	Small - Planning Permission	Atlantic House	Private	Currently Unviable	0	0	0	0	0	3	APP/17/0 0343
Potential Housing Allocation	HLA 602700	1	PDL	Small - Planning Permission	32 Harland Road	Private	Currently Unviable	0	0	0	0	0	1	APP/17/0 0835
Potential Housing Allocation	HLA 677200	1	PDL	Small - Planning Permission	Livingston Street	Private	Currently Unviable	0	0	0	0	0	1	APP/17/0 0381
Potential Housing Allocation	HLA 683500	1	PDL	Small - Planning Permission	107 Church Road	Private	Currently Unviable	0	0	0	0	0	1	APP/17/0 0720
Potential Housing Allocation	HLA 699700	1	PDL	Small - Planning Permission	7-9, Marquis Street	Private	Currently Unviable	0	0	0	0	0	1	APP/18/0 0882
Potential Housing Allocation	HLA 687500	2	GF	Small - Planning Permission	Hampden Grove	Private	Currently Unviable	0	0	0	0	0	2	APP/17/0 1579
Potential Housing Allocation	HLA 691200	2	GF	Small - Planning Permission	37 Clifton Road	Private	Currently Unviable	0	0	0	0	0	2	APP/18/0 0041
Potential Housing Allocation	HLA 700000	2	GF	Small - Planning Permission	98 Upton Road	Private	Currently Unviable	0	0	0	0	0	2	APP/18/0 1320
Potential Housing Allocation	HLA 702700	2	GF	Small - Planning Permission	25 Slatey Road	Private	Currently Unviable	0	0	0	0	0	2	APP/17/0 1358
								0	0	0	8	257	456	

## **APPENDIX 4.6**

### Proposed urban employment allocations

Employment Land Study Reference	Housing Land Availability Assessment Reference	Proposed Designation	Site Name	Site Area (hectares)
<b>Birkenhead Commercial</b>				
ELPS 030	SHLAA 0421	Proposed Employment Allocation	Twelve Quays - Tower Wharf	1.01
ELPS 031	SHLAA 0428	Proposed Employment Allocation	Twelve Quays - Morpeth Waterfront	1.36
ELPS 035	SHLAA 0420	Proposed Employment Allocation	Oakdale Road, Seacombe	0.78
ELPS 060	SHLAA 0425	Proposed Employment Allocation	Cleveland Street Warehouse, Birkenhead	0.98
ELPS 064	SHLAA 0549	Proposed Employment Allocation	Valley Road, Bidston	1.15
ELPS 079	SHLAA 0953	Proposed Employment Allocation	Wirral Waters - Bidston Dock	10.40
ELPS 081	SHLAA 2066	Proposed Employment Allocation	Wirral Waters - North of Beaufort Road	14.17
ELPS 087	SHLAA 2067	Proposed Mixed Use Employment Allocation	Wirral Waters - Tower Quay	0.40
ELPS 097	SHLAA 0429	Proposed Employment Allocation	Former Royal Swan PH, Seacombe	0.38
ELPS 110	SHLAA 0417	Proposed Employment Allocation	West Float IE, Seacombe	0.34
ELPS 123	SHLAA 0432	Proposed Employment Allocation	Wheatland Lane, Seacombe	0.50
ELPS 129	SHLAA 0434	Proposed Mixed Use Employment Allocation	Wirral Waters - Hydraulic Tower	0.83
ELPS 217	SHLAA 0587	Proposed Employment Allocation	Berner Street, Birkenhead	0.98
ELPS 229	SHLAA 0564	Proposed Employment Allocation	SMM Business Park, Seacombe	6.86
ELPS 232	SHLAA 0595	Proposed Employment Allocation	Lynas Street, Birkenhead	0.33
ELPS 265	SHLAA 0754	Proposed Employment Allocation	Wirral Waters - Sky City	5.39
ELPS 357	SHLAA 2058	Proposed Employment Allocation	Wirral Waters -Wallasey Bridge Road	9.33
ELPS 417	SHLAA 2064	Proposed Employment Allocation	Former Gas Holders, Wallasey	2.32
				<b>57.51</b>
<b>Suburban Birkenhead</b>				
ELPS 072	SHLAA 0401	Proposed Employment Allocation	Prenton Way, North Cheshire Trading Estate	0.57
				<b>0.57</b>
<b>Bromborough and Eastham</b>				
ELPS 006	SHLAA 0398	Proposed Employment Allocation	QE2 Dock, Eastham	6.57
ELPS 013	SHLAA 0400	Proposed Employment Allocation	North Road, Eastham	8.38
ELPS 017	SHLAA 1716	Proposed Employment Allocation	Wirral International - East of Tulip	1.91
ELPS 043	SHLAA 1717	Proposed Employment Allocation	Wirral International - East of Georgia Avenue	8.05
ELPS 050	SHLAA 1714	Proposed Employment Allocation	Wirral International - Commercial Road	0.97
ELPS 074	SHLAA 1715	Proposed Employment Allocation	Wirral International - Old Hall Road	4.62
ELPS 116	SHLAA 1718	Proposed Employment Allocation	Wirral International - Riverbank Road	1.01

ELPS 234	SHLAA 1724	Proposed Employment Allocation	Wirral International - Caldbeck Road	2.36
ELPS 242	SHLAA 1725	Proposed Employment Allocation	Wirral International - Slack Wood	1.35
ELPS 263	SHLAA 1727	Proposed Employment Allocation	Wirral International - Thermal Road	1.60
ELPS 330	SHLAA 1861	Proposed Employment Allocation	Wirral International - Plantation Road	2.18
ELPS 364	SHLAA 2061	Proposed Employment Allocation	Wirral International - Power Road	1.83
ELPS 415	SHLAA 2063	Proposed Employment Allocation	Wirral International - East of Riverbank Road	1.94
				<b>42.77</b>
<b>Mid Wirral</b>				
ELPS 008	SHLAA 2068	Proposed Employment Allocation	East of Typhoo, Moreton	1.93
ELPS 024	SHLAA 1978	Proposed Employment Allocation	West of Reeds Lane, Moreton	1.46
ELPS 070	SHLAA 0407	Proposed Employment Allocation	Peninsula Business Park, Moreton	1.13
ELPS 125	SHLAA 0411	Proposed Employment Allocation	Tarran Way North, Moreton	0.24
				<b>4.76</b>
				<b>105.61</b>

# **APPENDIX 4.7**

## **Interim Green Belt Site Assessment**



## Contents

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A1.1 Identification of weakly performing parcels	1
A1.2 How weakly performing parcel were selected for the Green Belt Options	1
A1.3 How the Green Belt Options were refined	2
A1.4 How the land areas identified in Table 4.5 and Table 4.6 have been selected	2
A1.5 Next steps	3

Draft

## Interim Green Belt Site Assessment 2019

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- 1.1. This Appendix sets out the background to the land areas identified under Green Belt Option 2A – Dispersed Green Belt Release (Table 4.5) and Green Belt Option 2B – Single Urban Extension (Table 4.6), included in section 4.4 and 4.5 of the Local Plan Issues and Options Report.
- 1.2. It comprises:
  - A short introductory commentary
  - A map of weakly performing parcels from the Green Belt Review 2019 (Map A)
  - A map of the weakly performing parcels with development potential for consideration for inclusion in the Local Plan (Map B)
  - A map of the initial urban extension options put forward for consideration for inclusion in the Local Plan (Map C)
  - A table showing the overall capacity of each site to accommodate new development (Table A)
  - A table showing the conclusions of the Council's Current Assessment (Table B)

### Identification of weakly performing parcels

- 1.3. The Green Belt Review 2019 sets out the detailed methodology for identifying and assessing parcels of land in the Green Belt. It accords with national policy and guidance as well as good practice from elsewhere. The whole of the Wirral Green Belt was assessed at a strategic level using 'general areas'.
- 1.4. Smaller areas of land, termed 'parcels' were then identified adjoining the urban areas. Parcels were identified using durable boundaries, where possible, with less durable boundaries where necessary. The parcels were then assessed against each of the five purposes of Green Belt set out in the National Planning Policy Framework. The methodology for this assessment and how the conclusions were derived in a transparent and consistent way is provided in the Green Belt Review 2019. This process identified weak parcels with potential for development (Map A).

### How weakly performing parcel were selected for the Green Belt Options

- 1.5. The approach to identifying potential land for release from the Green Belt for development has used the following steps and assumptions:
  - Excluded land in flood zone 3
  - Excluded land with statutory environmental designations
  - Identified parcels as performing 'weakly' against Green Belt purposes
  - Prioritised weakly performing parcels with a known developer or landowner interest (to ensure evidence of developability)
- 1.6. More detailed assessments of the suitability, availability and achievability of the proposed areas of land will be undertaken at the next stage. This will

include further, more detailed assessments of transport, environmental, sustainability, heritage and other site constraints, which would also be used to inform the amount of development that would be appropriate within each area.

- 1.7. Further work will be required to determine the boundaries of any parts of the Green Belt to be released. Where there is a significant difference between the area of a site proposed by a developer or landowner and the parcel identified in the Green Belt Review 2019, further consideration will be required. This will include whether the full parcel is needed and developable or whether a suitable new boundary could be created to protect the retained Green Belt. New boundaries may seek to strengthen existing weak boundaries and/or look for opportunities for suitable 'rounding off' of existing urban areas.

#### How the Green Belt Options were refined

- 1.8. The Green Belt options have been refined by considering the likely development potential within each of the weakly performing parcels identified (Map B).
- 1.9. Two areas were initially identified for potential larger urban extensions - to the west of Barnston Road at Heswall; and to the east of the M53 motorway at Eastham (Map C refers).
- 1.10. The land at Eastham has been discounted because existing evidence suggests that significant parts of this area would not be suitable for development and that the remaining sites would be too small and too sparsely distributed to form a logical single urban extension of sufficient size. The basis for this conclusion is set out in Table A and Table B.

#### How the land areas identified in Table 4.5 and Table 4.6 have been selected

- 1.11. The Council has reviewed the weakly performing parcels containing submitted sites identified by Arup against the evidence that has so far been collected on each site as part of the preparation of the Local Plan. The interim conclusions and the information on which they have been based are set out in Table B attached, for further public comment.
- 1.12. Table B also illustrates the types of issues that will need to be addressed and the types of judgement that will have to be made, if not enough urban sites can be identified as 'deliverable' or 'developable' within the Plan period.
- 1.13. Further information is still being gathered. In some cases, this is because the Green Belt Review 2019 has identified a number of weakly performing parcels that are different to the areas previously identified by the Council for further investigation<sup>1</sup>, which means that further information is still

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<sup>1</sup> The previous findings of the Interim Green Belt Review 2018 can be viewed at <https://www.wirral.gov.uk/planning-and-building/local-plans-and-planning-policy/local-plans/core-strategy-local-plan-7>

required to be gathered on some of these sites.

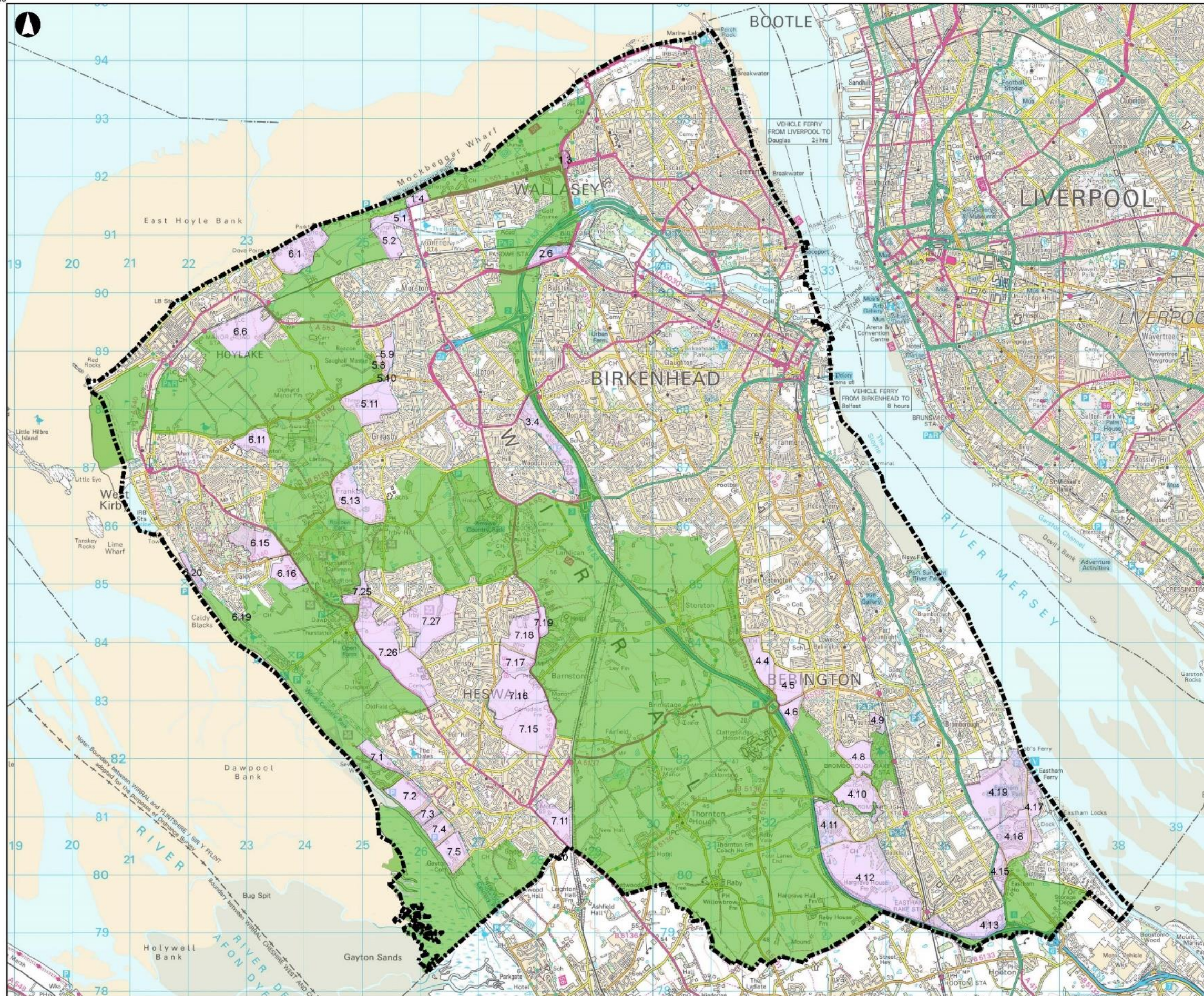
- 1.14. This evidence will be completed early in 2020, as a series Addendums to previous existing studies, so that the same level of information is available for each of the weakly performing parcels before any final decisions are taken.
- 1.15. Table B also indicates where further, more detailed, site-specific studies will also be required before any of these sites could be confirmed for future allocation in the Local Plan. In most cases this involves a more detailed assessment of the likely impact on biodiversity; heritage assets, such as conservation areas, listed buildings and archaeology; and agricultural impacts and soil quality, to satisfy the requirements of national policy. The final list of sites and their capacity for future development, if they are needed, will therefore depend on the outcome of these further studies.

### Next steps

- 1.16. Subject to further consideration of the urban land supply, the final site selection process, if needed, will be undertaken by specialist consultants for inclusion in the final draft Plan in June 2020.
  - 1.17. The final draft Plan and the evidence supporting it will be published for final public comment in July 2020 before being submitted to the Secretary of State for examination in November 2020.
-

## **Map A - Weakly Performing Parcels from The Green Belt Review**





## Notes

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## Key

- Council Boundary
- Weak contribution
- Green Belt not in parcels

01	08/12/2019	APS	AO	MW
Issue	Date	By	Chkd	Appd

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Client  
**Wirral Metropolitan Borough Council**

Project Title  
**Wirral Green Belt Study**

Drawing Title  
**Parcel Area Green Belt  
Weak Purpose Overall Assessment**

Scale at A3  
**1:60,000**

Arup Job No  
**268589-00**

Suitability  
**For Issue**

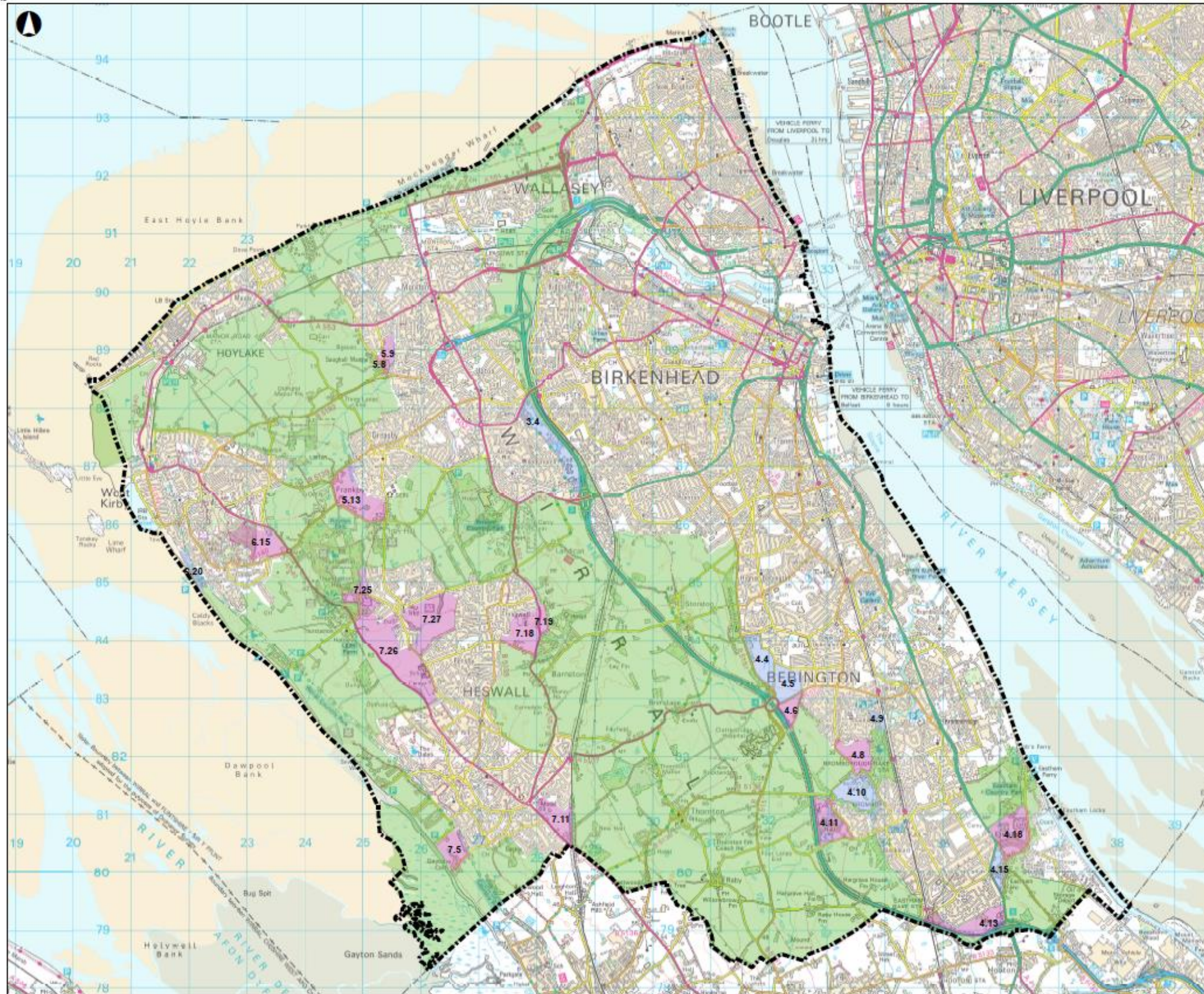
Name  
**WGB-ARP-SW-DR-PL-0053**

Rev  
**01**



**Map B - Weakly performing parcels with  
development potential for consideration for  
inclusion in the Local Plan**








## Notes

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## Key

-  Council Boundary
-  Weak Parcels with Submitted Sites
-  Remaining Weak Parcels with no Submitted Sites
-  Green Belt not in parcels



Drawing Title

Dispersed Release - Weak Parcels

Scale at A3

1:60,000

Suitability

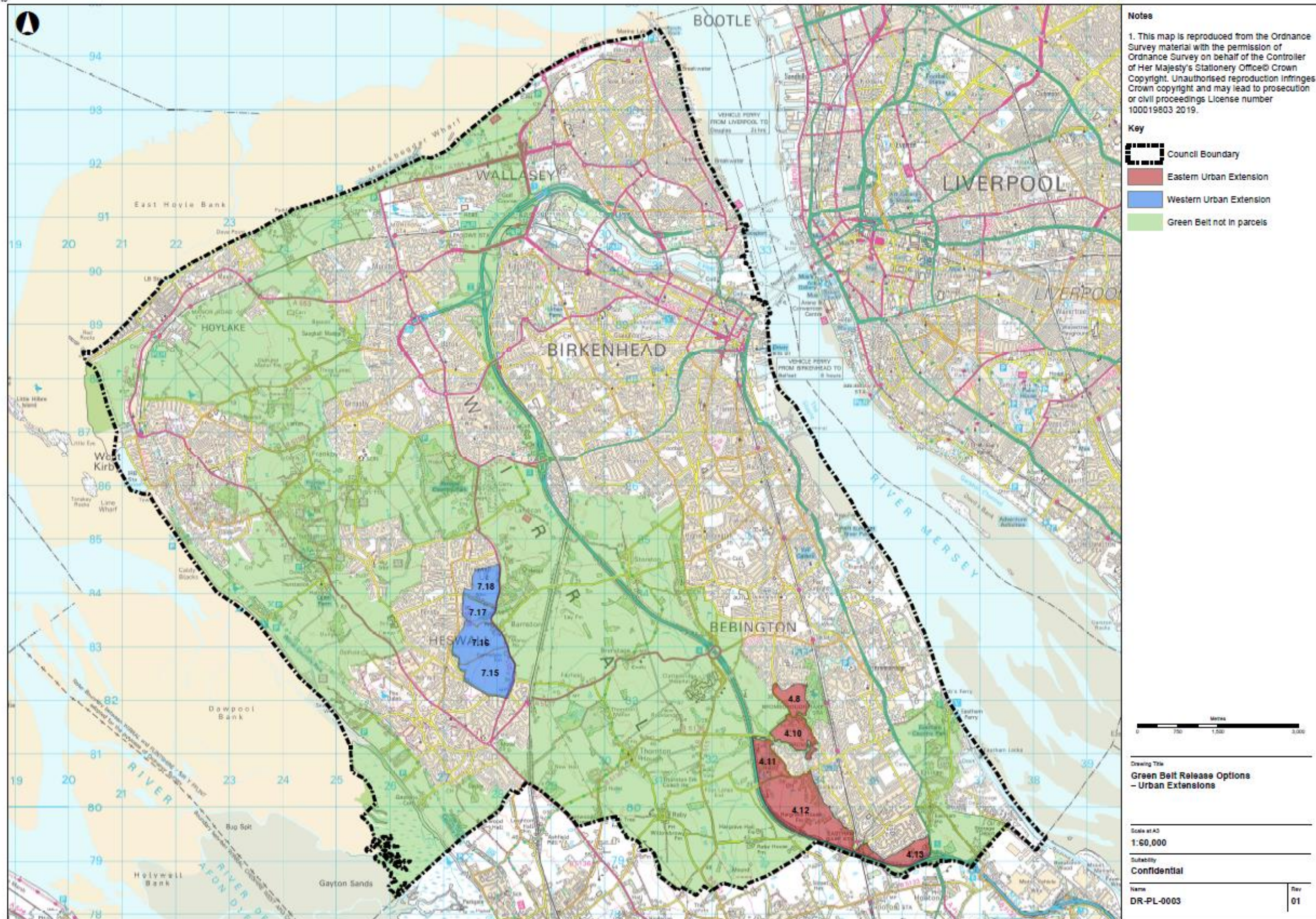
Confidential

Name  
DR-PL-0001Rev  
01



## **Map C - Initial Urban Extension Options Put Forward for Consideration for Inclusion in the Local Plan**







## **Table A - The Overall Capacity of Each Site to Accommodate New Development**

Parcel Ref	Strategic Parcel Ref	Option	Parcel Area (ha)	Number of Dwellings (Based on 30dph)	Potential Developable Area (ha)	Gross to Net Ratio	Notes - Explanation of F, G and H
4.11	SP045	Eastern Urban Extension	35.30	141	4.71	75%	Environmental Constraints including ancient woodland, SSSI and WeBS Count, removed from potential developable area. SHLAA sites 0648 and 0649
4.12	SP046	Eastern Urban Extension	133.1	89	3.97	75%	Parcel includes locally designated nature reserves and priority habitats with an area of ancient woodland, removed from potential developable area. SHLAA site 4013
4.13	SP047, SP048, SP049	Eastern Urban Extension	34.3	368	20.45	60%	Woodland, open space with a public footpath and river, removed from potential developable area.
4.8	part of SP048	Eastern Urban Extension	26.4	387	21.51	60%	Environmental and Infrastructure constraints including woodland and listed buildings, removed from potential developable area. SHLAA site 1930
4.10	SP044	Eastern Urban Extension	37.5	409	22.72	60%	Environmental constraints within parcel, removed from potential developable area.
7.15	part of SP062	Western Urban Extension	66.1	2258	136.06	60%	Ribbon development and woodland, removed from potential developable area.
7.16	part of SP062	Western Urban Extension	52.0				
7.17	part of SP062	Western Urban Extension	22.0				

7.18	SP061	Western Urban Extension	35.5	326	10.85	60%	Ribbon development and a reservoir, removed from potential developable area.
4.6	SP040	Dispersed	14.1	195	12.66	60%	SHLAA site 1942
4.8	part of SP048	Dispersed	21.5	387	21.51	60%	Environmental and Infrastructure constraints including woodland and listed buildings, removed from potential developable area. SHLAA site 1930
4.11	SP045	Dispersed	34.5	141	4.71	75%	Environmental Constraints including ancient woodland, SSSI and WeBS Count, removed from potential developable area. SHLAA sites 0648 and 0649
4.13	SP047, SP048, SP049	Dispersed	34.3	368	12.27	60%	Woodland, open space with a public footpath and river, removed from potential developable area.
5.8	SP005A	Dispersed	1.83	47	1.74	90%	SHLAA site 0740
5.9	SP004A, part of SP003	Dispersed	12.4	193	8.56	75%	SHLAA site 0925
6.15	SP013	Dispersed	37.0	261	17.38	60%	Parcel includes a protected woodland. SHLAA site 4056. Dwelling number may be reduced to 261 due to potential landscape constraints as the parcel is on a slope.
7.11	SP071	Dispersed	28.4	337	18.71	60%	Parcel includes a public park and football grounds, removed from potential developable area.
7.18	SP061	Dispersed	36.2	326	18.09	60%	Ribbon development and a reservoir, removed from potential developable area.

7.26	SP059, SP059B, SP059C, SP059D, SP059E	Dispersed	96.6	1390	77.21	60%	Part of site is within the WeBS Count. SHLAA site 1775 (SP059E). Parcel is on a rising slope and therefore may have landscape implications. Potential rounding off of parcel is SHLAA sites 1775, 1764, 1765 and 1766 which totals 133.
7.27	SP060	Dispersed	62.8	1016	56.42	60%	Potential landscape impact. Parcel includes woodland and fields, removed from potential developable area.
4.18	part of SP052, SP053, SP054	Dispersed	41.8	278	16.47	60%	Parcel includes golf course, partially (9 holes) removed from potential developable area and within COMAH zone. SHLAA site 4051.
5.13	SP007	Dispersed	44.8	697	38.4	60%	Existing development within parcel.
7.5	SP104	Dispersed	23.4	221	12.26	60%	Potential impact from close to WeBS Count. Woodland within parcel.
7.19	part of SP065	Dispersed	6.9	155	5.18	75%	Woodland within parcel.
7.25	part of SP009	Dispersed	11.8	92	4.89	75%	Woodland, school and nature reserve within the parcel, removed from potential developable area.
3.4	SP026	Dispersed	40.6	0	0.00	0%	Schools, a care home, leisure centre, playing fields, community park and woodland within the parcel, removed from potential developable area.
4.4	SP038	Dispersed	27.9	0	0.00	0%	Golf course and recreation ground within the parcel, removed from potential developable area. Council owned land.
4.5	SP039	Dispersed	26.1	0	0.00	0%	Golf course and recreation ground within the parcel, removed from potential developable area. Council owned land.

4.9	part of SP043	Dispersed	6.2	0	0.00	0%	Nature reserve, woodland and park within the parcel, removed from potential developable area. Close to SSSI. Council owned land.
4.10	SP044	Dispersed	37.5	409	22.72	60%	Environmental constraints within parcel, removed from potential developable area.
4.15	part of SP052	Dispersed	13.7	0	0.00	0%	No developable area
6.20	SP092	Dispersed	8.4	0	0.00	0.00%	No developable area

	Part of a site
	Site not mentioned in Potential Capacity Calculations Sheet

Totals	
	Dispersed
Urban Extension - East	1394
Urban Extension - West	2584
Urban Extension Totals	3182

## **Table B - The Conclusions of the Council's Current Assessment**



ARUP 2019 Parcel Ref	Initial Green Belt Assessment 2018 Ref	SHLAA Sites	MEAS Screening - Overall Summary	MEAS Screening Ecology	MEAS Screening - Archaeology	MEAS Screening - Contamination	MEAS Screening Waste	MEAS Screening Minerals	Strategic Flood Risk Assessment 2019	Transport and Accessibility Review 2018	Merseytravel RAG	SP Energy Networks	Landscape Sensitivity Assessment 2019	Agricultural Economy and Land Study 2019	Other Known Constraints	Other Comments	Interim Conclusion
4.6	SP040 (North of Claremont Farm)	942	Green	Green	Green	Green	Green	Green	<i>Recommendation C - Consider site layout and design around flood risk</i> • Approx 13% surface water, majority in low 1 in 1000 AEP event • 100% FZ1	Green. £1M to £3M two accesses and realignment required	Amber/Red. Would need new highway to facilitate bus access and new service	£89k new substation and cable diversion	Low to Moderate	3a, 3b (91% MAFF 1986)	• Tree Preservation Order • LCR Nature Improvement Area		Do not take forward due to isolated configuration of developable area
4.8	SP043 (Vineyard Farm)	930	Red - do not progress	Red - significant constraints	Red - evaluation required prior to allocation	Amber (localised)	Green	Green	SP043 - <i>Recommendation A - Development may be potentially unsuitable based on fluvial and surface water flood risk (if development cannot be directed away from risk areas, the site will be unsuitable for development)</i> • 13.36% in FZ3b & 11.8% in high and 13.56% in medium SW risk outlines  SHLAA 1930 - <i>Recommendation C - Consider site layout and design around flood risk</i> • 100% in FZ1 • Small amount surface water (0.61% high risk, 0.77% medium risk)	Red. Undeliverable without significant improvements - not costed	Red. Remote from transport network, would need new highway layout and bus service	£162K two substations	Eastern section - Moderate to High. North-western section - Moderate. Significant designations, localised natural habitats, sense of remoteness and tranquillity provided by woodland	3a, 3b (36% MAFF 1986, SHLAA 1930 - 92%)	• Local Nature Reserve • Site of Special Scientific Interest • Site of Biological Interest • Ancient woodland • Biodiversity Action Plan habitat • Tree Preservation Order • Listed building • Archaeological Site • Public right of way		Do not take forward due to multiple constraints.

ARUP 2019 Parcel Ref	Initial Green Belt Assessment 2018 Ref	SHLAA Sites	MEAS Screening - Overall Summary	MEAS Screening Ecology	MEAS Screening - Archaeology	MEAS Screening - Contamination	MEAS Screening Waste	MEAS Screening Minerals	Strategic Flood Risk Assessment 2019	Transport and Accessibility Review 2018	Merseytravel RAG	SP Energy Networks	Landscape Sensitivity Assessment 2019	Agricultural Economy and Land Study 2019	Other Known Constraints	Other Comments	Interim Conclusion
4.10	SP044 (West of Dibbinsdale Road)		Red - do not progress	Red - significant constraints	Red - evaluation required prior to allocation	Green	Green	Green	<i>Recommendation A - Development potentially unsuitable based on surface water flood risk</i> • 11.47% in medium surface water risk outline (& 9.69% high risk) • 9.47% in FZ3b Significant surface water risk associated with Dibbinsdale Brook - watercourse will need a green corridor free of development	Red. Undeliverable without significant improvements - not costed	Red. Remote from transport network, would need new highway layout and bus service and widening of Dibbinsdale Road.		Moderate to High. Strong natural and rural qualities, valued natural features, perceived gap between settlements	3a, 3b (49% MAFF 1986)	<ul style="list-style-type: none"> <li>• LCR Core Biodiversity Area (41%)</li> <li>• Site of Special Scientific Interest</li> <li>• Site of Biological Importance and Priority Habitat</li> <li>• LCR Nature Improvement Area, Ancient woodland</li> </ul>		Do not take forward due to multiple constraints
4.11	SP045 (North of Raby Hall Road)	947, 649, 648, 511, 094	Red - do not progress	Red - significant constraints	Amber	Amber (localised)	Green	Green	<i>Recommendation C - Consider site layout and design around flood risk</i> • Medium (8.05%) to high risk (6.67%) of surface water	45A - (SHLAA 0648) Amber £1M to £3M cost 45B - (SHLAA 0649) Green £500k to £1M cost	45A - Red. Would require upgrade of Raby Hall Road and internal road layout for buses. 45B - Amber. Access routes to Blakeley Road bus services and support for enhanced bus service	SP045 and SP046 = £2.5M New primary substation and six secondary substations	Moderate. Wooded watercourses and rural wooded setting	2, 3a, 3b (54% MAFF 1986)	<ul style="list-style-type: none"> <li>• Site of Special Scientific Interest, Ancient woodland, Site of Biological Importance, WeBS Core Count Area, Priority Habitat, Protected Species, Tree Preservation Order, LCR Nature Improvement Area</li> </ul>	Only potentially small sites along Raby Hall Road (SHLAA 0648 and 0649)	Do not take forward due to isolated configuration of developable sites

ARUP 2019 Parcel Ref	Initial Green Belt Assessment 2018 Ref	SHLAA Sites	MEAS Screening - Overall Summary	MEAS Screening Ecology	MEAS Screening - Archaeology	MEAS Screening - Contamination	MEAS Screening Waste	MEAS Screening Minerals	Strategic Flood Risk Assessment 2019	Transport and Accessibility Review 2018	Merseytravel RAG	SP Energy Networks	Landscape Sensitivity Assessment 2019	Agricultural Economy and Land Study 2019	Other Known Constraints	Other Comments	Interim Conclusion
4.12	SP046 (South of Raby Hall Road)	948, 058, 013	Red - do not progress	Red - significant constraints	Amber	Amber - golf course filling materials	Amber - closed landfill	Green	<i>Recommendation C - Consider site layout and design around flood risk</i> • Medium (4.68%) to high risk (2.66%) of surface water Dibbinsdale Brook forms east of boundary	Blue. Undeliverable. No realistic access point to majority of the area	Red. Would need new access route, new internal highway layout and new bus services	SP045 and SP046 = £2.5M primary substation and six secondary substations	Low to Moderate	2, 3a, 3b (19% MAFF 1986) Rest is golf course or woodland	•LCR Nature Improvement Area •Ancient woodland •Sites of Biological Importance and Priority Habitats along Plymyard Dale and across golf course, Protected Species	Only potentially SHLAA 4013	Do not take forward due to isolated configuration of developable sites
4.13	SP049 (South of Mill Park)	930, 891, 769, 002	Amber - capable of being addressed	Green	Amber (localised)	Amber (localised)	Green	Green	<i>Recommendation C - Consider site layout and design around flood risk</i> • 100% in FZ1 • Small amount of surface water risk (1.64% medium, 0.95% high)	Amber - New signal junction on A41, north of M53. Cost £3M-£5M	Amber/Green. New internal highway layout. Extend bus services and support for extended service pattern.	£171K two new substations and cable diversion	Low to Moderate. Woodland and ponds and semi-natural habitat within site.	2, 3a, 3b (91% MAFF 1986)	• Tree Preservation Order • Biodiversity Action Plan habitat	Need to coordinate several land owners	Identify as potential site subject to agricultural impact and soil survey
4.18	SP054 (part) - Eastham Golf Course (part)	608	Amber - capable of being addressed	Amber	Amber	Amber (localised)	Green	Green	<i>Recommendation C - Consider site layout and design around flood risk</i> • Recommended for re-assessment for residential use suitability (water compatible site assessment was assessed as Recommendation D, but for residential	Not yet assessed	Not yet assessed	Not yet assessed	Southern and north-western areas of SP054 - Moderate Remainder of SP054 - High. Designated sites and tranquil wooded character	Not agricultural	• Biodiversity Action Plan habitat • Tree Preservation Order • LCR Nature Improvement Area • COMAH/HS E Zones, oil pipelines		Do not take forward until further screening completed including Health and Safety Zones

ARUP 2019 Parcel Ref	Initial Green Belt Assessmen t 2018 Ref	SHLAA Sites	MEAS Screening - Overall Summary	MEAS Screening Ecology	MEAS Screening - Archaeology	MEAS Screening - Contamination	MEAS Screening Waste	MEAS Screening Minerals	Strategic Flood Risk Assessment 2019	Transport and Accessibility Review 2018	Merseytravel RAG	SP Energy Networks	Landscape Sensitivity Assessme nt 2019	Agricultur al Economy and Land Study 2019	Other Known Constraints	Other Comments	Interim Conclusion
									would be Recommendati on C) • Minimal surface water risk								
5.8	SP005 (West of Diamond Farm)	740	Amber - capable of being addressed	Amber	Green	Green	Green	Green	<i>Recommendati on D - Development could be allocated on flood risk grounds subject to consultation with LPA / LLFA</i> • Minimal surface water risk	Green. £100k.	Green. Needs new bus stops		Moderate to High Elevated ground, historic field patterns, contribution to perceived gap between settlements and setting of Conservatio n Area	3a, 3b			Suitable, subject to hertiage impact assessment and agricultural impact and soil survey

ARUP 2019 Parcel Ref	Initial Green Belt Assessment 2018 Ref	SHLAA Sites	MEAS Screening - Overall Summary	MEAS Screening Ecology	MEAS Screening - Archaeology	MEAS Screening - Contamination	MEAS Screening Waste	MEAS Screening Minerals	Strategic Flood Risk Assessment 2019	Transport and Accessibility Review 2018	Merseytravel RAG	SP Energy Networks	Landscape Sensitivity Assessment 2019	Agricultural Economy and Land Study 2019	Other Known Constraints	Other Comments	Interim Conclusion
5.9	SP004 (North of Diamond Farm)	925	Green	Green	Green	Green	Green	Green	<i>Recommendation A - Development may be potentially unsuitable based on surface water flood risk.</i> • 18.66% medium and 6.19% high risk of surface water. • 8.61% FZ3b  SHLAA 925 - Recommendation A (surface water)	Green. £100k-£500k	Green. Needs new bus stops	£89K and cable diversion	Moderate to High. Elevated ground, historic field patterns, contribution to perceived gap between settlements and setting of Conservation Area	3a, 3b (89% MAFF 1986)	<ul style="list-style-type: none"> <li>• Conservation Area</li> <li>• Listed building</li> <li>• Protection of hedgerows</li> <li>• LCR Nature Improvement Area</li> <li>• Tree Preservation Order</li> </ul>	Additional public open space to be provided	Identify as potential site subject to flood risk assessment , heritage impact assessment and agricultural impact and soil survey
5.13	SP007 (West of Greasby)	781	Not yet assessed	Not yet assessed	Not yet assessed	Not yet assessed	Not yet assessed	Not yet assessed	<i>Recommendation A - Development may be potentially unsuitable based on fluvial / tidal flood risk</i> • 39.23% FZ3b • FZ3b at west half of site associated with Greasby Brook (SHLAA 1781 Recommendation A 50.98% in FZ3b)	Not yet assessed	Not yet assessed	£162K two substations (SHLAA 1718 only)	Not yet assessed	Not yet assessed (23% MAFF 1986)	<ul style="list-style-type: none"> <li>• LCR Core Biodiversity Area (7%)</li> <li>• Priority Habitat</li> <li>• Conservation Area, LCR Nature Improvement Area (part)</li> </ul>		Do not take forward until further screening completed

ARUP 2019 Parcel Ref	Initial Green Belt Assessment 2018 Ref	SHLAA Sites	MEAS Screening - Overall Summary	MEAS Screening Ecology	MEAS Screening - Archaeology	MEAS Screening - Contamination	MEAS Screening Waste	MEAS Screening Minerals	Strategic Flood Risk Assessment 2019	Transport and Accessibility Review 2018	Merseytravel RAG	SP Energy Networks	Landscape Sensitivity Assessment 2019	Agricultural Economy and Land Study 2019	Other Known Constraints	Other Comments	Interim Conclusion
6.15	SP013 (West of Column Road)	944, 076 now 065 (excluding Stapledon Wood)	Red - Stapledon Wood	Red - Stapledon Wood	Amber - capable of being addressed	Green	Green	Green	<i>Recommendation C - Consider site layout and design around flood risk</i> • Medium (4.71%) and high (0.97%) SW risk • Multiple ordinary watercourses. SW risk towards east of site	Green. £1M-£3M; two priority junctions, footways and bus stop upgrades and extend 30mph speed limit	Red/Amber. New bus and highway links to Column Road and enhancement of bus service	£82K new sub-station	Moderate to High (eastern) High (western) Elevated nature of woodland, which contributes to biodiversity; recreational value and tranquillity. Area of Special Landscape Value	2, 3a, 3b (27% MAFF 1986)	• LCR Core Biodiversity Area (49%) • Tree Preservation Order, Site of Biological Importance, Biodiversity Action Plan habitat • Public right of way • LCR Nature Improvement Area • Conservation Area	Need to coordinate several land owners	Identify as potential site subject to design and mitigation for landscape impact. Exclude Stapledon Wood
7.5	SP104 (Cottage Road West)	968	Not yet assessed	Not yet assessed	Not yet assessed	Not yet assessed	Not yet assessed	Not yet assessed	<i>Recommendation C - Consider site layout and design around flood risk</i> • Minimal fluvial / tidal flood risk in FZ2 (0.05%), FZ3a (0.9%) • Minimal surface water flood risk	Not yet assessed	Not yet assessed	Not yet assessed	Not yet assessed	Not yet assessed (29% MAFF 1986)	• Site of Special Scientific Interest (along coastline) • Site of Biological Importance • LCR Core Biodiversity Area (13%) • Priority Habitat		Do not take forward until further screening completed
7.11	SP071 (Chester High Road)	767, 817 549 main), 878	Amber - capable of being addressed	Green	Amber	Amber (localised)	Green	Green	<i>Recommendation C - Consider site layout and design around flood risk</i> • Surface water approx 20%, majority in low risk 1 in 1000 year AEP - ordinary watercourses	Green. Needs two accesses cost. £1M to £3M	Amber/Red. Internal highway layout and enhancement to services required.	£164K two new substations and cable diversion	Low to Moderate	3a, 3b (29% MAFF 1986)	Some Priority Habitat (ponds and woodland)	At edge of UU (for water supply) and Welsh Water (for waste water) catchments. Need to coordinate several	Identify as potential site, subject to archaeological assessment and agricultural impact and soil survey. Exclude Gayton Park

ARUP 2019 Parcel Ref	Initial Green Belt Assessment 2018 Ref	SHLAA Sites	MEAS Screening - Overall Summary	MEAS Screening Ecology	MEAS Screening - Archaeology	MEAS Screening - Contamination	MEAS Screening Waste	MEAS Screening Minerals	Strategic Flood Risk Assessment 2019	Transport and Accessibility Review 2018	Merseytravel RAG	SP Energy Networks	Landscape Sensitivity Assessment 2019	Agricultural Economy and Land Study 2019	Other Known Constraints	Other Comments	Interim Conclusion
									on site • 100% in FZ1							land owners	
7.15 7.16 7.17	SP062 (South of Gills Lane)	981, 982, 034, 956, 955, 946, 093, 884, 932, 831, 882, 883	Red - significant constraint	Green	Red - evaluation required prior to allocation	Green	Green	Amber	<i>Recommendation C - Consider site layout and design around flood risk</i> • Less than 10% in FZ3b (0.27%) • Less than 10% in medium (2.89%) and high (1.65%) surface water risk outlines • Flood risk associated with Prenton Brook (north of site); ponds and sinks shown on site • Avoid FZ3b. Incorporate green corridor free of development	Red. Improvement to Gills Lane (7.17 and 7.18). £1M to 3M cost. Southern area also needs new east-west link - not costed and could delay delivery	Amber/Red. Improvement to Gills Lane. Extensive internal highway layout required. Enhancement to bus service and access to new bus infrastructure required on Barnston Road and Whitfield Lane.	£2.8M for SP061 and SP062. New primary and ten secondary substations.	Moderate to High Elevated nature of landscape, historic fields, habitats and features	3a, 3b (51% MAFF 1986)	• Site of Biological Importance • Conservation Area • Primary school capacity, wooded river valley	Numerous accidents on Gills Lane. SP062Aa to immediate south of Gill's Lane could be brought forward alongside SP061 subject to road realignment. Additional public open space required. Need to coordinate several land owners	Identify as potential site subject to heritage impact assessment, biodiversity assessment and agricultural impact soil survey
7.18	SP061 (North of Gill's Lane)	069	Amber - capable of being addressed	Amber	Amber	Amber	Green	Green	<i>Recommendation C - Consider site layout and design around flood risk</i> • 100% in FZ1; • Less than 10% in medium (3.56%) and high (2.41%)	Red. Improvement to Gills Lane (7.18 and 7.17). £1M to 3M cost	Amber/Red. Improvement to Gills Lane. Enhancement to bus service and access to new bus infrastructure required	£2.8M for SP061 and SP062. New primary and ten secondary substations	Low to Moderate	3a, 3b (60% MAFF 1986)	• Tree Preservation Order • Biodiversity Action Plan habitat • High pressure pipeline. • Retention		Identify as potential site subject to agricultural impact and soil survey. Exclude water reservoir

ARUP 2019 Parcel Ref	Initial Green Belt Assessment 2018 Ref	SHLAA Sites	MEAS Screening - Overall Summary	MEAS Screening Ecology	MEAS Screening - Archaeology	MEAS Screening - Contamination	MEAS Screening Waste	MEAS Screening Minerals	Strategic Flood Risk Assessment 2019	Transport and Accessibility Review 2018	Merseytravel RAG	SP Energy Networks	Landscape Sensitivity Assessment 2019	Agricultural Economy and Land Study 2019	Other Known Constraints	Other Comments	Interim Conclusion
									surface water risk outlines		on Barnston Road				of water reservoir		
7.19	SP065 (opposite Crosshill Reservoir)	931 (part only)	Not yet assessed	Not yet assessed	Not yet assessed	Not yet assessed	Not yet assessed	Not yet assessed	<i>Recommendation C - Consider site layout and design around flood risk</i> • Low surface water risk (3.99% medium, 2.42% low) • Minimal flood risk (0.69% FZ3b)	Not yet assessed	Not yet assessed	Not yet assessed	Not yet assessed	Not yet assessed (23% MAFF 1986)	• Archaeological Site		Identify as potential site subject to completion of further screening
7.25	SP009 (part)	778 (West of Sandy Lane)	Amber - capable of being addressed	Amber	Green	Green	Green	Green	<i>Recommendation C - Consider site layout and design around flood risk</i> • Very little surface water risk • 100% FZ1	Not yet assessed	Not yet assessed	£82K substation for 1764, 1765, 1766 and 1778	Not yet assessed. Area of Special Landscape Value	(21% MAFF 1986)	• Biodiversity Action Plan habitat (traditional orchard) • Tree Preservation Order • LCR Core Biodiversity Area (5%)		Identify as potential site subject to completion of further screening (west of Sandy Lane only)
7.26	SP059 (West of Irby Road)	764, 765, 766, 775, 783, 784, 980, 031	Not yet assessed	Not yet assessed	Not yet assessed	Not yet assessed	Not yet assessed	Not yet assessed	<i>Recommendation C - Consider site layout and design around flood risk</i> • Very little surface water risk • 100% FZ1	Not yet assessed	Not yet assessed	Not yet assessed	Not yet assessed. Visually prominent. Partly within Area of Special Landscape Value	Not yet assessed (57% - MAFF 1986)	• LCR Core Biodiversity Area (6%) • Pond and Priority Habitat • Woodland • WeBS Core Count Area (59%) • Site of Biological Importance • LCR	May have some potential for rounding off but mainly isolated configuration of available sites	Do not take forward until further screening completed



ARUP 2019 Parcel Ref	Initial Green Belt Assessment 2018 Ref	SHLAA Sites	MEAS Screening - Overall Summary	MEAS Screening Ecology	MEAS Screening - Archaeology	MEAS Screening - Contamination	MEAS Screening Waste	MEAS Screening Minerals	Strategic Flood Risk Assessment 2019	Transport and Accessibility Review 2018	Merseytravel RAG	SP Energy Networks	Landscape Sensitivity Assessment 2019	Agricultural Economy and Land Study 2019	Other Known Constraints	Other Comments	Interim Conclusion
															Nature Improvement Area • Public right of way		
	SP059b (Thurstaston Road)	765	Amber - capable of being addressed	Green	Green	Amber (localised)	Green	Green	<i>Recommendation C - Consider site layout and design around flood risk</i> • Minimal surface water risk	Amber. £100K	Amber. Limited 2- hourly service only	£82K substation for 1764, 1765, 1766 and 1778	Low	Not agricultural. Adjacent to ASLV	LCR Nature Improvement Area (part)		Identify as potential site
	SP059c (Thurstaston Road)	764	Amber - capable of being addressed	Green	Green	Amber (localised)	Green	Green	<i>Recommendation C - Consider site layout and design around flood risk</i> • Minimal surface water risk	Amber. £100K	Amber. Limited 2- hourly service only	£82K substation for 1764, 1765, 1766 and 1778	Low	Not agricultural. Adjacent to ASLV	LCR Nature Improvement Area (part)		Identify as potential site
	SP059d (Thurstaston Road)	766	Amber - capable of being addressed	Green	Green	Amber (localised)	Green	Green	<i>Recommendation C - Consider site layout and design around flood risk</i> • Minimal surface water risk	Amber. £100K- £500K realigned site access required	Amber. Limited 2- hourly service only	£82K substation for 1764, 1765, 1766 and 1778	Low	Not agricultural. Adjacent to ASLV	LCR Nature Improvement Area (part)		Identify as potential site

ARUP 2019 Parcel Ref	Initial Green Belt Assessment 2018 Ref	SHLAA Sites	MEAS Screening - Overall Summary	MEAS Screening Ecology	MEAS Screening - Archaeology	MEAS Screening - Contamination	MEAS Screening Waste	MEAS Screening Minerals	Strategic Flood Risk Assessment 2019	Transport and Accessibility Review 2018	Merseytravel RAG	SP Energy Networks	Landscape Sensitivity Assessment 2019	Agricultural Economy and Land Study 2019	Other Known Constraints	Other Comments	Interim Conclusion
	SP059e (rear of Irby Hall)	775	Red - significant constraints	Red - species surveys required prior to allocation and WeBS Core Count Area	Red - evaluation required prior to allocation	Green	Green	Green	<i>Recommendation C - Consider site layout and design around flood risk</i> • Minimal surface water flood risk <10% in all events	Red. Problematic junction with Irby Road and Thingwall Road £1M to £3M; level differences and gas utility relocation. Limited secondary access points	Amber/Green. Need pedestrian links to Irby Road	£82K substation	Moderate. Historic fields and rural setting to Irby Hall	2, 3a, 3b (100% MAFF 1986)	• Public right of way • Tree Preservation Order • Scheduled Ancient Monument • LCR Nature Improvement Area • WeBS Core Count Area (99%)		Do not take forward until further investigations completed
7.27	SP060 (Land between Irby and Pensby)	932, 892, 895, 197, 1546, 052	Red - significant constraint	Green	Red - evaluation required prior to allocation	Amber (localised)	Green	Green	Recommendation C - Consider site layout and design around flood risk • Minimal surface water flood risk. Medium (3.19%) and high (1.68%)	Amber. Multiple accesses needed £3M-£5M. Opportunity for new link road across site.	Red. Internal bus layout and enhanced service pattern needed.	£242K three new substations	Moderate. Historic field patterns, wetland habitats and contribution towards perceived gap	3a, 3b (96% MAFF 1986)	• Public rights of way • Site of Biological Importance • Tree Preservation Order • LCR Core Biodiversity Area (5%) • LCR Nature Improvement Area • Harrock Wood (National Trust)	Additional public open space to be provided. Need to coordinate several land owners	Identify as potential site, subject to heritage impact assessment and agricultural impact and soil survey. Exclude Harrock Wood

# **APPENDIX 5.1**

## Draft Housing in Multiple Occupation Policy

## Houses in Multiple Occupation

Proposals for houses in multiple occupation (HMO's) will not be permitted unless the proposal fulfils the following criteria:

- (i) the property is of sufficient size to provide safe and healthy living conditions with a high standard of amenity for existing and future users in accordance with the following:

Bedrooms Sizes		
No. Occupiers	1- 6	7 and above
<b>Single bedrooms (1 person) (sq. metres)</b>	10.21*	10.21
or	6.51**	
<b>Main bedrooms (2-person household) (sq. metres)</b>	14*	14
or	10.21**	
<p>*Where there is no separate communal living room each room providing sleeping accommodation for 1 person must be a minimum of 10.21sqm or a minimum of 14m<sup>2</sup> for 2 related persons and must provide kitchen facilities as per the table below.</p> <p>**Where rooms used for sleeping accommodation are between 6.51m<sup>2</sup> and below 10.21m<sup>2</sup> (1 person) and 10.21 m<sup>2</sup> and below 14m<sup>2</sup> (2 person rooms), the provision of a kitchen as per table below is required. Additional communal living/dining, or separate lounge plus additional dining room or alternatively a separate lounge and combined kitchen/dining space must meet the recommended room sizes below.</p>		

Communal Facilities								
No. Occupiers	2	3	4	5	6	7-8	9-10	11-12*
<b>Living room in a dwelling with a separate kitchen and diner</b>								
internal floorspace	12m <sup>2</sup>	13m <sup>2</sup>	14m <sup>2</sup>	15m <sup>2</sup>	16m <sup>2</sup>	18.5m <sup>2</sup>	21m <sup>2</sup>	24m <sup>2</sup>
<b>Living room/diner in a dwelling with a separate kitchen</b>								
internal floorspace	14m <sup>2</sup>	15m <sup>2</sup>	16m <sup>2</sup>	17.5m <sup>2</sup>	18.5m <sup>2</sup>	24m <sup>2</sup>	26.5m <sup>2</sup>	29m <sup>2</sup>
<b>Kitchen/diner</b>								
internal floorspace	9m <sup>2</sup>	10m <sup>2</sup>	11m <sup>2</sup>	12m <sup>2</sup>	13m <sup>2</sup>	18m <sup>2</sup>	19m <sup>2</sup>	21.5m <sup>2</sup>
<b>Kitchen</b>								
internal floorspace	6.5m <sup>2</sup>	6.5m <sup>2</sup>	7m <sup>2</sup>	8m <sup>2</sup>	8m <sup>2</sup>	13m <sup>2</sup>	14m <sup>2</sup>	16m <sup>2</sup>
* A proportionate increase will be required for every additional resident.								
Washing & Toilets								

A reasonable standard of personal washing and toilet amenities for existing and future users is required at a ratio of:	
1-5 persons	At least 1 bath or shower cubicle, WC and Wash Hand Basin (WHB) (the bath, WHB and WC may be combined in one room.  For 5 people the WC and WHB must be separate
6 - 10 persons	2 baths or 2 shower cubicles AND 2 separate WCs with WHBs (but one of the WCs can be contained within one of the bathrooms)
11-12 persons*	3 baths or 3 shower cubicles AND 3 separate WCs with WHBs (but two of the WCs can be contained within one of the bathrooms)
* A proportionate increase will be required for every additional 3 residents.	
A wash hand basin in each sleeping accommodation room where reasonably practicable, having regard to the age and character of the property.	

- (ii) if the property is not detached then adjoining properties are not in single family occupation;
- (iii) the proposal not resulting in a private dwelling having an HMO on both sides;
- (iv) the proposal not resulting in a change in the character of the surrounding area which would be detrimental;
- (v) the proposal not resulting in a concentration of HMO's in an area such that the character of the area is adversely affected;
- (vi) the proposal ensuring the privacy of neighbours and occupants, including the layout of car parking areas, to prevent overlooking of habitable room windows;
- (vii) safe and convenient access is available for all units with staircases being provided within the main structure of the building and rear yards/gardens can be entered from the accommodation by each occupier;
- (viii) any extensions complying with Policy CS22C;
- (ix) any interior vertical partitions not cutting across windows and ceiling height reductions not being visible externally
- (x) adequate sound proofing being provided;
- (xi) any basement accommodation having windows with two-thirds of their height above the existing outside ground level giving sufficient daylight penetration, a reasonable outlook and not immediately adjacent to parking bays and vehicle access-ways;
- (xii) habitable rooms, including living rooms, kitchens and bedrooms would not be lit solely by roof lights; and windows will give sufficient daylight with adequate separation

distances between adjacent properties and structures to safeguard residential amenity;

- (xiii) safe unobtrusive parking arrangements, secure on-site bicycle storage and waste refuse and recycling containers being provided;
- (xiv) the premises will be adequately managed, including external maintenance for the upkeep of the building and its curtilage; and
- (xv) the proposal otherwise complying with Policy CS1A and Policy CS40.

Existing HMO's and valid planning permissions must not comprise more than 10% or more of the properties forming the street frontage within a street block.

## **Justification**

Houses in Multiple Occupation (HMOs) are houses which are not occupied by a single family but by a number of unrelated people and small groups in varying combinations.

HMOs can provide cheaper accommodation for people whose housing options are limited. HMOs can also be occupied by the most vulnerable people in society.

The Council is concerned that the risk of overcrowding in unsuitable accommodation can be greater than with other types of housing. It is also recognised that high concentrations of HMOs can have adverse impacts on the character and amenity of the area from noise, nuisance and achieving or maintaining a balanced sustainable community.

The National Planning Policy Framework makes it clear that good design is a key aspect of achieving sustainable development and expects planning policies to promote health and well-being, with a high standard of amenity for existing and future users.

The Council's policy contributes to the objective of promoting mixed and balanced communities and sets out how a high standard of amenity should be achieved through the development of HMO's. Planning applications for new HMO's will need to demonstrate how the Council's policy and supplementary guidance has been taken into account in the evolution of their proposals.

# **APPENDIX 8.1**

## Open Space Sites to be Protected

Site Ref	KKP Study Ref	Site Name	Site Area (hectares)
<b>Wallasey</b>			
Open Space			
OS1	7000	North Wirral Coastal Park - Derby Pool	4.26
OS2	461	Kings Parade (Red and Yellow Noses)	5.70
	250	Kings Parade	5.31
	333	Kings Parade	4.36
	583	Kings Parade	3.65
	416	Kings Parade	3.51
	685	Kings Parade	2.30
	249	Atherton Street / Portland Street Greenspace	1.10
OS3	223	Bayswater Gardens	0.39
OS4	582	Harrison Park	9.46
OS5	6000	Wallasey Grange	0.51
OS6	595	Flynns Piece	0.64
OS7	888	Gorse Hill Park	0.49
OS8	462	Quarry Recreation Ground	0.76
OS9	579	Elleray Park	1.74
OS10	220	Captains Pit	0.35
OS11	457	Earlston Gardens	1.62
	768	Earlston Allotments	0.21
OS12	457	Rake Lane Cemetery	10.27
OS13	597	Belvidere Recreation Ground	3.50
OS14	797	Belvidere Allotments	0.44
OS15	835	Brookthorpe Close Play Area	0.36
OS16	429	Urmson Road Play Area	0.17
OS17	8942	Central Park	24.07
OS18	988	Cross Lane Community Woodland	17.82
	766	Cross Lane Allotments	0.82
	581	School Lane Playing Fields	3.69
OS19	868	Breck Recreation Ground	1.92
OS20	596	St Hilarys Gardens	0.27
OS21	431	Wallacre Playing Fields	5.26
	782	Mosslands Drive Allotments	1.42
OS22	430	Wallacre Play Area	0.44
OS23	761	Buckingham Avenue Allotments	0.88
OS24	459	Tower Grounds	5.07
OS25	451	Vale Park	4.00
OS26	175	Magazine Promenade Plantations	0.34
OS27	864	Egremont Promenade Plantations	0.62
OS28	173	Sandon Road Recreation Ground	0.21
OS29	174	Wallasey Town Hall Gardens	0.22
	513	Demense Street Recreation Ground	2.03
OS30	774	Ilford Avenue Allotments	1.50



Site Ref	KKP Study Ref	Site Name	Site Area (hectares)
OS31	522	Rycroft Road Playing Fields	2.42
OS32	518	Oakdale Recreation Ground	1.20
OS33	516	Citrine Park	1.22
OS34	512	Limekiln Lane Community Park	0.97
OS35	515	Bridle Road Play Area	0.27
OS36	519	Luke Street Play Area	0.36
OS37	211	Wheatland Lane Play Area	0.13
Sport and Recreation			
OS38	PPS44	Marine Park	1.31
OS39	453	Kings Parade Recreation Ground	3.91
OS40	585	Kings Parade Miniature Golf Course	3.71
OS41	810	The Warren Golf Course East	13.06
	981	The Warren Golf Course West	4.15
OS42	PPS85	Wallasey Cricket Club	1.38
OS43	PPS46	New Brighton Cricket Club	1.92
OS44	PPS97	Delph Recreation Ground	1.86
OS43	PPS86	Wallasey Rugby Club	2.63
	PPS6	Villa Park (Ashville)	1.32
OS44	PPS83	Victoria Park (Poulton)	1.38
School Playing Fields			
OS45		St Georges Primary	0.81
OS46		Oldershaw School	1.56
OS47		Liscard Primary	0.60
OS48		St Josephs Primary (Seacombe)	0.70
Commercial Birkenhead			
Open Space			
OS49	895	Bidston Moss Community Woodland	36.26
OS50	1198	Bidston Moss Linear Nature Reserve	4.67
OS51	27	Hamilton Square Gardens	1.40
OS52	1231	Scott's Field Linear	0.75
Sport and Recreation			
OS53	PPS96	Wirral Sports Centre, Bidston	5.08
Suburban Birkenhead			
Open Space			
OS54	1	Birkenhead Park	57.23
	1233	Edward Kemp Community Garden	0.57
OS55	19	Bidston Hill (North)	27.56
OS56	65	Bidston Hill (South)	23.11
	1183	Tam O Shanter Urban Farm	1.54
	775	King Georges Way Allotments	0.55

Site Ref	KKP Study Ref	Site Name	Site Area (hectares)
	760	Boundary Road Allotments	1.13
	794	Thornton Allotments	0.84
OS57		Wirral Golf Course	24.13
OS58	1261	Holm Lane Recreation Ground	13.66
	8943	The Arno, Prenton	2.78
	785	Ormonde Allotments	1.38
OS59	356	Victoria Park	11.35
OS60	813	Flaybrick Memorial Gardens	10.64
	791	Shakeshaft Allotments	0.32
OS61	551	Mersey Park	8.32
OS62	757	Bebington Road Allotments	7.44
OS63	772	Harris Allotments	5.94
OS64	488	Walker Park	5.41
OS65	15	Boundary Road Open Space	5.39
OS66	330	Bidston Court Gardens	2.85
	64	Vyner Road South Open Space	0.98
	1075	Vyner Road South Walkway	0.74
OS67	1237	Manor Way Linear	2.07
OS68	21	Fender Way Linear	4.51
OS69	262	Lennox Lane Open Space	3.98
	119	School Lane Open Space	0.11
OS70	18	Compton Road Open Space	3.91
	18	Bidston Approach Open Space	0.43
	1058	Valley Road Open Space	0.31
OS71	1011	Gautby Road Play Area	0.37
OS72	20	Gautby Road Recreation Ground	3.87
OS73	117	Bluewood Drive	1.17
OS74	1022	Highfield South Playing Fields	3.65
OS75	547	Conway Playing Field	2.17
OS76	135	Townfield Close Open Space	1.81
OS77	1124	Noctorum Way Play Area	1.49
OS78	1061	Noctorum Way Woodland	1.25
OS79	334	Bentham Close Open Space	0.81
OS80	478	Shavington Avenue Play Area	1.35
OS81	477	Davenham Avenue Play Area	0.50
OS82	137	Farndon Way Open Space	0.32
OS83	257	Ilchester Square Play Aea	1.33
OS84	796	Upton Road Allotments	0.58
OS85	773	Hill Road Allotments	1.20
OS86	795	Tollemache Road Allotments	0.85
OS87	196	Howson Street Play Area	1.14
OS88	764	Carrodus Allotments	1.03
OS89	1087	Tollemache Road Play Area	0.99

Site Ref	KKP Study Ref	Site Name	Site Area (hectares)
OS90	80	Cheviot Road Wood	0.86
OS91	769	Fairview Allotments	0.68
OS92	327	Sorrell Close Open Space	0.61
OS93	329	Olivia Close Open Space	0.43
OS94	197	Rock Park Esplanade	0.61
OS95	194	Former Royal Rock Hotel, Rock Park	0.74
OS96	200	Rock Park Linear Woodland	0.71
OS97	553	Delta Road Open Space	1.13
OS98	783	Mountwood Allotments	0.59
OS99	267	Woodlands Play Area	0.56
OS100	198	Bedford Road Play Area	0.55
OS101	781	Molyneux Allotments	0.53
OS102	1189	Hanover Close Open Space	0.49
OS103	272	Bentinck Street Open Space	0.42
OS104	765	Church Road Allotments	0.37
OS105	1126	Lincoln Gardens Play Area	0.37
OS106	758	Bedford Avenue Allotments	0.34
OS107	1168	Eaton Place Play Area	0.32
OS108	792	Sumner Road Allotments	0.31
OS109	469	Grove Open Space, Oxton	0.25
OS110	271	Connaught Way Play Area	0.23
OS111	487	Prenton Hall Road Play Area	0.22
OS112	778	Manor Lane Allotments	0.22
OS113	144	Osmaston Road War Memorial	0.20
OS114	752	Wilfred Owen Drive Open Space	0.20
OS115	759	Bedford Avenue Open Space	0.19
OS116	555	Thorsway Play Area	0.18
OS117	554	Pembroke Court Play Area	0.15
OS118	777	Landsdown Place Allotments	0.15
OS119	788	St James Allotments	0.09
OS120	1139	Union Street Play Area	0.07
Sport and Recreation			
OS121	PPS12	Birkenhead Park Rugby Club	2.77
OS122	PPS132	Wayfarers Cricket Ground	1.03
OS123	PPS66	Solly Recreation Ground	4.80
OS124	PPS52	Oxton Sports Ground	3.99
OS125	PPS34	Parkonians Sports Ground	3.62
OS126	PPS179	Prenton Park	3.67
OS127	PPS64	Shaftesbury Youth Club	2.05
OS128	PPS15	Brorough Road Playing Fields	3.98
OS129	PPS142	St Peters Sports Ground	1.17
School Playing Fields			
OS130	PPS176	St Werburghs Primary	0.37

Site Ref	KKP Study Ref	Site Name	Site Area (hectares)
OS131	PPS172	Manor Primary	1.86
OS132		Hillside Primary	1.03
OS133	PPS161	St Peters Primary, Noctorum	0.73
OS134		Townfield Primary	3.23
OS135		St Saviours Primary	0.61
OS136		Prenton Primary	1.45
OS137		Bedford Drive Primary	0.51
OS138	PPS9	Sandy Way Sports Ground	1.03
OS139	PPS146	Beresford Road Playing Field	1.37
OS140	PPS148	Noctorum Lane Sports Ground	2.24
OS141	PPS147	Mcallister Memorial Playing Fields	5.71
OS142	PPS68	St Anselms Playing Field	3.33
OS143	PPS59	Ridgeway High School	6.82
<b>Bebington Bromborough and Eastham</b>			
Open Space			
OS144	920	Kings Close Open Space	0.27
OS145	244	Kings Lane Playing Fields	6.56
	767	Dawson Allotments	2.87
OS146	874	Cressida Avenue Play Area (Juliet Avenue)	0.27
OS147	11	Bebington Cemetery	8.88
	875	Bebington Oval Playing Fields	16.78
	243	Higher Bebington Recreation Ground	6.83
OS148	793	Teehey Road Allotments	2.08
OS149	305	Mayer Park	7.47
OS150	52	Civic Way Open Space	0.80
OS151	1244	Abbot's Drive Open Space	0.19
OS152	940	The Crescent Plantations	0.24
OS153	6008	Benty Hey Woodland	1.42
OS154	308	Stanton Road Open Space	0.47
OS155	51	Wirral Gardens	0.63
OS156	50	Brimstage Road Woodland	0.64
OS157	311	Radford Avenue Linear	0.38
OS158	48	Dibbinsview Grove Woodland	0.37
OS159	53	Paradise Wood	1.49
OS160	312	Colmore Avenue Woodland	0.32
OS161	310	Poultton Road Open Space	0.24
OS162	320	Brome Green Play Area	0.24
OS163	113	Inley Close Open Space	0.19
OS164	282	New Ferry Park	4.64
OS165	908	Stanley Park	1.00
OS166	8949	New Ferry Butterfly Park	1.97
OS167	287	Mayfields Playing Field	4.68

Site Ref	KKP Study Ref	Site Name	Site Area (hectares)
	300	Shorefields Open Space	4.31
	37	Samaria Avenue Woodland	0.52
OS168	9	Port Sunlight River Park	26.86
OS169	756	Beaconsfield Allotments	0.57
OS170	296	Boundary Road Open Space	0.40
OS171	917	Pool Bank Backland	0.26
OS172	914	Lower Road Backland	0.33
OS173	1221	Osbourne Court Open Space	0.34
OS174	873	Knox Close Backland	0.39
OS175	41	Lodge Lane Open Space	0.33
OS176	281	Windy Bank Open Space	0.69
OS177	40	The Diamond (N)	0.83
	8949	The Causeway War Memorial	0.05
	35	The Diamond (S)	0.30
	42	The Diamond (W)	0.26
	33	The Diamond (E)	0.24
OS178	291	Church Drive Open Space	0.43
OS179	286	Walker Street Open Space	1.10
OS180	283	Owen Street Open Space	0.85
OS181	915	Corniche Road Open Space	0.31
OS182	289	The Ginnel	0.83
OS183	0	Bolton Road Open Space	0.30
OS184	38	The Dell	1.16
OS185	111	Poets Corner	0.28
OS186	1134	Wharf Street Linear	0.18
OS187	902	Shore Drive Allotments	0.19
OS188	903	Woodhead Road Allotments	0.19
OS189	824	Kings Hill Play Area (Proposed)	0.09
OS190		Bromborough Court House	4.04
OS191	1246	Ashton Way Open Space	0.42
OS192	1252	Bromborough Pool Open Space	0.91
OS193	118	South View Playing Fields	4.04
OS194	284	Port Causeway Play Area	0.56
OS195	1250	Hesketh Road Woodland.	2.34
	34	Bromborough Road Woodland North	6.91
OS196	31	Bromborough Road Woodland South	2.08
OS197	1122	Brotherton Park and Dibbinsdale LNR East	21.65
OS198	285	Bromborough Recreation Ground	2.39
OS199	290	Bradmoor Recreation Ground	0.87
	770	Forwood Road Allotments	0.71
OS200	319	Marfords Park	1.75
OS201	76	Allport Common	1.77
OS202	342	Plymyard Playing Fields West	7.42

Site Ref	KKP Study Ref	Site Name	Site Area (hectares)
OS203	1205	Plymyard Playing Fields East	9.39
	786	Plymyard Allotments	3.83
	72	Plymyard Cemetery	5.10
OS204	1254	Acre Lane (Proposed)	0.64
OS205	315	Brookhurst Park	2.07
OS206	787	Wingate Road Allotments	0.38
OS207	343	Heygarth Road Open Space	1.16
OS208	121	Lyndale Avenue Open Space	0.24
OS209	350	Eastham Rake Play Area	0.87
OS210	73	Eastham Rake Woods	0.87
OS211	1229	Mill Park Drive Open Space	0.32
OS212	346	Kelsall Avenue Play Area	0.35
OS213	1108	Eastham Country Park Riverwood Road	7.45
OS214	247	Storeton Quarry	1.50
	247	Prospect Hill Open Space	0.48
<b>Sport and Recreation</b>			
OS215	PPS73	Bebington Oval Sports Centre	8.60
OS216	PPS51	Octel Sports Club	3.82
<b>School Playing Fields</b>			
OS217		Higher Bebington Junior	1.15
OS218		Stanton Road Primary	0.47
OS219	PPS174	Poulton Lancelyn Primary	1.12
OS220	PPS169	Woodslee Primary	0.99
OS221	PPS163	Mendell Primary	1.66
OS222		Christ the King Primary	0.68
OS223		Raeburn Primary	0.90
OS224		Brookhurst Primary	0.56
OS225	PPS156	Heygarth Primary	1.14
OS226		Millfields Primary	0.62
OS227	PPS69	St John Plessington High School	1.16
OS228	PPS93	Wirral Grammar Schools	10.45
OS229		Bromborough Pool Cricket Ground	2.58
OS230	PPS67	South Wirral High	2.80
<b>Mid Wirral</b>			
<b>Open Space</b>			
OS231	1255	Leasowe Allotments	0.66
OS232	408	Cameron Road Play Area	0.11
OS233	409	Twickenham Drive Play Area	0.43
OS234	414	Whiteheath Play Area	1.06
OS235	422	Mereheath Wood	0.29
OS236	419	Farnworth Avenue Play Area	0.08

Site Ref	KKP Study Ref	Site Name	Site Area (hectares)
OS237	1056	Epsom Road Play Area	0.85
OS238	124	Ditton Lane Nature Area	9.28
OS239	0	Birket Walkway Leasowe	0.99
OS240	1281	Bullrush Drive Open Space	0.26
OS241	834	Cornflower Way Open Space	0.27
OS242	1129	Fendale Avenue Open Space	0.39
OS243	1128	Grovedale Drive Play Area	0.25
OS244	411	Yew Tree Green Play Area	1.46
OS245	424	Knutsford Green Play Area	0.38
OS246	447	Lingham Park	9.14
OS247	860	Curlew Way Open Space	0.38
OS248	1042	Mallard Way Open Space	0.26
OS249	2	Arrowe Brook Linear Park (Moreton)	6.14
OS250	444	Berwick Close Open Space	0.69
OS251	446	Saughall Grange Recreation Ground	0.56
OS252	1261	Oak Close Open Space	0.16
OS253	1088	Fulford Park Play Area	0.23
OS254	120	Paulsfield Drive Woodland	2.64
OS255	569	Overchurch Park	6.41
OS256	1282	Arrowe Brook Linear Saughall Massie	0.87
OS257	568	Woodpecker Close Ponds	0.70
OS258	212	Saughall Massie Road Woodland	0.86
OS259	565	Warwick Hey Park	1.94
OS260	426	Weybourne Close Woodland	1.32
OS261	204	Norwich Drive Woodland	0.69
OS262	779	Manor Drive Allotments	0.51
OS263	205	Salacre Crescent Woodland	0.53
OS264	789	Salacre Allotments	0.93
OS265	208	Nuffield Close Woodland	0.29
OS266	209	Upton Meadow	16.27
OS267	1266	Upton Pines Play Area	0.20
OS268	1146	Arrowe Brook Road Woodland	1.67
OS269	1262	Hazelwood, Greasby	0.18
OS270	1691	Coronation Park	8.85
OS271	504	Bromsgrove Road Open Space	0.46
OS272	506	Mere Park Road Open Space	0.28
OS273	152	Greasby Road Open Space	0.45
OS274	155	Thorns Drive Woodland	0.62
OS275	945	Common Field Road Linear	1.36
OS276	943	Carr Bridge Road Backland	0.35
OS277	935	Greenwood Road Backland	0.33
OS278	854	New Hey Road Play Area	0.26
OS279	8940	Home Farm Close Open Space	0.20

Site Ref	KKP Study Ref	Site Name	Site Area (hectares)
Sport and Recreation			
OS280	PPS47	New Brighton Rugby Club	3.93
OS281	PPS40	Leasowe Recreation Centre	7.44
OS282	PPS152	Millcroft Sports Ground	1.36
OS283	PPS78	Upton Cricket Club	3.22
OS284		Fender Farm Riding School	1.86
School Playing Fields			
OS285	PPS162	Castleway Primary	3.15
OS286		Leasowe Primary	0.25
OS287		Sacred Heart Primary	0.76
OS288		Eastway Primary	0.82
OS289		Lingham Primary	0.73
OS290	PPS173	Overchurch Schools	1.13
OS291		Hayfield School	1.12
OS292		Rear of Hayfield School	1.30
OS293	PPS171	Brookdale Primary	0.65
OS294	PPS164	Greasby Infants	0.63
OS295		Greasby Junior	0.90
OS296		Our Lady of Pity Primary	1.23
OS297	PPS175	Fender Primary	1.68
OS298	PPS131	Kingsway Academy	0.41
OS299		Claremount School	2.37
OS300	PPS79	Upton Hall	0.65
Hoylake and West Kirby			
Open Space			
OS301	7000	North Wirral Coastal Park Bennets Lane	0.19
	7000	North Wirral Coastal Park Forest Road	0.25
	7000	North Wirral Coastal Park Dovepoint Common	1.89
OS302	103	Barn Hey Crescent	0.20
OS303	392	Meols Lower Green North	0.67
	1038	Meols Lower Green South	0.88
OS304	102	Roman Road Open Space West	1.47
	879	Roman Road Open Space East	1.30
OS305	99	Meols Parade Open Space	0.82
OS306	394	Meols Parade Gardens	1.39
OS307	491	Queens Park	3.27
	96	Monkey Wood	0.26
OS308	104	Goose Green	0.27
OS309	381	Hoylake Promenade Open Space	0.74
OS310	4	Hoylake Graveyard, Trinity Road	0.79
OS311	382	Grove Play Area, Hoylake	0.38



Site Ref	KKP Study Ref	Site Name	Site Area (hectares)
OS312	393	Carr Lane Play Area	0.97
OS313	1145	Hilbre Islands LNR	10.00
OS314	384	Sandlea Park	0.52
OS315	535	Coronation Gardens	0.93
OS316	397	Victoria Gardens	0.34
OS317	539	Devonshire Road Playing Field	0.76
OS318	391	Ashton Park	4.66
	7003	Ashton Park Allotments	0.16
	5002	Wirral Country Park (Urban)	2.80
OS319	1297	Caldy Hill	26.94
OS320	149	Newton Common	5.04
OS321	1270	Mereworth Open Space	0.19
OS322	105	Grange Hill	9.20
	1193	Grange Hill Allotments	0.55
	1961	Greenbank Community Park	2.38
	161	Grange Cemetery	3.03
OS323	1272	Newbold Crescent Open Space	0.17
OS324	501	Grange Farm Crescent Play Area	0.21
OS325	1271	Lartonwood Amenity Space	0.22
School Playing Fields			
OS326	PPS39	Kingsmead School	2.63
OS327		West Kirby Grammar	0.63
OS328	PPS33	Hilbre High	3.08
OS329	PPS18	Caldy Grammar (Grammar School Lane)	1.69
OS330	PPS18	Caldy Grammar (Column Road)	0.85
Heswall			
Open Space			
OS331	537	Irby Recreation Ground	3.94
OS332	1273	Denning Drive Open Space	0.15
OS333	536	Oaklea Road Play Area	0.25
OS334	531	Ridgewood Park Pensby	6.63
OS335	176	Telegraph Road Open Space	0.50
OS336	1239	Heswall Dales	27.46
	1148	Cleaver Heath (Wirral Wildlife)	4.51
OS337	89	Poll Hill	2.53
OS338	369	Puddy Dale	1.64
OS339	86	Feather Lane Woodland	1.31
OS340	370	Hill House Grounds	1.09
OS341	87	Heswall Beacons	4.46
OS342	371	Dawstone Park	0.70
OS343	4	Heswall Pinewoods North	0.55
	4	Heswall Pinewoods South	0.88

Site Ref	KKP Study Ref	Site Name	Site Area (hectares)
OS344	368	Whitfield Common	7.06
School Playing Fields			
OS345		Irby Primary	1.20
OS346	PPS157	Thingwall Primary	0.48
OS347	PPS165	Ladymount Primary	0.65
OS348	PPS160	Pensby Primary	0.84
OS349	PPS166	St Peters Primary, Heswall	0.51
OS350	PPS158	Gayton Primary	0.72
OS351	PPS159	Barnston Primary	0.71

# **APPENDIX 9.1**

## List of Detail Development Management Policies

## **Broad Spatial Strategy**

- Policy LP2 - Broad Spatial Strategy
- Policy LP3 - Green Belt
- Policy LP3A – Land to Meet Objectively Assessed Needs
- Policy LP4 - Priorities for Wallasey
- Policy LP5 - Priorities for the Commercial Core of Birkenhead
- Policy LP6 - Priorities for Suburban Birkenhead
- Policy LP7 - Priorities for Bebington, Bromborough and Eastham
- Policy LP8 - Priorities for Leasowe, Moreton, Upton, Greasby and Woodchurch
- Policy LP9 - Priorities for Hoylake and West Kirby
- Policy LP10 - Priorities for Irby, Thingwall, Pensby, Heswall and Gayton
- Policy LP11 - Priorities for the Rural Areas
- Policy LP12 - Wirral Waters

## **Sustainable Development By Design**

- Policy LP1 – Promoting Sustainable Development
- Policy LP1A – Achieving Sustainable Places by Design
- Policy LP1B – Achieving Sustainable Places by Design - Landscaping, Trees & Hedgerows

## **Business and Industry**

- Policy LP13 - Employment Land Requirement
- Policy LP14 - Priority Sectors
- Policy LP15 - Criteria for Employment Development
- Policy LP16 - Criteria for Port-Related Development
- Policy LP17 - Protection of Employment Land
- Policy LP17A – Land Allocated for New Strategic Employment Development

## **Housing Development**

- Policy LP18 - Housing Requirement
- Policy LP19 - Housing Implementation Strategy
- Policy LP19A – Housing Density
- Policy LP20 – Land Allocated for New Strategic Housing Development

- Policy LP21 - Criteria for Residential Development
- Policy LP22 - Affordable Housing Requirements
- Policy LP22A – Accessible Housing Requirements
- Policy LP22B - Backland Development
- Policy LP22C - House Extensions
- Policy LP22D - Self-Contained Flats
- Policy LP22E - Houses in Multiple Occupation
- Policy LP22F - Non-Residential Uses in Primarily Residential Areas
- Policy LP22G – Child Minders Working From Home
- Policy LP23 - Criteria for Specialist Housing
- Policy LP24 - Gypsies and Travellers
- Policy LP24A – Requirements for Gypsies and Travellers

### **Retailing and Town Centres**

- Policy LP25 - Hierarchy of Retail Centres
- Policy LP26 - Criteria for Development within Existing Centres & Parades
- Policy LP27 - Food and Drink and Night Time Uses in Existing Centres
- Policy LP28 - Town and Local Centre Impact Assessments
- Policy LP29 - Criteria for Edge-of-Centre and Out-of-Centre Facilities

### **Green Infrastructure**

- Policy LP30 - Requirements for Green Infrastructure
- Policy LP31 - Recreational Land and Buildings
- Policy LP32 - Recreational Open Space in New Residential Developments
- Policy LP33 - Biodiversity and Geodiversity

### **Environmental Protection**

- Policy LP34A Coastal Defence and Erosion
- Policy LP34B Flood Risk
- Policy LP34C Sustainable Drainage Systems (SuDS) and Natural Flood Management
- Policy LP36 - Pollution and Risk
- Policy LP37 - Contamination and Instability

## **Minerals & Waste**

- Policy LP38 – Minerals
- Policy LP39 - Waste Management

## **Transport**

- Policy LP40 - Transport Requirements
- Policy LP41 - Transport Schemes

## **Heritage Assets**

- Policy LP42 - Protection of Heritage Assets
- Policy LP42A - Demolition Control within Conservation Areas
- Policy LP42B - Bidston Village Conservation Area
- Policy LP42C - Hamilton Square Conservation Area
- Policy LP42D - Birkenhead Park Conservation Area
- Policy LP42E - Oxton Village Conservation Area
- Policy LP42F - Rock Park Conservation Area
- Policy LP42G - Port Sunlight Conservation Area
- Policy LP42H - Eastham Village Conservation Area
- Policy LP42I - Caldy Conservation Area
- Policy LP42J - Frankby Village Conservation Area
- Policy LP42K - Gayton Conservation Area
- Policy LP42L - Heswall Lower Village Conservation Area
- Policy LP42M - Thornton Hough Conservation Area
- Policy LP46N - West Kirby Old Village Conservation Area
- Policy LP42O - Saughall Massie Conservation Area
- Policy LP42P - Wellington Road (New Brighton) Conservation Area
- Policy LP42Q - Thurstaston Conservation Area
- Policy LP42R - Bromborough Village Conservation Area
- Policy LP42S - Barnston Village Conservation Area
- Policy LP42T - Bromborough Pool Conservation Area
- Policy LP42U - Flaybrick Cemetery Conservation Area

- Policy LP42V – Kings Gap Hoylake Conservation Area
- Policy LP42W – Meols Drive Conservation Area
- Policy LP42X – Clifton Park Conservation Area
- Policy LP42Y – Lower Bebington Conservation Area
- Policy LP42Z – The Magazines Conservation Area
- Policy LP42ZA – Mountwood Conservation Area
- Policy LP42ZB - Development Affecting Scheduled Ancient Monuments
- Policy LP42ZC Development Affecting Non-Scheduled Archaeological Remains
- Policy LP42ZD - The Preservation of Historic Parks and Gardens
- Policy LP42ZE – Historic Parks and Gardens

### **Phasing and Infrastructure**

- Policy LP43 - Phasing and Infrastructure
- Policy LP44 – Developer Contributions