

# WIRRAL COUNCIL

## CABINET

10 September 2015

<b>SUBJECT:</b>	<b>BUILDING MORE HOUSING ON BROWNFIELD LAND</b>
<b>WARD/S AFFECTED:</b>	<b>ALL WARDS</b>
<b>REPORT OF:</b>	<b>STRATEGIC DIRECTOR REGENERATION AND ENVIRONMENT</b>
<b>RESPONSIBLE PORTFOLIO HOLDER:</b>	<b>COUNCILLOR PAT HACKETT</b>
<b>KEY DECISION?</b>	<b>YES</b>

### 1.0 EXECUTIVE SUMMARY

- 1.1 This report seeks Member approval to establish a register of brownfield sites suitable for residential development and where relevant to develop Local Development Orders on identified suitable sites. A Local Development Order would grant planning permission for housing in principle, subject to the approval of a limited number of technical details. Approval would support the objective to deliver more housing on brownfield land and would help to demonstrate the Council's ongoing commitment to support regeneration and meet the Borough's housing needs on previously developed sites. It would also support the delivery of more houses in line with the Wirral Council Plan: A 2020 Vision, which sets the objective of building 3,500 new homes by 2020.
- 1.2 This report recommends that the Portfolio Holder for the Economy is given delegated authority to determine all future matters regarding the making of Local Development Orders and recommends that Full Council note the delegation of this function to the Portfolio Holder for the Economy and agree that the necessary amendments be made to the Council's Constitution (Section 9 of this report refers).

### 2.0 BACKGROUND AND KEY ISSUES

#### Background

- 2.1 The Government announced in June 2014 that it expects to see Local Development Orders (LDOs) in place on more than 90 per cent of brownfield land suitable for new housing by 2020. Local Development Orders are 'made' by local authorities and grant planning permission for specific types of development within a defined area without the need for a planning application to be submitted. This places the onus on local authorities to proactively grant

planning permission for housing on suitable brownfield sites prior to any developer interest.

- 2.2 The Government consulted on proposals for identifying suitable brownfield land and sharing data openly and transparently in 'Building more homes on brownfield land' (CLG, January 2015). A report of consultation responses has not yet been published.
- 2.3 The Government has now formally announced its intention to introduce a requirement, through the forthcoming Housing Bill, for local authorities to maintain a statutory register of suitable brownfield land, to help achieve the target of getting Local Development Orders in place on 90 per cent of suitable brownfield sites by 2020. In 'Fixing the foundations: creating a more prosperous nation' (HM Treasury, July 2015), the Government also set out a further intention to legislate to grant automatic permission in principle on brownfield sites identified on statutory registers, subject to the approval of a limited number of technical details.
- 2.4 Although the detailed requirements will not be known until the Housing Bill is laid before Parliament, the Council is already required to demonstrate that it is doing all that it can to support the delivery of housing on suitable brownfield land. The Wirral Council Plan: A 2020 Vision sets the objective of building 3,500 new homes. Member approval is therefore sought to establish a register of sites suitable for housing development and to develop Local Development Orders on identified sites, to support the delivery of housing, subject to the provisions to be contained within the forthcoming Housing Bill.

### **Identifying Brownfield Land Suitable for Development**

- 2.5 'Brownfield' (previously developed) land is defined in Annex 2 of the National Planning Policy Framework as:

*Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure.*

NPPF Annex 2 specifically excludes the following categories from the definition of brownfield land:

- *land that is or has been occupied by agricultural or forestry buildings;*
- *land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures;*
- *land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and*
- *land that was previously-developed, but where the remains of the permanent structure have blended into the landscape in the process of time.*

- 2.6 The Government's 'Building more homes on brownfield land' consultation document proposed that local authorities should identify suitable land for housing development which follows the definition of brownfield land in the National Planning Policy Framework and also meets the following criteria:
- *The land must be available for development and be attractive to developers now or in the near future.*
  - *The land must be capable of supporting five or more dwellings.*
  - *The land should be free of any severe physical, environmental or policy constraints, unless the constraints can realistically be mitigated while retaining the viability of redevelopment.*
  - *Inappropriate development on brownfield land in the Green Belt should not be approved except in very special circumstances.*

### **What is a Local Development Order?**

- 2.7 Local Development Orders are 'made' by local authorities and grant planning permission for specific types of development within a defined area without the need for a planning application to be submitted. They are the local authority equivalent of national permitted development rights.
- 2.8 LDOs can be used to grant full planning permission, outline permission or permission subject to conditions, and can be applied to a specific development site, to multiple sites, or to the entirety of a local authority's area. They are designed to speed up development and remove the need for developers to prepare a fully drawn-up planning application, by establishing the parameters for development. They can set out the size, numbers and location of housing on a site and can also cover other issues such as design or the provision of infrastructure.
- 2.9 LDOs are permanent unless they are specifically time limited and a local planning authority may revoke an LDO at any time. Setting an expiry date would allow a review of its operation, although the Council may be liable to pay compensation to persons with an interest in the land if it revokes or amends an LDO and subsequently refuses planning permission for development which would have been permitted through the LDO. No compensation is payable if the Council gives a minimum of 12 months or a maximum of 2 years notice of the revocation or amendment.
- 2.10 The granting of an LDO cannot guarantee that the development prescribed will actually take place but is one way to demonstrate the commitment of the Council to promoting housing development on brownfield land. It could allow the principle of development to be established on selected sites without taking them through the more lengthy process involved with the preparation and examination of a site specific Local Plan.
- 2.11 The use of LDOs for certain areas and types of development is restricted due to the need to comply with other legislation, including development affecting listed buildings and their settings or development which may be subject to Environmental Impact Assessment or Habitats Regulations Assessment. Further information on these restrictions is set out in Section 12 of this report.

## **Procedure for Making a Local Development Order**

- 2.12 The procedures for making a Local Development Order are set out in sections 61A to 61D and Schedule 4A of the Town and Country Planning Act 1990, as amended, and Articles 38 and 41 of the Town and Country Planning (Development Management Procedure) (England) Order 2015.
- 2.13 The Council would first be required to prepare a draft of the Order and a Statement of Reasons for making the Order, including a description of the type of development which the Order would permit and a plan identifying the land to which the Order would relate.
- 2.14 The draft Order and Statement of Reasons must be subject to a minimum of 28 days consultation, including with consultees prescribed in legislation. The Council would need to take into account any representations received when considering what modifications should be made to the draft Local Development Order, or whether the Order should be made.
- 2.15 A copy of the Local Development Order, the Statement of Reasons and any Environmental Statement (where required) should be sent to the Secretary of State as soon as reasonably practicable and no later than 28 days after the Council has adopted the Order.

## **Scope for Adopting LDOs on Suitable Brownfield Sites in Wirral**

- 2.16 Wirral has a good record of supporting housing delivery on brownfield sites. Since 2006, over 80 per cent of all new housing development in Wirral has taken place on brownfield sites and the proportion of residential units with planning permission on brownfield sites stood at 95 per cent in April 2014. Adopting Local Development Orders on suitable sites would go even further to support the delivery of housing on brownfield sites.
- 2.17 Locally, there are currently no LDOs within Wirral.
- 2.18 The largest brownfield opportunity in the Borough is Wirral Waters. The preparation of an LDO for the Mersey Waters Enterprise Zone was considered at the time of designation but was not progressed because the major elements of Wirral Waters, on which the public have already been fully consulted, already have outline planning permission and the promotion of an LDO would be likely to merely duplicate the existing permission.
- 2.19 The Council's Strategic Housing Land Availability Assessment (SHLAA) 2014 was approved by the Portfolio Holder for the Economy under delegated authority on 17 December 2014. The SHLAA considers the potential supply of housing across the Borough over a 15 year period. Sites included in the SHLAA 2014 have been updated to an April 2015 base date, to account for new information and where planning permission has since been granted. This identifies a total potential supply of up to 3,370 units on up to 318 brownfield sites.

- 2.20 A number of these sites are subject to conflicting policy designations or have other suitability barriers such as access or flood risk to overcome. A number of these sites are also currently still in use or are considered not economically viable at present. When these factors are taken into consideration, the number of unconstrained brownfield sites stands at 12, yielding a potential capacity of up to 455 dwellings (Appendix 1 refers). There are an additional 65 sites with a potential capacity of 277 dwellings where the only existing identified constraint to development is viability (Appendix 2 refers).
- 2.21 Although the Government's consultation document recommended a minimum site threshold of 5 units, it is recommended that the list of sites for Wirral should not apply such a threshold, to allow a single LDO to be used on a number of smaller sites sharing similar characteristics. The indicative capacities identified in Appendix 1 and Appendix 2 are based on a density of 30 dwellings per hectare, however a higher or lower density on certain sites may be considered appropriate when preparing each LDO.
- 2.22 It is recommended that the sites in Appendix 2 are also included, to promote their development and further support their viability.
- 2.23 The level of detail and scope of each LDO may vary on a site by site basis depending on site specific circumstances and the Council's wider priorities.

### **3.0 RELEVANT RISKS**

- 3.1 As part of its consultation paper, the Government proposed two options to ensure local authorities meet the 90 per cent objective: designations and policy-based incentives. Although the Government has not yet confirmed which option it intends to introduce (if any), the implications for each option are set out below.

#### **Designations**

- 3.2 Under the first option, local authorities that fail to comply could be designated as an 'under-performing authority' through an amendment to section 62A of the Town and Country Planning Act 1990.
- 3.3 The Council could be assessed on the extent to which suitable brownfield land identified the previous year was covered by LDOs. For example, at 2020 the Council could be liable for designation where they had not put appropriate LDOs in place by 2019.
- 3.4 Were the Council to be designated, applicants could be entitled to apply directly to the Secretary of State for planning permission on brownfield sites of 5 units or more. The Council could also be invited to prepare an action plan and could be considered for de-designation after 12 months provided its future performance exceeded the objective under which it had been designated.

## **Policy-based incentive**

- 3.5 The second option proposed is to amend the National Planning Policy Framework so that local authorities that had failed to make sufficient progress against the brownfield objective would be unable to claim the existence of an up-to-date five year housing land supply when considering applications for brownfield development. The presumption in favour of sustainable development would therefore apply.
- 3.6 It is proposed that this measure would take effect fully from 2020 but that there would be a series of intermediate objectives to which this policy would apply.
- 3.7 Either option could remove the Council's ability to determine planning applications on brownfield sites which could result in planning permission being granted for schemes contrary to the Council's corporate priorities.

## **Other risks identified**

- 3.8 One of the key barriers facing the redevelopment of brownfield sites in Wirral is viability. Although it is accepted that LDOs may help to reduce uncertainty for developers, the inability to access finance and generate sufficient development surpluses will still not be addressed. There is therefore a risk that development will still not be delivered, particularly on challenging sites, even where an LDO is in place.
- 3.9 There is also a risk that the adoption of LDOs will not speed up the planning process. A report into the use, value for money and effectiveness of LDOs in implementing local authority objectives was published by the Planning Advisory Service in January 2014. The report questioned the extent to which LDOs can speed up the planning system and concluded that the majority of LDOs in the survey were subject to detailed conditions, often requiring prior approval by the Council. It appeared that the standard planning application process was in many cases largely replicated by the requirement for a developer to confirm compliance with the LDO.
- 3.10 The Council would not be able to secure affordable housing through a section 106 agreement as part of an LDO. Affordable housing could only be secured by a condition on the permission to be granted under each Local Development Order. The Council will seek to maximise affordable housing on site in line with its affordable housing targets and aspirations as set out in the Wirral Council Plan.
- 3.11 As with any statutory land use planning initiative, the preparation and adoption of an LDO can be subject to judicial review. Applications must be made within six weeks of the LDO being adopted by a Council resolution.

## **4.0 OTHER OPTIONS CONSIDERED**

- 4.1 The only alternative option would be to not develop Local Development Orders for suitable brownfield land identified on the register, which would not represent the Council doing all it can to support housing delivery on

brownfield sites and which could lead to penalties being imposed on the Council which could compromise the Council's ability to determine planning applications on brownfield sites.

- 4.2 Some sites listed in Appendix 1 and Appendix 2 are already subject to developer interest and may be developed without requiring an LDO. A number of sites are also subject to legally binding development agreements which should secure the delivery of new housing. These set out through agreement what the Council approves to be developed. For example sites which have already been subject to previous housing market renewal activities will only require an LDO if a relevant development agreement is not taken forward within an appropriate period.

## **5.0 CONSULTATION**

- 5.1 Consultation on a draft Order and accompanying Statement of Reasons would be undertaken in accordance with Article 38 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 and would be subject to neighbour notifications, as a site specific proposal, in accordance with the Council's adopted Statement of Community Involvement (March 2014).

## **6.0 OUTSTANDING PREVIOUSLY APPROVED ACTIONS**

- 6.1 None

## **7.0 IMPLICATIONS FOR VOLUNTARY, COMMUNITY AND FAITH GROUPS**

- 7.1 Voluntary, community and faith organisations will be consulted at each stage of the preparation of a Local Development Order, in accordance with Article 38 of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

## **8.0 RESOURCE IMPLICATIONS: FINANCIAL; IT; STAFFING; AND ASSETS**

- 8.1 Although the legislation to make Local Development Orders has been established for some time, they have to date been little used. The newly established requirement to put Local Development Orders on 90 per cent of suitable brownfield land is therefore largely untested and the costs associated with meeting this requirement can only be estimated at present.
- 8.2 The preparation of the draft Local Development Order and its accompanying Statement of Reasons can be undertaken using existing resources. Additional funding may, however, be required to deal with any unexpected environmental constraints, including statutory appraisals such as Environmental Impact Assessment and Habitats Regulations Assessment where required.
- 8.3 The adoption of LDOs could reduce income from planning fees, as fewer planning applications would need to be submitted. There is, however, provision in the legislation to enable the Council to recover any costs at a level proportionate to each LDO through charging for prior approval or the confirmation of compliance with the LDO.

- 8.4 Making a Local Development Order could increase the land value of affected sites, as this would reduce the risk to purchasers by removing the need to apply for planning permission.

## **9.0 LEGAL IMPLICATIONS**

- 9.1 The procedures for making a Local Development Order are set out in sections 61A to 61D and Schedule 4A of the Town and Country Planning Act 1990, as amended, and Articles 38 and 41 of the Town and Country Planning (Development Management Procedure) (England) Order 2015.
- 9.2 There is currently no specific provision for the determination of LDO's in the Council's Constitution. Approval is therefore sought for the Portfolio Holder for the Economy to be given delegated authority to determine all future matters regarding the making of Local Development Orders, including the approval of any consultation process on an Order and the determination of the final adoption of an Order. Any decision by the Portfolio Holder would be notified to the relevant Ward Members and would be subject to call-in. It is therefore recommended that Full Council note the delegation of this function to the Portfolio Holder for the Economy and agree that the necessary amendments be made to the Constitution.

## **10.0 EQUALITIES IMPLICATIONS**

- 10.1 Has the potential impact of your proposal(s) been reviewed with regard to equality?
- (a) Yes and impact review has been sent to the Equality and Diversity Co-ordinator.

## **11.0 CARBON REDUCTION AND ENVIRONMENTAL IMPLICATIONS**

- 11.1 Local Development Orders can be used to promote sustainable design and construction through the imposition of appropriate conditions.

## **12.0 PLANNING AND COMMUNITY SAFETY IMPLICATIONS**

- 12.1 The Unitary Development Plan adopted in February 2000 and the Joint Waste Local Plan for Merseyside and Halton adopted in July 2013 will remain the statutory Development Plan for Wirral until the Core Strategy is formally adopted by the Council following independent examination.
- 12.2 Although a Local Development Order would grant planning permission for housing, the Council would have the ability to set conditions and reserve matters for prior approval as part of the Local Development Order, including the type and tenure of housing. A planning application for these specified developments would not be required once a LDO had been made but prospective developers would need to submit details of their proposals to ensure that it complies with the Order before any development took place.

- 12.3 Development outside of the terms of the LDO would still require a planning application to be submitted in the normal way.
- 12.4 Although there is no specific requirement for an LDO to be prepared in accordance with the statutory Development Plan, any LDO would still be required to support the principles of sustainable development.
- 12.5 LDOs do not remove or supersede any existing planning permission (or permission granted on appeal) or permitted development rights which are already in place and would not prevent a planning application being submitted to the Council for development which is not specified in the Order. Any development that did not fall within the permissions described by the Order would continue to be subject to the provisions of the statutory Development Plan for Wirral.
- 12.6 The use of LDOs for certain areas and types of development is restricted due to the need to comply with other legislation.
- 12.7 These exclusions include development affecting listed buildings and their settings and development for the most environmentally damaging types of development listed under Schedule 1 of the Town and Country Planning (Environmental Impact Assessment) (Amendment) Regulations 2015. Schedule 2 EIA development (which includes less harmful types of development including urban projects above 5 hectares or of more than 150 dwellings) will require screening and the Council may have to produce an environmental statement and take this into consideration before deciding to adopt an LDO.
- 12.8 An LDO cannot grant planning permission for development which is likely to have a significant effect on a European Site or European Offshore Marine Site (either alone or in combination with other plans and projects) unless the proposal is directly connected with or necessary to the management of the site. The Council would have to carry out screening in accordance with the Conservation of Habitats and Species Regulations 2010 on affected sites and, if required, carry out an Appropriate Assessment before the LDO could be adopted.
- 12.9 Section 106 planning obligations cannot be required under an LDO but a unilateral undertaking could still be offered by a developer in response to a condition attached to an LDO, for example, to mitigate any impact from development. Development carried out under an LDO may, however, be liable to pay a Community Infrastructure Levy charge where one applies.

### **13.0 RECOMMENDATION/S**

- (1) That Cabinet approves the establishment of a register of suitable brownfield sites for housing development initially on the basis of sites listed in Appendix 1 and Appendix 2 to this report.
- (2) That Cabinet approves that the sites identified on the register are subject to periodic review and amendment by the Head of Regeneration and Planning, in consultation with the Head of Housing, and subject to the agreement of the Portfolio Holder for the Economy.

- (3) That an up to date version of the register including site plans are published for public inspection on the Council's website.
- (4) That Cabinet approves the preparation of draft Local Development Orders for sites identified on the register, in accordance with the necessary national legislation.
- (5) That the Portfolio Holder for the Economy is given delegated authority to determine all future matters regarding the making of Local Development Orders which delegation shall include the approval of any consultation process on an Order and the determination of final adoption of an Order.
- (6) That Full Council notes the delegation of this function to the Portfolio Holder for the Economy and agree that the necessary amendments be made to the Council's Constitution.

#### **14.0 REASON/S FOR RECOMMENDATION/S**

- 14.1 To enable the Council to develop Local Development Orders to support the delivery of new housing on suitable brownfield sites, in accordance with Government requirements.

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#### **APPENDICES**

*Appendix 1 - Sites without planning permission currently identified as suitable, available and viable for new housing development (April 2015)*

*Appendix 2 – Sites without planning permission currently identified as suitable but not currently viable for new housing development (April 2015)*

*Appendix 3 – Plans of sites listed in Appendix 1*

*Appendix 4 – Plans of sites listed in Appendix 2*

#### **BACKGROUND PAPERS/REFERENCE MATERIAL**

Building More Homes on Brownfield Land (CLG, 2015):  
[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/398745/Brownfield\\_Consultation\\_Paper.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/398745/Brownfield_Consultation_Paper.pdf)

Queen's Speech 2015 Briefing Notes (Cabinet Office, 2015):  
[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/430149/QS\\_1obby\\_pack\\_FINAL\\_NEW\\_2.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/430149/QS_1obby_pack_FINAL_NEW_2.pdf)

Fixing the Foundations: Creating a More Prosperous Nation (HM Treasury, 2015):

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/443898/Produ ctivity\\_Plan\\_web.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/443898/Produ ctivity_Plan_web.pdf)

National Planning Policy Framework (CLG, 2012):

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/60777/211695 0.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/60777/211695 0.pdf)

Report into the Use and Effectiveness of Local Development Orders (Planning Advisory Service, January 2014):

<http://www.pas.gov.uk/documents/332612/1099311/LDO+survey+2014/683bddcc-9bd0- 41da-9b67-d77919fe7fcd>

Town and Country Planning Act 1990 (section 61A to 61D, section 107 to 108, Schedule 4A):

<http://www.legislation.gov.uk/ukpga/1990/8/contents>

Town and Country Planning (Development Management Procedure) (England) Order 2015 (Articles 38 and 41):

<http://www.legislation.gov.uk/uksi/2015/595/contents/made>

Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended) (Regulation 29):

<http://www.legislation.gov.uk/uksi/2011/1824/contents/made>

Conservation of Habitats and Species Regulations 2010 (as amended) (Regulation 78):

<http://www.legislation.gov.uk/uksi/2010/490/contents/made>

The Town and Country Planning (Compensation) (England) Regulations 2015 (Regulation 5):

[http://www.legislation.gov.uk/uksi/2015/598/pdfs/uksi\\_20150598\\_en.pdf](http://www.legislation.gov.uk/uksi/2015/598/pdfs/uksi_20150598_en.pdf)

Wirral Strategic Housing Land Availability Assessment 2014 Main Report:

<http://www.wirral.gov.uk/downloads/7604>

### **SUBJECT HISTORY (last 3 years)**

<b>Council Meeting</b>	<b>Date</b>
None relevant	

**Appendix 1 - Sites without planning permission currently identified as suitable, available and viable for new housing development (April 2015)**

SHLAA Ref	Address One	Address Two	Indicative Capacity	Ground Condition	UDP Designation	Site Status	Ward	Settlement Area
228	Land at New Chester Road (Fiveways Phase 2)	Rock Ferry	135	Cleared site (already subject to Council development agreement)	Primarily Residential	Vacant	Rock Ferry	Area 3
1666	Former Acre Lane Resource Centre, Acre Lane	Bromborough	76	Remaining buildings would require demolition	Primarily Residential	Vacant	Eastham	Area 4
1877	Land at Church Road (Phase 1)	Tranmere	75	Cleared site (planning permission granted) (already subject to Council development agreement)	Primarily Residential	Vacant	Birkenhead and Tranmere	Area 3
1665	Former Rock Ferry High School, Highfield South	Rock Ferry	69	Remaining buildings would require demolition	Primarily Residential	Vacant	Rock Ferry	Area 3
1350	Land at Gibson House, Seabank Road	Egremont	26	Demolition consent granted	Primarily Residential	Vacant	Liscard	Area 1
1827	Former Foxfield School, Douglas Drive	Moreton	25	Remaining buildings would require demolition	Primarily Residential	Vacant	Moreton West and Saughall Massie	Area 5
1878	Land at Church Road (Phase 2)	Tranmere	20	Remaining buildings would require demolition (already subject to Council development agreement)	Primarily Residential	Vacant	Birkenhead and Tranmere	Area 3
1758	Land at Fender Way/Beechwood Drive	Beechwood	13	Cleared site (planning application pending)	Primarily Residential	Informal use	Bidston and St James	Area 3
1838	Land corner of Urmson Road	Liscard	7	Cleared site (planning application pending)	Primarily Residential	Vacant	Liscard	Area 1
1640	Alexander Hall, Rocky Lane	Heswall	5	Some site preparation required (planning application pending)	Primarily Residential	Vacant	Heswall	Area 7

<b>SHLAA Ref</b>	<b>Address One</b>	<b>Address Two</b>	<b>Indicative Capacity</b>	<b>Ground Condition</b>	<b>UDP Designation</b>	<b>Site Status</b>	<b>Ward</b>	<b>Settlement Area</b>
1830	Former Hoylake Presbyterian Church, Alderley Road	Hoylake	3	Potential for conversion and/or redevelopment	Primarily Residential	Vacant	Hoylake and Meols	Area 6
<b>TOTAL</b>			<b>454</b>					

**Appendix 2 – Sites without planning permission currently identified as suitable but not currently viable for new housing development (April 2015)**

<b>SHLAA Ref</b>	<b>Address One</b>	<b>Address Two</b>	<b>Indicative Capacity</b>	<b>Ground Condition</b>	<b>UDP Designation</b>	<b>Site status</b>	<b>Ward</b>	<b>Settlement Area</b>
553	Land at Station Road/Tyrer Street	Birkenhead	20	Cleared site now overgrown scrubland (already subject to Council development agreement)	Primarily Residential	Vacant	Bidston and St James	Area 3
572	Former gas holder, Patten Street	Birkenhead	20	Cleared site	Primarily Residential	Vacant	Bidston and St James	Area 3
475	Cleared site, Wheatland Lane	Seacombe	15	Cleared site	Primarily Residential	Vacant	Seacombe	Area 1
551	Land at Shannon Street (1)	Birkenhead	12	Cleared site (potential to bring forward as part of wider scheme at Station Road)	Primarily Residential	Vacant	Bidston and St James	Area 3
552	Land at Shannon Street (2)	Birkenhead	12	Cleared site (potential to bring forward as part of wider scheme at Station Road)	Primarily Residential	Vacant	Bidston and St James	Area 3
1870	Former Social Club, Park Road South	Birkenhead	11	Potential for conversion and/or redevelopment	Primarily Residential/Birkenhead Park Conservation Area	Vacant	Claughton	Area 3
960	Former Barleyfield House, Barleyfield	Pensby	10	Cleared site	Primarily Residential	Vacant	Pensby and Thingwall	Area 7
763	1-33 King Street	Rock Ferry	9	Cleared site	Primarily Residential	Vacant	Rock Ferry	Area 3
1690	Former Cole Street Primary School, Cole Street	Birkenhead	8	Potential for conversion and/or redevelopment (planning application pending)	Primarily Residential	Vacant	Claughton	Area 3

<b>SHLAA Ref</b>	<b>Address One</b>	<b>Address Two</b>	<b>Indicative Capacity</b>	<b>Ground Condition</b>	<b>UDP Designation</b>	<b>Site status</b>	<b>Ward</b>	<b>Settlement Area</b>
468	22 to 40 Borough Way	Seacombe	7	Cleared site	Primarily Residential	Vacant	Seacombe	Area 1
1873	Rear of 1-13 Arnold Street	Liscard	7	Site clearance required	Primarily Residential	Vacant	Liscard	Area 1
255	Cleared site south of 706	New Chester Road	6	Cleared site	Primarily Residential	Vacant	Rock Ferry	Area 3
1513	91 Bermuda Road	Moreton	6	Remaining buildings would require demolition	Primarily Residential	Vacant	Moreton West and Saughall Massie	Area 5
20	Former Grand Hotel, Marine Promenade	New Brighton	5	Cleared site	Primarily Residential	Informal use	New Brighton	Area 1
1280	Former Warehouse, Dial Road	Tranmere	5	Site clearance required	Primarily Residential	Vacant	Birkenhead and Tranmere	Area 3
1382	99A Duke Street	Birkenhead	5	Cleared site. Hardstanding and foundations need removing	Primarily Residential	Vacant	Bidston and St James	Area 3
1385	Former Toronto Garage	Wallasey Village	5	Cleared site	Primarily Residential	Vacant	Wallasey	Area 1
1691	Former Brooklands, Brook Street	Birkenhead	5	Cleared site	Primarily Residential	Vacant	Bidston and St James	Area 3
134	Land adjacent to 100	Brassey Street	4	Cleared site. Hardstanding would need removing	Traditional Suburban Centre	Vacant	Bidston and St James	Area 3
277	Former garages, The Green	Bromborough	4	Site clearance required	Primarily Residential / Bromborough Pool Conservation Area	Vacant	Bromborough	Area 4
914	46 Ford Road	Upton	4	Cleared but now overgrown site	Primarily Residential	Vacant	Upton	Area 5

SHLAA Ref	Address One	Address Two	Indicative Capacity	Ground Condition	UDP Designation	Site status	Ward	Settlement Area
1402	Vacant land north side of Park Drive junction with Park Road East	Birkenhead	4	Cleared but now overgrown site	Primarily Residential/ Birkenhead Park Conservation Area	Vacant	Cloughton	Area 3
1589	Media House, Cloughton Road	Birkenhead	4	Potential for conversion and/or redevelopment	Primarily Residential	Vacant	Birkenhead and Tranmere	Area 2
1658	Car Park at Olinda Street	New Ferry	4	Hardstanding would need removing	Primarily Residential	Vacant	Bromborough	Area 4
1866	Land to rear 118 Rake Lane	Wallasey	4	Remaining buildings would require demolition	Primarily Residential	Vacant	New Brighton	Area 1
452	Land at Sidney Road/Holly Grove, Tranmere	Tranmere	3	Cleared site. Heavily sloping	Primarily Residential	Vacant	Birkenhead and Tranmere	Area 3
47	Vacant Unit 37A, Hartismere Road	Seacombe	3	Site clearance required	Primarily Residential	Vacant	Seacombe	Area 1
967	Former Pool Inn, Poulton Road	Wallasey	3	Cleared site	Primarily Residential	Vacant	Seacombe	Area 1
1347	Land in Old Chester Road/Holt Road	Tranmere	3	Cleared site. Hardstanding would need removing	Primarily Residential	Vacant	Rock Ferry	Area 3
1366	Former Livingstone, 101 Livingstone Street	Birkenhead	3	Site clearance required	Primarily Residential	Vacant	Bidston and St James	Area 3
1698	6 Beresford Road	Oxton	3	Site requires clearance (planning application pending)	Primarily Residential	Vacant	Oxton	Area 3
1834	108 Egerton Park	Rock Ferry	3	Potential for conversion and/or redevelopment	Primarily Residential	Vacant	Rock Ferry	Area 3
455	Former 4-12 Walmsley Street	Seacombe	2	Cleared site	Primarily Residential	Vacant	Liscard	Area 1
476	Former 1-17 Montrose Avenue	Seacombe	2	Cleared site	Primarily Residential	Vacant	Seacombe	Area 1

SHLAA Ref	Address One	Address Two	Indicative Capacity	Ground Condition	UDP Designation	Site status	Ward	Settlement Area
761	Former Great Float Pub, 51 Upper Beckwith Street	Birkenhead	2	Cleared site	Primarily Residential	Vacant	Bidston and St James	Area 3
966	Land adj 347 Woodchurch Road	Prenton	2	Cleared site	Primarily Residential	Vacant	Prenton	Area 3
1060	Former United Reform Church, Guildford Street	Seacombe	2	Site clearance required	Primarily Residential	Vacant	Liscard	Area 1
1334	Southend Social Club, 2 Downham Road	Tranmere	2	Cleared site	Primarily Residential	Vacant	Rock Ferry	Area 3
1386	Rocky's Gym, 75 Argyle Street	Birkenhead	2	Remaining buildings would require demolition (planning application pending)	Primarily Residential	Vacant	Birkenhead and Tranmere	Area 2
1503	Former 23-37 Trafalgar Road	Egremont	2	Cleared site	Primarily Residential	Vacant	Liscard	Area 1
1667	St Annes Institute, St Annes Place	Birkenhead	2	Cleared site	Primarily Residential	Vacant	Bidston and St James	Area 3
136	North of 41 Eltham Green	Woodchurch	1	Cleared site. Substation present.	Primarily Residential	Vacant	Upton	Area 5
146	Land south of 5 Claughton Place	Claughton	1	Site clearance required	Primarily Residential	Vacant	Claughton	Area 3
218	Former 65-67 Woodchurch Road	Prenton	1	Site clearance required	Primarily Residential	Vacant	Birkenhead and Tranmere	Area 3
457	19-21 Trafalgar Rd	Egremont	1	Cleared site	Primarily Residential	Vacant	Liscard	Area 1

SHLAA Ref	Address One	Address Two	Indicative Capacity	Ground Condition	UDP Designation	Site status	Ward	Settlement Area
460	Former 60 Union Street	Egremont	1	Cleared site	Primarily Residential	Vacant	Liscard	Area 1
464	Adj 45 Brougham Road	Seacombe	1	Site clearance required	Primarily Residential	Vacant	Seacombe	Area 1
465	Former 174 to 178 Borough Road	Seacombe	1	Cleared site	Traditional Suburban Centre	Vacant	Seacombe	Area 1
560	Former 2 Austin Street	Seacombe	1	Site clearance required	Primarily Residential	Vacant	Seacombe	Area 1
571	Former 6 and 8 The Grove	Wallasey	1	Cleared site. Trees around edge of site.	Primarily Residential	Vacant	Seacombe	Area 1
603	South Westbourne House, Westbourne Road	Birkenhead	1	Site clearance required	Primarily Residential	Vacant	Birkenhead and Tranmere	Area 3
610	Land adjacent 30 Harland Road	Tranmere	1	Site clearance required	Primarily Residential	Vacant	Birkenhead and Tranmere	Area 3
996	Former Christ Church, Park Road South	Birkenhead	1	Site clearance required	Primarily Residential	Vacant	Cloughton	Area 3
1272	Land adjacent 11 Marquis Street	Tranmere	1	Cleared but now overgrown site	Primarily Residential	Vacant	Birkenhead and Tranmere	Area 3
1391	13 Hampden Road	Tranmere	1	Cleared but now overgrown site	Primarily Residential	Vacant	Birkenhead and Tranmere	Area 3
1570	85-89 King Street	Seacombe	1	Cleared site	Primarily Residential	Vacant	Liscard	Area 1
1576	11-17 Dacre Street	Birkenhead	1	Clearance required. Former industrial use.	Primarily Residential	Vacant	Birkenhead and Tranmere	Area 2
1656	Car Park, Mount Pleasant Road	New Brighton	1	Hardstanding would need removing	Primarily Residential	No longer appears operational	New Brighton	Area 1
1686	68 Derby Road	Tranmere	1	Site clearance required	Primarily Residential	Vacant	Birkenhead and Tranmere	Area 3

<b>SHLAA Ref</b>	<b>Address One</b>	<b>Address Two</b>	<b>Indicative Capacity</b>	<b>Ground Condition</b>	<b>UDP Designation</b>	<b>Site status</b>	<b>Ward</b>	<b>Settlement Area</b>
1832	Former Luncheon Club, Highfield Road	Rock Ferry	1	Remaining buildings would require demolition	Primarily Residential	Vacant	Rock Ferry	Area 3
1836	West of 33A Chesnut Grove	Tranmere	1	Cleared site	Primarily Residential	Vacant	Birkenhead and Tranmere	Area 3
<b>TOTAL</b>			<b>255</b>					