

## **Appendix 2 – Assessment Sheets – Sites without Planning Permission**

**Site ref 0847**

Address 1 Land and Premises at Lancaster Road

Source Call for Sites 2007

Address 2

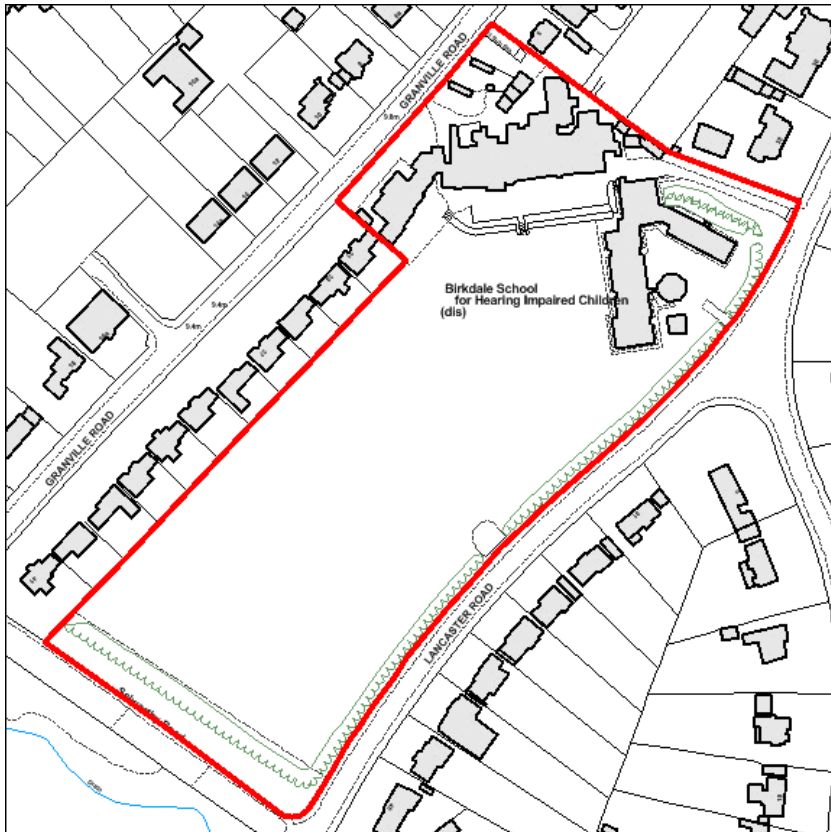
Site type Brownfield

Address 3 Birkdale

Site area (ha) 3.8595

Settlement Southport

Net area (ha) 1.00685



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**Total Yield** 35

2015 - 2020

2020 - 2025 35

2025 - 2030

Assumed Density (dwellings per ha) 35

**Accessibility**

Primary School (800 m) N

Local Centre (800 m) N

Health (800 m) N

Railway station (800m) N

Bus Stop (400) Y

**Suitability**

Conversion of the listed building and sensitive redevelopment of the post-war extensions would likely be acceptable in principle. In the West Birkdale Conservation Area.

**Availability**

Site currently subject to a planning appeal for a refused application for 57 dwellings (ref S/2013/0890).

**Achievability**

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Listed former school building, which is vacant and fire damaged. Adjacent former playingfield is not currently in use.

**Conclusion**

In a Conservation Area, designated as Urban Greenspace and contains a listed building. Site is subject to a current planning appeal relating to a refused application for 57 dwellings (ref S/2013/0890). Conversion of the listed building and redevelopment of the later extensions would likely be acceptable in principle - the assumed net area and yield reflect this. Placed in the 6 - 10 year supply to allow for the resolution of the current appeal proceedings.

**Site ref** 6115

**Address 1** Back Forest Road Depot

**Address 2**

**Address 3**

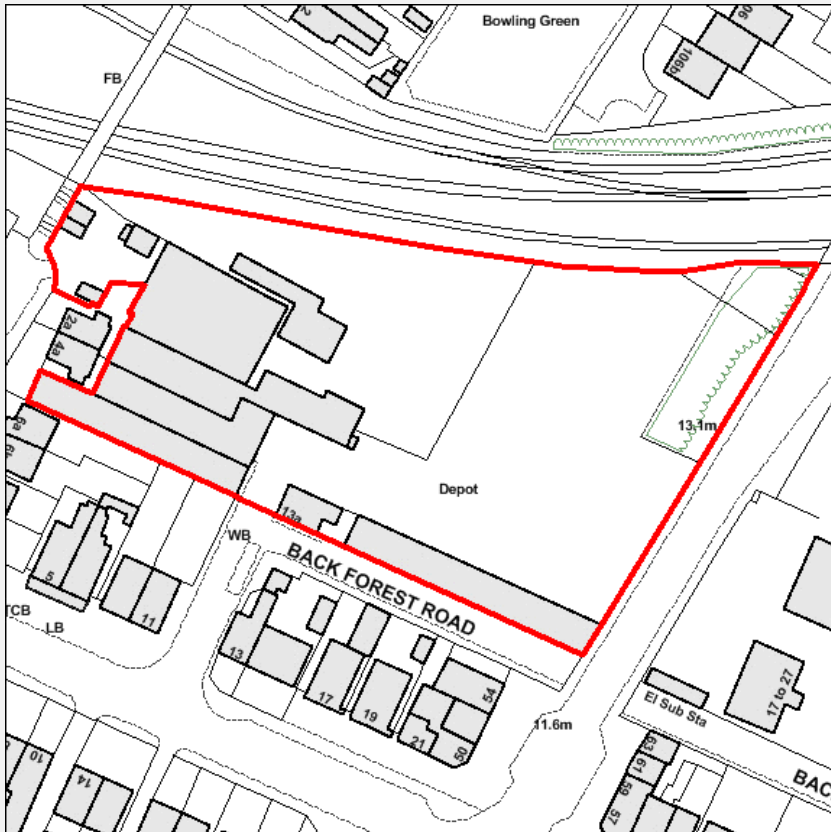
**Settlement** Southport

**Source** Council owned site

**Site type** Brownfield

**Site area (ha)** 0.6752

**Net area (ha)** 0.6077



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<b>Total Yield</b>	<b>24</b>
2015 - 2020	24
2020 - 2025	
2025 - 2030	
<b>Assumed Density (dwellings per ha)</b>	<b>40</b>

**Accessibility**

Primary School (800 m)	Y
Local Centre (800 m)	Y
Health (800 m)	Y
Railway station (800m)	N
Bus Stop (400)	Y

**Suitability**

In a 'Primarily Residential Area'. Residential development acceptable in principle.

**Availability**

Council owned site that has been declared surplus.

**Achievability**

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Former Council depot. Not currently in use.

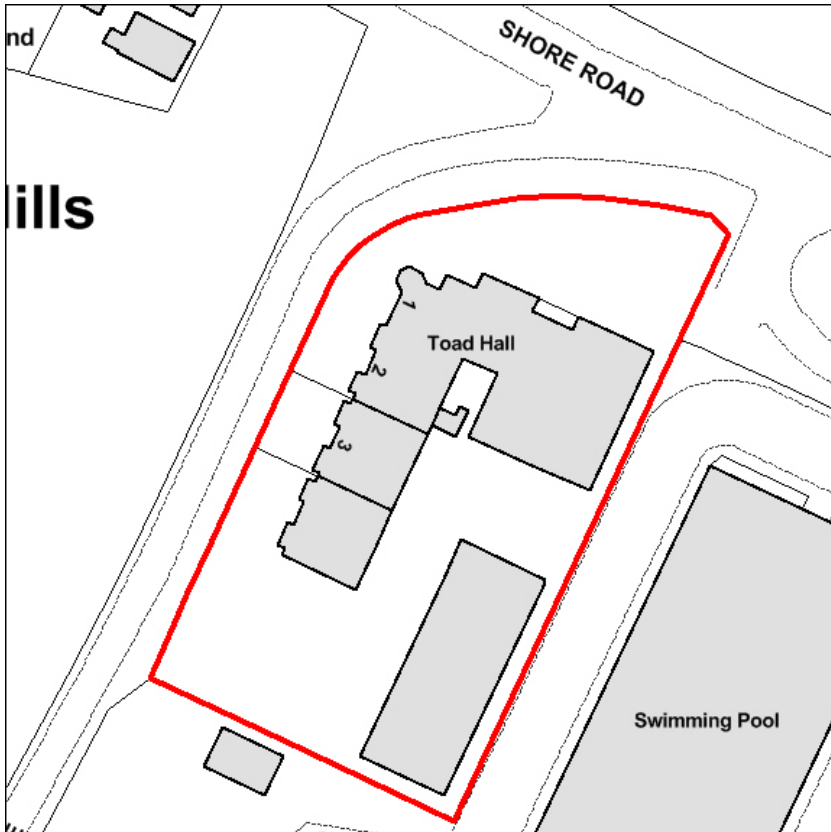
**Conclusion**

Council-owned depot in a predominantly residential area, that has formally been declared surplus. Programmed for disposal in the next 12 months. Placed in the 0-5 year supply.

**Site ref 9621**

Address 1 Toad Hall  
 Address 2 Promenade  
 Address 3 Ainsdale  
 Settlement Southport

Source Council owned site  
 Site type Brownfield  
 Site area (ha) 0.3787  
 Net area (ha) 0.3787



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<b>Total Yield</b>	<b>23</b>
2015 - 2020	
2020 - 2025	23
2025 - 2030	
Assumed Density (dwellings per ha)	60

**Accessibility**

Primary School (800 m)	N
Local Centre (800 m)	N
Health (800 m)	N
Railway station (800m)	N
Bus Stop (400)	Y

**Suitability**

Conversion of the existing building acceptable in principle.

**Availability**

Vacant Council-owned site. Subject to a Cabinet resolution that the site is a suitable location for housing and will be disposed of for housing when circumstances allow.

**Achievability**

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Attractive historic building fronting onto the coast.

**Conclusion**

Council owned vacant attractive historic building in good market area. Not currently in the short term disposal programme. Placed in the 6 - 10 year housing supply.

**Site ref** 9647

**Address 1** Land to the rear of 91-97B Eastbank Stre

**Address 2**

**Address 3**

**Settlement** Southport

**Source** Expired planning permission

**Site type** Brownfield

**Site area (ha)** 0.1541

**Net area (ha)** 0.1541



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<b>Total Yield</b>	<b>20</b>
2015 - 2020	20
2020 - 2025	
2025 - 2030	
<b>Assumed Density (dwellings per ha)</b>	<b>130</b>

**Accessibility**

Primary School (800 m)	Y
Local Centre (800 m)	Y
Health (800 m)	Y
Railway station (800m)	Y
Bus Stop (400)	Y

**Suitability**

Residential development acceptable in principle.

**Availability**

Known owner interest in developing the site

**Achievability**

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Commercial buildings on the edge of Southport Town Centre

**Conclusion**

Site that previously benefited from planning permission for 14 dwellings (ref S/2011/0864 - now expired). The site has been subject to recent enquiries and a new application is expected shortly. Placed in the 0-5 year supply.

**Site ref** 9642

Address 1 1-7 Bridge Grove

Address 2

Address 3

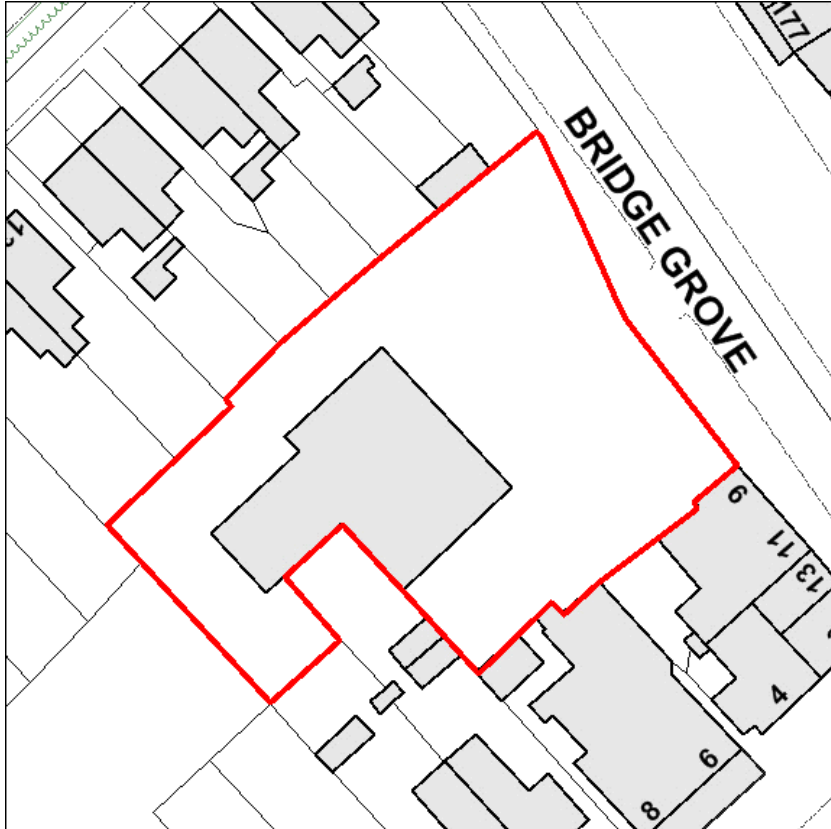
Settlement Southport

Source OneVision site

Site type Brownfield

Site area (ha) 0.1458

Net area (ha) 0.1458



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<b>Total Yield</b>	<b>18</b>
2015 - 2020	18
2020 - 2025	
2025 - 2030	
Assumed Density (dwellings per ha)	120

**Accessibility**

Primary School (800 m)	Y
Local Centre (800 m)	Y
Health (800 m)	Y
Railway station (800m)	Y
Bus Stop (400)	Y

**Suitability**

In a 'Primarily Residential Area'. Housing development acceptable in principle.

**Availability**

Site owned by a Housing Association. Currently subject to a pending planning application (ref DC/2015/00545) for 18 dwellings.

**Achievability**

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Vacant former service centre

**Conclusion**

Vacant commercial site, currently subject to a pending planning application (ref DC/2015/00545) for 18 dwellings. Placed in the 0-5 year housing supply

**Site ref 9640**

Address 1 Birkdale Library  
 Address 2 Liverpool Road  
 Address 3  
 Settlement Southport

Source Council owned site  
 Site type Brownfield  
 Site area (ha) 0.3166  
 Net area (ha) 0.3166



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<b>Total Yield</b>	<b>14</b>
2015 - 2020	14
2020 - 2025	
2025 - 2030	
Assumed Density (dwellings per ha)	45

**Accessibility**

Primary School (800 m)	Y
Local Centre (800 m)	N
Health (800 m)	Y
Railway station (800m)	Y
Bus Stop (400)	Y

**Suitability**

In a 'Primarily Residential Area'. Housing development acceptable in principle.

**Availability**

Surplus Council owned site, currently being disposed of for housing.

**Achievability**

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Former Birkdale Library.

**Conclusion**

Former library build that is currently disused and vacant. In the process of being disposed to a house builder, based on an indicative scheme for 14 dwellings. Placed in the 0-5 year supply.

**Site ref 6193**

Address 1 Sunshine House  
 Address 2 2 Oxford Road  
 Address 3  
 Settlement Southport

Source Expired planning permission  
 Site type Brownfield  
 Site area (ha) 0.7278  
 Net area (ha) 0.655



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<b>Total Yield</b>	<b>13</b>
2015 - 2020	13
2020 - 2025	
2025 - 2030	
Assumed Density (dwellings per ha)	20

**Accessibility**

Primary School (800 m)	N
Local Centre (800 m)	N
Health (800 m)	N
Railway station (800m)	N
Bus Stop (400)	Y

**Suitability**

In a 'Primarily Residential Area'. Housing development acceptable in principle.

**Availability**

Subject to a pending planning application for 13 dwellings (DC/2014/02199 - approved 08/05/2015).

**Achievability**

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Former School for the Blind building. Currently vacant.

**Conclusion**

Previously subject to planning permissions S/2011/1178 and S/2011/1213 for 22 and 13 dwellings respectively (both now expired). Subject to a pending planning application at 1st April 2015 for 13 dwellings (ref DC/2014/02199 - subsequently approved). Placed in the 0 - 5 year housing supply.



**Site ref 0211**

Address 1 Land to the rear of 88-106 Upper Aughton  
 Address 2 Birkdale  
 Address 3  
 Settlement Southport

Source SMBC identified  
 Site type Brownfield  
 Site area (ha) 0.269  
 Net area (ha) 0.269



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<b>Total Yield</b>	<b>12</b>
2015 - 2020	12
2020 - 2025	
2025 - 2030	
Assumed Density (dwellings per ha)	45

**Accessibility**

Primary School (800 m)	Y
Local Centre (800 m)	Y
Health (800 m)	Y
Railway station (800m)	Y
Bus Stop (400)	Y

**Suitability**

Within a 'Primarily Residential Area'. Housing development acceptable in principle.

**Availability**

Controlled by a house builder and currently subject to a pending planning application for 12 dwellings (ref DC/2014/02030).

**Achievability**

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

'Backland' commercial site in a predominantly residential area.

**Conclusion**

Site controlled by a house builder. Planning Committee resolved to approve the current planning application on 04/03/2015 subject to the submission of acceptable bat survey information and any further conditions required as a result. Placed in the 0-5 year housing supply.

**Site ref 6225**

Address 1 Land at Elizabeth Avenue  
 Address 2 Ainsdale  
 Address 3  
 Settlement Southport

Source OneVision site  
 Site type Greenfield  
 Site area (ha) 0.5323  
 Net area (ha) 0.4791



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<b>Total Yield</b>	<b>10</b>
2015 - 2020	10
2020 - 2025	
2025 - 2030	
Assumed Density (dwellings per ha)	20

**Accessibility**

Primary School (800 m)	N
Local Centre (800 m)	Y
Health (800 m)	N
Railway station (800m)	N
Bus Stop (400)	Y

**Suitability**

In a 'Primarily Residential Area'. Housing development acceptable in principle.

**Availability**

Site owned by a Housing Association.

**Achievability**

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Strip of open land adjacent to the Green Belt. A brook runs along the eastern edge of the site.

**Conclusion**

Site in a local Housing Association's short term development programme. The potential need for an easement adjacent to the brook and the presence of trees onsite may limit the number dwellings that can be achieved. Placed in the 0-5 year housing supply.

**Site ref** 0230

**Address 1** Land at 23 Westcliffe Road

**Address 2**

**Address 3**

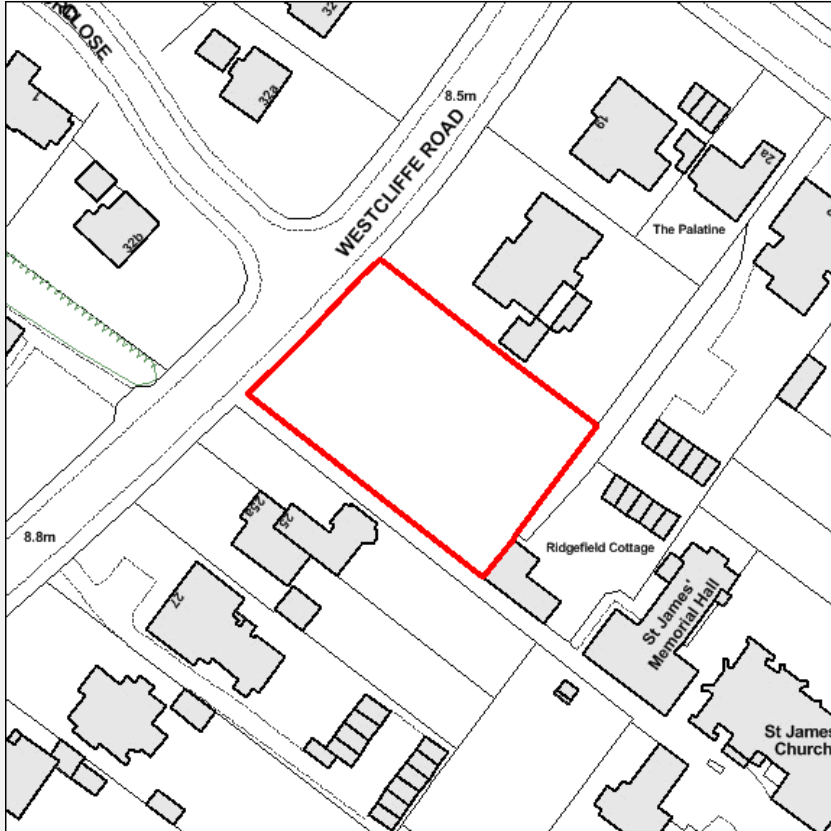
**Settlement** Southport

**Source** Call for Sites 2007

**Site type** Brownfield

**Site area (ha)** 0.1792

**Net area (ha)** 0.1792



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<b>Total Yield</b>	<b>7</b>
2015 - 2020	7
2020 - 2025	
2025 - 2030	
<b>Assumed Density (dwellings per ha)</b>	<b>40</b>

**Accessibility**

Primary School (800 m)	N
Local Centre (800 m)	Y
Health (800 m)	Y
Railway station (800m)	Y
Bus Stop (400)	Y

**Suitability**

Within a 'Primarily Residential Area'. Housing development acceptable in principle.

**Availability**

Site currently advertised for sale as a "development opportunity"

**Achievability**

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Vacant site in an attractive residential location.

**Conclusion**

Call for Sites submission. Subject to a withdrawn application for 7 dwellings in 2010 (ref S/2010/1440). Site is currently being marketed for sale as a development opportunity, and is in a good market area. Placed in the 0-5 year housing supply.

**Site ref** 9652

Address 1 32 Alexandra Road

Address 2

Address 3

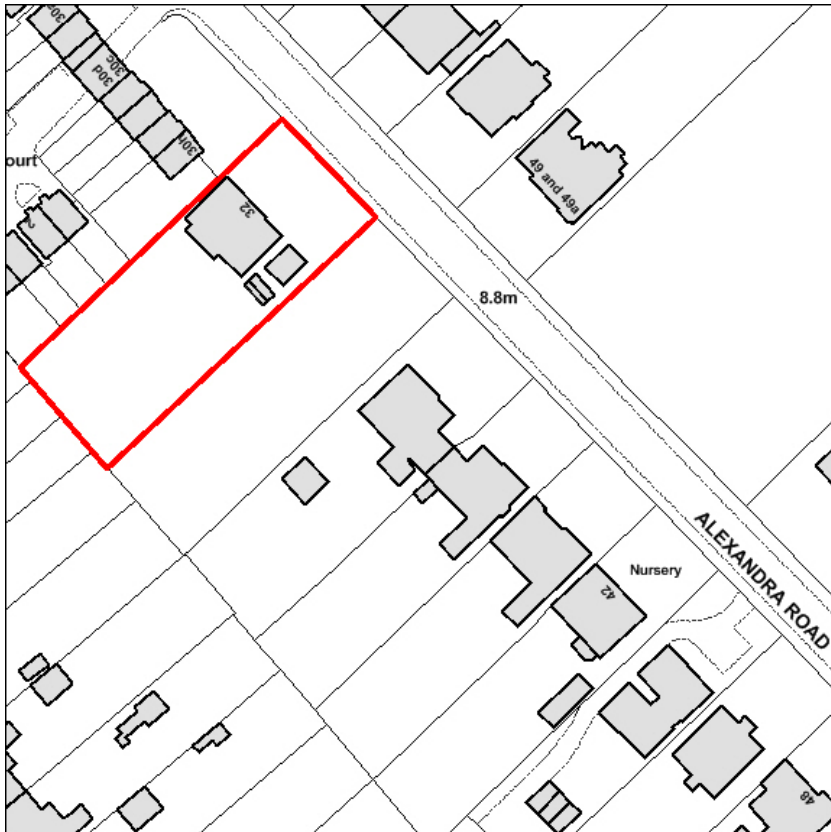
Settlement Southport

Source SMBC identified

Site type Brownfield

Site area (ha) 0.1639

Net area (ha) 0.1639



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**Total Yield** 7

2015 - 2020

2020 - 2025 7

2025 - 2030

Assumed Density (dwellings per ha) 40

**Accessibility**

Primary School (800 m) Y

Local Centre (800 m) Y

Health (800 m) Y

Railway station (800m) N

Bus Stop (400) Y

**Suitability**

In a 'Primarily Residential Area'. Housing development acceptable in principle.

**Availability**

Known owner interest in developing the site

**Achievability**

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Cleared area of land in a residential area.

**Conclusion**

Recently cleared site that has been subject to enforcement action relating to the condition of the former building. Placed in the 6-10 year supply to allow for the disposal of the site to take place. Yield of 7 is based on the planning permission (ref N/2006/0963) secured on the adjacent site which is of a similar size/shape.

**Site ref** 9650

Address 1 Land at Moss Lane

Address 2

Address 3

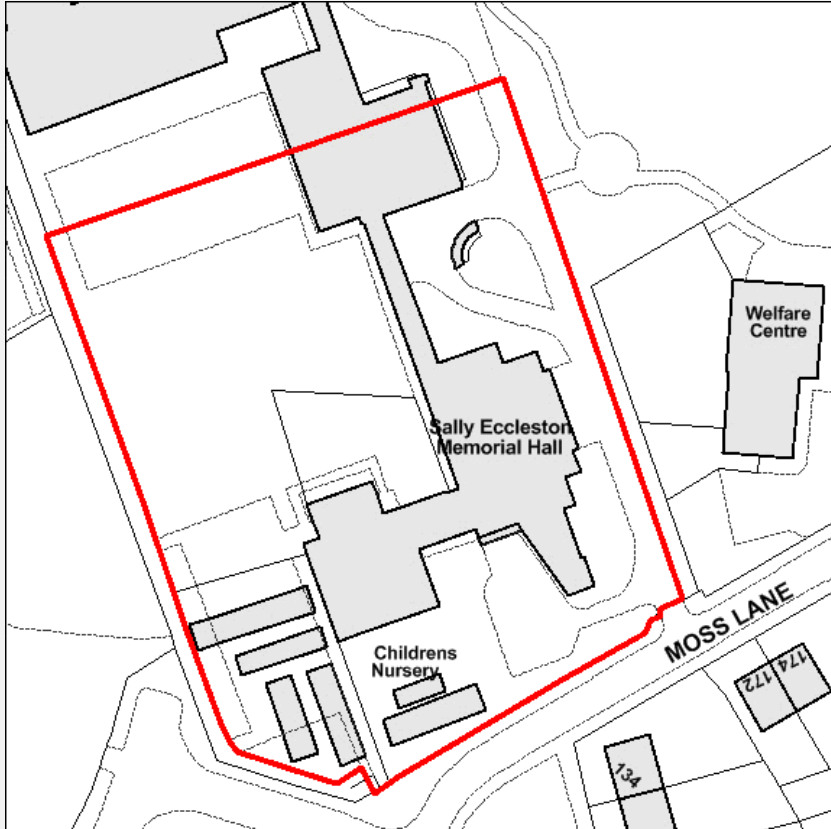
Settlement Netherton

Source Council owned site

Site type Brownfield

Site area (ha) 0.6063

Net area (ha) 0.5457



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<b>Total Yield</b>	<b>22</b>
2015 - 2020	
2020 - 2025	22
2025 - 2030	
Assumed Density (dwellings per ha)	40

**Accessibility**

Primary School (800 m)	Y
Local Centre (800 m)	N
Health (800 m)	N
Railway station (800m)	N
Bus Stop (400)	Y

**Suitability**

Residential development acceptable in principle.

**Availability**

Council owned site that is currently vacant and disused.

**Achievability**

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Disused land and buildings adjacent to Litherland Moss Primary School

**Conclusion**

Vacant buildings adjacent to Litherland Moss Primary School. These buildings are no-longer in use and are not required for educational purposes. Not currently in the short term disposal programme. Placed in the 6 - 10 year housing supply.

**Site ref** 9639

**Address 1** Land at The Marian Way

**Address 2**

**Address 3**

**Settlement** Netherton

**Source** OneVision site

**Site type** Brownfield

**Site area (ha)** 0.6092

**Net area (ha)** 0.5483



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<b>Total Yield</b>	<b>22</b>
2015 - 2020	
2020 - 2025	22
2025 - 2030	
<b>Assumed Density (dwellings per ha)</b>	<b>40</b>

**Accessibility**

Primary School (800 m)	Y
Local Centre (800 m)	Y
Health (800 m)	Y
Railway station (800m)	N
Bus Stop (400)	Y

**Suitability**

In a 'Primarily Residential Area'. Housing development acceptable in principle.

**Availability**

Site owned by a Housing Association.

**Achievability**

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Cleared land in a predominantly residential area. Adjacent to a Local Centre.

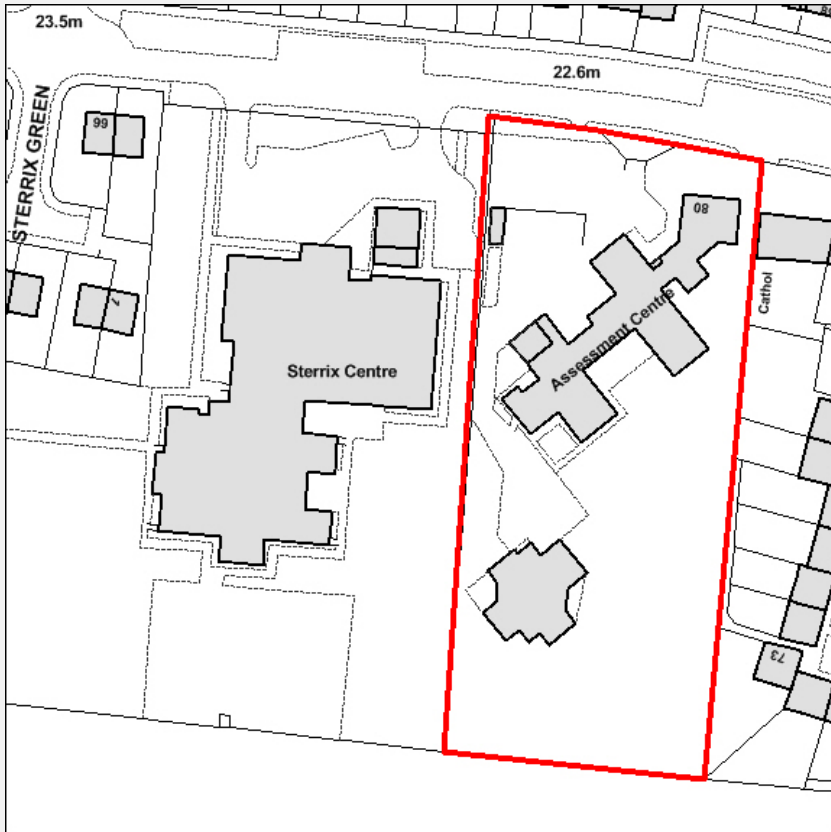
**Conclusion**

Recently cleared site owned by a local Housing Association, in a residential area. Not in the Housing Associations short term development programme, and most likely to come forward in the medium term. Placed in the 6-10 year supply.

**Site ref 6163**

Address 1 Land and premises at Sterrix Lane  
 Address 2  
 Address 3  
 Settlement Netherton

Source Council owned site  
 Site type Brownfield  
 Site area (ha) 0.5642  
 Net area (ha) 0.5095



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<b>Total Yield</b>	<b>18</b>
2015 - 2020	
2020 - 2025	18
2025 - 2030	
Assumed Density (dwellings per ha)	35

**Accessibility**

Primary School (800 m)	Y
Local Centre (800 m)	N
Health (800 m)	Y
Railway station (800m)	N
Bus Stop (400)	Y

**Suitability**

In a 'Primarily Residential Area'. Housing development acceptable in principle.

**Availability**

Disused Council-owned site. Subject to a Cabinet resolution that the site is a suitable location for housing and will be disposed of for housing when circumstances allow.

**Achievability**

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Council office buildings which are currently vacant.

**Conclusion**

Sefton Council owned site that has been vacant since 2006. Not currently in the short term disposal programme. Placed in the 6 - 10 year housing supply.

**Site ref** 3020

Address 1 64 Sefton Road

Address 2

Address 3

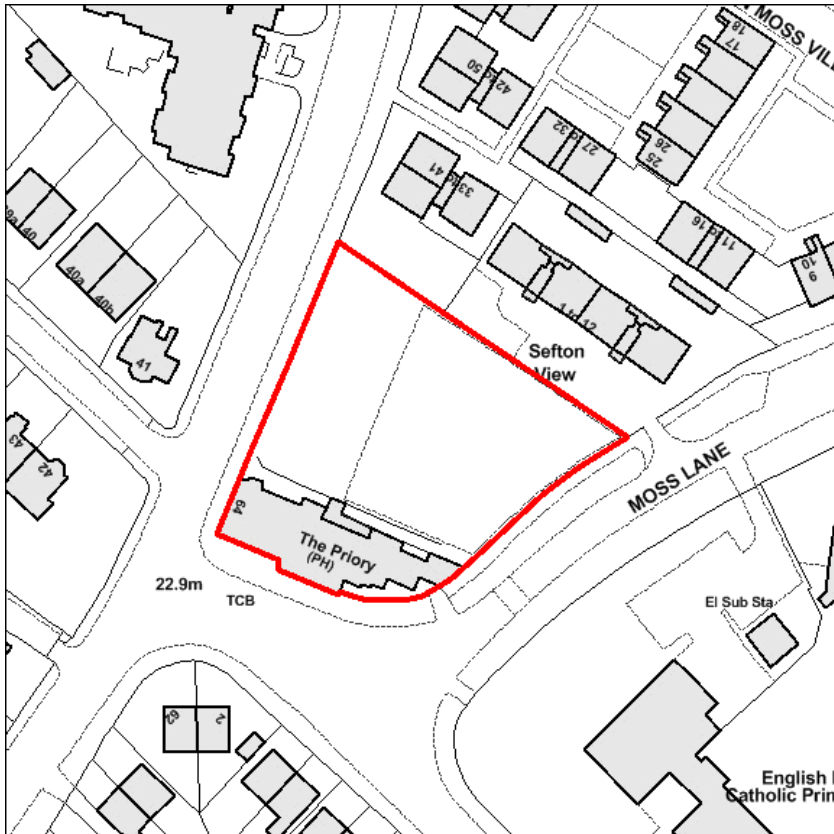
Settlement Netherton

Source Refused planning permission

Site type Brownfield

Site area (ha) 0.2635

Net area (ha) 0.2635



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<b>Total Yield</b>	<b>18</b>
2015 - 2020	18
2020 - 2025	
2025 - 2030	
Assumed Density (dwellings per ha)	70

**Accessibility**

Primary School (800 m)	Y
Local Centre (800 m)	Y
Health (800 m)	Y
Railway station (800m)	N
Bus Stop (400)	Y

**Suitability**

Within a 'Primarily Residential Area'. Housing development acceptable in principle.

**Availability**

Site owned by a Housing Association.

**Achievability**

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Cleared site formerly occupied by The Priory public house

**Conclusion**

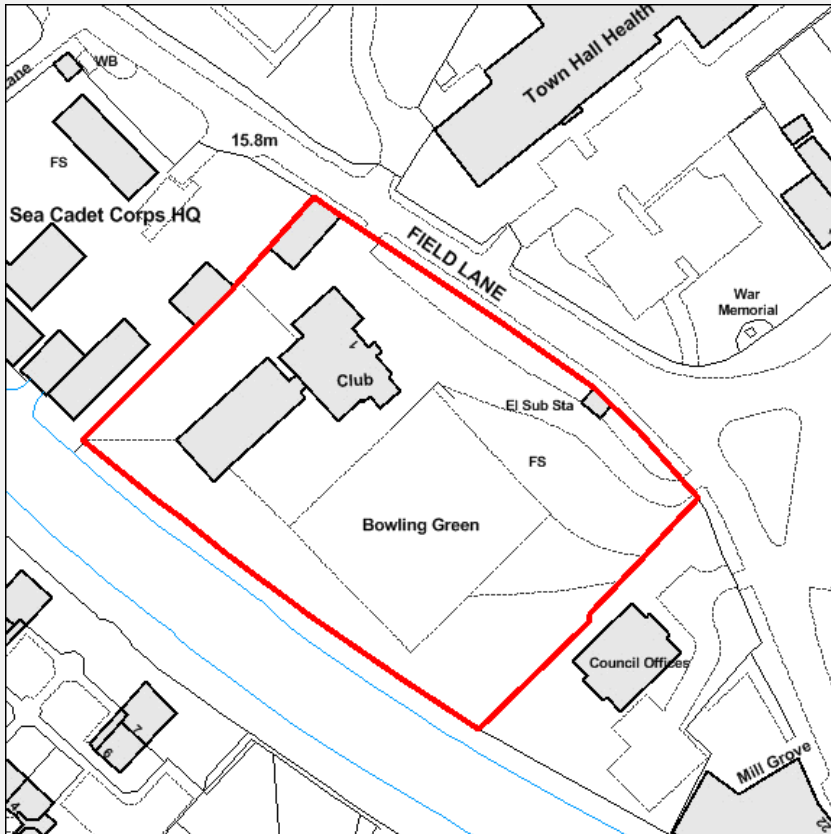
Site owned by a Housing Association that was previously subject to refused planning application DC/2014/00017 (appeal subsequently dismissed). The grounds for refusal were inadequate amenity space for future occupiers - however this can be overcome through a revised layout. A revised application is expected shortly. Placed in the 0-5 year housing supply.



**Site ref 3015**

Address 1 Seaforth And Litherland Constitutional Cl  
 Address 2 Field Lane  
 Address 3  
 Settlement Netherton

Source SMBC identified  
 Site type Brownfield  
 Site area (ha) 0.5567  
 Net area (ha) 0.501



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<b>Total Yield</b>	<b>14</b>
2015 - 2020	14
2020 - 2025	
2025 - 2030	
Assumed Density (dwellings per ha)	30

**Accessibility**

Primary School (800 m)	Y
Local Centre (800 m)	Y
Health (800 m)	Y
Railway station (800m)	Y
Bus Stop (400)	Y

**Suitability**

Within a 'Primarily Residential Area'. Housing development acceptable in principle.

**Availability**

Currently subject to pending planning application (ref. DC/2014/00889) for 14 dwellings.

**Achievability**

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Former Constitutional Club

**Conclusion**

Site controlled by a house builder. Planning Committee resolved to approve the current planning application on 14/10/2014 subject to the signing of a s106 agreement. Placed in the 0-5 year housing supply.

**Site ref** 9654

Address 1 Land at Assissian Crescent

Address 2

Address 3

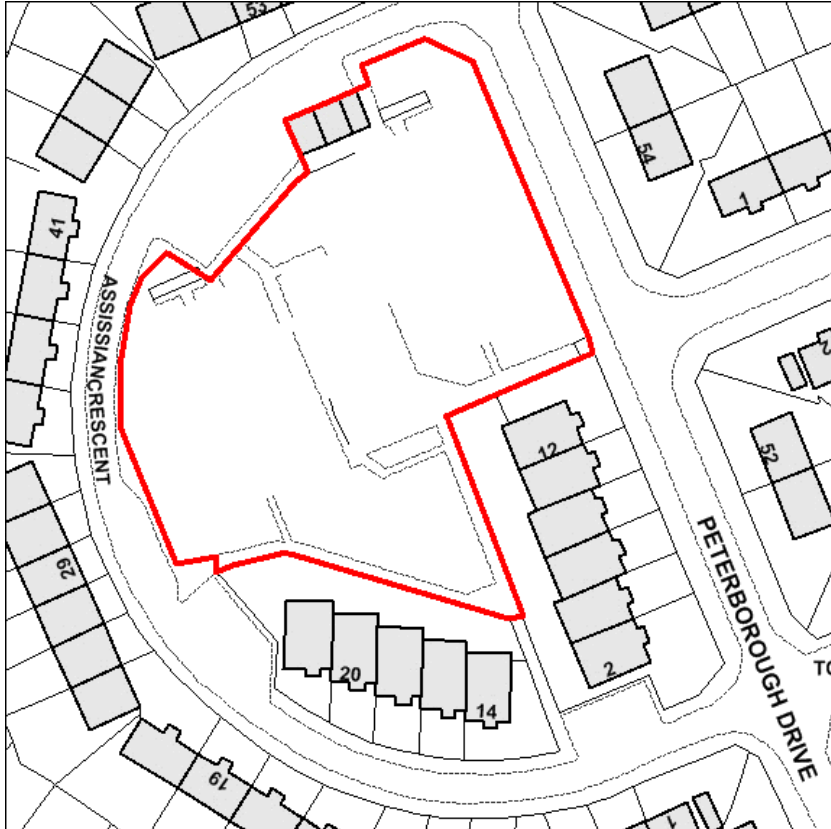
Settlement Netherton

Source OneVision site

Site type Brownfield

Site area (ha) 0.3068

Net area (ha) 0.3068



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**Total Yield** 12

2015 - 2020

2020 - 2025 12

2025 - 2030

Assumed Density (dwellings per ha) 40

**Accessibility**

Primary School (800 m) Y

Local Centre (800 m) Y

Health (800 m) Y

Railway station (800m) N

Bus Stop (400) Y

**Suitability**

In a 'Primarily Residential Area'. Housing development acceptable in principle.

**Availability**

Site owned by a Housing Association.

**Achievability**

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Cleared land in a predominantly residential area.

**Conclusion**

Recently cleared site owned by a local Housing Association, in a residential area. Not in the Housing Association's short term development programme, and most likely to come forward in the medium term. Placed in the 6-10 year supply.

**Site ref** 3087

Address 1 Land at Parkway

Address 2

Address 3

Settlement Netherton

Source OneVision site

Site type Brownfield

Site area (ha) 0.2177

Net area (ha) 0.2177



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<b>Total Yield</b>	<b>9</b>
2015 - 2020	9
2020 - 2025	
2025 - 2030	
Assumed Density (dwellings per ha)	40

**Accessibility**

Primary School (800 m)	Y
Local Centre (800 m)	Y
Health (800 m)	Y
Railway station (800m)	N
Bus Stop (400)	Y

**Suitability**

In a 'Primarily Residential Area'. Housing development acceptable in principle.

**Availability**

Site owned by a Housing Association.

**Achievability**

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Parking area adjacent to busy road

**Conclusion**

Site is owned by a Housing Association who have confirmed their intention to develop the site in the short term. Placed in the 0-5 year supply.

**Site ref** 9620

**Address 1** Shopping Parade at Dale Acre Drive

**Address 2**

**Address 3**

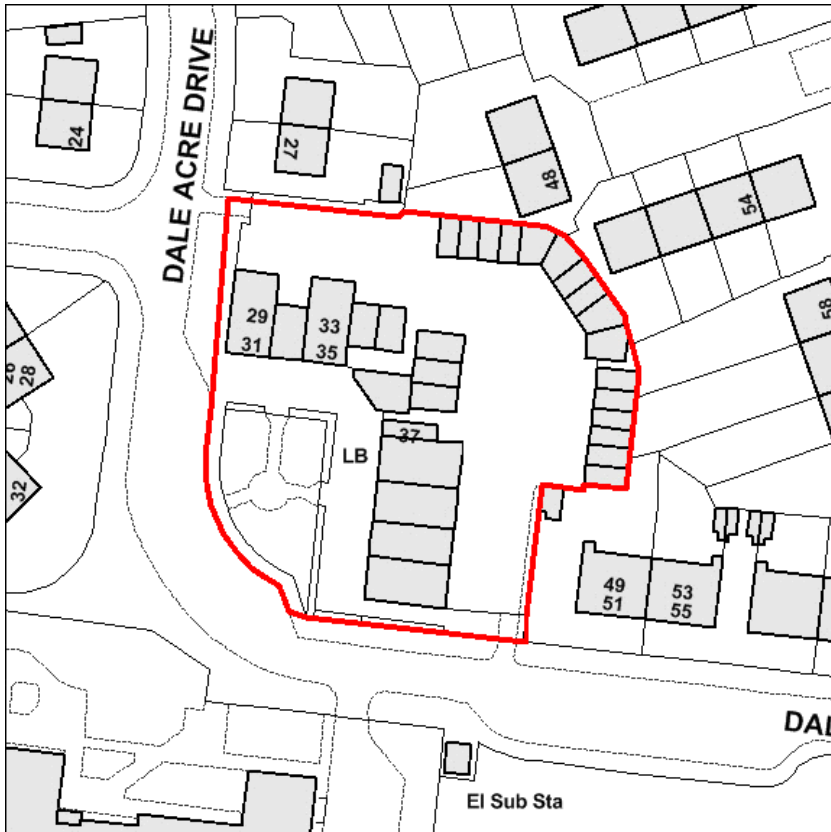
**Settlement** Netherton

**Source** OneVision site

**Site type** Brownfield

**Site area (ha)** 0.2448

**Net area (ha)** 0.2448



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**Total Yield** 8

2015 - 2020

2020 - 2025 8

2025 - 2030

**Assumed Density**  
(dwellings per ha) 30

**Accessibility**

Primary School (800 m) Y

Local Centre (800 m) N

Health (800 m) N

Railway station (800m) N

Bus Stop (400) Y

**Suitability**

In a 'Primarily Residential Area'. Housing development acceptable in principle.

**Availability**

Site owned by a Housing Association.

**Achievability**

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Shopping parade. Most of the shops are now vacant.

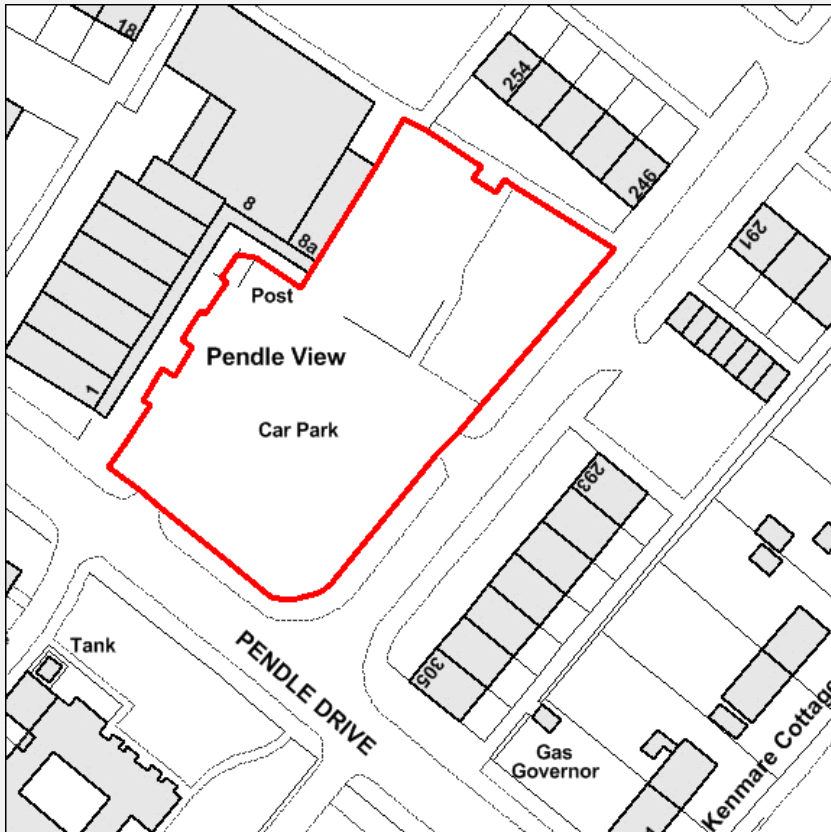
**Conclusion**

Small shopping parade owned by a local Housing Association. There is potential to reconfigure the parade to accommodate partial housing development. Within the Housing Association's medium term development programme, and placed in the 6-10 year supply.

**Site ref 6055**

Address 1 Land adjacent to Pendle View Shopping  
 Address 2 Bowland Drive  
 Address 3  
 Settlement Netherton

Source Call for Sites 2007  
 Site type Brownfield  
 Site area (ha) 0.2173  
 Net area (ha) 0.2173



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<b>Total Yield</b>	<b>7</b>
2015 - 2020	7
2020 - 2025	
2025 - 2030	
Assumed Density (dwellings per ha)	30

**Accessibility**

Primary School (800 m)	N
Local Centre (800 m)	N
Health (800 m)	N
Railway station (800m)	N
Bus Stop (400)	Y

**Suitability**

In a 'Primarily Residential Area'. Housing development acceptable in principle.

**Availability**

Known owner interest in developing the site.

**Achievability**

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Cleared site comprising of a car park and former hall. Adjacent to a shopping parade.

**Conclusion**

Submitted to the Call for Sites in 2007. Previously subject to a withdrawn planning application for 7 houses (ref S/2012/0250). The former hall was recently demolished and a new application is expected shortly. Placed in the 0 - 5 year supply.

**Site ref** 9653

**Address 1** Land at St Bernard's Drive

**Address 2**

**Address 3**

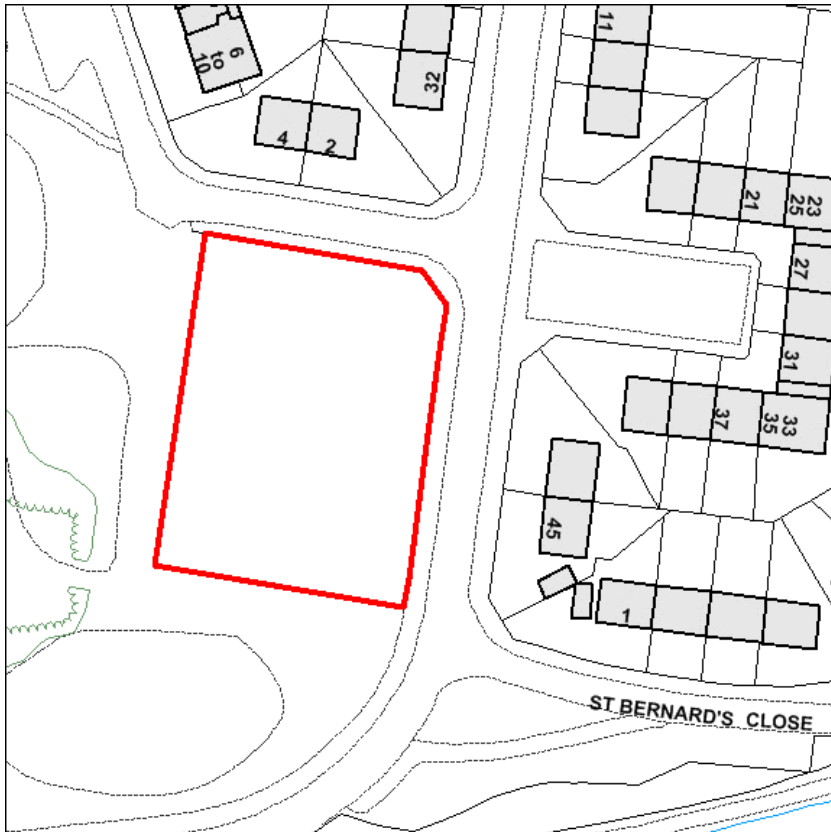
**Settlement** Netherton

**Source** OneVision site

**Site type** Brownfield

**Site area (ha)** 0.157

**Net area (ha)** 0.157



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**Total Yield** 6

2015 - 2020

2020 - 2025

6

2025 - 2030

**Assumed Density**  
(dwellings per ha)

40

**Accessibility**

Primary School (800 m) Y

Local Centre (800 m) Y

Health (800 m) Y

Railway station (800m) N

Bus Stop (400) Y

**Suitability**

In a 'Primarily Residential Area'. Housing development acceptable in principle.

**Availability**

Site owned by a Housing Association.

**Achievability**

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Cleared land in a predominantly residential area.

**Conclusion**

Recently cleared site owned by a local Housing Association, in a residential area. Not in the Housing Association's short term development programme, and most likely to come forward in the medium term. Placed in the 6-10 year supply.

**Site ref** 9562

**Address 1** Land at Albert Schweitzer Avenue

**Address 2**

**Address 3**

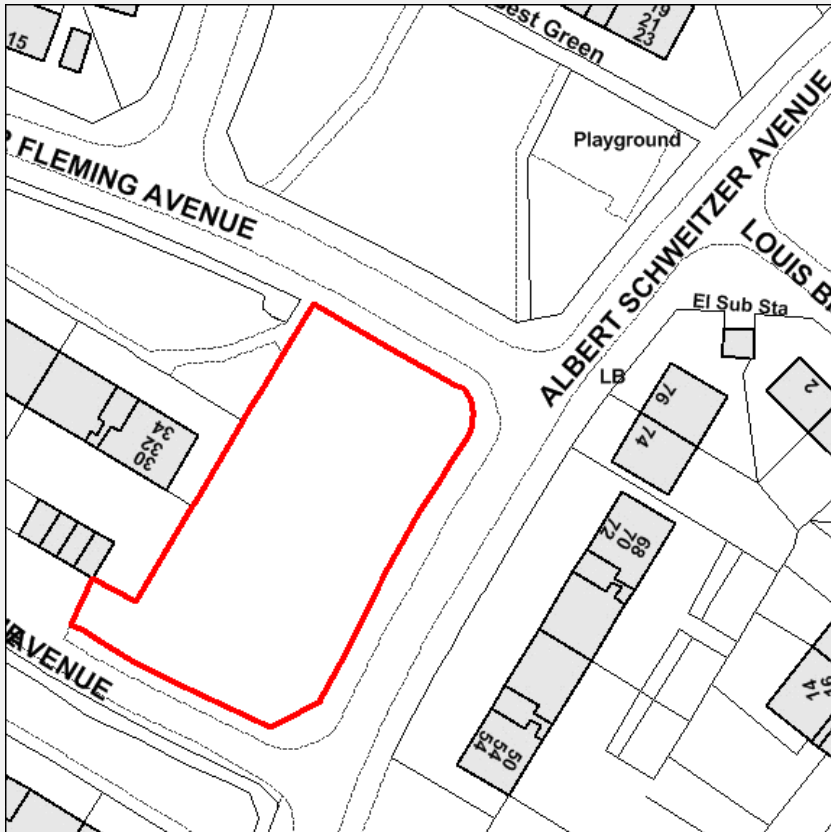
**Settlement** Netherton

**Source** OneVision site

**Site type** Brownfield

**Site area (ha)** 0.134

**Net area (ha)** 0.134



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<b>Total Yield</b>	<b>6</b>
2015 - 2020	6
2020 - 2025	
2025 - 2030	
<b>Assumed Density (dwellings per ha)</b>	<b>40</b>

**Accessibility**

Primary School (800 m)	Y
Local Centre (800 m)	Y
Health (800 m)	Y
Railway station (800m)	N
Bus Stop (400)	Y

**Suitability**

In a 'Primarily Residential Area'. Housing development acceptable in principle.

**Availability**

Site owned by a Housing Association.

**Achievability**

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Cleared site

**Conclusion**

Cleared site in a local Housing Association's short term development programme. Placed in the 0-5 year housing supply.

**Site ref** 6216

**Address 1** Land opposite Maghull Railway Station

**Address 2**

**Address 3**

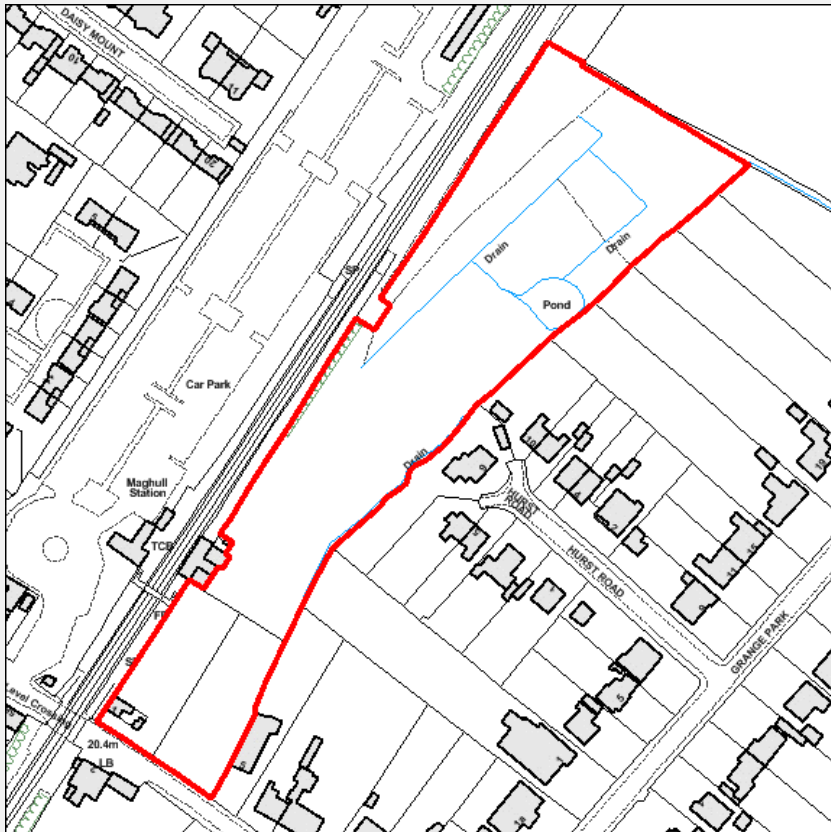
**Settlement** Maghull & Aintree

**Source** Call for Sites 2008

**Site type** Greenfield

**Site area (ha)** 1.2375

**Net area (ha)** 0.4431



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<b>Total Yield</b>	<b>14</b>
2015 - 2020	14
2020 - 2025	
2025 - 2030	
<b>Assumed Density (dwellings per ha)</b>	<b>30</b>

**Accessibility**

Primary School (800 m)	Y
Local Centre (800 m)	N
Health (800 m)	N
Railway station (800m)	Y
Bus Stop (400)	Y

**Suitability**

Site is designated 'Urban Greenspace' and contains a number of protected trees. The majority of the site is in Flood Zones 2 and 3.

**Availability**

Currently subject to a pending planning application (ref DC/2014/00148) for 14 dwellings.

**Achievability**

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Wooded land adjacent to Maghull Station

**Conclusion**

Call for sites submission in 2008. Currently subject to pending planning application DC/2014/00148 for 14 dwellings. Planning Committee resolved to approve the current planning application on 07/01/2015 subject to the signing of a s106 agreement. Placed in the 0-5 year housing supply.



**Site ref 9641**

Address 1 Aintree Library

Address 2 Altway

Address 3

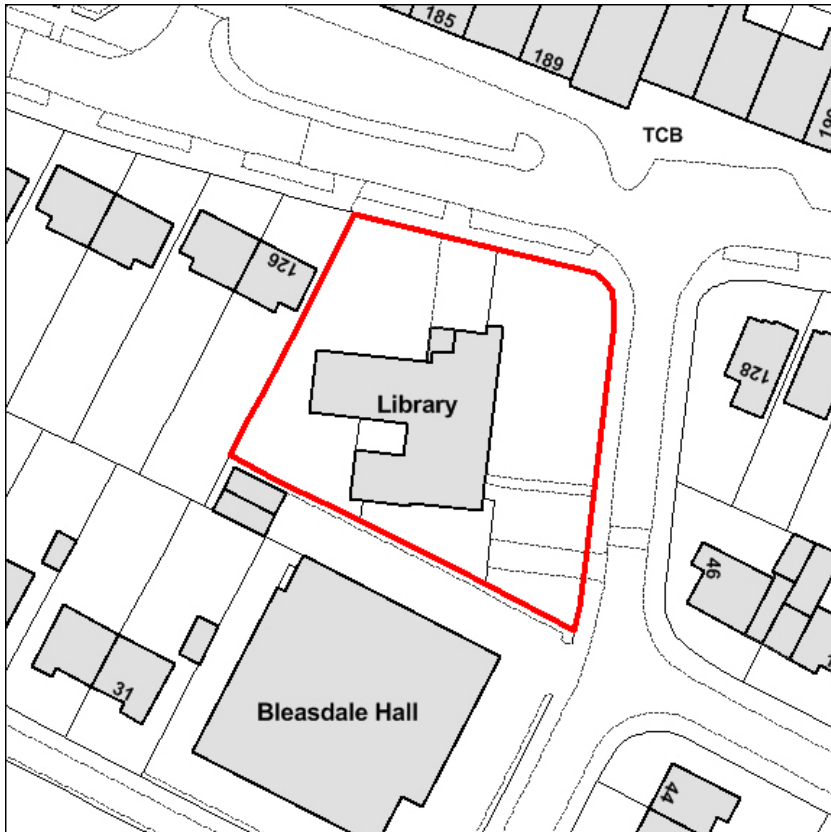
Settlement Maghull & Aintree

Source Council owned site

Site type Brownfield

Site area (ha) 0.1878

Net area (ha) 0.1878



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<b>Total Yield</b>	<b>13</b>
2015 - 2020	13
2020 - 2025	
2025 - 2030	
Assumed Density (dwellings per ha)	40

**Accessibility**

Primary School (800 m)	Y
Local Centre (800 m)	N
Health (800 m)	N
Railway station (800m)	N
Bus Stop (400)	Y

**Suitability**

In a 'Primarily Residential Area'. Housing development acceptable in principle.

**Availability**

Surplus Council owned site, currently being disposed of for housing.

**Achievability**

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Former Aintree Library.

**Conclusion**

Former library build that is currently disused and vacant. In the process of being disposed to a housing association based on an indicative scheme for 13 dwellings. Placed in the 0-5 year supply.

**Site ref** 2235

**Address 1** Land to rear of Spencers Lane

**Address 2**

**Address 3**

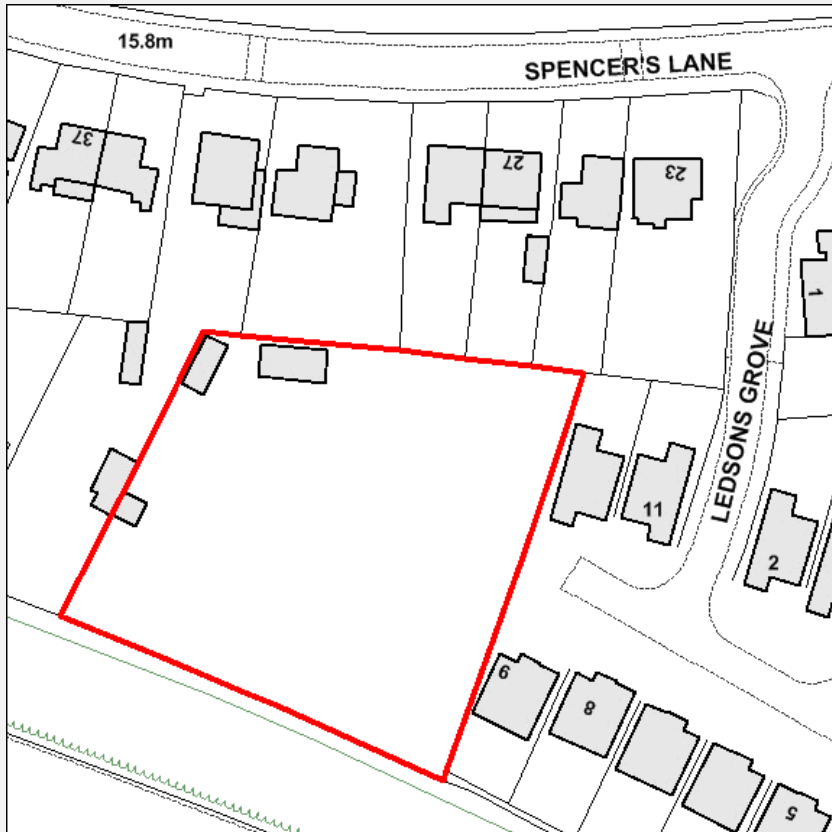
**Settlement** Maghull & Aintree

**Source** 2008 SHLAA

**Site type** Greenfield

**Site area (ha)** 0.2756

**Net area (ha)** 0.2756



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<b>Total Yield</b>	<b>9</b>
2015 - 2020	9
2020 - 2025	
2025 - 2030	
Assumed Density (dwellings per ha)	35

**Accessibility**

Primary School (800 m)	N
Local Centre (800 m)	N
Health (800 m)	Y
Railway station (800m)	N
Bus Stop (400)	Y

**Suitability**

In a 'Primarily Residential Area'. Housing development acceptable in principle.

**Availability**

Currently subject to pending planning application (ref. DC/2015/00420) for 10 dwellings.

**Achievability**

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Open land to the rear of 31 Spencer's Lane. Adjacent to the M57 Motorway.

**Conclusion**

Suitable site currently subject to a pending outline planning application for 10 dwellings (and 1 demolition). Access is proposed to be secured by demolishing no. 31 Spencers Lane, which is in the same ownership. Placed in the 0-5 year housing supply.

**Site ref** 9569

Address 1 17 Spencers Lane

Address 2

Address 3

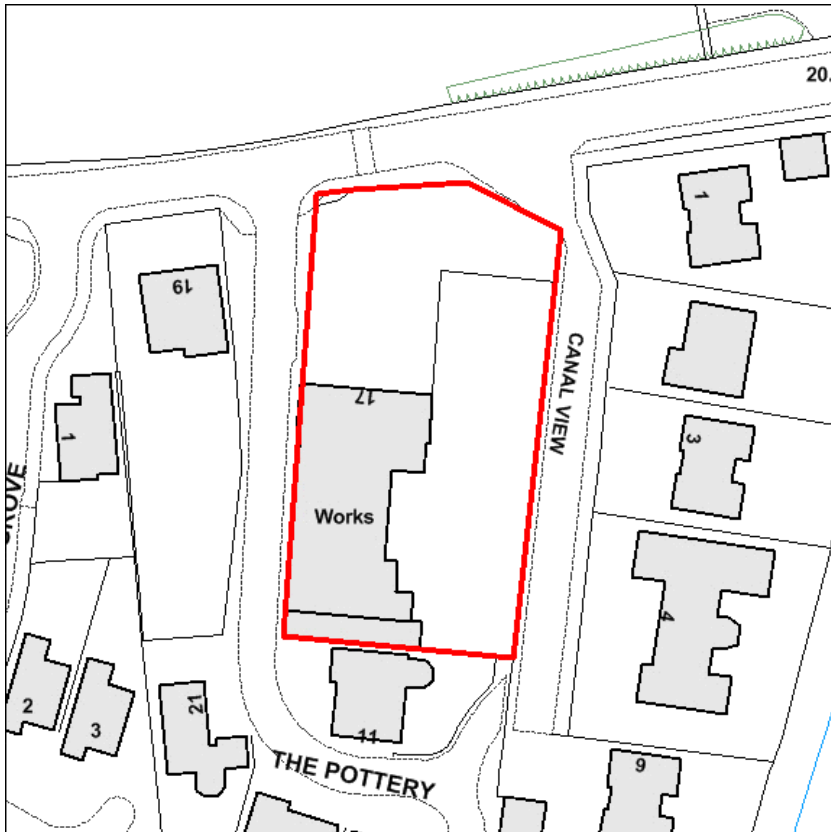
Settlement Maghull & Aintree

Source Expired planning permission

Site type Brownfield

Site area (ha) 0.2039

Net area (ha) 0.2039



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**Total Yield** 6

2015 - 2020

2020 - 2025 6

2025 - 2030

Assumed Density (dwellings per ha) 30

**Accessibility**

Primary School (800 m) N

Local Centre (800 m) N

Health (800 m) Y

Railway station (800m) N

Bus Stop (400) Y

**Suitability**

In a 'Primarily Residential Area'. Housing development acceptable in principle.

**Availability**

Previously subject to outline planning permission for housing (ref S/2003/0096 - now expired). The owner has recently confirmed their intention to pursue residential development.

**Achievability**

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Small site currently in use for commercial purposes.

**Conclusion**

Already partially developed for housing although there is scope for additional housing on the undeveloped areas of the site. Relatively low density reflects this. Site has previously secured outline planning permission for housing (ref S/2003/0096), which has now expired. Owner has recently confirmed their continuing interest in bringing this site forward for development. Placed in the 6 - 10 year supply.

**Site ref** 9526

**Address 1** Car Park at Horse & Jockey PH

**Address 2** Waddicar Lane

**Address 3**

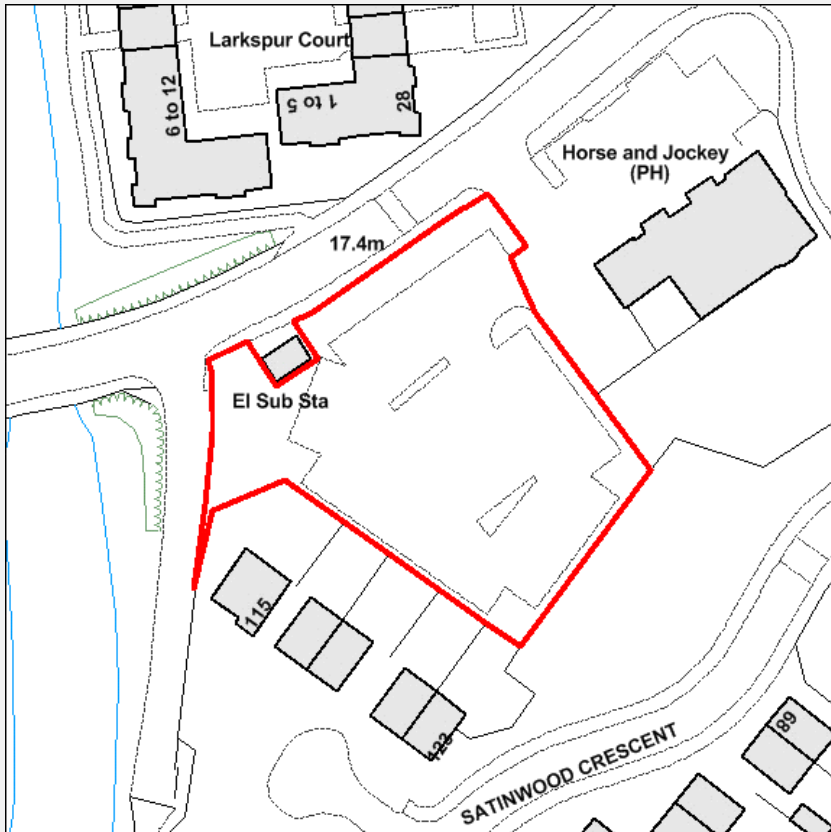
**Settlement** Maghull & Aintree

**Source** Call for Sites 2007

**Site type** Brownfield

**Site area (ha)** 0.1978

**Net area (ha)** 0.1978



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<b>Total Yield</b>	<b>6</b>
2015 - 2020	
2020 - 2025	6
2025 - 2030	
Assumed Density (dwellings per ha)	30

**Accessibility**

Primary School (800 m)	Y
Local Centre (800 m)	N
Health (800 m)	Y
Railway station (800m)	N
Bus Stop (400)	Y

**Suitability**

In a 'Primarily Residential Area'. Housing development acceptable in principle.

**Availability**

Known owner interest in developing the site.

**Achievability**

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Pub car park in use

**Conclusion**

Pub car park with potential for residential development. Call for sites submission in 2007, and the owner has subsequently confirmed their continuing interest in pursuing development at this site. Placed in the 6 - 10 year housing supply.

**Site ref** 9518

**Address 1** Land to rear of 30 Boyer Avenue

**Address 2**

**Address 3**

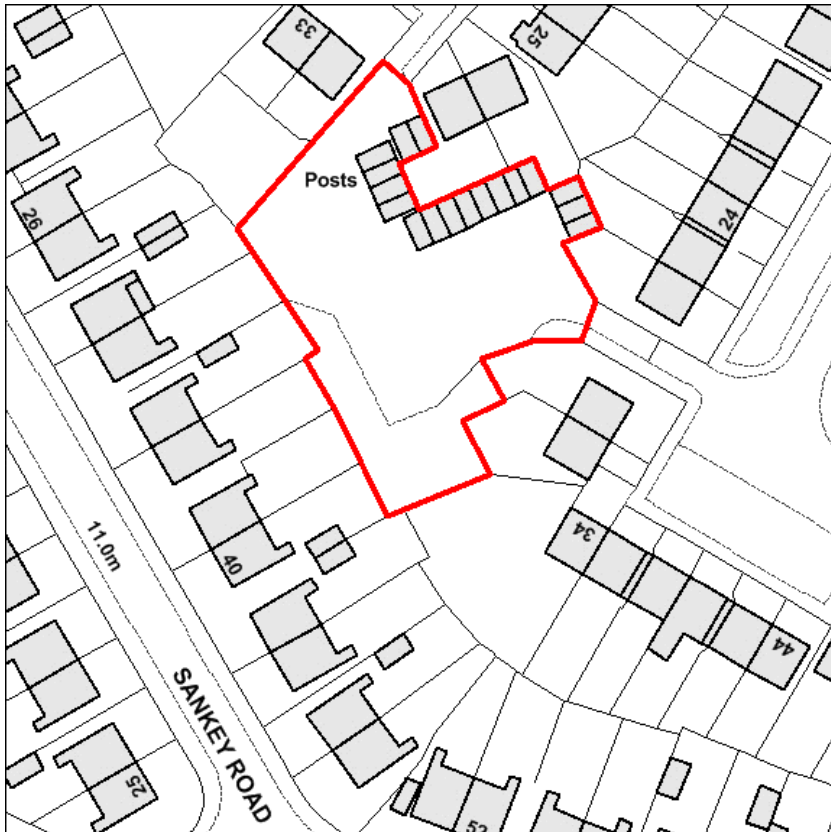
**Settlement** Maghull & Aintree

**Source** Council owned site

**Site type** Brownfield

**Site area (ha)** 0.1554

**Net area (ha)** 0.1554



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**Total Yield** 5

2015 - 2020

2020 - 2025 5

2025 - 2030

**Assumed Density**  
(dwellings per ha) 30

**Accessibility**

Primary School (800 m) Y

Local Centre (800 m) N

Health (800 m) N

Railway station (800m) Y

Bus Stop (400) Y

**Suitability**

In a 'Primarily Residential Area'. Housing development acceptable in principle.

**Availability**

Council-owned site. Subject to a Cabinet resolution that the site is a suitable location for housing and will be disposed of for housing when circumstances allow.

**Achievability**

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Garage court area

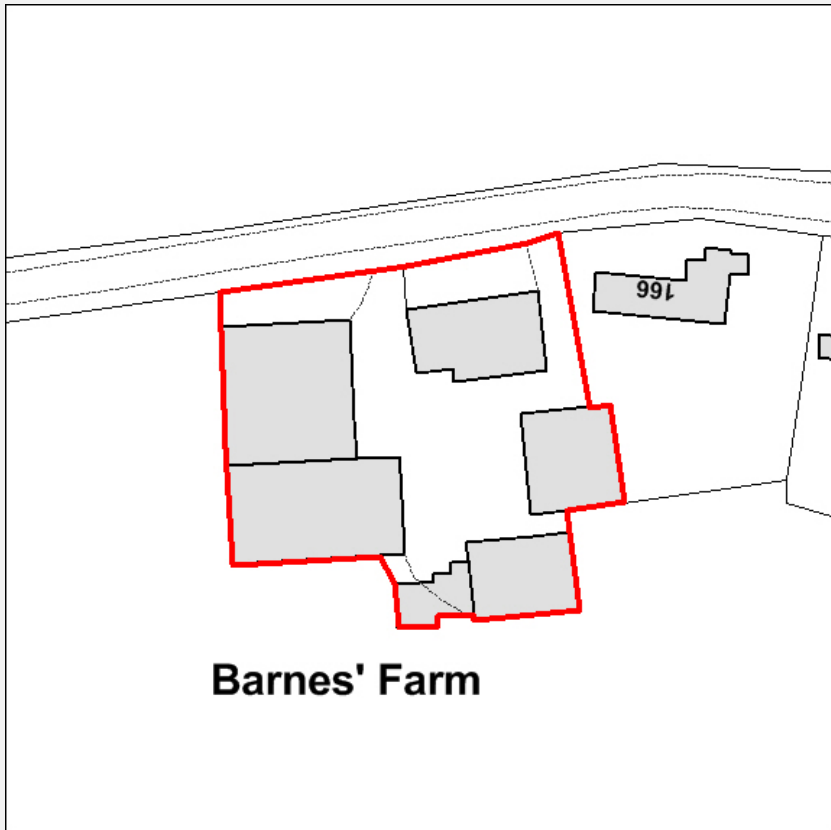
**Conclusion**

Council owned site that was subject to a Cabinet resolution in February 2013 to dispose for housing development. Part of the site still subject to short-term leases, therefore placed in the 6 - 10 year housing supply.

Site ref **9649**

Address 1 Barnes Farm  
 Address 2 Tithebarn Lane  
 Address 3 Melling  
 Settlement Maghull & Aintree

Source Withdrawn planning application  
 Site type Brownfield  
 Site area (ha) 0.2211  
 Net area (ha) 0.2211



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<b>Total Yield</b>	<b>5</b>
2015 - 2020	5
2020 - 2025	
2025 - 2030	
Assumed Density (dwellings per ha)	25

**Accessibility**

Primary School (800 m)	N
Local Centre (800 m)	N
Health (800 m)	N
Railway station (800m)	N
Bus Stop (400)	Y

**Suitability**

Land in the Green Belt and adjacent to a listed building. Conversion of the existing building, and sensitive redevelopment of the outbuildings likely to be acceptable.

**Availability**

Currently subject to a pending planning application for 6 dwellings (ref DC/2015/00513)

**Achievability**

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Commercial premises in Green Belt

**Conclusion**

Site subject to a pending application for 6 dwellings. Whilst located in the Green Belt, partial development is likely to be acceptable under NPPF para 89 (bullet 6). Heritage considerations associated with the adjacent listed building may reduce the number of dwellings to 5. Placed in the 0-5 year supply.

Site ref 5572

Address 1 Land at Musker Street

Address 2

Address 3

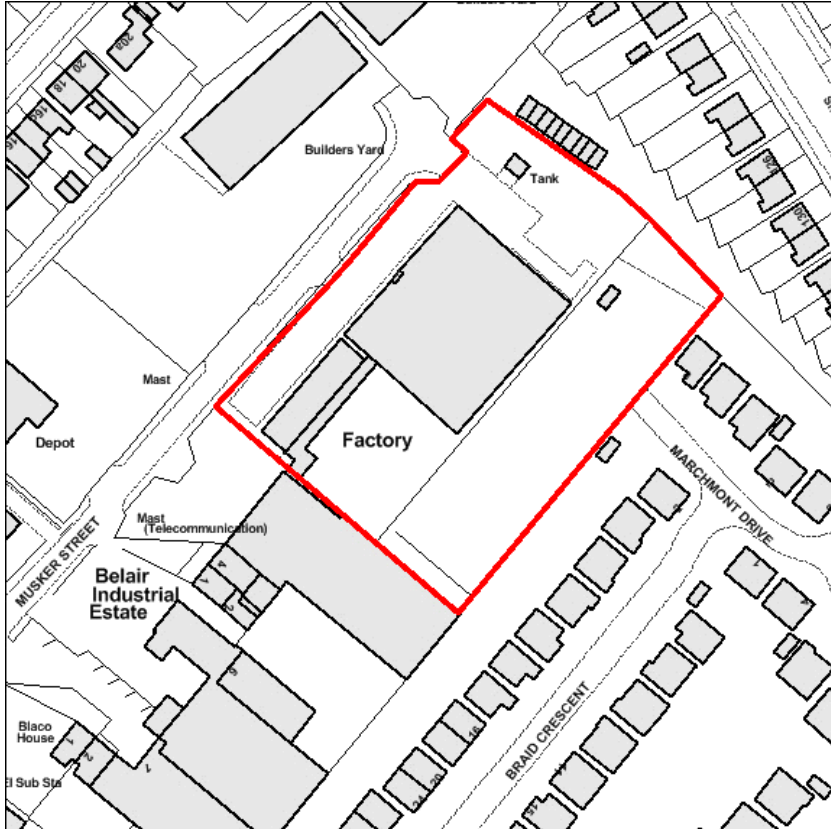
Settlement Crosby & Hightown

Source SMBC identified

Site type Brownfield

Site area (ha) 0.6724

Net area (ha) 0.6082



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<b>Total Yield</b>	<b>29</b>
2015 - 2020	
2020 - 2025	29
2025 - 2030	
Assumed Density (dwellings per ha)	30

**Accessibility**

Primary School (800 m)	Y
Local Centre (800 m)	Y
Health (800 m)	Y
Railway station (800m)	N
Bus Stop (400)	Y

**Suitability**

In a 'Primarily Residential Area'. Housing development acceptable in principle.

**Availability**

Currently subject to a planning application (ref DC/2014/01124) for 29 dwellings.

**Achievability**

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Cleared site adjacent to a small industrial estate.

**Conclusion**

Cleared site that has been vacant for some time. Currently subject to a planning application (ref DC/2014/01124) for 29 dwellings. However, this is likely to be refused due to the failure to provide a sufficient affordable housing contribution. Placed in the 6 - 10 year supply to allow for this issue to be resolved.

**Site ref** 4037

**Address 1** 16 Crosby Road North

**Address 2** Waterloo

**Address 3**

**Settlement** Crosby & Hightown

**Source** SMBC identified

**Site type** Brownfield

**Site area (ha)** 0.6006

**Net area (ha)** 0.5405



**Total Yield** **28**

2015 - 2020 28

2020 - 2025

2025 - 2030

**Assumed Density (dwellings per ha)** 55

**Accessibility**

Primary School (800 m) Y

Local Centre (800 m) Y

Health (800 m) Y

Railway station (800m) Y

Bus Stop (400) Y

**Suitability**

In a 'Primarily Residential Area'. Housing development acceptable in principle.

**Availability**

Currently subject to a pending planning application for 28 dwellings (ref DC/2014/00959).

**Achievability**

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Post-war office block and associated car parking area

**Conclusion**

Currently subject to a pending planning application for 28 dwellings (ref DC/2014/00959). Placed in the 0-5 year housing supply.



**Site ref 9561**

Address 1 Land at Sandy Road

Address 2 Seaforth

Address 3

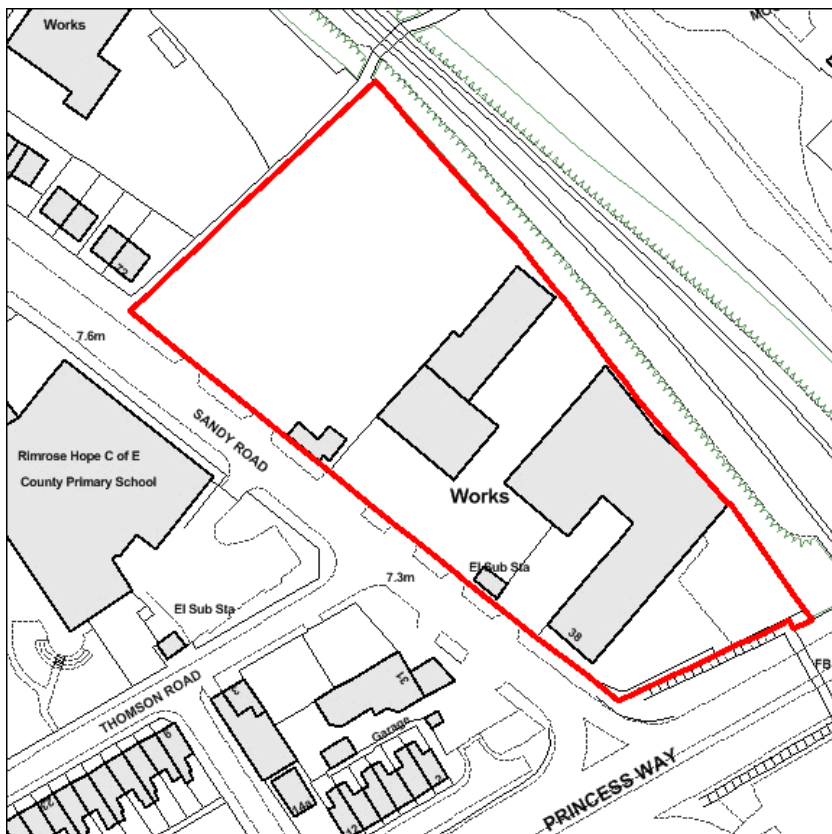
Settlement Crosby & Hightown

Source Call for Sites 2010

Site type Brownfield

Site area (ha) 0.925

Net area (ha) 0.464



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**Total Yield** 19

2015 - 2020 19

2020 - 2025

2025 - 2030

Assumed Density (dwellings per ha) 40

**Accessibility**

Primary School (800 m) Y

Local Centre (800 m) N

Health (800 m) Y

Railway station (800m) Y

Bus Stop (400) Y

**Suitability**

In a 'Primarily Residential Area'. Part of the site known to be at high risk of surface water flooding.

**Availability**

Known owner interest in developing the site. A planning application is expected shortly.

**Achievability**

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Large site with a number of industrial / commercial uses.

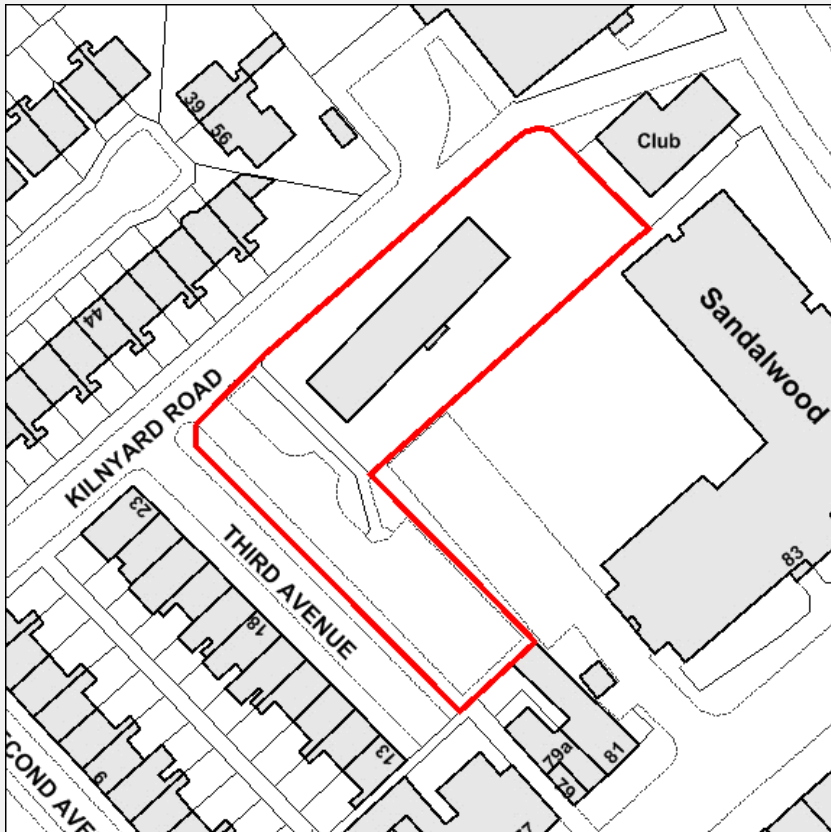
**Conclusion**

Call for sites submission. Large site that is currently in business use, however a planning application for residential development is expected imminently. Placed in the 0-5 year housing supply. Net developable area reflects the flood risk constraints.

**Site ref 5063**

Address 1 Former Sefton Resource Centre  
 Address 2 Kilnyard Road  
 Address 3  
 Settlement Crosby & Hightown

Source OneVision Site  
 Site type Brownfield  
 Site area (ha) 0.1849  
 Net area (ha) 0.1849



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<b>Total Yield</b>	<b>10</b>
2015 - 2020	10
2020 - 2025	
2025 - 2030	
Assumed Density (dwellings per ha)	55

**Accessibility**

Primary School (800 m)	Y
Local Centre (800 m)	Y
Health (800 m)	Y
Railway station (800m)	N
Bus Stop (400)	Y

**Suitability**

In a 'Primarily Residential Area'. Housing development acceptable in principle.

**Availability**

Suplus former Council-owned site. Recently sold to a Housing Association.

**Achievability**

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Vacant land and buildings

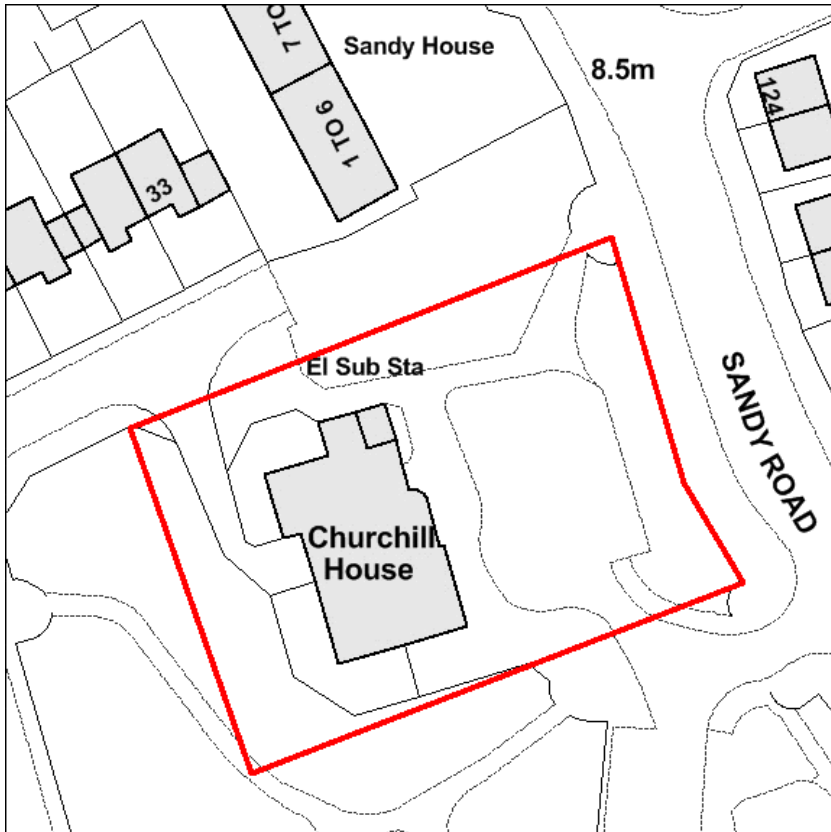
**Conclusion**

Former Council owned site that was recently disposed to a Housing Association. A planning application is expected imminently. Placed in the 0 - 5 year housing supply.

**Site ref 9645**

Address 1 Churchill House  
 Address 2 Kings Park  
 Address 3 Seaforth  
 Settlement Crosby & Hightown

Source OneVision site  
 Site type Brownfield  
 Site area (ha) 0.227  
 Net area (ha) 0.227



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<b>Total Yield</b>	<b>10</b>
2015 - 2020	10
2020 - 2025	
2025 - 2030	
Assumed Density (dwellings per ha)	45

**Accessibility**

Primary School (800 m)	Y
Local Centre (800 m)	Y
Health (800 m)	Y
Railway station (800m)	Y
Bus Stop (400)	Y

**Suitability**

In a 'Primarily Residential Area'. Housing development acceptable in principle.

**Availability**

Site owned by a Housing Association.

**Achievability**

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Land occupied by a tower block

**Conclusion**

Vacant tower block earmarked for demolition in the short term. Suitable site in a local Housing Association's development programme. Placed in the 0-5 year supply.

**Site ref** 9646

**Address 1** Montgomery House

**Address 2** Kings Park

**Address 3** Seaforth

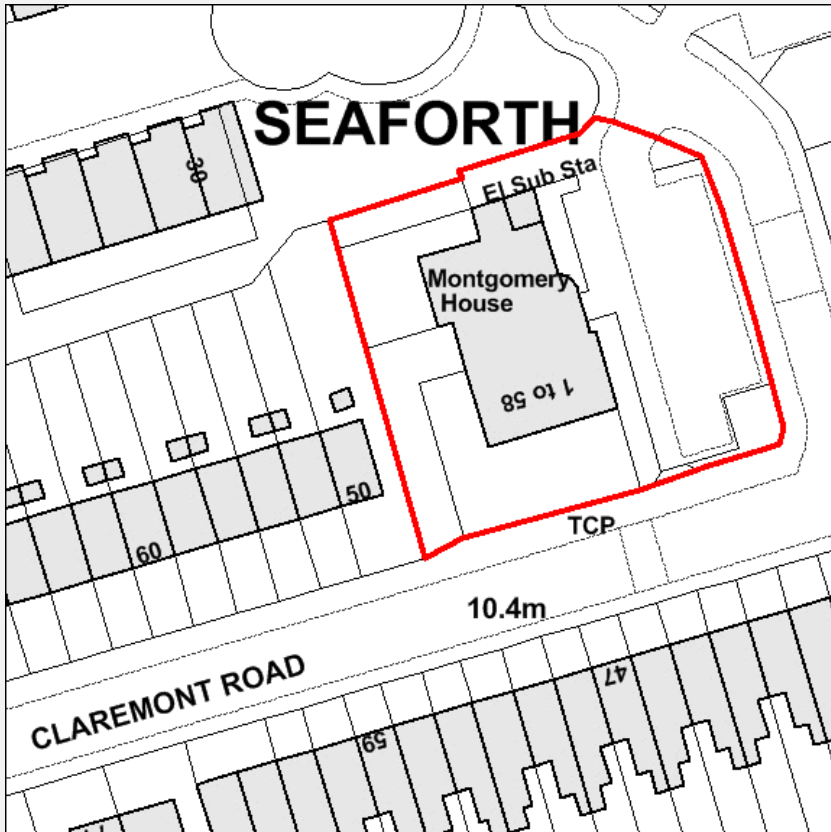
**Settlement** Crosby & Hightown

**Source** OneVision site

**Site type** Brownfield

**Site area (ha)** 0.1585

**Net area (ha)** 0.1585



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<b>Total Yield</b>	<b>8</b>
2015 - 2020	8
2020 - 2025	
2025 - 2030	
<b>Assumed Density (dwellings per ha)</b>	<b>50</b>

**Accessibility**

Primary School (800 m)	Y
Local Centre (800 m)	Y
Health (800 m)	Y
Railway station (800m)	Y
Bus Stop (400)	Y

**Suitability**

In a 'Primarily Residential Area'. Housing development acceptable in principle.

**Availability**

Site owned by a Housing Association.

**Achievability**

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Land occupied by a tower block

**Conclusion**

Tower block earmarked for demolition in the short term. Suitable site in a local Housing Association's development programme. Placed in the 0-5 year supply.

**Site ref** 4065

Address 1 28 Gordon Road

Address 2 Seaforth

Address 3

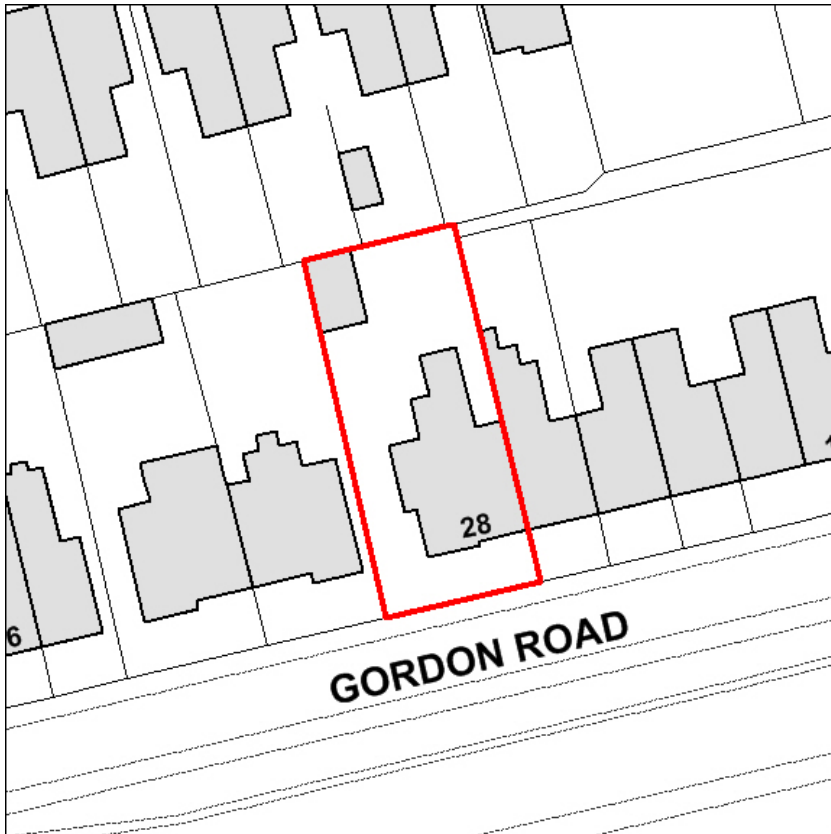
Settlement Crosby & Hightown

Source Refused planning application

Site type Brownfield

Site area (ha) 0.0483

Net area (ha) 0.0483



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<b>Total Yield</b>	<b>7</b>
2015 - 2020	7
2020 - 2025	
2025 - 2030	
Assumed Density (dwellings per ha)	150

**Accessibility**

Primary School (800 m)	Y
Local Centre (800 m)	Y
Health (800 m)	Y
Railway station (800m)	Y
Bus Stop (400)	Y

**Suitability**

In a 'Primarily Residential Area'. Housing development acceptable in principle.

**Availability**

Known owner interest in developing the site

**Achievability**

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

A large three storey end of row terraced property

**Conclusion**

The site has previously been subject to 2 refused planning applications for 10 and 12 units (refs DC/2014/01494 and DC/2014/00495). The grounds for refusal can be overcome by a reduced number of units. A revised application is expected shortly. Placed in the 0-5 year housing supply.

**Site ref** 9633

Address 1 Land at Chestnut Avenue

Address 2

Address 3

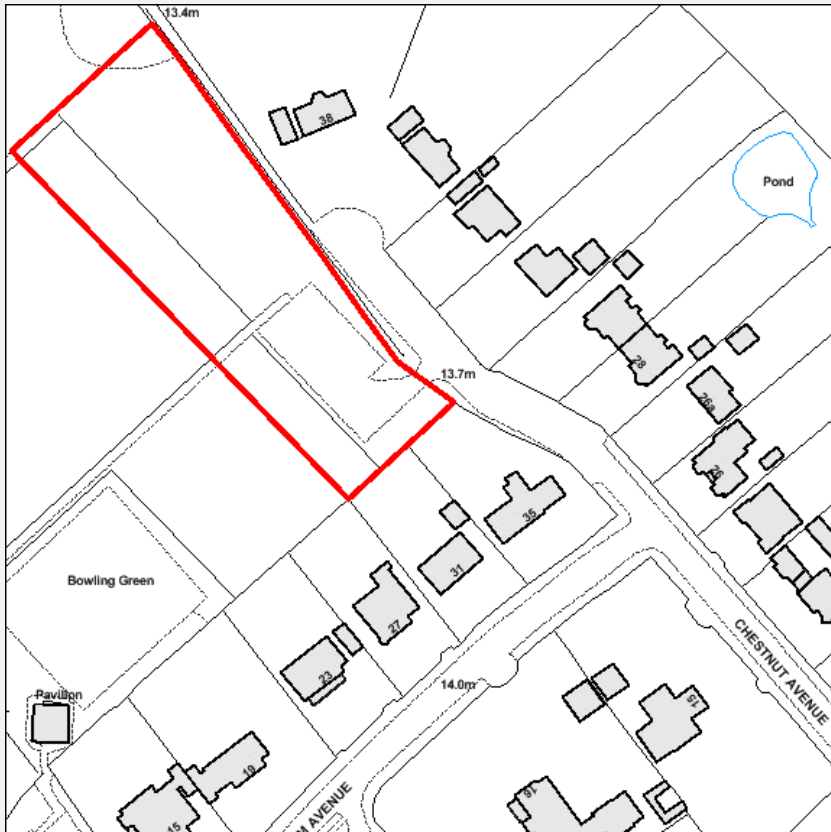
Settlement Crosby & Hightown

Source Call for Sites 2015

Site type Brownfield

Site area (ha) 0.3958

Net area (ha) 0.3958



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<b>Total Yield</b>	<b>6</b>
2015 - 2020	6
2020 - 2025	
2025 - 2030	
Assumed Density (dwellings per ha)	15

**Accessibility**

Primary School (800 m)	N
Local Centre (800 m)	Y
Health (800 m)	N
Railway station (800m)	N
Bus Stop (400)	Y

**Suitability**

Designated 'Urban Greenspace' in the 2006 UDP. However, the site is currently used as a car park and residential development would be acceptable in principle.

**Availability**

Submitted to the 2015 Call for Sites. A planning application is expected shortly.

**Achievability**

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Car park for the adjacent cricket club.

**Conclusion**

Small area of car parking owned by the Cricket Club. Deliverable site that is placed in the 0-5 year housing supply.

Site ref 6201

Address 1 Land and Premises at Carnegie Avenue

Address 2

Address 3

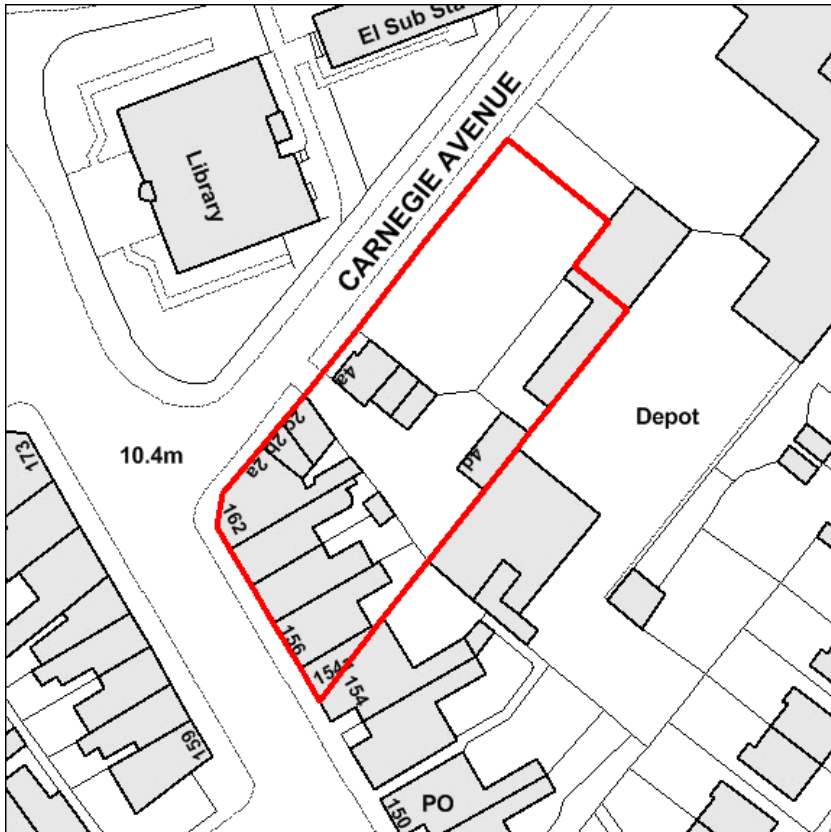
Settlement Crosby & Hightown

Source Call for Sites 2008

Site type Brownfield

Site area (ha) 0.1627

Net area (ha) 0.1627



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Total Yield **6**

2015 - 2020

2020 - 2025 6

2025 - 2030

Assumed Density (dwellings per ha) 30

Accessibility

Primary School (800 m) N

Local Centre (800 m) Y

Health (800 m) Y

Railway station (800m) Y

Bus Stop (400) Y

Suitability

In a 'Primarily Residential Area'. Housing development acceptable in principle.

Availability

Known owner interest in developing the site.

Achievability

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

Site Description

Shopping parade, with likely multiple leases

Conclusion

Call for Sites submission in 2008, and the owner has subsequently confirmed their ongoing interest in pursuing a mixed use development incorporating residential units. The site's shape and location mean that it is most likely to be best suited to apartments and / or a mixed use scheme. Placed in 6-10 year supply to allow for existing tenancies to expire.

**Site ref** 9587

**Address 1** 501 - 509 Hawthorne Road

**Address 2**

**Address 3**

**Settlement** Bootle

**Source** Expired planning permission

**Site type** Brownfield

**Site area (ha)** 3.0214

**Net area (ha)** 2.2736



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**Total Yield** 99

2015 - 2020

2020 - 2025 99

2025 - 2030

**Assumed Density (dwellings per ha)** 45

**Accessibility**

Primary School (800 m) Y

Local Centre (800 m) Y

Health (800 m) Y

Railway station (800m) N

Bus Stop (400) Y

**Suitability**

Housing Allocation in the 2006 UDP. Residential development acceptable in principle. Part of the site known to be at risk of surface water flooding.

**Availability**

Currently subject to pending planning application DC/2014/01312 for 99 dwellings.

**Achievability**

In an area identified as having positive viability (for larger sites) in the 2014 Economic Viability Study (Keppie Massie). Potential for contamination given historic uses.

**Site Description**

Former industrial units in poor condition. Adjacent to the canal.

**Conclusion**

Allocated housing site located adjacent to the Leeds-Liverpool Canal. Likely to be contaminated given historic uses and known contamination on adjacent sites. Currently subject to a pending planning application for outline permission for 99 dwellings and a foodstore. Placed in the 6-10 year supply to allow for a detailed scheme to be worked up and to allow for contamination to be addressed.



**Site ref** 9644

**Address 1** Land at Capricorn Way

**Address 2**

**Address 3**

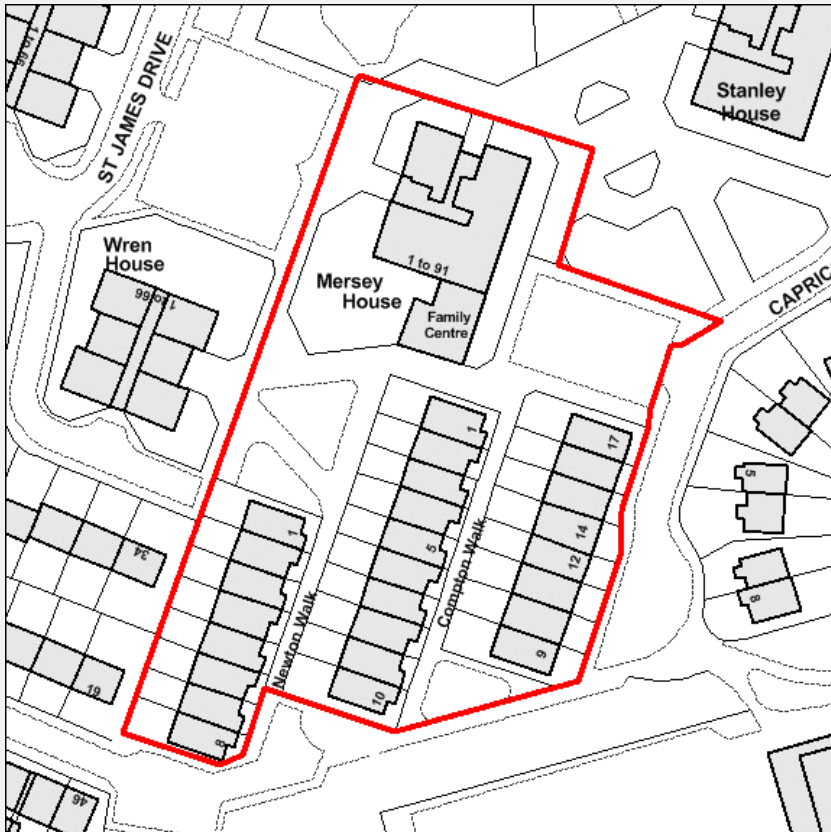
**Settlement** Bootle

**Source** OneVision site

**Site type** Brownfield

**Site area (ha)** 0.7686

**Net area (ha)** 0.6917



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<b>Total Yield</b>	<b>40</b>
2015 - 2020	40
2020 - 2025	
2025 - 2030	
<b>Assumed Density (dwellings per ha)</b>	<b>60</b>

**Accessibility**

Primary School (800 m)	Y
Local Centre (800 m)	Y
Health (800 m)	Y
Railway station (800m)	Y
Bus Stop (400)	Y

**Suitability**

In a 'Primarily Residential Area'. Housing development acceptable in principle.

**Availability**

Site owned by a Housing Association.

**Achievability**

In an area identified as having positive viability (for larger sites) in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Partially cleared site and tower block (Mersey House).

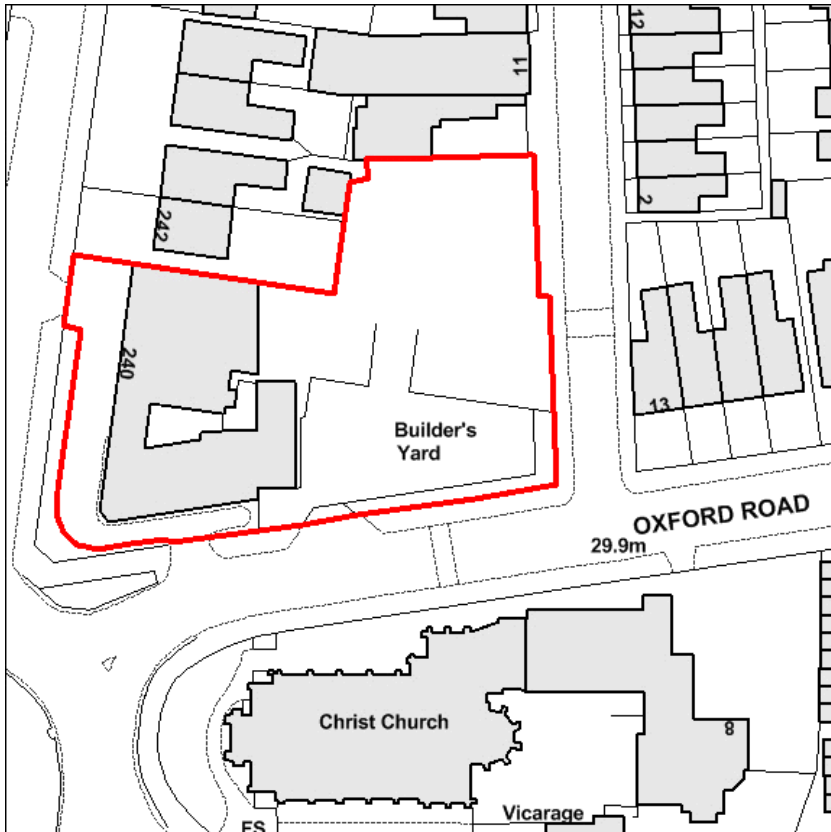
**Conclusion**

Partially cleared site and vacant tower block that is earmarked for demolition in the short term. Suitable site in a local Housing Association's development programme. Placed in the 0-5 year supply.

**Site ref 6005**

Address 1 Former Builders Yard  
 Address 2 Oxford Road  
 Address 3  
 Settlement Bootle

Source Call for Sites 2007  
 Site type Brownfield  
 Site area (ha) 0.2656  
 Net area (ha)



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<b>Total Yield</b>	<b>30</b>
2015 - 2020	30
2020 - 2025	
2025 - 2030	
Assumed Density (dwellings per ha)	

**Accessibility**

Primary School (800 m)	Y
Local Centre (800 m)	Y
Health (800 m)	Y
Railway station (800m)	N
Bus Stop (400)	Y

**Suitability**

In a 'Primarily Residential Area'. Housing development acceptable in principle.

**Availability**

Subject to a pending planning application for 41 units (ref DC/2015/00825).

**Achievability**

In an area identified as having positive viability (for larger sites) in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Vacant land and buildings

**Conclusion**

Subject to recent development interest and an application was submitted in May 2015 for 41 units (ref DC/2015/00825). Ongoing discussions are likely to lead to a revised scheme of around 30 dwellings. Placed in the 0-5 year supply.

**Site ref 6184**

Address 1 Former Beech Road Primary School  
 Address 2 Seaforth  
 Address 3  
 Settlement Bootle

Source Council owned site  
 Site type Brownfield  
 Site area (ha) 0.6075  
 Net area (ha) 0.54864



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<b>Total Yield</b>	<b>22</b>
2015 - 2020	22
2020 - 2025	
2025 - 2030	
Assumed Density (dwellings per ha)	40

**Accessibility**

Primary School (800 m)	Y
Local Centre (800 m)	N
Health (800 m)	Y
Railway station (800m)	Y
Bus Stop (400)	Y

**Suitability**

In a 'Primarily Residential Area'. Housing development acceptable in principle.

**Availability**

Cleared Council-owned site. Subject to a Cabinet resolution that the site is a suitable location for housing and will be disposed of for housing in 0-5 years.

**Achievability**

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Vacant former school buildings

**Conclusion**

Former school site that is owned by Sefton Council. Site is now vacant and has recently been cleared. Programmed for disposal in the next 12 months. Placed in the 0-5 year supply.

**Site ref** 9607

**Address 1** Former Thomas Gray School

**Address 2** Salisbury Road

**Address 3**

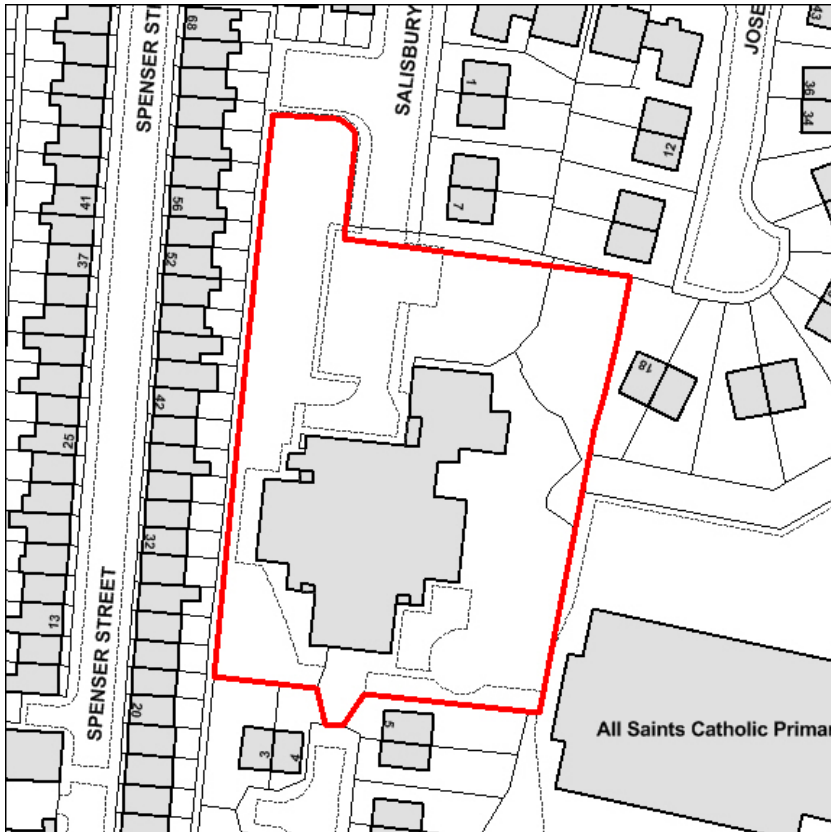
**Settlement** Bootle

**Source** Council owned site

**Site type** Brownfield

**Site area (ha)** 0.5576

**Net area (ha)** 0.5035



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**Total Yield** 20

2015 - 2020

2020 - 2025 20

2025 - 2030

**Assumed Density**  
(dwellings per ha) 40

**Accessibility**

Primary School (800 m) Y

Local Centre (800 m) Y

Health (800 m) Y

Railway station (800m) Y

Bus Stop (400) Y

**Suitability**

In a 'Primarily Residential Area'. Housing development acceptable in principle.

**Availability**

Council-owned site. Subject to a Cabinet resolution that the site is a suitable location for housing and will be disposed of for housing when circumstances allow.

**Achievability**

In an area identified as having weaker viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Council-owned former school building currently in temporary use for storage purposes.

**Conclusion**

Council-owned former school building that is temporarily being used for storage purposes. Located in a weaker market area. Not currently in the short term disposal programme. Placed in the 6 - 10 year housing supply.

**Site ref** 4224

Address 1 1 Well Lane

Address 2

Address 3

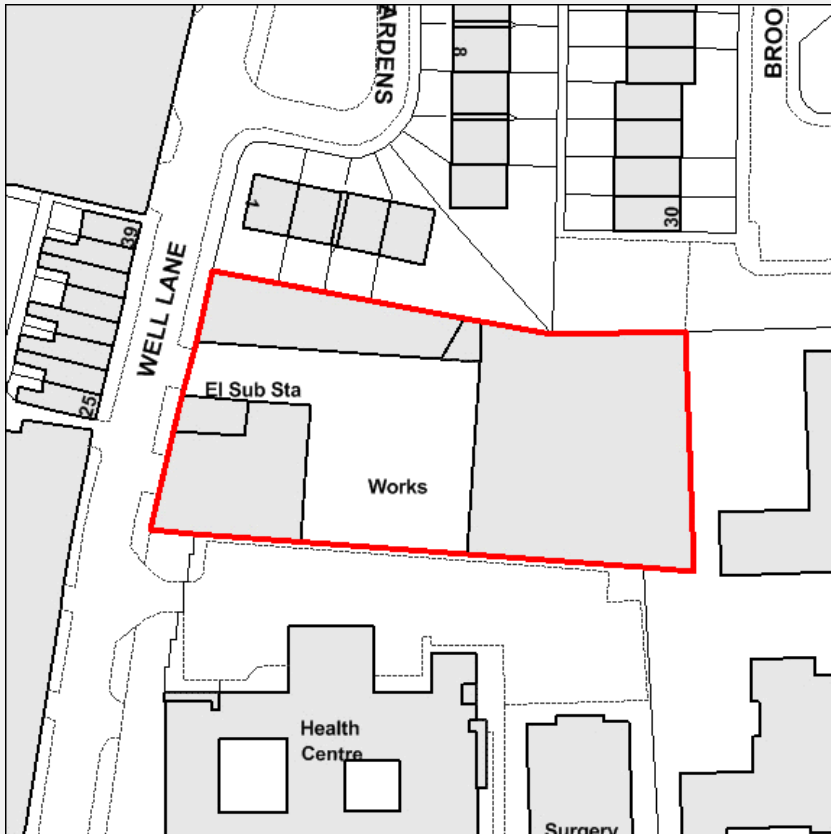
Settlement Bootle

Source Expired planning permission

Site type Brownfield

Site area (ha) 0.2312

Net area (ha)



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**Total Yield** 14

2015 - 2020

2020 - 2025 14

2025 - 2030

Assumed Density  
(dwellings per ha)

**Accessibility**

Primary School (800 m) Y

Local Centre (800 m) Y

Health (800 m) Y

Railway station (800m) Y

Bus Stop (400) Y

**Suitability**

In a 'Primarily Residential Area'. Housing development acceptable in principle.

**Availability**

Known owner interest in developing the site

**Achievability**

In an area identified as having weaker viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Former industrial premises in a predominantly residential area.

**Conclusion**

Site was previously subject to planning permission S/2011/0335 (now expired) for 14 dwellings. The owner has recently confirmed an ongoing interest in pursuing residential development of the site. Placed in the 6-10 year supply due to marginal viability in this area.

**Site ref 9636**

Address 1 St Matthews C Of E Church Hall  
 Address 2 Stanley Road  
 Address 3  
 Settlement Bootle

Source Expired planning permission  
 Site type Brownfield  
 Site area (ha) 0.0786  
 Net area (ha) 0.0786



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**Total Yield** 12

2015 - 2020

2020 - 2025 12

2025 - 2030

Assumed Density (dwellings per ha) 150

**Accessibility**

- Primary School (800 m) Y
- Local Centre (800 m) Y
- Health (800 m) Y
- Railway station (800m) Y
- Bus Stop (400) Y

**Suitability**

In a 'Primarily Residential Area'. Housing development acceptable in principle.

**Availability**

Previously subject to planning permission for conversion to 12 apartments (ref S/2007/1129 - now expired). A new planning application is expected shortly.

**Achievability**

In an area identified as having weaker viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Former church hall. Currently vacant.

**Conclusion**

Historic former church hall no longer in use. Previously subject to planning permission for conversion to 12 dwellings (now expired). The site has been subject to recent enquiries and a new planning application is expected shortly. Placed in the 6-10 year supply due to marginal viability in this area.

**Site ref** 6059

Address 1 Land at Stewart Avenue

Address 2

Address 3

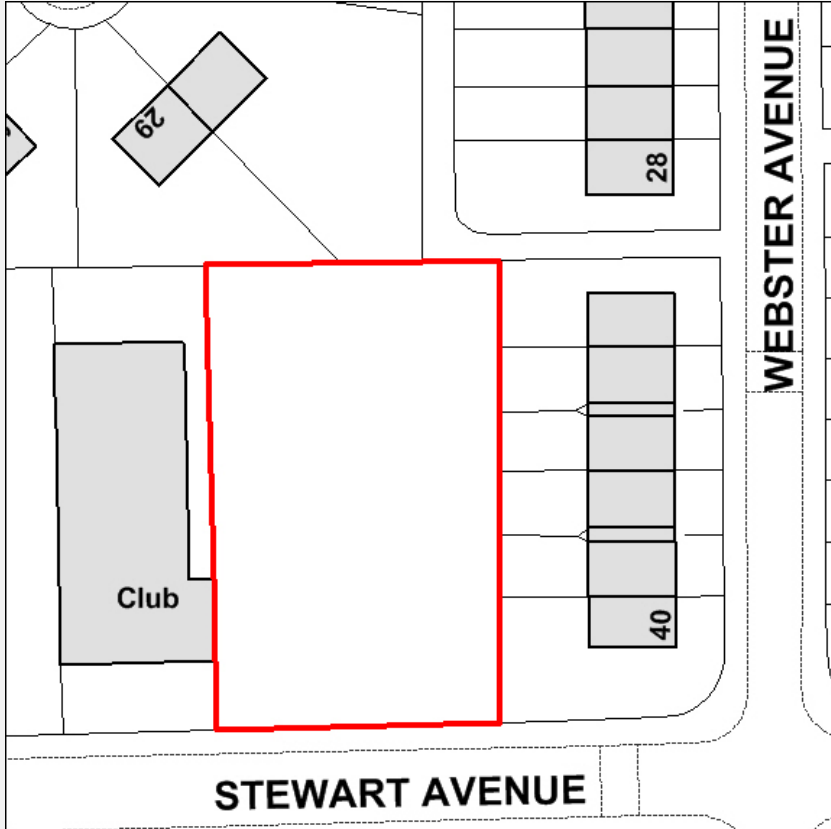
Settlement Bootle

Source Call for Sites 2007

Site type Brownfield

Site area (ha) 0.1115

Net area (ha) 0.1115



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<b>Total Yield</b>	<b>12</b>
2015 - 2020	12
2020 - 2025	
2025 - 2030	
Assumed Density (dwellings per ha)	30

**Accessibility**

Primary School (800 m)	Y
Local Centre (800 m)	Y
Health (800 m)	Y
Railway station (800m)	N
Bus Stop (400)	Y

**Suitability**

In a 'Primarily Residential Area'. Housing development acceptable in principle.

**Availability**

Currently subject to pending planning application DC/2014/01219 for 13 dwellings.

**Achievability**

In an area identified as having weaker viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Vacant land

**Conclusion**

A vacant site, previous subject to planning permission for 3 houses (ref S/2008/0356 - now expired). Currently subject to a pending planning application for 13 dwellings. However, it has been recommended that an amended scheme of 12 dwellings would be more likely to be acceptable. Placed in the 0 - 5 year supply for 12 dwellings.

**Site ref** 4214

Address 1 Car Park adj 46 Trinity Road

Address 2

Address 3

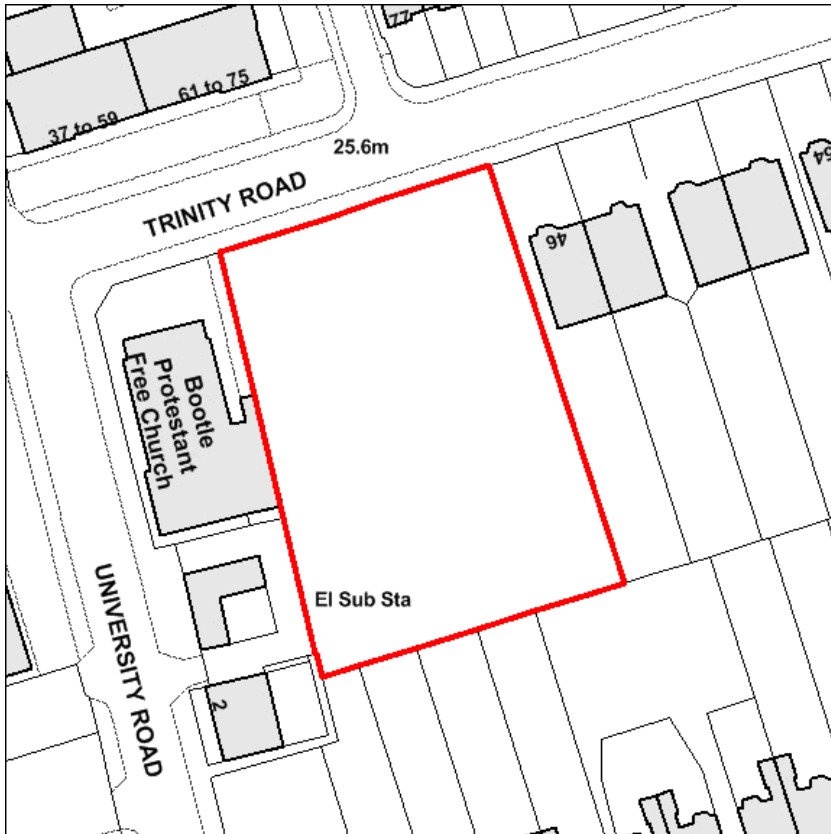
Settlement Bootle

Source Council owned site

Site type Brownfield

Site area (ha) 0.2461

Net area (ha) 0.2461



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**Total Yield** 12

2015 - 2020

2020 - 2025

2025 - 2030

Assumed Density  
(dwellings per ha)

12

50

**Accessibility**

Primary School (800 m) Y

Local Centre (800 m) Y

Health (800 m) Y

Railway station (800m) Y

Bus Stop (400) Y

**Suitability**

In a 'Primarily Residential Area'. Housing development acceptable in principle.

**Availability**

Council-owned site. Subject to a Cabinet resolution that the site is a suitable location for housing and will be disposed of for housing when circumstances allow.

**Achievability**

In an area identified as having weaker viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Car park in use.

**Conclusion**

Sefton Council owned site that is currently used for car parking. Within the Derby Park Conservation Area . Not currently in the short term disposal programme. Placed in the 6 - 10 year housing supply.



**Site ref** 6229

Address 1 Land off Chapel Terrace

Address 2

Address 3

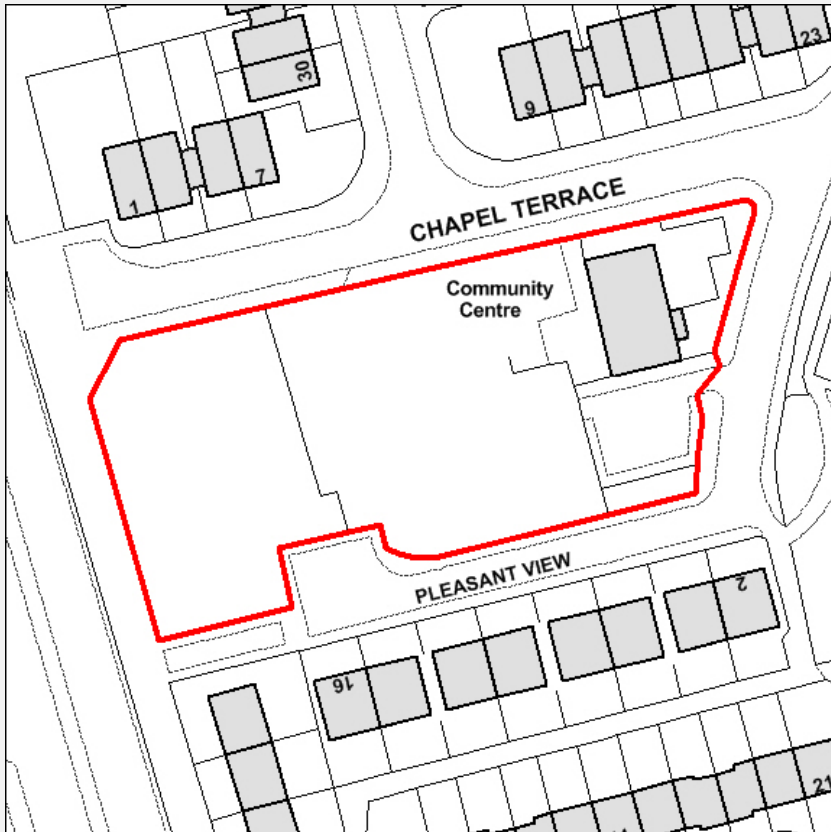
Settlement Bootle

Source OneVision site

Site type Brownfield

Site area (ha) 0.3196

Net area (ha) 0.3196



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**Total Yield** 10

2015 - 2020

2020 - 2025 10

2025 - 2030

Assumed Density (dwellings per ha) 40

**Accessibility**

Primary School (800 m) N

Local Centre (800 m) Y

Health (800 m) Y

Railway station (800m) Y

Bus Stop (400) Y

**Suitability**

In a 'Primarily Residential Area'. Housing development acceptable in principle.

**Availability**

Site owned by a Housing Association.

**Achievability**

In an area identified as having weaker viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Cleared site that is fenced off.

**Conclusion**

Call for Sites submission owned by a Local Housing Association. Understood to be in the Housing Association's medium term development programme, and placed in the 6-10 year supply.

**Site ref** 9622

**Address 1** The Mel Inn  
**Address 2** 513 Hawthorne Road  
**Address 3**  
**Settlement** Bootle

**Source** Council owned site  
**Site type** Brownfield  
**Site area (ha)** 0.1379  
**Net area (ha)** 0.1379



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<b>Total Yield</b>	<b>8</b>
2015 - 2020	
2020 - 2025	8
2025 - 2030	
Assumed Density (dwellings per ha)	60

**Accessibility**

Primary School (800 m)	Y
Local Centre (800 m)	N
Health (800 m)	Y
Railway station (800m)	N
Bus Stop (400)	Y

**Suitability**

In a 'Primarily Residential Area'. Housing development acceptable in principle.

**Availability**

Council-owned site currently occupied by the Mel Inn. Subject to a Cabinet resolution that the site is a suitable location for housing and will be disposed of for housing when circumstances allow.

**Achievability**

In an area identified as having weaker viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Public house in use.

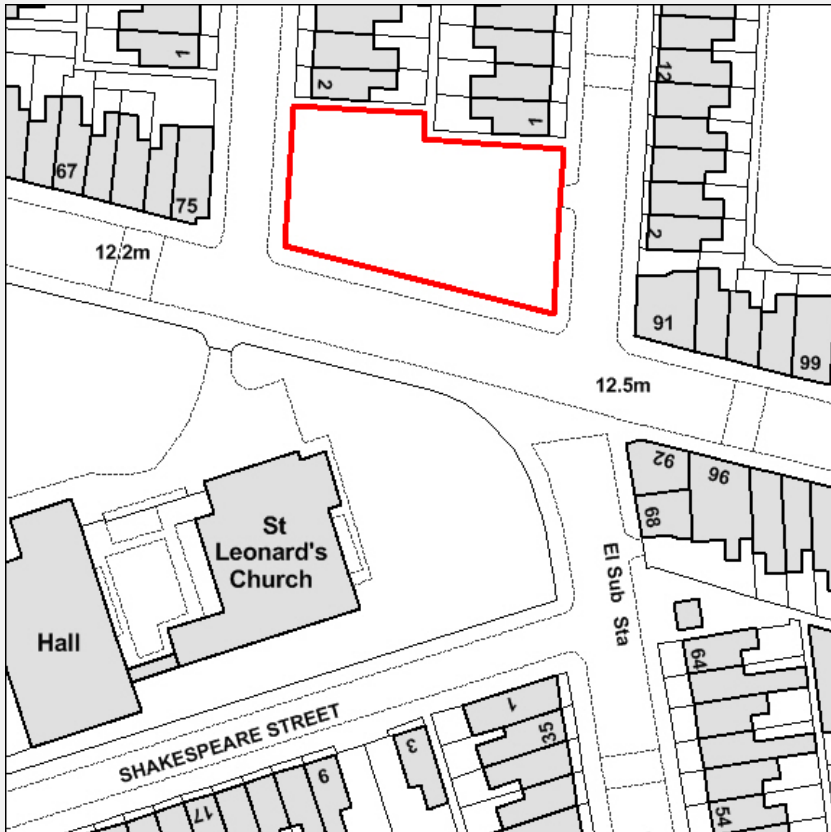
**Conclusion**

Council owned site previously subject to a Compulsory Purchase Order. Earmarked for housing development, involving the relocation of the Mel Inn public house (and Harris Drive shops) to the vacant land on the opposite site of Hawthorne Road. Were this relocation to not take place, the land opposite would be made available for housing development instead. Placed in the 6 - 10 year supply to allow for these relocations to take place.

**Site ref** 6254

**Address 1** Land at  
**Address 2** Peel Road  
**Address 3**  
**Settlement** Bootle

**Source** Call for Sites 2008  
**Site type** Brownfield  
**Site area (ha)** 0.0783  
**Net area (ha)** 0.0783



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<b>Total Yield</b>	<b>5</b>
2015 - 2020	
2020 - 2025	5
2025 - 2030	
<b>Assumed Density (dwellings per ha)</b>	<b>60</b>

<b>Accessibility</b>	
Primary School (800 m)	Y
Local Centre (800 m)	N
Health (800 m)	Y
Railway station (800m)	N
Bus Stop (400)	Y

**Suitability**

In a 'Primarily Residential Area'. Housing development acceptable in principle.

**Availability**

Site owned by a Housing Association.

**Achievability**

In an area identified as having weaker viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Site currently planted and well tended

**Conclusion**

Call for sites submission. Cleared site owned by a local Housing Association. Understood to be in the Housing Association's medium term development programme, and placed in the 6-10 year housing supply.

**Site ref** 9588

Address 1 1 - 9 Harris Drive

Address 2

Address 3

Settlement Bootle

Source Council owned site

Site type Brownfield

Site area (ha) 0.0674

Net area (ha) 0.0674



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<b>Total Yield</b>	<b>5</b>
2015 - 2020	
2020 - 2025	5
2025 - 2030	
Assumed Density (dwellings per ha)	70

**Accessibility**

Primary School (800 m)	Y
Local Centre (800 m)	N
Health (800 m)	N
Railway station (800m)	N
Bus Stop (400)	Y

**Suitability**

In a 'Primarily Residential Area'. Housing development acceptable in principle.

**Availability**

Council-owned site currently occupied by several retail units. Subject to a Cabinet resolution that the site is a suitable location for housing and will be disposed of for housing when circumstances allow.

**Achievability**

In an area identified as having weaker viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Small parade of shops

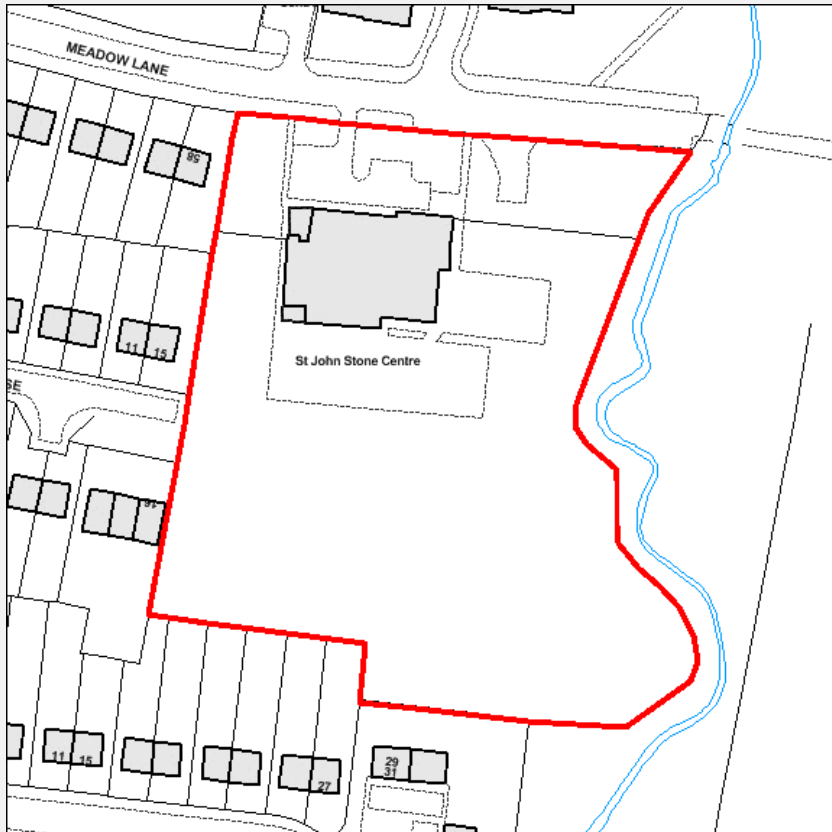
**Conclusion**

Council owned site which formerly benefited from planning permission for residential development (ref S/2006/0676 - now expired). Previously subject to a Compulsory Purchase Order to acquire the site for development. Earmarked for housing development, involving the relocation of the shops to the vacant land on the opposite side of Harris Drive (along with the Mel Inn public house - site 9622). Were this relocation to not take place, the land opposite would be made available for housing development instead. Placed in the 6 - 10 year supply to allow for these relocations to take place. 132

**Site ref 6060**

Address 1 Fmr St John Stone School  
 Address 2 Meadow Lane  
 Address 3 Ainsdale  
 Settlement Southport

Source Council owned site  
 Site type Brownfield  
 Site area (ha) 1.277  
 Net area (ha)



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**Total Yield**

**0**

2015 - 2020  
 2020 - 2025  
 2025 - 2030

Assumed Density (dwellings per ha)

**Accessibility**

Primary School (800 m) Y  
 Local Centre (800 m) N  
 Health (800 m) Y  
 Railway station (800m) N  
 Bus Stop (400) Y

**Suitability**

Housing development acceptable in principle on the built / hardstanding part of the site

**Availability**

Partly Council-owned site. Subject to a Cabinet resolution that the site will be disposed of for housing in 0-5 years.

**Achievability**

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Former St Johns School building and associated playing fields.

**Conclusion**

A proposed housing allocation in the draft Sefton Local Plan. Not included in the SHLAA housing supply to avoid double counting.

**Site ref** 9618

Address 1 The Meadows

Address 2 Sandbrook Road

Address 3 Ainsdale

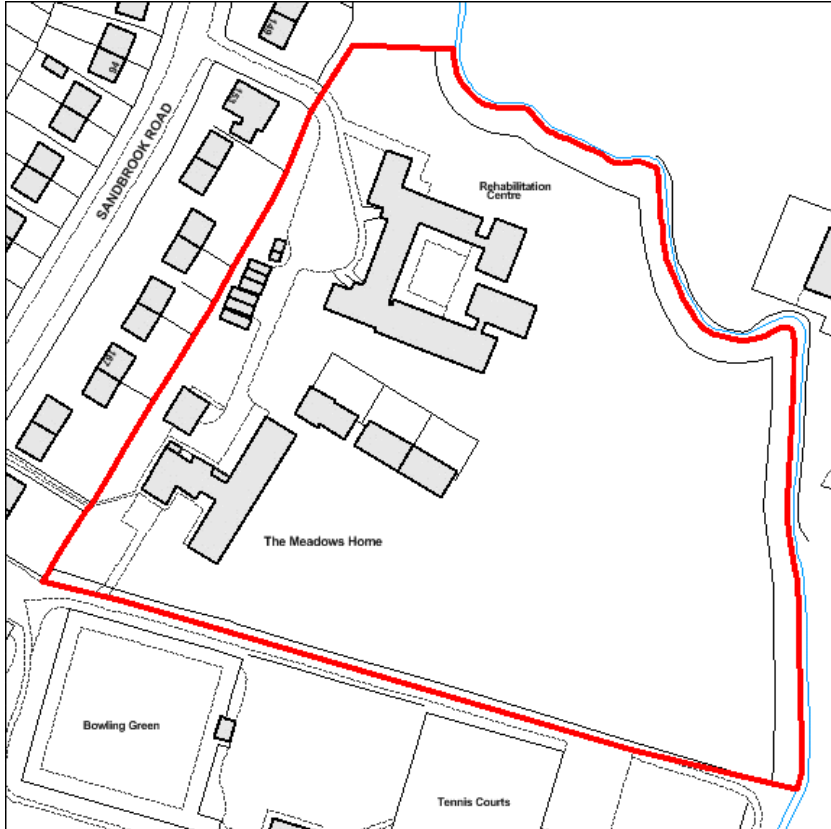
Settlement Southport

Source Council owned site

Site type Brownfield

Site area (ha) 2.2377

Net area (ha)



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**Total Yield**

**0**

2015 - 2020

2020 - 2025

2025 - 2030

Assumed Density  
(dwellings per ha)

**Accessibility**

Primary School (800 m) Y

Local Centre (800 m) Y

Health (800 m) Y

Railway station (800m) N

Bus Stop (400) Y

**Suitability**

Designated as Urban Greenspace. Housing development acceptable in principle on the built / hardstanding part of the site.

**Availability**

Council-owned site. Subject to a Cabinet resolution that the site will be disposed of for housing in 0-5 years.

**Achievability**

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Council owned buildings and open land, partially in use

**Conclusion**

A proposed housing allocation in the draft Sefton Local Plan. Not included in the SHLAA housing supply to avoid double counting.

**Site ref** 9524

Address 1 Rear of 162 Hart Street

Address 2

Address 3

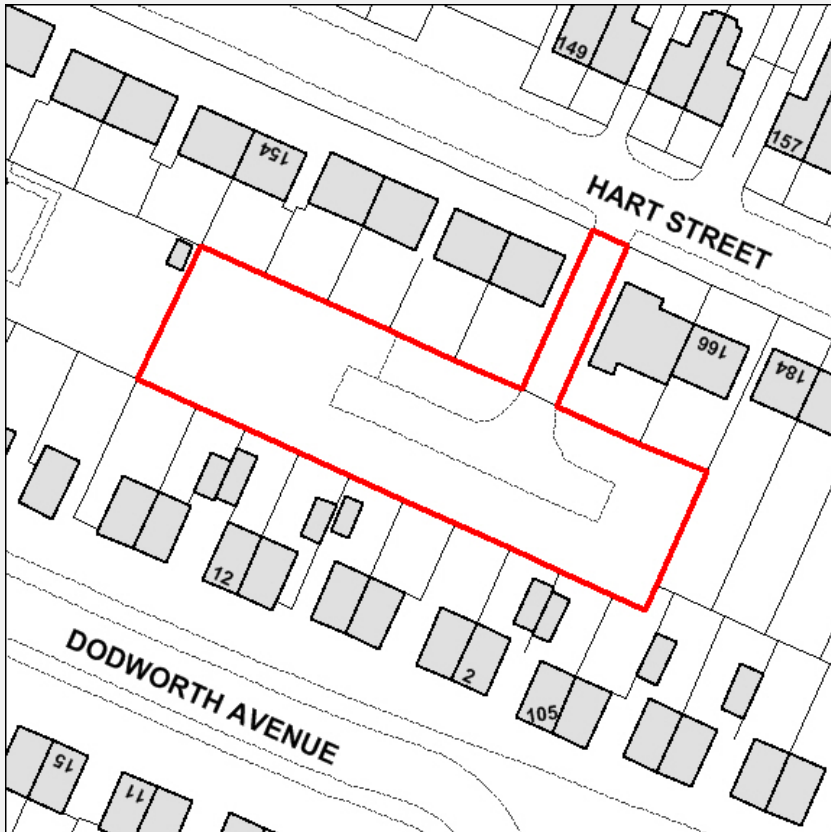
Settlement Southport

Source OneVision site

Site type Brownfield

Site area (ha) 0.146

Net area (ha)



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**Total Yield**

**0**

2015 - 2020

2020 - 2025

2025 - 2030

Assumed Density  
(dwellings per ha)

**Accessibility**

Primary School (800 m)	N
Local Centre (800 m)	N
Health (800 m)	Y
Railway station (800m)	Y
Bus Stop (400)	Y

**Suitability**

In a 'Primarily Residential Area'. Housing development acceptable in principle.

**Availability**

Currently subject to pending planning application DC/2015/00438 for 3 dwellings.

**Achievability**

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Narrow backland site with access off Hart Street.

**Conclusion**

The site is too small to accommodate 5 dwellings, and is therefore below SHLAA size threshold specified in National Planning Policy Guidance. Not included in the identified housing supply.

**Site ref** 6255

**Address 1** Former Phillips Factory

**Address 2** Balmoral Drive

**Address 3**

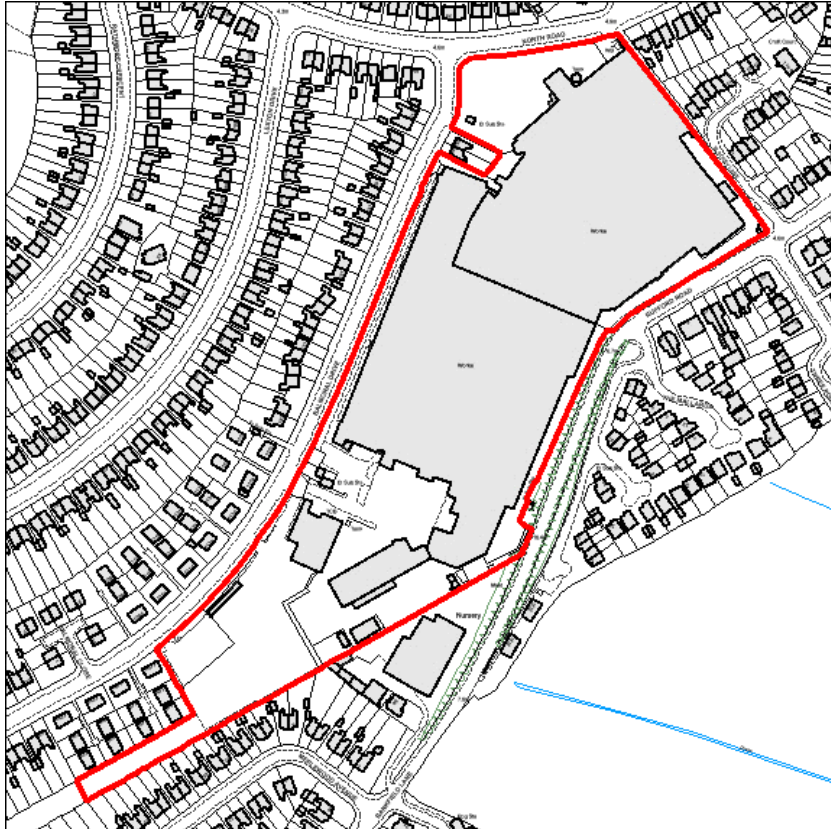
**Settlement** Southport

**Source** Call for Sites 2008

**Site type** Brownfield

**Site area (ha)** 5.9617

**Net area (ha)**



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**Total Yield**

**0**

2015 - 2020

2020 - 2025

2025 - 2030

Assumed Density  
(dwellings per ha)

**Accessibility**

Primary School (800 m) N

Local Centre (800 m) N

Health (800 m) N

Railway station (800m) N

Bus Stop (400) Y

**Suitability**

Currently designated as a 'Primarily Industrial Area'. However, proposed to be allocated for residential development in the draft Local Plan. Partly within Flood Zones 2 and 3.

**Availability**

Site being promoted to the Local Plan as a proposed Housing Allocation.

**Achievability**

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Industrial site that has been partially demolished

**Conclusion**

A proposed housing allocation in the draft Sefton Local Plan. Not included in the SHLAA housing supply to avoid double counting.



**Site ref** 6226

**Address 1** Land at 131-149 Sandbrook Road

**Address 2** Ainsdale

**Address 3**

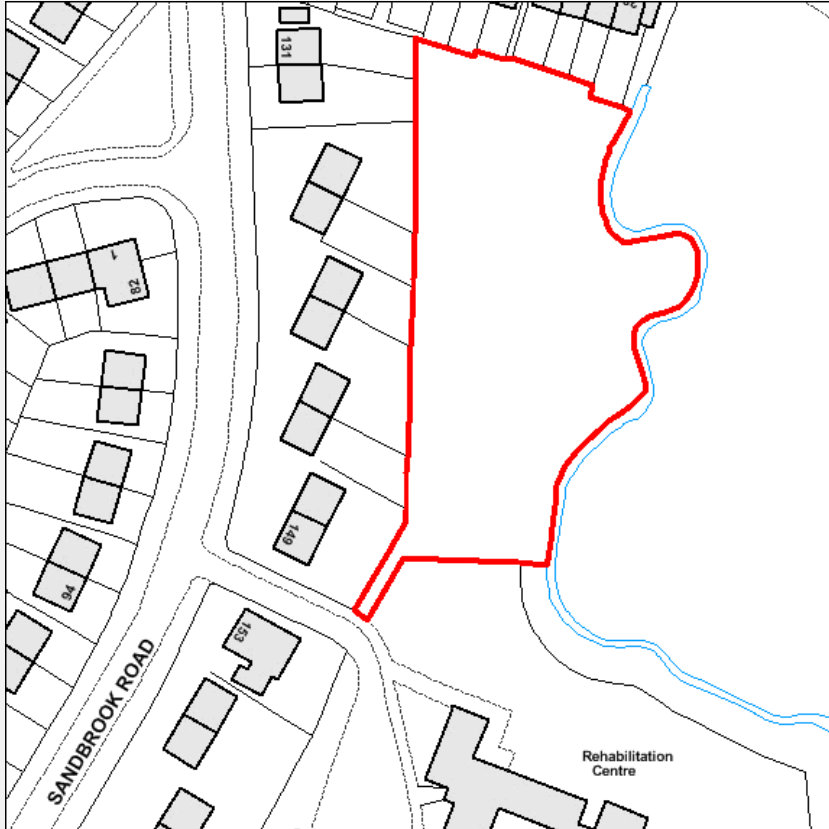
**Settlement** Southport

**Source** OneVision site

**Site type** Greenfield

**Site area (ha)** 0.3425

**Net area (ha)**



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**Total Yield**

**0**

2015 - 2020

2020 - 2025

2025 - 2030

Assumed Density  
(dwellings per ha)

**Accessibility**

Primary School (800 m)	Y
Local Centre (800 m)	Y
Health (800 m)	Y
Railway station (800m)	N
Bus Stop (400)	Y

**Suitability**

Currently designated as 'Urban Greenspace'. However, proposed to be allocated for residential development in the draft Local Plan.

**Availability**

Currently subject to pending planning application DC/2014/02171 for 24 dwellings.

**Achievability**

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Open land to the rear of existing housing, and adjacent to a Council owned facility

**Conclusion**

A proposed housing allocation in the draft Sefton Local Plan. Not included in the SHLAA housing supply to avoid double counting.

**Site ref** 0151

**Address 1** 140-140A Norwood Road

**Address 2**

**Address 3**

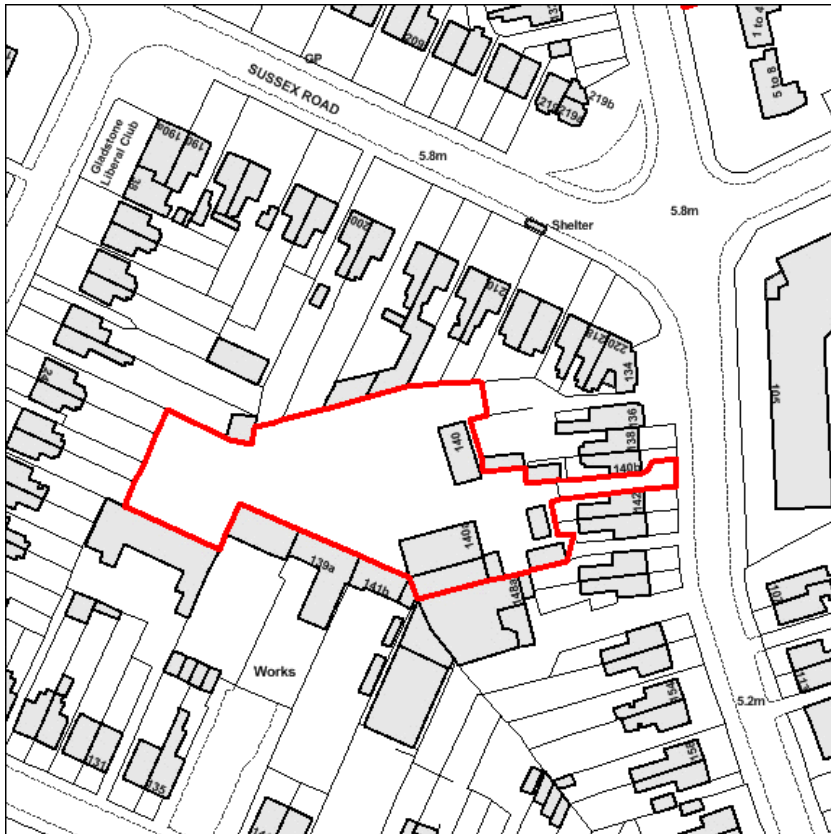
**Settlement** Southport

**Source** Withdrawn planning application

**Site type** Brownfield

**Site area (ha)** 0.2991

**Net area (ha)**



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**Total Yield**

**0**

2015 - 2020

2020 - 2025

2025 - 2030

Assumed Density  
(dwellings per ha)

**Accessibility**

Primary School (800 m)	Y
Local Centre (800 m)	N
Health (800 m)	Y
Railway station (800m)	Y
Bus Stop (400)	Y

**Suitability**

Within a 'Primarily Residential Area'. Site access is constrained.

**Availability**

Site was subject to a withdrawn planning application in 2013. Current availability is unknown.

**Achievability**

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Backland commercial site in a predominantly residential area.

**Conclusion**

The site was subject to a withdrawn planning application in 2013. However, no subsequent planning application has been submitted, and there have been no further pre-application enquiries. Site suitability and availability are uncertain, and the site is therefore not included in the housing supply.

**Site ref** 0195

**Address 1** Land to the rear of 178-186 Southbank R

**Address 2**

**Address 3**

**Settlement** Southport

**Source** 2003 Urban Housing Capacity Study

**Site type** Greenfield

**Site area (ha)** 0.4507

**Net area (ha)**



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**Total Yield**

**0**

2015 - 2020

2020 - 2025

2025 - 2030

Assumed Density  
(dwellings per ha)

**Accessibility**

Primary School (800 m) N

Local Centre (800 m) N

Health (800 m) Y

Railway station (800m) N

Bus Stop (400) Y

**Suitability**

Within a 'Primarily Residential Area'. Housing development acceptable in principle.

**Availability**

No known owner interest in developing the site.

**Achievability**

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie). Site is in multiple ownerships.

**Site Description**

Vacant backland site with access off Southbank Road

**Conclusion**

Vacant site in an established residential area. However, the site is in multiple ownerships and there is no known interest in pursuing residential development. Not included in the identified housing supply.

**Site ref** 6028

Address 1 Land off Broome Close

Address 2

Address 3

Settlement Southport

Source Call for Sites 2007

Site type Greenfield

Site area (ha) 0.2668

Net area (ha)



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**Total Yield**

**0**

2015 - 2020

2020 - 2025

2025 - 2030

Assumed Density  
(dwellings per ha)

**Accessibility**

Primary School (800 m)	Y
Local Centre (800 m)	Y
Health (800 m)	Y
Railway station (800m)	Y
Bus Stop (400)	Y

**Suitability**

In a 'Primarily Residential Area'. Housing development acceptable in principle.

**Availability**

No known owner interest in developing the site. Multiple ownerships.

**Achievability**

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

A row of residential back gardens

**Conclusion**

Submitted through Call for Sites in 2007. However, the submitter has subsequently confirmed that the site is in multiple ownerships and cannot be assembled. Not included in the identified housing supply.

**Site ref** 6075

**Address 1** Land adj 91 Marshside Road

**Address 2**

**Address 3**

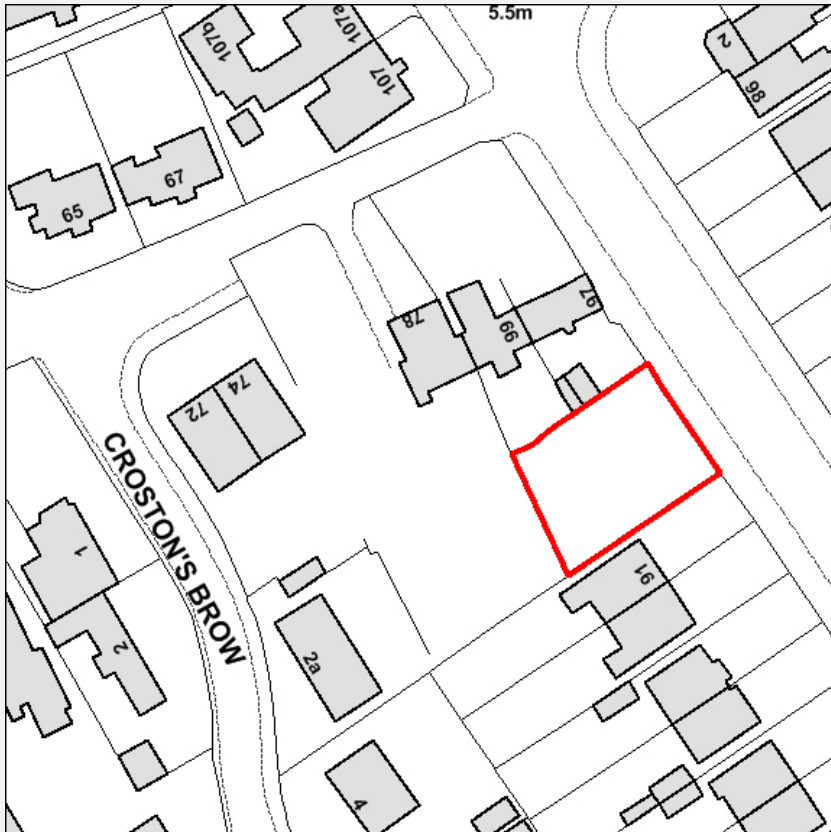
**Settlement** Southport

**Source** Call for Sites 2007

**Site type** Brownfield

**Site area (ha)** 0.037

**Net area (ha)**



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**Total Yield**

**0**

2015 - 2020

2020 - 2025

2025 - 2030

**Assumed Density**  
(dwellings per ha)

**Accessibility**

Primary School (800 m) Y

Local Centre (800 m) Y

Health (800 m) Y

Railway station (800m) N

Bus Stop (400) Y

**Suitability**

In a 'Primarily Residential Area'. However, the site may be too small to achieve an acceptable development. Entirely within Flood Zone 2.

**Availability**

Submitted to the 'Call for Sites' in 2007. Current owner intentions are unknown.

**Achievability**

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Land in commercial use

**Conclusion**

The site is too small to accommodate 5 dwellings, and is therefore below SHLAA size threshold specified in National Planning Policy Guidance. Not included in the identified housing supply.

**Site ref** 0340

**Address 1** Birkdale Trading Estate

**Address 2** 172 Liverpool Road

**Address 3**

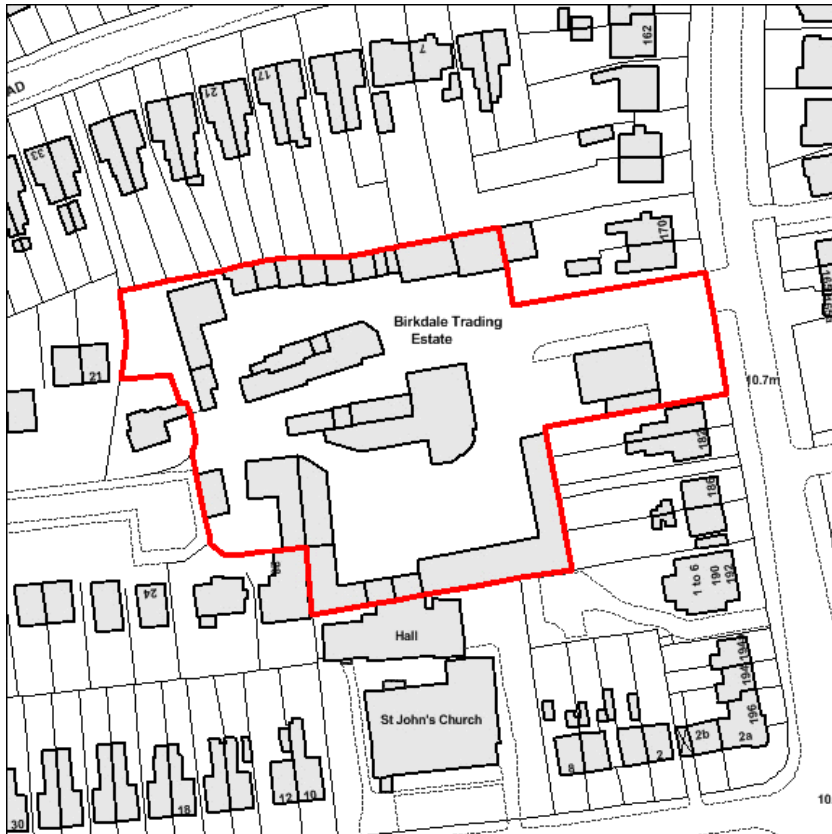
**Settlement** Southport

**Source** Call for Sites 2011

**Site type** Brownfield

**Site area (ha)** 0.7461

**Net area (ha)**



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**Total Yield**

**0**

2015 - 2020

2020 - 2025

2025 - 2030

**Assumed Density**  
(dwellings per ha)

**Accessibility**

Primary School (800 m) Y

Local Centre (800 m) N

Health (800 m) Y

Railway station (800m) Y

Bus Stop (400) Y

**Suitability**

Within a 'Primarily Industrial Area'. Housing development not acceptable in principle.

**Availability**

Recently promoted to the draft Local Plan as a retail development site by the owner.

**Achievability**

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Well used trading estate with numerous business occupiers

**Conclusion**

Allocated for employment purposes in an area with an identified shortfall of employment land. Not suitable for housing, and currently being promoted for non-residential uses by the owner. Not included in the identified housing supply.

**Site ref** 6023

Address 1 The Grand Casino

Address 2 182 Lord Street

Address 3

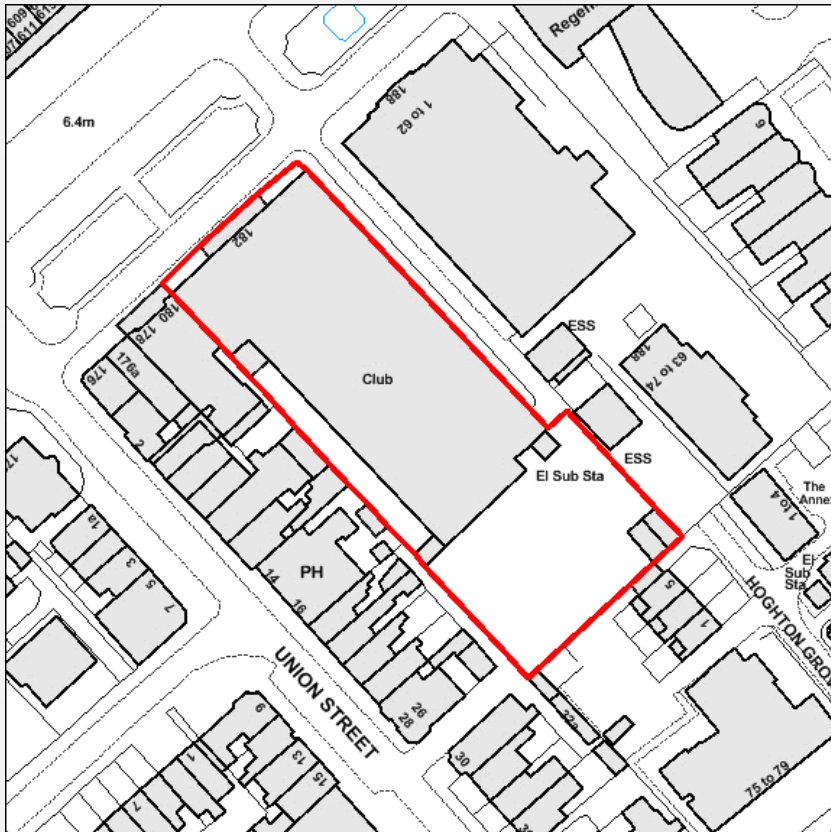
Settlement Southport

Source Call for Sites 2007

Site type Brownfield

Site area (ha) 0.3448

Net area (ha)



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**Total Yield**

**0**

2015 - 2020

2020 - 2025

2025 - 2030

Assumed Density  
(dwellings per ha)

**Accessibility**

Primary School (800 m)	Y
Local Centre (800 m)	Y
Health (800 m)	Y
Railway station (800m)	Y
Bus Stop (400)	Y

**Suitability**

Grade II listed building. Understood to be poorly suited for conversion to housing.

**Availability**

Submitted to the 'Call for Sites' in 2007. Current owner intentions are unknown.

**Achievability**

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Listed former casino building

**Conclusion**

Call for Sites submission in 2007. The majority of the site is occupied by a grade II listed building and demolition would be unacceptable. The premises are considered to be poorly suited to conversion to housing and the site is therefore not included in the identified housing supply.

**Site ref** 6022

Address 1 Land at Marine Drive / Fairway

Address 2

Address 3

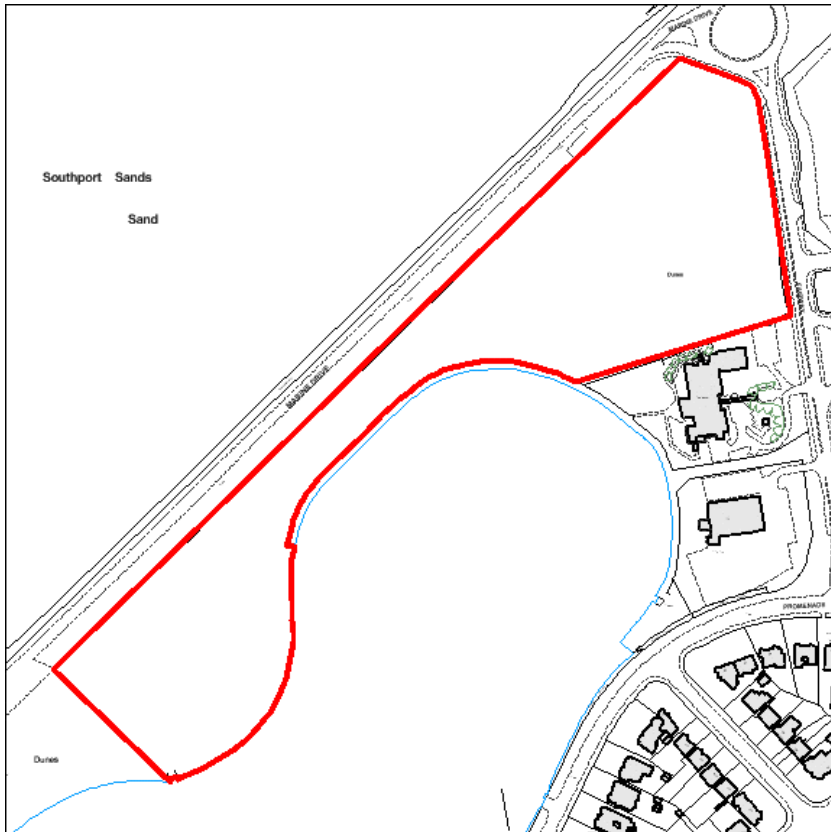
Settlement Southport

Source Call for Sites 2007

Site type Greenfield

Site area (ha) 5.0877

Net area (ha)



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**Total Yield**

**0**

2015 - 2020

2020 - 2025

2025 - 2030

Assumed Density  
(dwellings per ha)

**Accessibility**

Primary School (800 m)	N
Local Centre (800 m)	N
Health (800 m)	N
Railway station (800m)	N
Bus Stop (400)	Y

**Suitability**

Designated 'Urban Greenspace' and subject to a local wildlife designation. Partially in Flood Zones 2 and 3. Unlikely to be suitable for housing.

**Availability**

Submitted to the 'Call for Sites' in 2007. Current owner intentions are unknown.

**Achievability**

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Sand dunes adjacent to the Southport Marine Lake.

**Conclusion**

Designated as an Urban Greenspace and a Site of Local Biological Interest. Adjacent to a SSSI. Approximately 30% of the site is within Flood Zones 2 and 3. The site is not included in the identified housing supply due to these constraints.



**Site ref** 5319

**Address 1** Land adjacent to Bartons Close

**Address 2**

**Address 3**

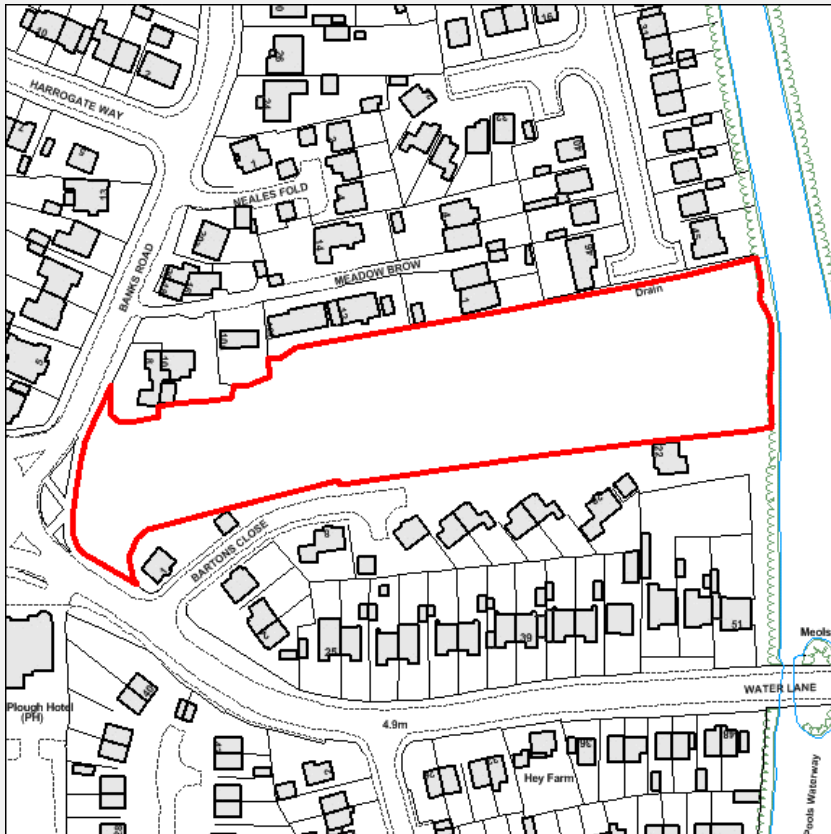
**Settlement** Southport

**Source** Council owned site

**Site type** Greenfield

**Site area (ha)** 1.0228

**Net area (ha)**



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**Total Yield**

**0**

2015 - 2020

2020 - 2025

2025 - 2030

**Assumed Density**  
(dwellings per ha)

**Accessibility**

Primary School (800 m) Y

Local Centre (800 m) N

Health (800 m) N

Railway station (800m) N

Bus Stop (400) Y

**Suitability**

In a 'Primarily Residential Area'. Housing development acceptable in principle.

**Availability**

Council-owned site. Subject to a Cabinet resolution that the site will be disposed of for housing in 0-2 years.

**Achievability**

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Vacant land

**Conclusion**

A proposed housing allocation in the draft Sefton Local Plan. Not included in the SHLAA housing supply to avoid double counting.

**Site ref** 6096

Address 1 All Soul's Church

Address 2 Norwood Road

Address 3

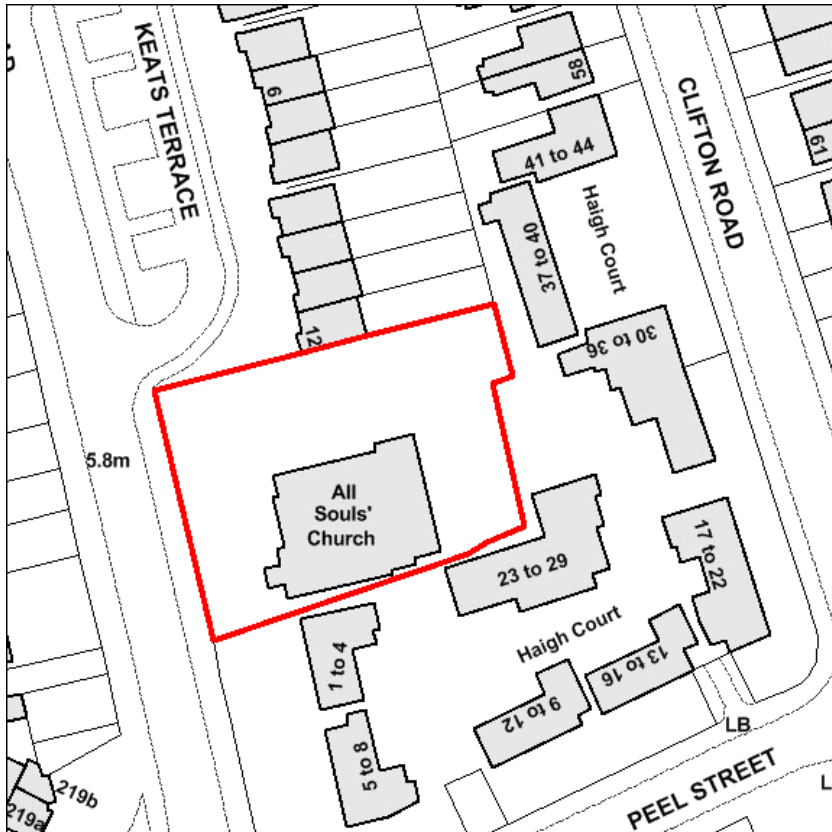
Settlement Southport

Source Call for Sites 2007

Site type Brownfield

Site area (ha) 0.1538

Net area (ha)



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**Total Yield**

**0**

2015 - 2020

2020 - 2025

2025 - 2030

Assumed Density  
(dwellings per ha)

**Accessibility**

Primary School (800 m)	N
Local Centre (800 m)	N
Health (800 m)	Y
Railway station (800m)	Y
Bus Stop (400)	Y

**Suitability**

In a 'Primarily Residential Area'. Residential development acceptable in principle.

**Availability**

The owner has confirmed that this site is not surplus to requirements and there are no plans to dispose of the site in the foreseeable future.

**Achievability**

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Church building and car park in a residential area.

**Conclusion**

Call for sites submission in 2007. However, the owner has subsequently confirmed that the site is not surplus and there are no plans to dispose of this land for development in the foreseeable future. Not included in the identified housing supply.

**Site ref** 9630

**Address 1** Land adj 45 Palace Road

**Address 2** Birkdale

**Address 3**

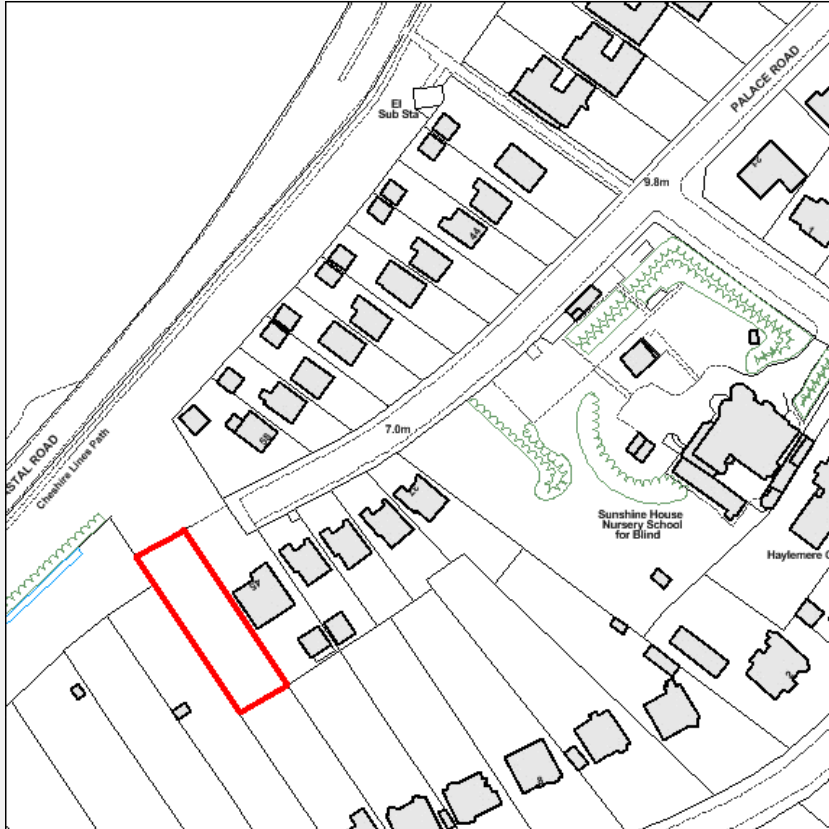
**Settlement** Southport

**Source** Call for Sites 2014

**Site type** Greenfield

**Site area (ha)** 0.0777

**Net area (ha)**



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**Total Yield**

**0**

2015 - 2020

2020 - 2025

2025 - 2030

**Assumed Density (dwellings per ha)**

**Accessibility**

Primary School (800 m)	N
Local Centre (800 m)	N
Health (800 m)	N
Railway station (800m)	N
Bus Stop (400)	Y

**Suitability**

In a 'Primarily Residential Area'. Within the West Birkdale Conservation Area.

**Availability**

Call for Sites submission in 2014.

**Achievability**

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Residential garden

**Conclusion**

Call for Sites submission. Small plot that could accommodate a single dwelling. However, the site is within a Conservation Area and the development of this plot would be detrimental to the character of this protected area. Not included in the identified housing supply.

**Site ref** 9648

Address 1 32 Lathom Road

Address 2

Address 3

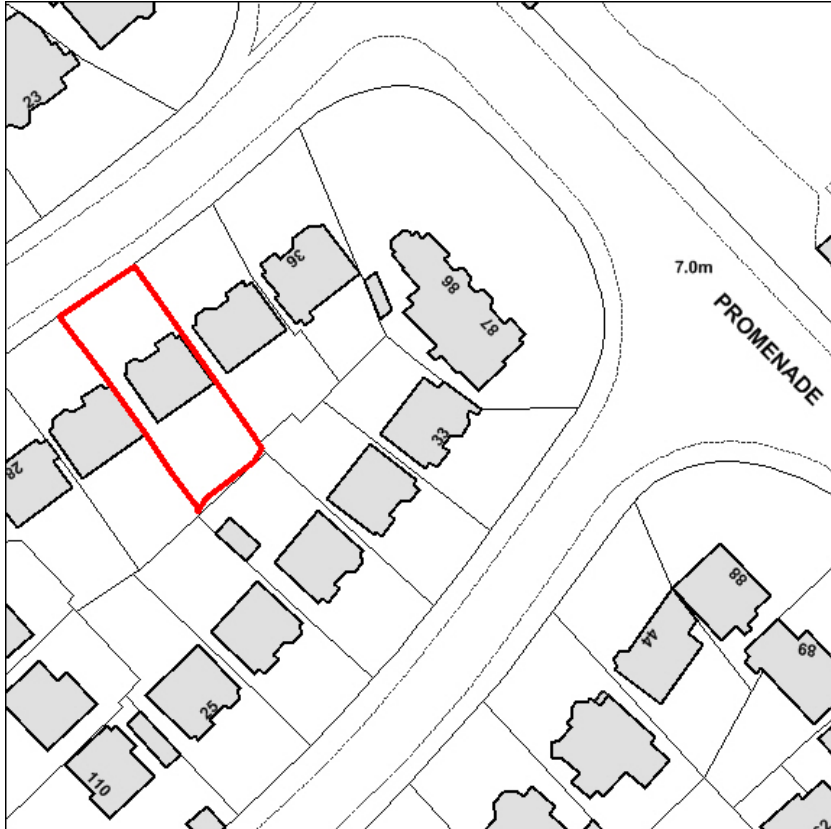
Settlement Southport

Source Expired planning permission

Site type Brownfield

Site area (ha) 0.0492

Net area (ha)



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**Total Yield**

**0**

2015 - 2020

2020 - 2025

2025 - 2030

Assumed Density  
(dwellings per ha)

**Accessibility**

Primary School (800 m) N

Local Centre (800 m) Y

Health (800 m) N

Railway station (800m) N

Bus Stop (400) Y

**Suitability**

In a 'Primarily Residential Area'. Housing development acceptable in principle.

**Availability**

Site previously subject to planning permission for conversion to 9 apartments (ref S/2010/1054 - now expired). However, current owner intentions are unknown.

**Achievability**

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Detached residential premises

**Conclusion**

Site previously subject to planning permission for conversion to 9 apartments (ref S/2010/1054 - now expired). However, no subsequent interest has been shown in converting the building or redeveloping the site. No indication that the site is available and therefore not included in the identified housing supply.

**Site ref** 3172

Address 1 Land at Osbourne Road

Address 2

Address 3

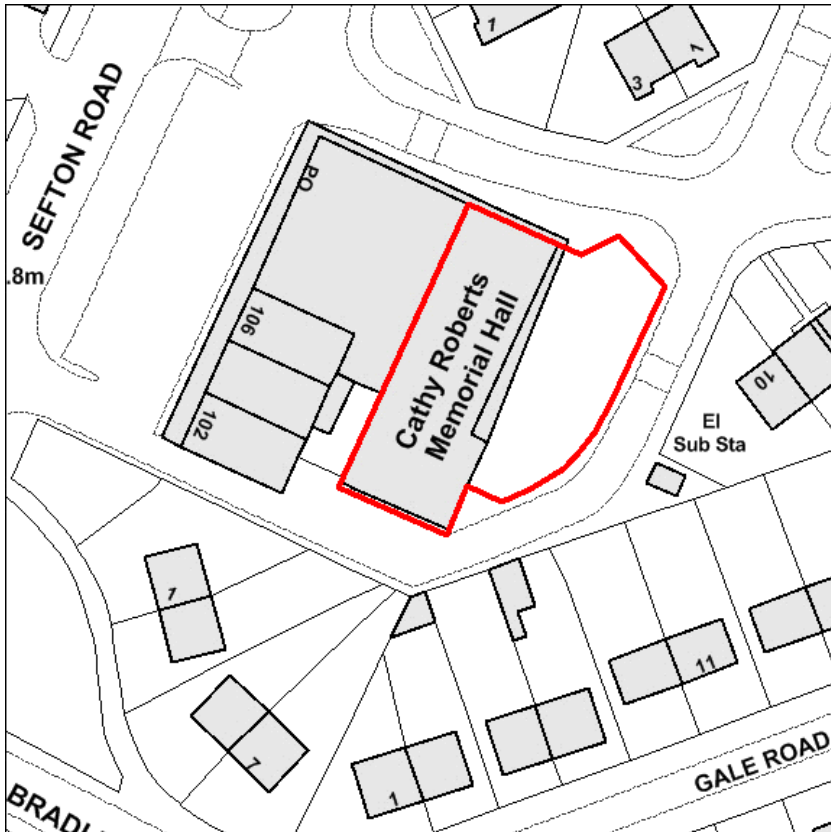
Settlement Netherton

Source OneVision site

Site type Brownfield

Site area (ha) 0.0986

Net area (ha)



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**Total Yield**

**0**

2015 - 2020

2020 - 2025

2025 - 2030

Assumed Density  
(dwellings per ha)

**Accessibility**

Primary School (800 m)	Y
Local Centre (800 m)	N
Health (800 m)	Y
Railway station (800m)	N
Bus Stop (400)	Y

**Suitability**

In a 'Primarily Residential Area'. Housing development acceptable in principle.

**Availability**

Site owned by a Housing Association.

**Achievability**

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Cleared site to rear of shopping parade

**Conclusion**

The site is too small to accommodate 5 dwellings, and is therefore below SHLAA size threshold specified in National Planning Policy Guidance. Not included in the identified housing supply.

**Site ref** 4058

**Address 1** Land at 177 Fernhill Road

**Address 2**

**Address 3**

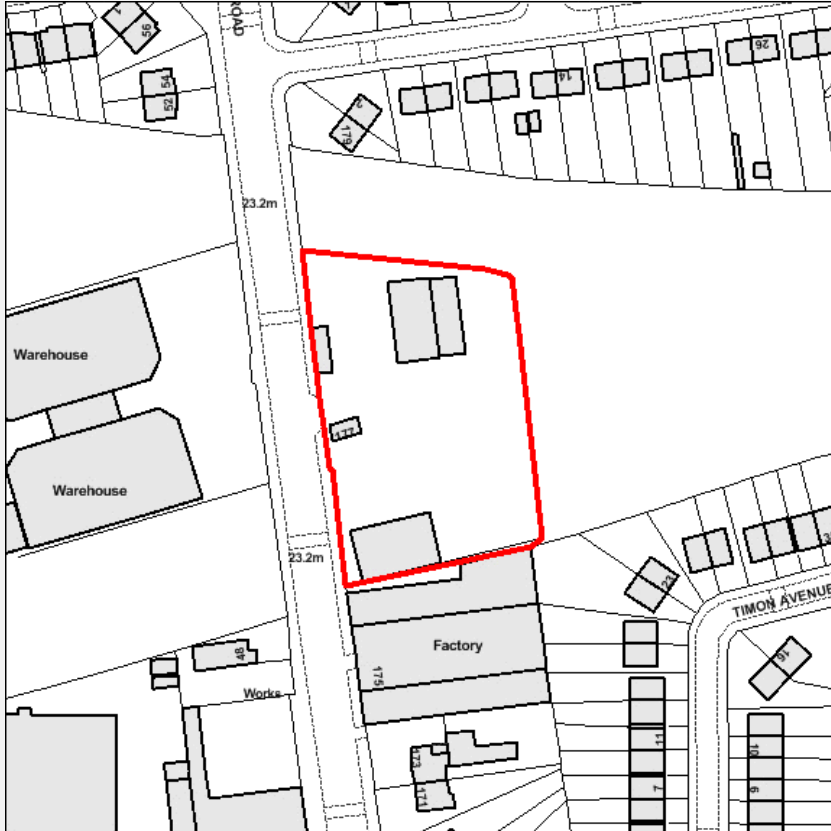
**Settlement** Netherton

**Source** 2003 Urban Housing Capacity Study

**Site type** Brownfield

**Site area (ha)** 0.3236

**Net area (ha)**



**Total Yield** 0

2015 - 2020

2020 - 2025

2025 - 2030

**Assumed Density**  
(dwellings per ha)

**Accessibility**

Primary School (800 m)	Y
Local Centre (800 m)	Y
Health (800 m)	Y
Railway station (800m)	N
Bus Stop (400)	Y

**Suitability**

In a 'Primarily Residential Area'. Subject to significant surface water flood risk.

**Availability**

No known owner interest in developing the site

**Achievability**

In an area identified as having weaker viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Land in commercial use

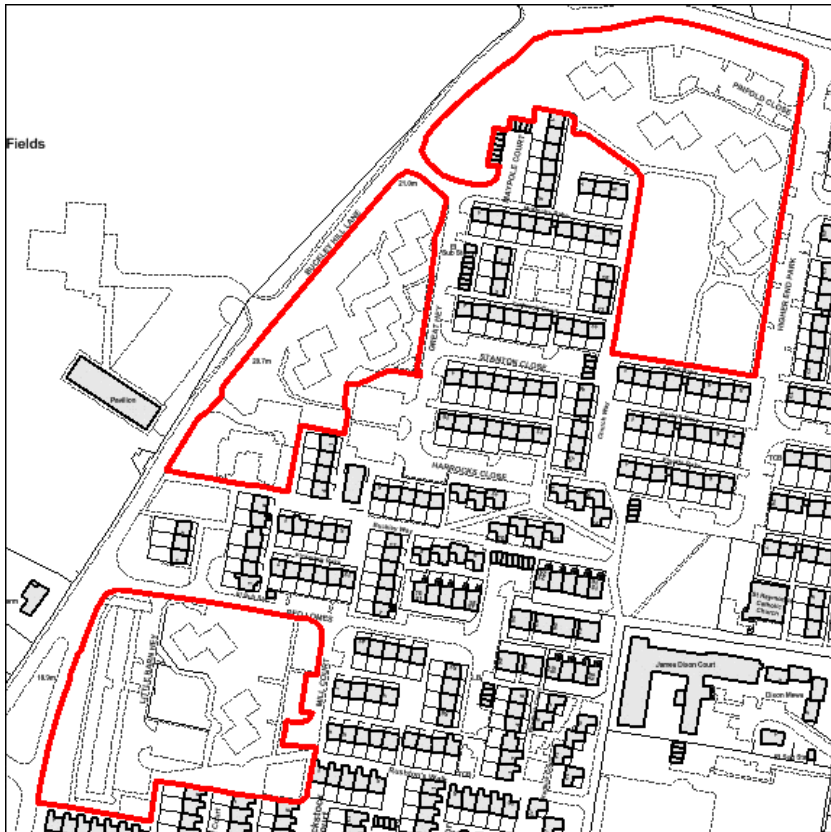
**Conclusion**

The site is currently in commercial use, and is in multiple ownerships. It is surrounded by mainly industrial uses, and is subject to surface water flood risk. The site secured outline planning permission for housing in 2004 (ref S/2004/0771, now expired), however there is no known current owner interest in pursuing housing development. Not included from the identified housing supply.

**Site ref** 5244

**Address 1** 'Z blocks' site  
**Address 2** Great Hey Road  
**Address 3**  
**Settlement** Netherton

**Source** Council owned site  
**Site type** Brownfield  
**Site area (ha)** 3.4801  
**Net area (ha)**



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**Total Yield**

**0**

2015 - 2020  
 2020 - 2025  
 2025 - 2030

Assumed Density  
 (dwellings per ha)

**Accessibility**

Primary School (800 m)	Y
Local Centre (800 m)	Y
Health (800 m)	N
Railway station (800m)	N
Bus Stop (400)	Y

**Suitability**

In a 'Primarily Residential Area'. Housing development acceptable in principle.

**Availability**

Cleared Council-owned site. Subject to a Cabinet resolution that the site will be disposed of for housing in 0-2 years.

**Achievability**

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Large cleared site formerly occupied by council-owned flats.

**Conclusion**

A proposed housing allocation in the draft Sefton Local Plan. Not included in the SHLAA housing supply to avoid double counting.

**Site ref** 6025

**Address 1** Land at Aintree Curve

**Address 2** Bull Lane

**Address 3**

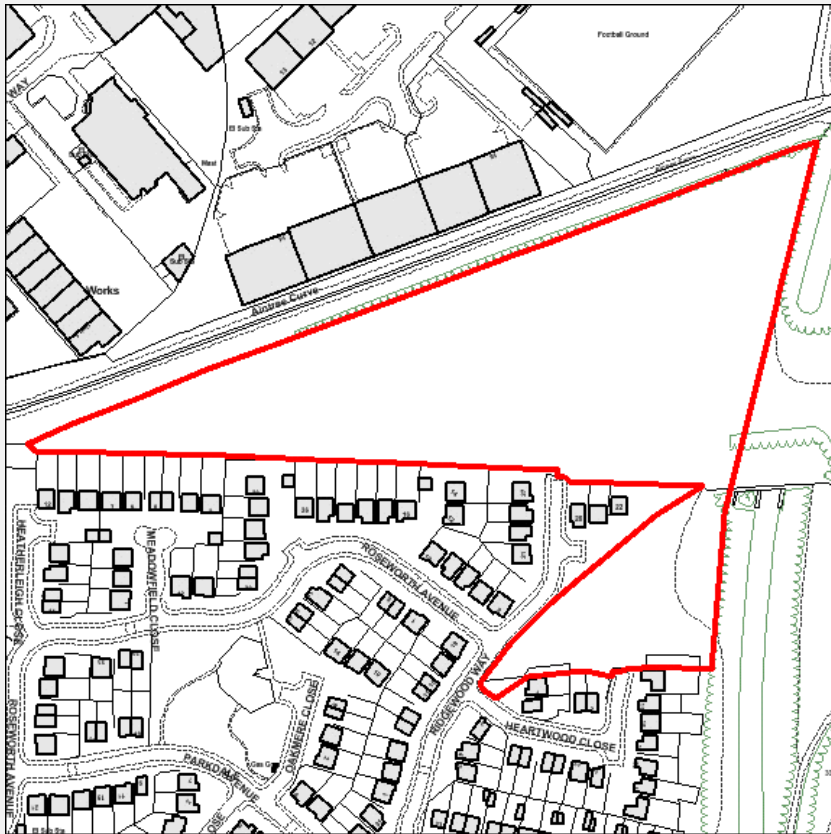
**Settlement** Netherton

**Source** Call for Sites 2007

**Site type** Brownfield

**Site area (ha)** 3.155

**Net area (ha)**



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**Total Yield**

**0**

2015 - 2020

2020 - 2025

2025 - 2030

**Assumed Density**  
(dwellings per ha)

**Accessibility**

Primary School (800 m) N

Local Centre (800 m) N

Health (800 m) N

Railway station (800m) Y

Bus Stop (400) N

**Suitability**

Allocated for housing development in the 2006 Unitary Development Plan.

**Availability**

Currently subject to pending planning application DC/2014/01655 for 109 dwellings.

**Achievability**

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Large overgrown site that is currently fenced off.

**Conclusion**

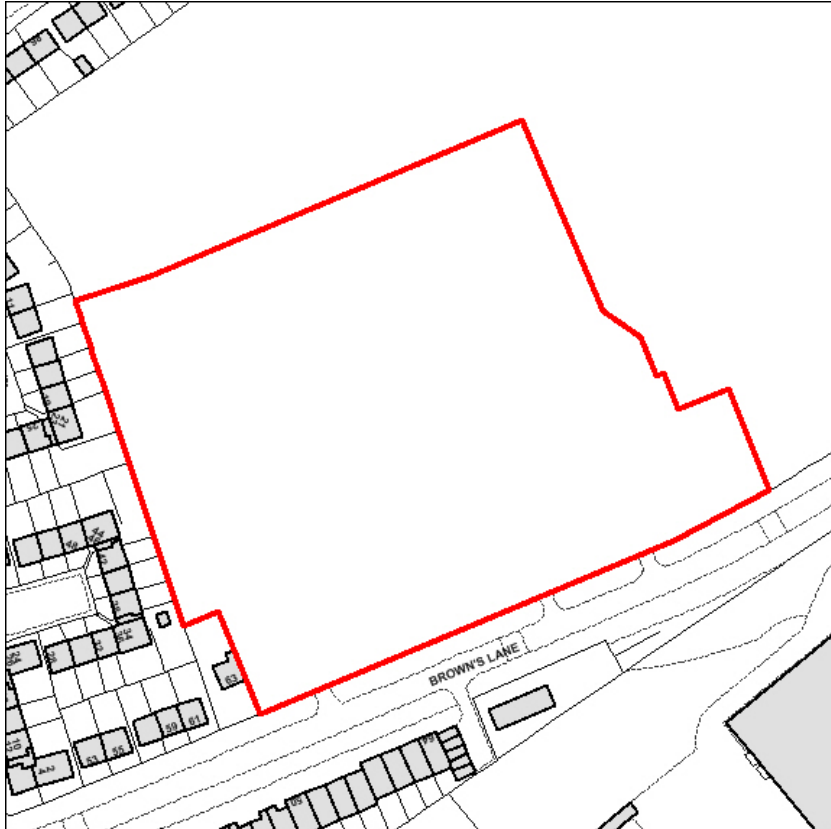
A proposed housing allocation in the draft Sefton Local Plan. Not included in the SHLAA housing supply to avoid double counting.



**Site ref 7016**

Address 1 Former Bootle High School  
 Address 2 Browns Lane  
 Address 3  
 Settlement Netherton

Source Council owned site  
 Site type Brownfield  
 Site area (ha) 1.7363  
 Net area (ha)



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**Total Yield**

**0**

2015 - 2020  
 2020 - 2025  
 2025 - 2030

Assumed Density  
 (dwellings per ha)

**Accessibility**

Primary School (800 m)	Y
Local Centre (800 m)	Y
Health (800 m)	Y
Railway station (800m)	N
Bus Stop (400)	Y

**Suitability**

Housing development acceptable in principle on the built / hardstanding part of the site

**Availability**

Council-owned site. Subject to a Cabinet resolution that the site will be disposed of for housing in 0-5 years.

**Achievability**

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Site of former school which has been demolished and cleared.

**Conclusion**

A proposed housing allocation in the draft Sefton Local Plan. Not included in the SHLAA housing supply to avoid double counting.

**Site ref** 6234

Address 1 Land off Chester Avenue

Address 2

Address 3

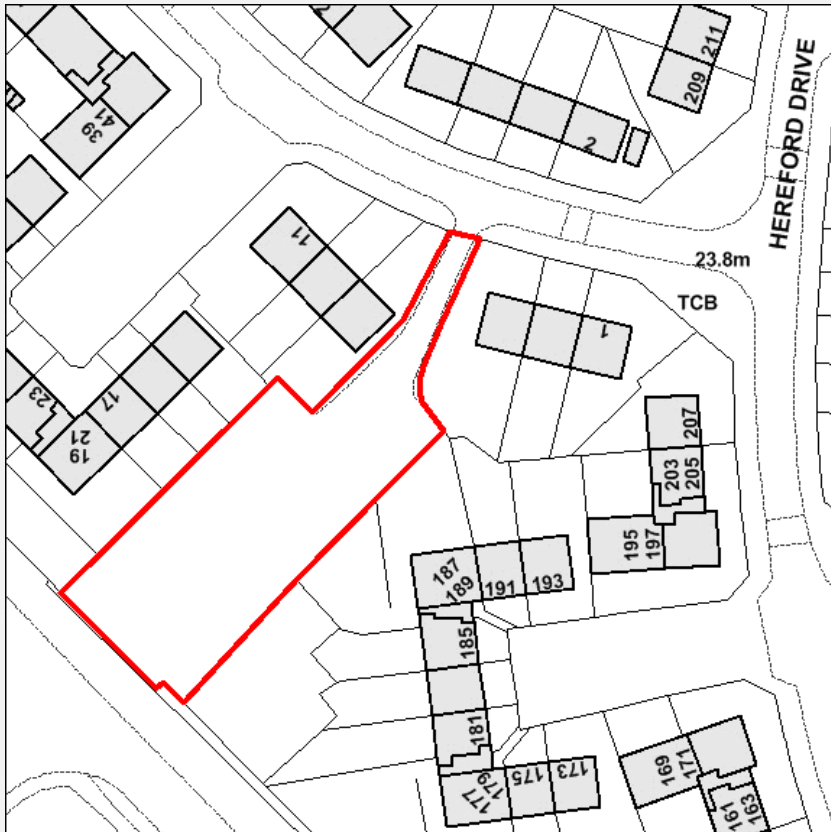
Settlement Netherton

Source OneVision site

Site type Brownfield

Site area (ha) 0.1191

Net area (ha)



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**Total Yield**

**0**

2015 - 2020

2020 - 2025

2025 - 2030

Assumed Density  
(dwellings per ha)

**Accessibility**

Primary School (800 m)	Y
Local Centre (800 m)	N
Health (800 m)	N
Railway station (800m)	N
Bus Stop (400)	Y

**Suitability**

In a 'Primarily Residential Area'. Housing development acceptable in principle.

**Availability**

No owner interest in developing the site.

**Achievability**

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Vacant area of hard standing

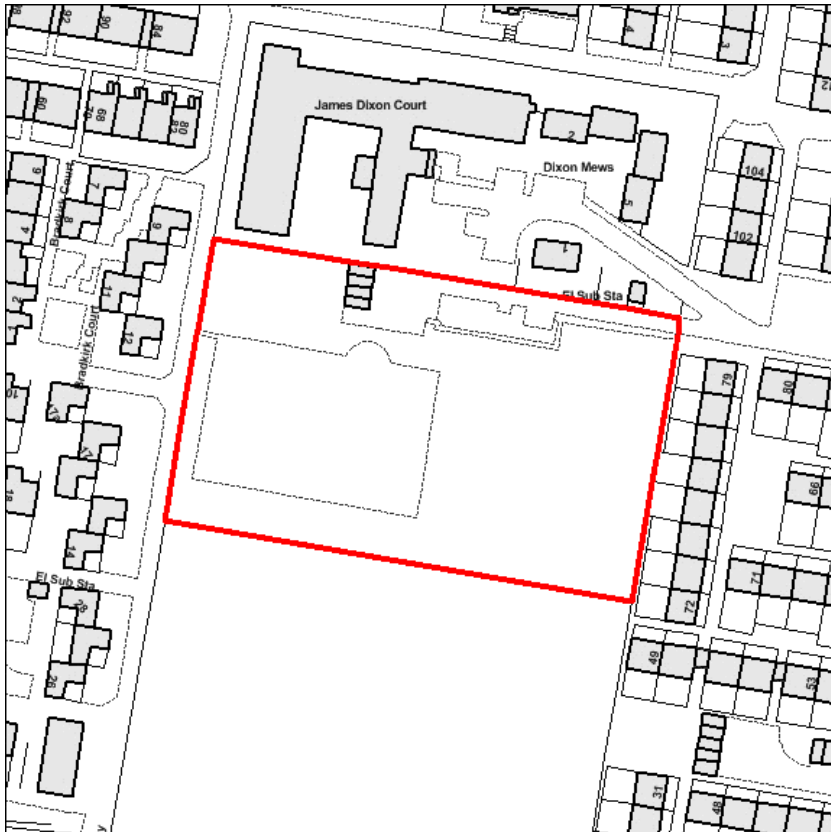
**Conclusion**

Vacant area of land owned by a local Housing Association. Originally submitted to the Call for Sites, however the owner has now confirmed they are no-longer seeking to develop the site. Not included in the identified housing supply.

**Site ref 6058**

Address 1 Site of fmr St Raymonds RC Primary Scho  
 Address 2 Harrops Croft  
 Address 3  
 Settlement Netherton

Source Call for Sites 2007  
 Site type Brownfield  
 Site area (ha) 0.7093  
 Net area (ha)



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**Total Yield**

**0**

2015 - 2020  
 2020 - 2025  
 2025 - 2030

Assumed Density  
 (dwellings per ha)

**Accessibility**

Primary School (800 m)	Y
Local Centre (800 m)	Y
Health (800 m)	Y
Railway station (800m)	N
Bus Stop (400)	Y

**Suitability**

Redevelopment of existing buildings and hardstanding acceptable in principle.

**Availability**

Call for Sites submission, and recently promoted to the Local Plan as a potential housing allocation.

**Achievability**

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Cleared former school buildings adjacent to open space

**Conclusion**

A proposed housing allocation in the draft Sefton Local Plan. Not included in the SHLAA housing supply to avoid double counting.

**Site ref** 9634

Address 1 Land at Orrell Lane

Address 2

Address 3

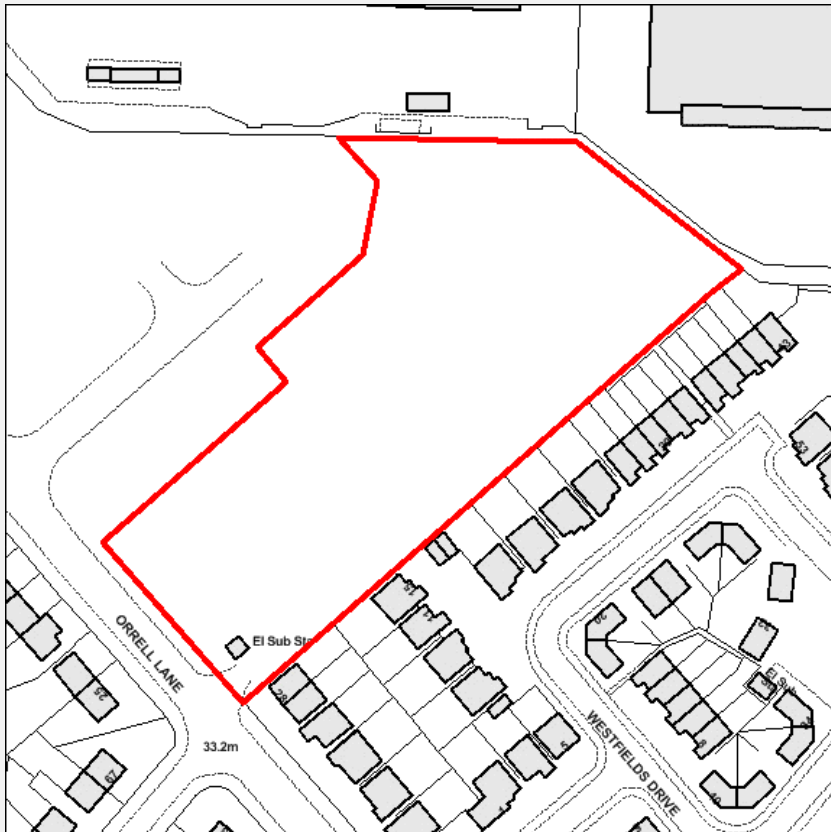
Settlement Netherton

Source Call for Sites 2015

Site type Brownfield

Site area (ha) 0.8289

Net area (ha)



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**Total Yield**

**0**

2015 - 2020

2020 - 2025

2025 - 2030

Assumed Density  
(dwellings per ha)

**Accessibility**

Primary School (800 m) Y

Local Centre (800 m) N

Health (800 m) Y

Railway station (800m) N

Bus Stop (400) Y

**Suitability**

Land designated as a 'Primarily Industrial Area' in the 2006 UDP.

**Availability**

Submitted to the 2015 Call for Sites and controlled by a house builder.

**Achievability**

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Vacant area of cleared land

**Conclusion**

Land designated as a 'Primarily Industrial Area' where residential development is not usually considered appropriate. Not included in the identified housing supply.

**Site ref** 6095

Address 1 St Oswalds Church

Address 2 Ronald Ross Ave

Address 3

Settlement Netherton

Source Call for Sites 2007

Site type Brownfield

Site area (ha) 0.4262

Net area (ha)



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**Total Yield**

**0**

2015 - 2020

2020 - 2025

2025 - 2030

Assumed Density  
(dwellings per ha)

**Accessibility**

Primary School (800 m)	Y
Local Centre (800 m)	Y
Health (800 m)	Y
Railway station (800m)	N
Bus Stop (400)	Y

**Suitability**

Redevelopment of existing buildings and hardstanding acceptable in principle.

**Availability**

The owner has confirmed that this site is not surplus to requirements and there are no plans to dispose of the site in the foreseeable future.

**Achievability**

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Part of site is occupied by single storey St Oswalds Church buildings and associated parking area. Remainder of site (south) is occupied by a modern single storey nursery building

**Conclusion**

Call for sites submission in 2007. However, the owner has subsequently confirmed that the site is not surplus and there are no plans to dispose of this land for development in the foreseeable future. Not included in the identified housing supply.

**Site ref** 9632

**Address 1** Former Littlewoods Sports Ground

**Address 2** Park Lane

**Address 3**

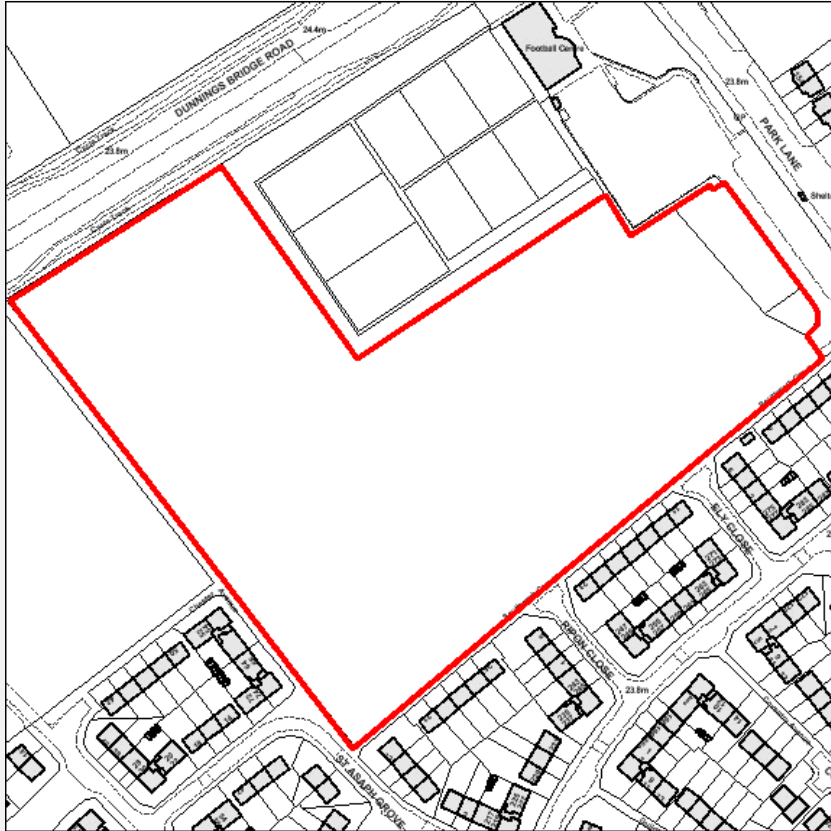
**Settlement** Netherton

**Source** Call for Sites 2014

**Site type** Greenfield

**Site area (ha)** 3.4746

**Net area (ha)**



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**Total Yield**

**0**

2015 - 2020

2020 - 2025

2025 - 2030

Assumed Density  
(dwellings per ha)

**Accessibility**

Primary School (800 m)	Y
Local Centre (800 m)	N
Health (800 m)	N
Railway station (800m)	N
Bus Stop (400)	Y

**Suitability**

Designated as 'Urban Greenspace'. Well used sports pitches that are unlikely to be suitable for redevelopment.

**Availability**

Promoted to the 2014 Call for Sites.

**Achievability**

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Sports pitches in active use.

**Conclusion**

Call for Sites submission. Urban Greenspace site that is used for sports pitches. Not included in the identified housing supply on this basis.

**Site ref** 3052

Address 1 Land off Carr Croft

Address 2

Address 3

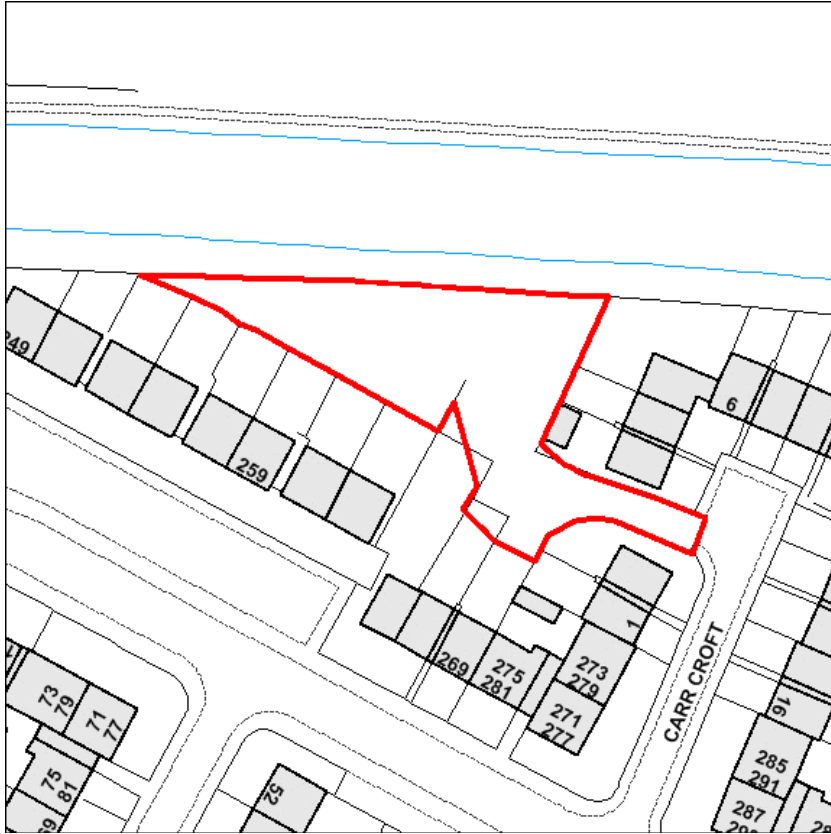
Settlement Netherton

Source OneVision site

Site type Greenfield

Site area (ha) 0.1045

Net area (ha)



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**Total Yield**

**0**

2015 - 2020

2020 - 2025

2025 - 2030

Assumed Density  
(dwellings per ha)

**Accessibility**

Primary School (800 m) Y

Local Centre (800 m) N

Health (800 m) Y

Railway station (800m) N

Bus Stop (400) Y

**Suitability**

In a 'Primarily Residential Area'. Awkwardly shaped site. Not clear whether satisfactory access can be achieved.

**Availability**

Site owned by a Housing Association.

**Achievability**

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Vacant land adjacent to the Leeds-Liverpool Canal.

**Conclusion**

Small, awkwardly shaped site with narrow access. Not clear whether an acceptable development could be achieved and therefore not included in the identified housing supply.

**Site ref** 3001

**Address 1** Land adjacent to 50 Condron Road North

**Address 2**

**Address 3**

**Settlement** Netherton

**Source** OneVision site

**Site type** Brownfield

**Site area (ha)** 0.0432

**Net area (ha)**



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**Total Yield**

**0**

2015 - 2020

2020 - 2025

2025 - 2030

**Assumed Density**  
(dwellings per ha)

**Accessibility**

Primary School (800 m)	Y
Local Centre (800 m)	N
Health (800 m)	Y
Railway station (800m)	N
Bus Stop (400)	Y

**Suitability**

In a 'Primarily Residential Area'. Housing development acceptable in principle.

**Availability**

Site owned by a Housing Association.

**Achievability**

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Small garage court

**Conclusion**

The site is too small to accommodate 5 dwellings, and is therefore below SHLAA size threshold specified in National Planning Policy Guidance. Not included in the identified housing supply.



**Site ref** 9563

Address 1 Land at Fulwood Way and Bowland Drive

Address 2

Address 3

Settlement Netherton

Source OneVision site

Site type Brownfield

Site area (ha) 0.232

Net area (ha)



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**Total Yield**

**0**

2015 - 2020

2020 - 2025

2025 - 2030

Assumed Density  
(dwellings per ha)

**Accessibility**

Primary School (800 m) N

Local Centre (800 m) N

Health (800 m) N

Railway station (800m) N

Bus Stop (400) Y

**Suitability**

In a 'Primarily Residential Area'. Housing development acceptable in principle.

**Availability**

No owner interest in developing the site.

**Achievability**

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Cleared site. Narrow awkward shape.

**Conclusion**

Cleared site owned by a local Housing Association. Originally submitted to the Call for Sites, however the owner has now confirmed they are no-longer seeking to develop the site. Not included in the identified housing supply.

**Site ref** 9619

**Address 1** Land adjacent to 27 Condron Road North

**Address 2**

**Address 3**

**Settlement** Netherton

**Source** OneVision site

**Site type** Brownfield

**Site area (ha)** 0.0599

**Net area (ha)**



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**Total Yield**

**0**

2015 - 2020

2020 - 2025

2025 - 2030

Assumed Density  
(dwellings per ha)

**Accessibility**

Primary School (800 m)	Y
Local Centre (800 m)	N
Health (800 m)	Y
Railway station (800m)	N
Bus Stop (400)	Y

**Suitability**

In a 'Primarily Residential Area'. Housing development acceptable in principle.

**Availability**

No known owner interest in developing the site.

**Achievability**

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Small garage court and parking area

**Conclusion**

The site is too small to accommodate 5 dwellings, and is therefore below SHLAA size threshold specified in National Planning Policy Guidance. Not included in the identified housing supply.

**Site ref** 3060

**Address 1** Former Liverpool Arms

**Address 2** Gorsey Lane

**Address 3**

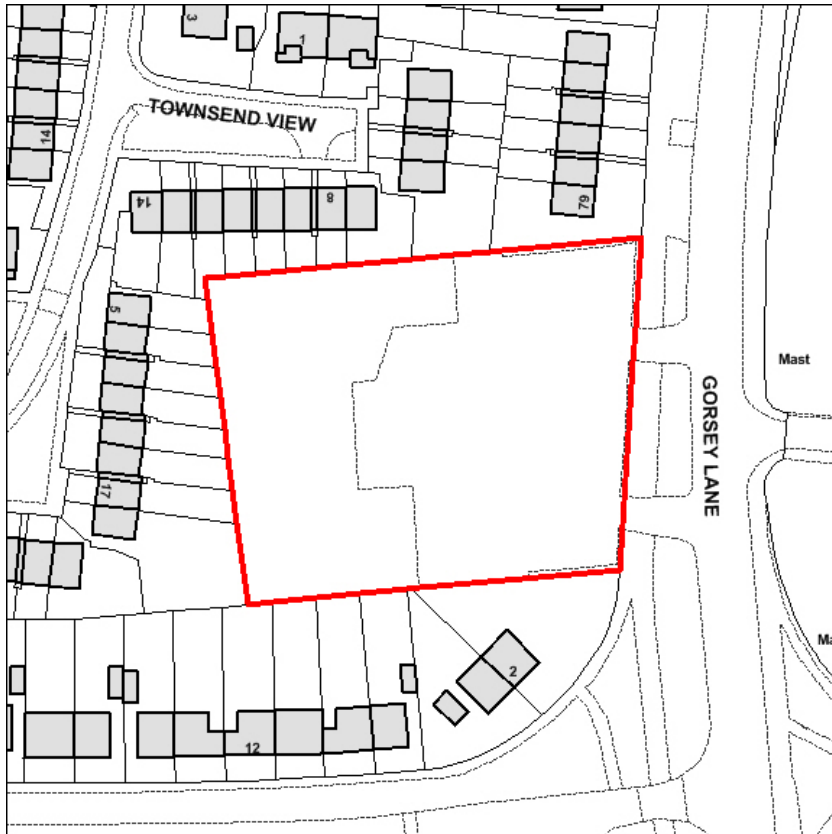
**Settlement** Netherton

**Source** Call for Sites 2007

**Site type** Brownfield

**Site area (ha)** 0.446

**Net area (ha)**



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**Total Yield**

**0**

2015 - 2020

2020 - 2025

2025 - 2030

**Assumed Density**  
(dwellings per ha)

**Accessibility**

Primary School (800 m) Y

Local Centre (800 m) N

Health (800 m) Y

Railway station (800m) N

Bus Stop (400) Y

**Suitability**

In a 'Primarily Residential Area'. Housing development acceptable in principle.

**Availability**

Site being promoted for non-residential uses.

**Achievability**

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Cleared site formerly occupied by a public house and car park.

**Conclusion**

Call for Sites submission in 2007. However, the site is now being promoted for non-residential uses and is therefore not available for housing development. Ot included in the identified housing supply.

**Site ref** 9611

**Address 1** Land & Premises at Pendle Drive

**Address 2**

**Address 3**

**Settlement** Netherton

**Source** Council owned site

**Site type** Brownfield

**Site area (ha)** 1.4412

**Net area (ha)**



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**Total Yield**

**0**

2015 - 2020

2020 - 2025

2025 - 2030

**Assumed Density**  
(dwellings per ha)

**Accessibility**

Primary School (800 m)	N
Local Centre (800 m)	N
Health (800 m)	Y
Railway station (800m)	N
Bus Stop (400)	Y

**Suitability**

In a 'Primarily Residential Area'. Housing development acceptable in principle.

**Availability**

Council-owned site. Subject to a Cabinet resolution that the site will be disposed of for housing in 0-5 years.

**Achievability**

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Large, partially cleared site.

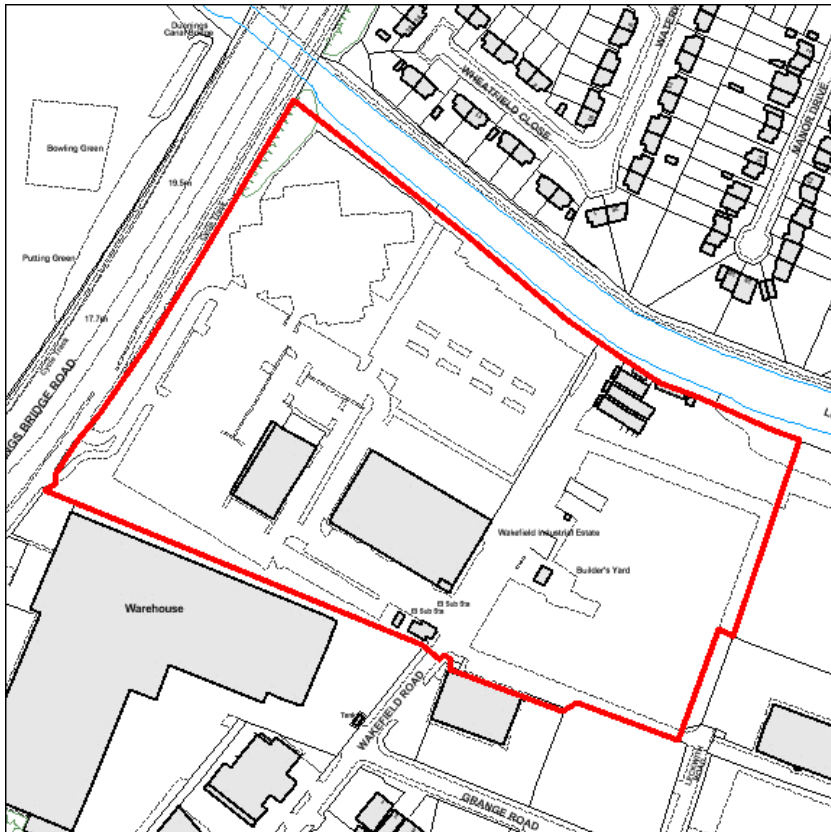
**Conclusion**

A proposed housing allocation in the draft Sefton Local Plan. Not included in the SHLAA housing supply to avoid double counting.

Site ref 9651

Address 1 Switch Car site  
 Address 2 Wakefield Road  
 Address 3  
 Settlement Netherton

Source Local Plan Publication response (201  
 Site type Brownfield  
 Site area (ha) 4.678  
 Net area (ha)



**Total Yield**

0

2015 - 2020  
 2020 - 2025  
 2025 - 2030

Assumed Density  
 (dwellings per ha)

**Accessibility**

Primary School (800 m) Y  
 Local Centre (800 m) Y  
 Health (800 m) N  
 Railway station (800m) Y  
 Bus Stop (400) Y

**Suitability**

An employment allocation in the 2006 UDP and proposed as an employment allocation in the emerging Local Plan. Access is unsuitable for a residential development.

**Availability**

Site being promoted for commercial uses.

**Achievability**

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Vacant area of land currently occupied by disused buildings and hardstanding. Surrounded by industrial premises.

**Conclusion**

Site suggested for housing development by a local campaign group through the Local Plan consultation. The site is an existing and proposed employment allocation. Access would be through an existing industrial estate and would give rise to safety issues and conflicts with commercial vehicles. The site is also not available for housing and is being promoted by the owner for commercial uses. Not included in the identified housing supply.

**Site ref** 6070

**Address 1** Land at Bridges Lane

**Address 2**

**Address 3**

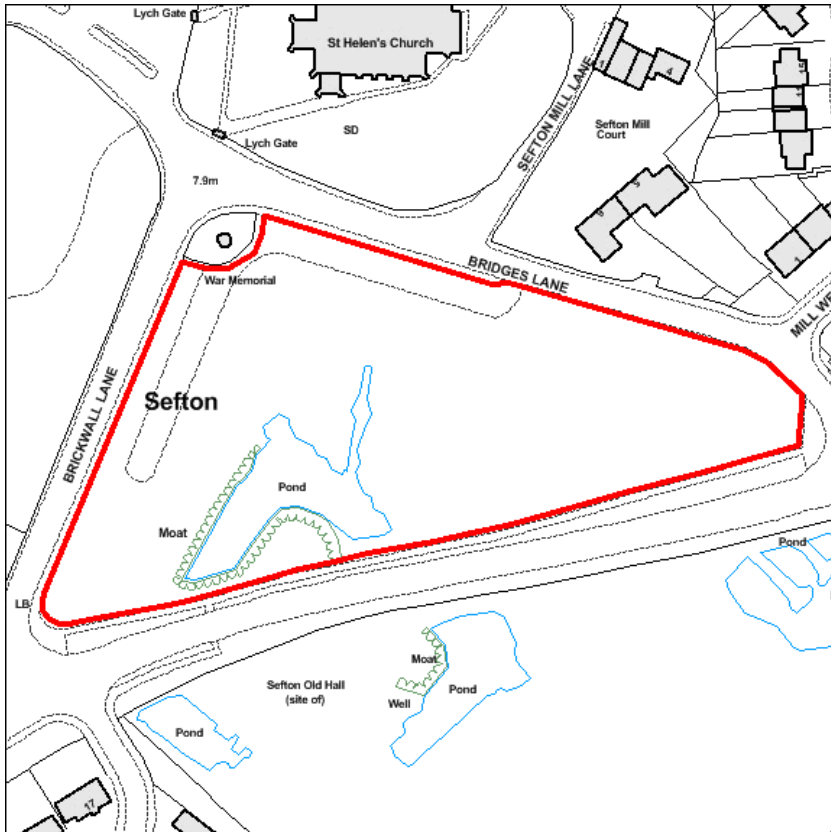
**Settlement** Maghull & Aintree

**Source** Call for Sites 2007

**Site type** Greenfield

**Site area (ha)** 1.1256

**Net area (ha)**



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**Total Yield**

**0**

2015 - 2020

2020 - 2025

2025 - 2030

Assumed Density  
(dwellings per ha)

**Accessibility**

Primary School (800 m)	N
Local Centre (800 m)	N
Health (800 m)	N
Railway station (800m)	N
Bus Stop (400)	Y

**Suitability**

Designated as Urban Greenspace and a Local Wildlife Site, and contains a Scheduled Ancient Monument. Residential development unlikely to be acceptable.

**Availability**

Submitted to the 'Call for Sites' in 2007. Current owner intentions are unknown.

**Achievability**

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Undeveloped land in the centre of Sefton Village.

**Conclusion**

Call for sites submission. Urban Greenspace site within a Conservation Area. The site contains a Scheduled Ancient Monument and is also designated as a Site of Local Biological Interest. Given these constraints it is not considered to be a realistic housing site.

**Site ref 2207**

Address 1 Land adj to St Andrew's Church  
 Address 2  
 Address 3 Damfield Lane  
 Settlement Maghull & Aintree

Source Call for Sites 2015  
 Site type Greenfield  
 Site area (ha) 1.7134  
 Net area (ha)



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**Total Yield**

**0**

2015 - 2020  
 2020 - 2025  
 2025 - 2030

Assumed Density  
 (dwellings per ha)

**Accessibility**

Primary School (800 m)	Y
Local Centre (800 m)	Y
Health (800 m)	Y
Railway station (800m)	Y
Bus Stop (400)	Y

**Suitability**

Open land in the Damfield Lane Conservation Area that is important to the setting of the adjacent listed church. Residential Development unlikely to be acceptable.

**Availability**

Recently promoted to the 'Call for Sites' and Publication Local Plan by a house builder.

**Achievability**

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Open land adjacent to the grade II listed St Andrew's Church and Leeds-Liverpool Canal.

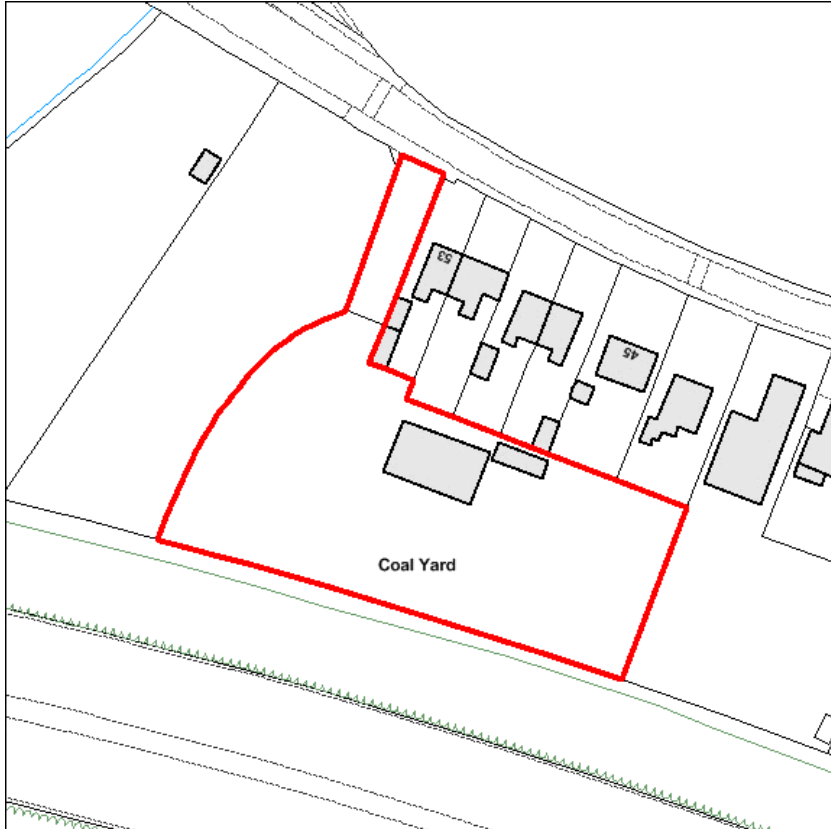
**Conclusion**

The site is designated as Urban Greenspace and part of the site is subject to a Tree Preservation Order (TPO). Within the Damfield Lane Conservation Area, and important to the setting of the adjacent listed church. Residential development is unlikely to be acceptable, and site is not included in the identified housing supply.

**Site ref 2250**

Address 1 Land to the rear of 43-53 Spencer's Lane  
 Address 2  
 Address 3  
 Settlement Maghull & Aintree

Source 2008 SHLAA  
 Site type Brownfield  
 Site area (ha) 0.3539  
 Net area (ha)



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**Total Yield**

**0**

2015 - 2020  
 2020 - 2025  
 2025 - 2030

Assumed Density  
 (dwellings per ha)

**Accessibility**

Primary School (800 m)	N
Local Centre (800 m)	N
Health (800 m)	Y
Railway station (800m)	N
Bus Stop (400)	Y

**Suitability**

In a 'Primarily Residential Area'. Housing development acceptable in principle.

**Availability**

Recently promoted by the owner to the Publication Local Plan as a housing allocation.

**Achievability**

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Area of hardstanding to the rear of existing properties. Adjacent to the M57.

**Conclusion**

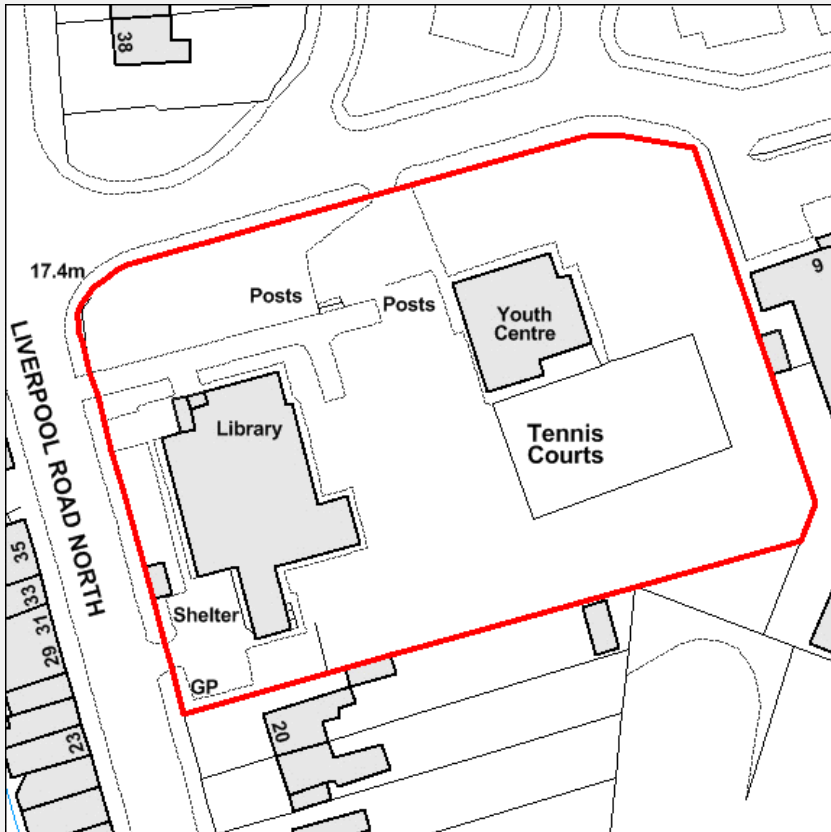
A proposed housing allocation in the draft Sefton Local Plan. Not included in the SHLAA housing supply to avoid double counting.



**Site ref 2167**

Address 1 Former Library and youth centre  
 Address 2 Stafford Moreton Way  
 Address 3  
 Settlement Maghull & Aintree

Source Council owned site  
 Site type Brownfield  
 Site area (ha) 0.5425  
 Net area (ha)



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**Total Yield**

**0**

2015 - 2020  
 2020 - 2025  
 2025 - 2030

Assumed Density  
 (dwellings per ha)

**Accessibility**

Primary School (800 m)	Y
Local Centre (800 m)	Y
Health (800 m)	Y
Railway station (800m)	N
Bus Stop (400)	Y

**Suitability**

In Maghull District Centre adjacent to existing housing. Residential development likely to be acceptable in principle.

**Availability**

Surplus Council-owned site currently being disposed of for development.

**Achievability**

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Vacant former library and youth centre buildings in Maghull District Centre

**Conclusion**

Council owned site that is disused and vacant. Most likely to be disposed of for retail or commercial development and therefore not included in the identified housing supply.

**Site ref** 9545

**Address 1** Heathfield Lodge  
**Address 2** 22-24 Melling Lane  
**Address 3**  
**Settlement** Maghull & Aintree

**Source** 2008 SHLAA consultation  
**Site type** Brownfield  
**Site area (ha)** 0.2027  
**Net area (ha)**



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**Total Yield**

**0**

2015 - 2020  
 2020 - 2025  
 2025 - 2030

Assumed Density  
 (dwellings per ha)

**Accessibility**

Primary School (800 m) Y  
 Local Centre (800 m) N  
 Health (800 m) N  
 Railway station (800m) Y  
 Bus Stop (400) Y

**Suitability**

In a 'Primarily Residential Area'. Housing development acceptable in principle.

**Availability**

Submitted to the Call for Sites in 2008. Current owner intentions unknown.

**Achievability**

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Care home in own grounds

**Conclusion**

Submitted through the Call for Sites in 2008. However, there has been no subsequent interest in developing the site for housing. A recent site visit confirmed that the site is still used as a Care Home. Not included in the identified housing supply.

**Site ref** 9613

**Address 1** Land at Ashworth Hospital

**Address 2** Parkbourn

**Address 3**

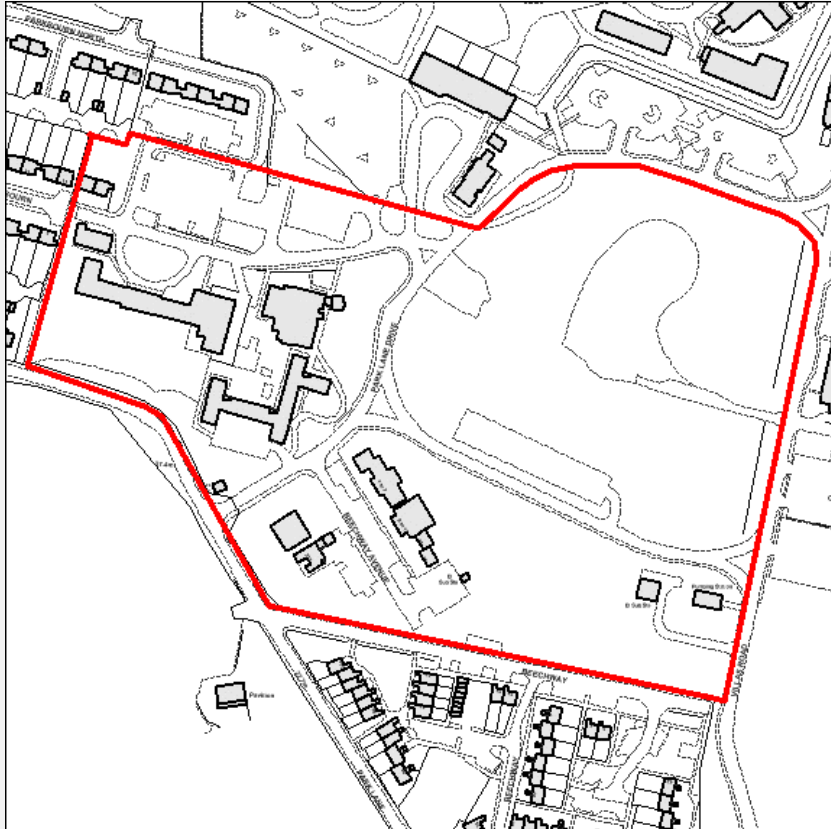
**Settlement** Maghull & Aintree

**Source** Expired planning permission

**Site type** Brownfield

**Site area (ha)** 7.8538

**Net area (ha)**



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**Total Yield**

**0**

2015 - 2020

2020 - 2025

2025 - 2030

Assumed Density  
(dwellings per ha)

**Accessibility**

Primary School (800 m) N

Local Centre (800 m) N

Health (800 m) N

Railway station (800m) N

Bus Stop (400) Y

**Suitability**

Identified as a 'Major Developed Site in Green Belt' in the 2006 UDP.

**Availability**

Previously subject to planning permission S/2011/0909 for 300 dwellings (now expired). However, the owner has confirmed that they are no longer interested in pursuing residential development of this site.

**Achievability**

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Open land within the Ashworth Hospital complex

**Conclusion**

Land in Green Belt, that was previously subject to outline planning permission for up to 300 dwellings (S/2011/0909 - now expired). However, the owner has confirmed that they no longer intend to dispose of this site for housing. Not available and therefore excluded from the identified housing supply.

**Site ref** 9537

**Address 1** Land at Kyffin Taylor House and James P

**Address 2** Deyes Lane

**Address 3**

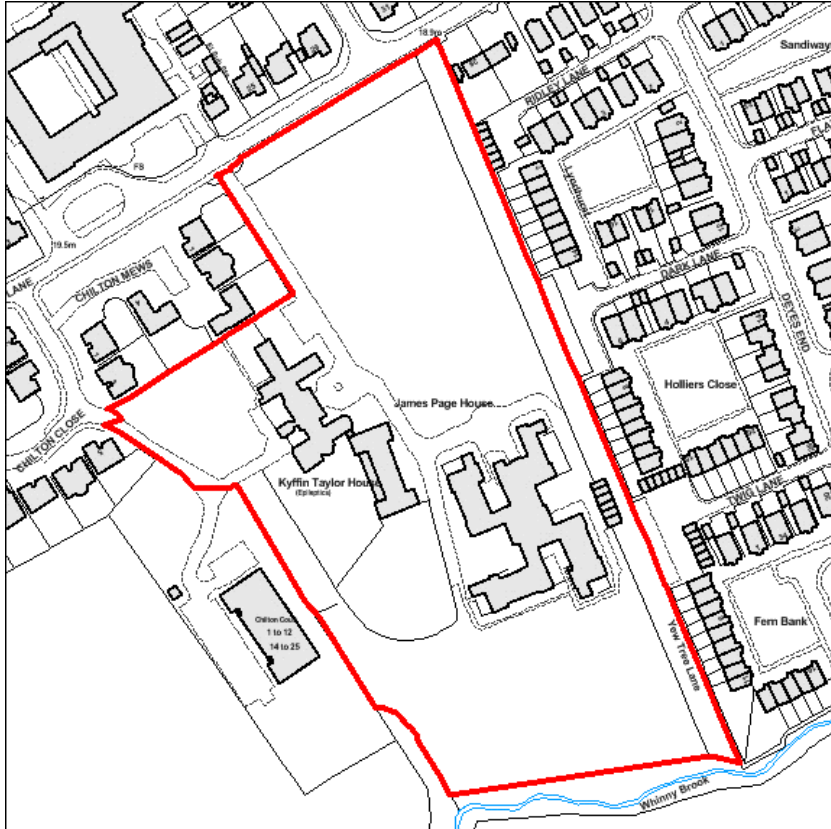
**Settlement** Maghull & Aintree

**Source** 2008 SHLAA consultation

**Site type** Brownfield

**Site area (ha)** 3.0614

**Net area (ha)**



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**Total Yield**

**0**

2015 - 2020

2020 - 2025

2025 - 2030

Assumed Density  
(dwellings per ha)

**Accessibility**

Primary School (800 m) Y

Local Centre (800 m) Y

Health (800 m) Y

Railway station (800m) Y

Bus Stop (400) Y

**Suitability**

Designated 'Urban Greenspace' and contains a number of protected trees.

**Availability**

Submitted to the Call for Sites in 2008. Current owner intentions unknown.

**Achievability**

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Nursing home and grounds

**Conclusion**

Call for Sites submission in 2008. Designated as Urban Greenspace and part of the site is subject to Tree Preservation Orders. Unlikely to be suited to any additional development and therefore not included in the identified housing supply.

**Site ref** 9556

Address 1 Land at Copy Lane

Address 2

Address 3

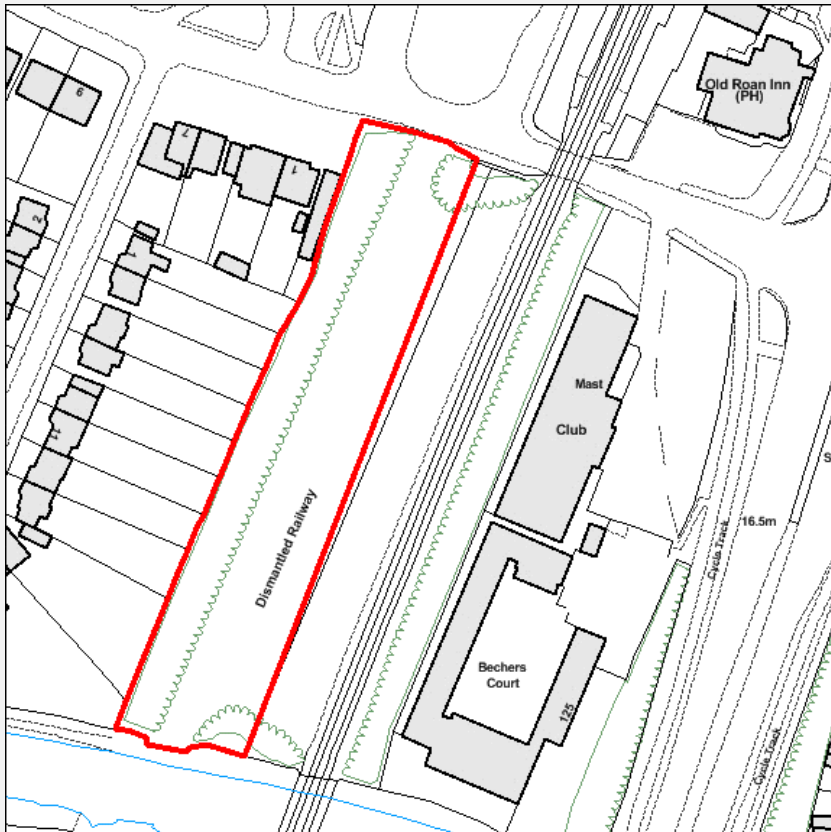
Settlement Maghull & Aintree

Source Call for Sites 2010

Site type Greenfield

Site area (ha) 0.4203

Net area (ha)



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**Total Yield**

**0**

2015 - 2020

2020 - 2025

2025 - 2030

Assumed Density  
(dwellings per ha)

**Accessibility**

Primary School (800 m)	N
Local Centre (800 m)	Y
Health (800 m)	N
Railway station (800m)	Y
Bus Stop (400)	Y

**Suitability**

Designated 'Urban Greenspace'. Heavily banked land. Access may be problematic.

**Availability**

Submitted to the Call for Sites in 2010. Current owner intentions unknown.

**Achievability**

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Banked wooded land adjacent to a railway line.

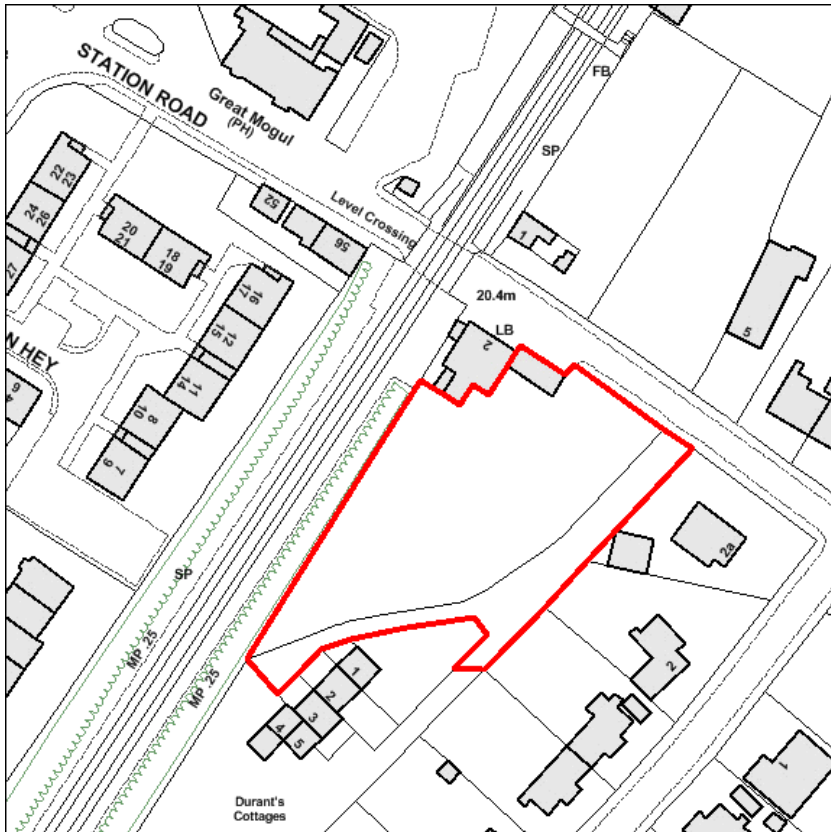
**Conclusion**

Call for sites submission in 2010. Narrow site adjacent to the railway. Subject to a number of constraints including banked land, access and possible contamination associated with the former railway use. Site is designated as Urban Greenspace and serves a buffer function between the railway line and urban area. Not included in the identified housing supply due to these issues.

**Site ref 6215**

Address 1 Land adjacent to Durants Cottages  
 Address 2 Melling Lane  
 Address 3  
 Settlement Maghull & Aintree

Source Call for Sites 2008  
 Site type Greenfield  
 Site area (ha) 0.2451  
 Net area (ha)



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**Total Yield**

**0**

2015 - 2020  
 2020 - 2025  
 2025 - 2030

Assumed Density  
 (dwellings per ha)

**Accessibility**

Primary School (800 m)	Y
Local Centre (800 m)	N
Health (800 m)	N
Railway station (800m)	Y
Bus Stop (400)	Y

**Suitability**

Site is designated 'Urban Greenspace' and contains a number of protected trees. Approximately 60% of the site is in Flood Zone 2.

**Availability**

Submitted to the Call for Sites in 2008. Current owner intentions unknown.

**Achievability**

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Wooded area covered by a number of protected trees, adjacent to the railway line.

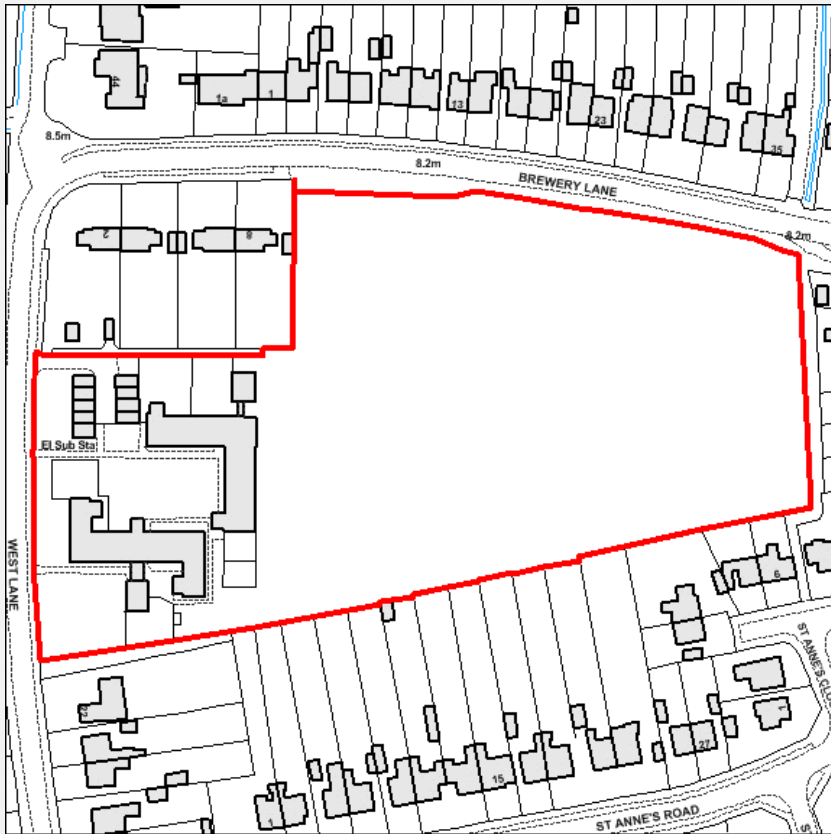
**Conclusion**

Call for Sites submission in 2008. The majority of the site is identified as falling in Flood Zone 2. The site also contains a number of protected trees, and is adjacent to a railway line. A constrained site with uncertain availability. Not included in the identified housing supply.

**Site ref 6049**

Address 1 Former school buildings  
 Address 2 West Lane / Brewery Lane  
 Address 3  
 Settlement Formby

Source Call for Sites 2007  
 Site type Brownfield  
 Site area (ha) 1.9185  
 Net area (ha)



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**Total Yield** 0

2015 - 2020  
 2020 - 2025  
 2025 - 2030

Assumed Density  
 (dwellings per ha)

**Accessibility**

Primary School (800 m)	N
Local Centre (800 m)	N
Health (800 m)	N
Railway station (800m)	Y
Bus Stop (400)	Y

**Suitability**

Partial housing development likely to be acceptable in principle, subject to a satisfactory accommodation of the protected trees on site.

**Availability**

Call for Sites submission, and recently promoted to the Local Plan as a potential housing allocation.

**Achievability**

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Vacant former school buildings

**Conclusion**

A proposed housing allocation in the draft Sefton Local Plan. Not included in the SHLAA housing supply to avoid double counting.

**Site ref** 9637

**Address 1** Land at Leonard Cheshire Home

**Address 2** College Path

**Address 3**

**Settlement** Formby

**Source** Call for Sites 2015

**Site type** Greenfield

**Site area (ha)** 2.0133

**Net area (ha)**



**Total Yield**

**0**

2015 - 2020

2020 - 2025

2025 - 2030

**Assumed Density**  
(dwellings per ha)

**Accessibility**

Primary School (800 m) N

Local Centre (800 m) N

Health (800 m) Y

Railway station (800m) Y

Bus Stop (400) Y

**Suitability**

Open land designated as 'Urban Greenspace'.

**Availability**

Promoted to the 2015 Call for Sites.

**Achievability**

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Open land in the urban area.

**Conclusion**

Open land in the urban area designated as Urban Greenspace. Suitability unclear at this stage, particularly in relation to NPPF para's 73-74. Not included in the identified housing supply.



**Site ref** 6097

Address 1 St Peters Vicarage

Address 2 Cricket Path

Address 3

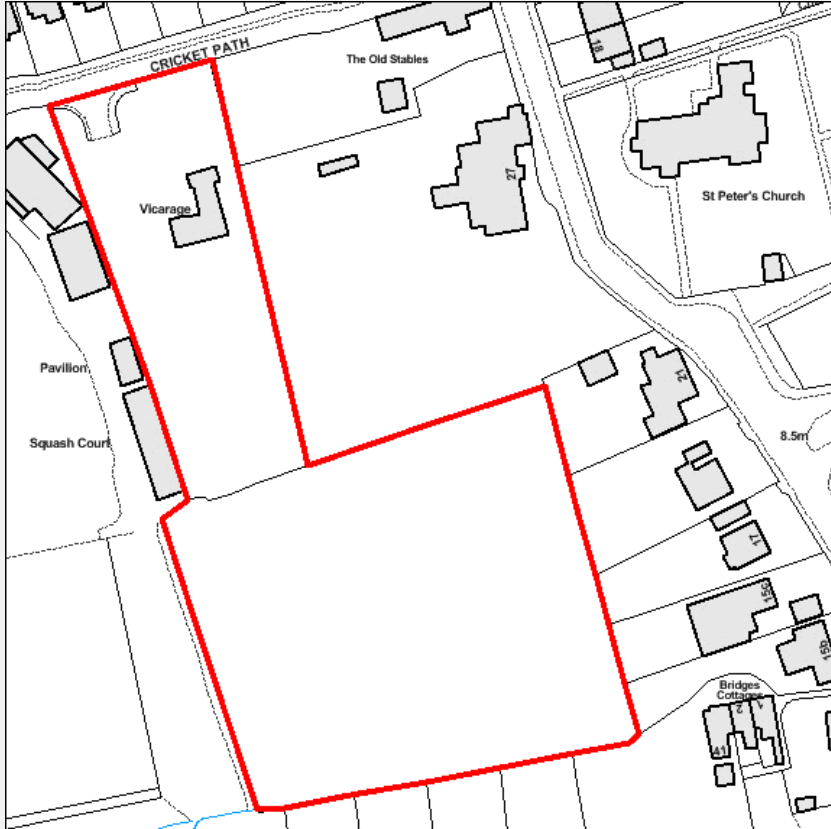
Settlement Formby

Source Call for Sites 2007

Site type Greenfield

Site area (ha) 1.0201

Net area (ha)



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**Total Yield**

**0**

2015 - 2020

2020 - 2025

2025 - 2030

Assumed Density  
(dwellings per ha)

**Accessibility**

Primary School (800 m)	Y
Local Centre (800 m)	N
Health (800 m)	Y
Railway station (800m)	Y
Bus Stop (400)	Y

**Suitability**

Site designated as Urban Greenspace. Within the Green Lane Conservation Area. Residential development unlikely to be acceptable.

**Availability**

Submitted to the 'Call for Sites' in 2007. Promoted to the Local Plan as a potential housing allocation.

**Achievability**

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Undeveloped land in the Green Lane Conservation Area.

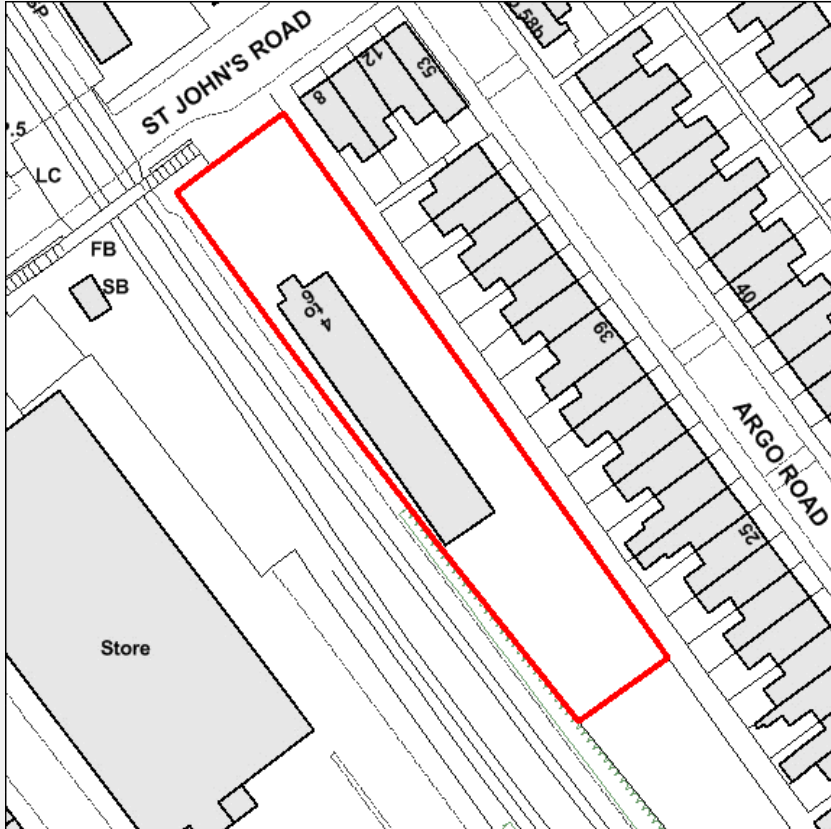
**Conclusion**

Forwarded as part of Call for Sites. The site is within a Conservation Area and majority of the site is designated Urban Greenspace. Not included in the identified housing supply due to these constraints.

**Site ref 9635**

Address 1 Wellington House  
 Address 2 4-6 St Johns Road  
 Address 3 Waterloo  
 Settlement Crosby & Hightown

Source Call for Sites 2015  
 Site type Brownfield  
 Site area (ha) 0.1559  
 Net area (ha) 0.1559



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**Total Yield** 0

2015 - 2020

2020 - 2025

2025 - 2030

Assumed Density  
(dwellings per ha)

**Accessibility**

- Primary School (800 m) Y
- Local Centre (800 m) Y
- Health (800 m) Y
- Railway station (800m) Y
- Bus Stop (400) Y

**Suitability**

Within a 'Primarily Residential Area'. Site access is constrained.

**Availability**

Promoted to the 2015 Call for Sites. The submission forms indicate that the site is not immediately available.

**Achievability**

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Narrow site currently used as offices, adjacent to the railway

**Conclusion**

Narrow site located between existing housing and the railway line. A site on the other side of St John's Road was recently granted planning permission for housing (ref DC/2014/01354). However, the site access is constrained with limited visibility. Excluded from the identified supply at this stage.

**Site ref 5064**

Address 1 Rear of 13 - 17 Larchfield Road

Address 2

Address 3

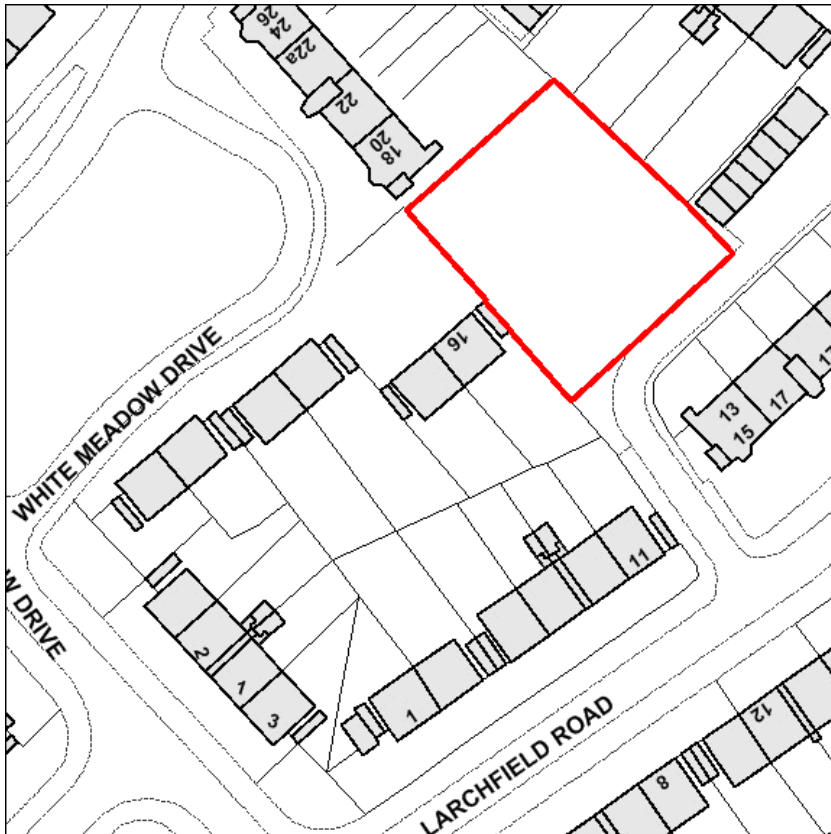
Settlement Crosby & Hightown

Source Council owned site

Site type Greenfield

Site area (ha) 0.0982

Net area (ha)



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**Total Yield**

**0**

2015 - 2020

2020 - 2025

2025 - 2030

Assumed Density  
(dwellings per ha)

**Accessibility**

Primary School (800 m) Y

Local Centre (800 m) N

Health (800 m) Y

Railway station (800m) N

Bus Stop (400) Y

**Suitability**

In a 'Primarily Residential Area'. Housing development acceptable in principle.

**Availability**

Council-owned site. Subject to a Cabinet resolution that the site is a suitable location for housing and will be disposed of for housing when circumstances allow.

**Achievability**

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Small area of open land

**Conclusion**

The site is too small to accommodate 5 dwellings, and is therefore below SHLAA size threshold specified in National Planning Policy Guidance. Not included in the identified housing supply.

**Site ref** 6040

Address 1 Factory building

Address 2 Sandy Lane

Address 3

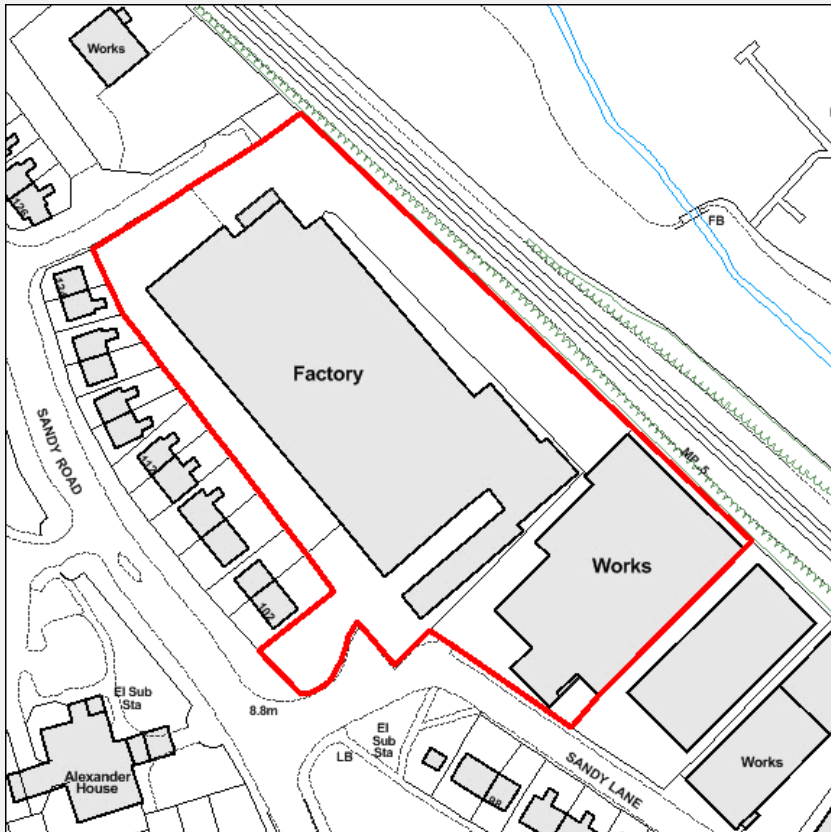
Settlement Crosby & Hightown

Source Call for Sites 2007

Site type Brownfield

Site area (ha) 1.0175

Net area (ha)



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**Total Yield**

**0**

2015 - 2020

2020 - 2025

2025 - 2030

Assumed Density  
(dwellings per ha)

**Accessibility**

Primary School (800 m)	Y
Local Centre (800 m)	N
Health (800 m)	Y
Railway station (800m)	Y
Bus Stop (400)	Y

**Suitability**

In a 'Primarily Residential Area'. Housing development acceptable in principle.

**Availability**

Submitted to the 'Call for Sites' in 2007. Current owner intentions are unknown.

**Achievability**

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Large industrial unit in the centre of the Sandy Road Industrial Estate. Adjacent to housing, other industrial uses, and the railway line.

**Conclusion**

Submitted through the Call for Sites in 2007. However, no subsequent interest in residential development has been expressed. Adjacent to other industrial uses and the railway line. Not included in the identified housing supply.

**Site ref** 9631

Address 1 22 Elmcroft Lane

Address 2 Hightown

Address 3

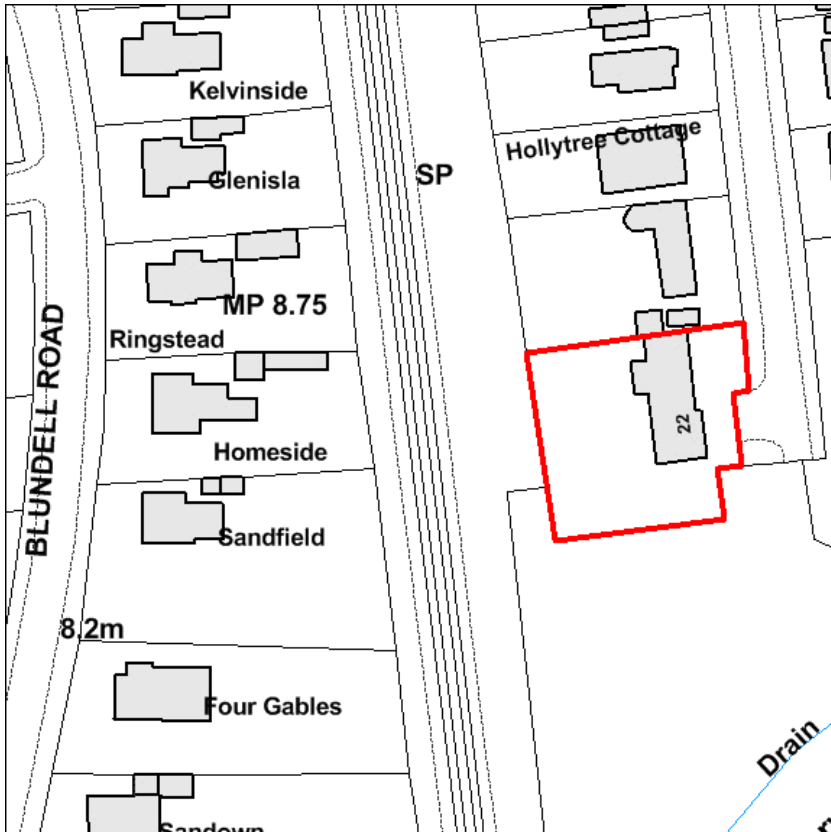
Settlement Crosby & Hightown

Source Call for Sites 2014

Site type Greenfield

Site area (ha) 0.1261

Net area (ha)



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**Total Yield** 0

2015 - 2020

2020 - 2025

2025 - 2030

Assumed Density  
(dwellings per ha)

**Accessibility**

Primary School (800 m)	N
Local Centre (800 m)	N
Health (800 m)	N
Railway station (800m)	Y
Bus Stop (400)	Y

**Suitability**

In a 'Primarily Residential Area'. Housing development acceptable in principle.

**Availability**

Promoted to the 2014 Call for Sites.

**Achievability**

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Residential garden

**Conclusion**

The site is too small to accommodate 5 dwellings, and is therefore below SHLAA size threshold specified in National Planning Policy Guidance. Not included in the identified housing supply.

**Site ref** 4189

Address 1 152-156 Sandy Road

Address 2

Address 3

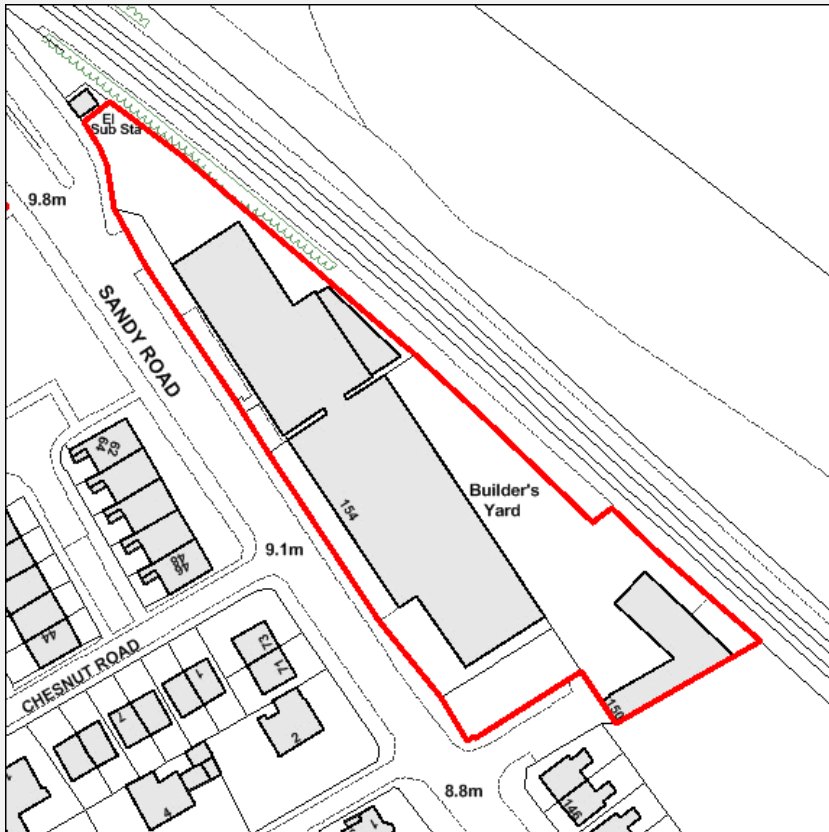
Settlement Crosby & Hightown

Source 2003 Urban Housing Capacity Study

Site type Brownfield

Site area (ha) 0.4456

Net area (ha)



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**Total Yield**

**0**

2015 - 2020

2020 - 2025

2025 - 2030

Assumed Density  
(dwellings per ha)

**Accessibility**

Primary School (800 m)	Y
Local Centre (800 m)	Y
Health (800 m)	Y
Railway station (800m)	Y
Bus Stop (400)	Y

**Suitability**

In a 'Primarily Residential Area'. Housing development acceptable in principle.

**Availability**

No known owner interest in developing the site. Multiple ownerships.

**Achievability**

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Large industrial unit within the wider Sandy Road Industrial Estate.

**Conclusion**

Awkwardly shaped site adjacent to the railway, in multiple ownerships. No planning history on the site, and no known interest in residential development. Not included in the identified housing supply.

**Site ref** 4273

Address 1 Land at Sandy Road

Address 2

Address 3

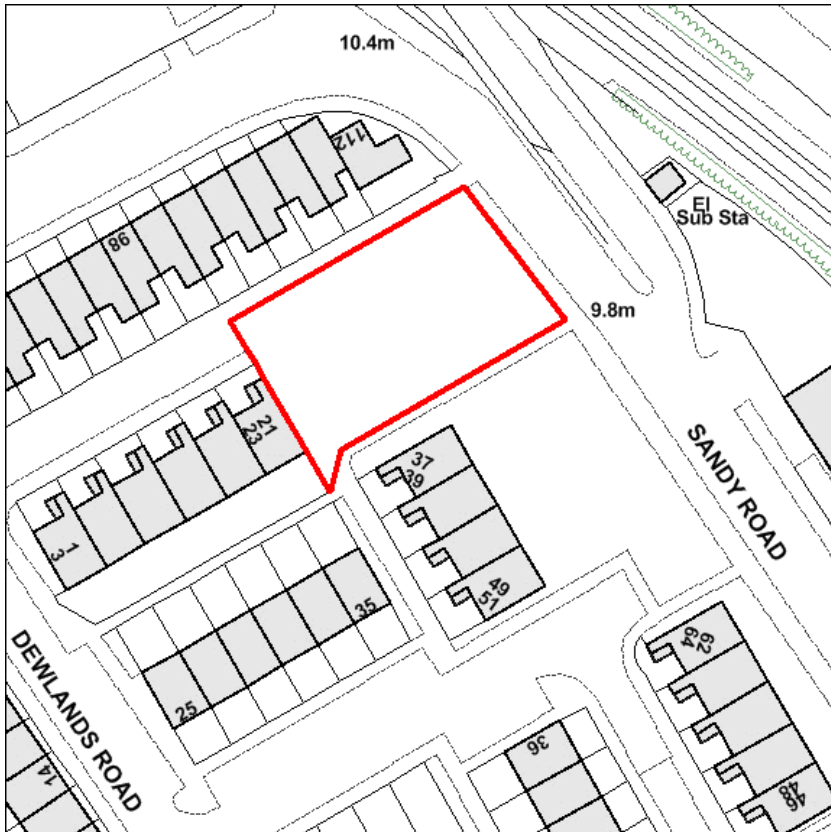
Settlement Crosby & Hightown

Source OneVision site

Site type Greenfield

Site area (ha) 0.0878

Net area (ha)



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**Total Yield**

**0**

2015 - 2020

2020 - 2025

2025 - 2030

Assumed Density  
(dwellings per ha)

**Accessibility**

Primary School (800 m)	Y
Local Centre (800 m)	Y
Health (800 m)	Y
Railway station (800m)	N
Bus Stop (400)	Y

**Suitability**

In a 'Primarily Residential Area'. Housing development acceptable in principle.

**Availability**

Site owned by a Housing Association.

**Achievability**

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Small area of open land

**Conclusion**

The site is too small to accommodate 5 dwellings, and is therefore below SHLAA size threshold specified in National Planning Policy Guidance. Not included in the identified housing supply.

**Site ref** 9558

Address 1 Lathom Hall Social Club

Address 2 Lathom Avenue

Address 3

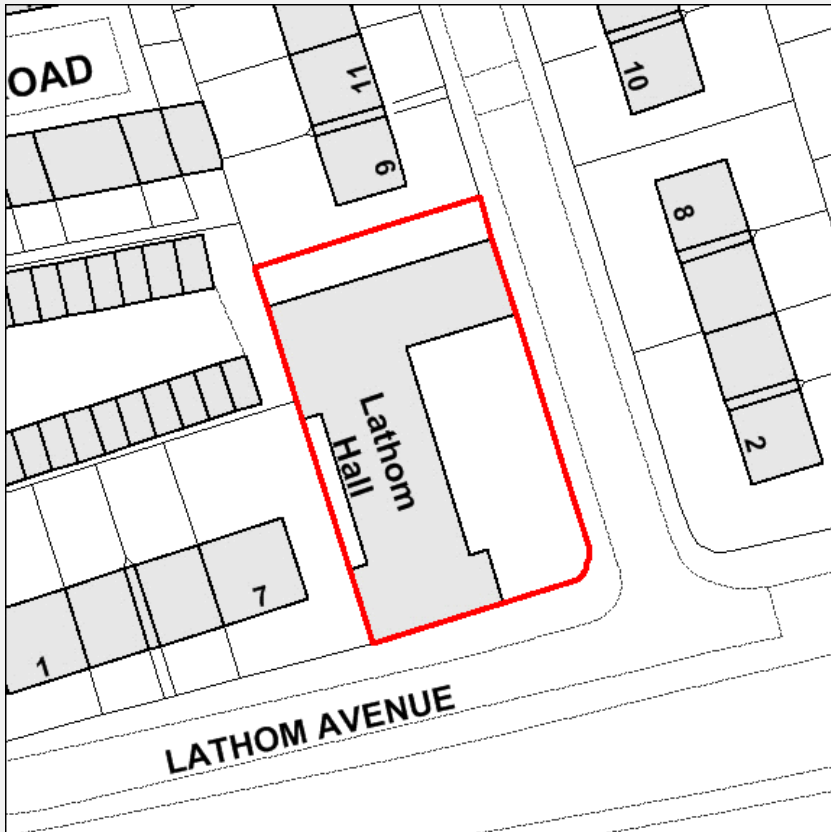
Settlement Crosby & Hightown

Source Call for Sites 2010

Site type Brownfield

Site area (ha) 0.0774

Net area (ha)



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**Total Yield**

**0**

2015 - 2020

2020 - 2025

2025 - 2030

Assumed Density  
(dwellings per ha)

**Accessibility**

Primary School (800 m)	Y
Local Centre (800 m)	N
Health (800 m)	Y
Railway station (800m)	Y
Bus Stop (400)	Y

**Suitability**

In a 'Primarily Residential Area'. Housing development acceptable in principle.

**Availability**

Call for site submission in 2010. However, current owner intentions are unknown.

**Achievability**

In an area identified as having positive viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Social club adjacent to a busy dual carriageway

**Conclusion**

Call for Sites submission in 2010. However, the owner has most recently expressed an interest in pursuing alternative uses. Not included in the identified housing supply



**Site ref** 9626

**Address 1** Kings Centre

**Address 2** Balliol Road

**Address 3**

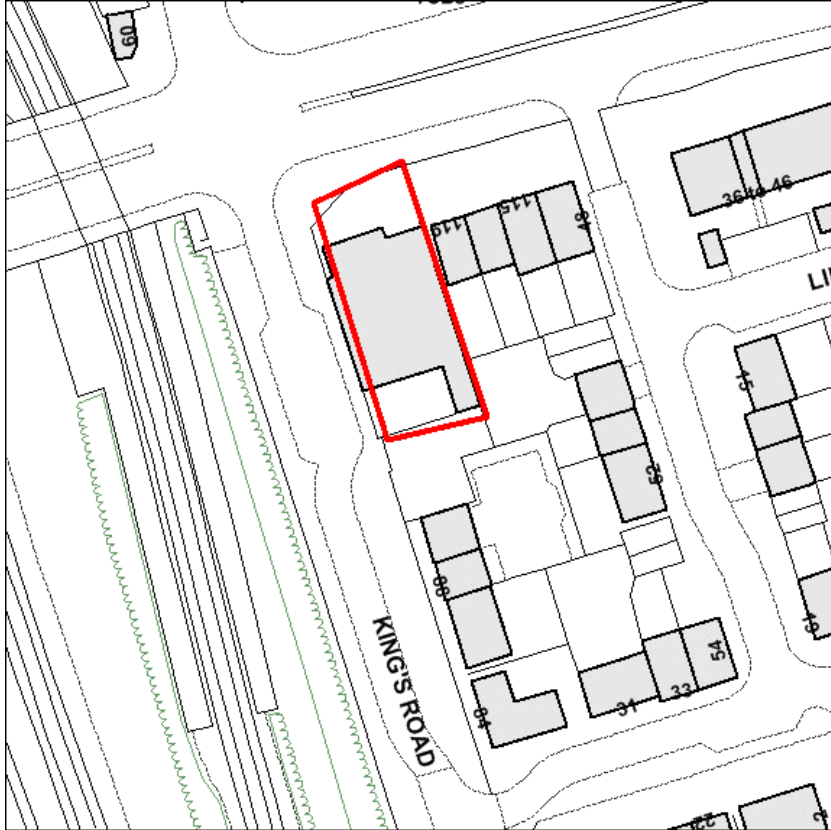
**Settlement** Bootle

**Source** Council owned site

**Site type** Brownfield

**Site area (ha)** 0.0489

**Net area (ha)**



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**Total Yield**

**0**

2015 - 2020

2020 - 2025

2025 - 2030

Assumed Density  
(dwellings per ha)

**Accessibility**

Primary School (800 m)	N
Local Centre (800 m)	Y
Health (800 m)	Y
Railway station (800m)	Y
Bus Stop (400)	Y

**Suitability**

In a 'Primarily Residential Area'. Occupied by a grade II listed building.

**Availability**

Council owned building that is currently disused. Site is likely to be developed for non-residential uses.

**Achievability**

In an area identified as having weaker viability in the 2014 Economic Viability Study (Keppie Massie). A grade II listed building - conversion costs likely to be significant.

**Site Description**

Listed building adjacent to railway and new build housing estate.

**Conclusion**

Grade II listed building in Council ownership. The Council is continuing to seek a future use for the building and is exploring potential funding sources. However, the site is now most likely to be converted to uses other than housing.

**Site ref** 6168

Address 1 Fmr Rawson Rd School

Address 2 Elm Drive and Rawson Road

Address 3

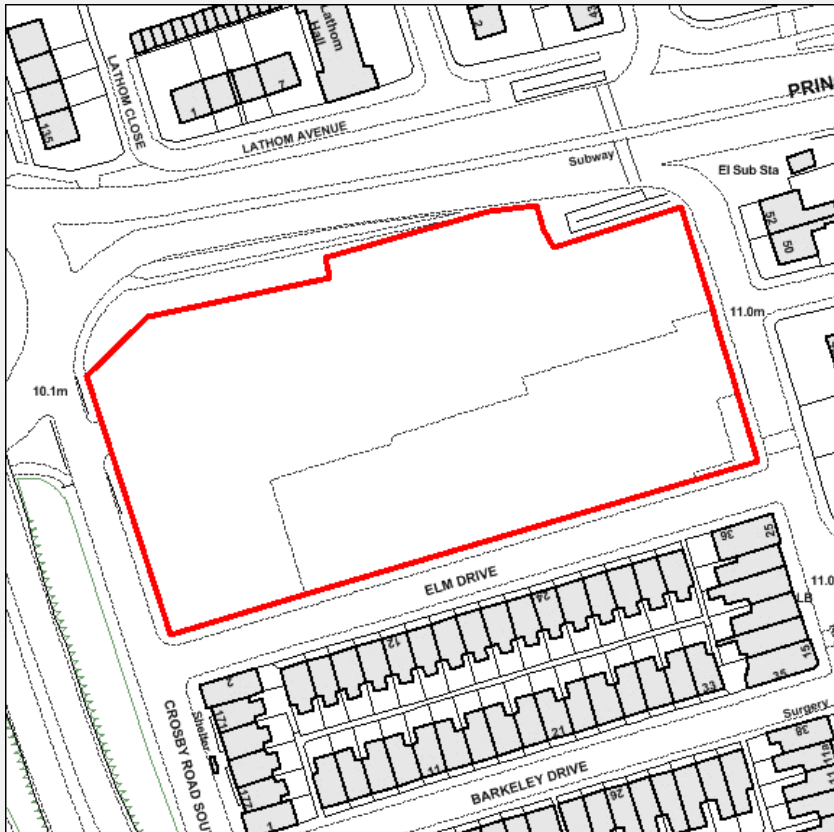
Settlement Bootle

Source Council owned site

Site type Brownfield

Site area (ha) 0.9565

Net area (ha)



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**Total Yield**

**0**

2015 - 2020

2020 - 2025

2025 - 2030

Assumed Density  
(dwellings per ha)

**Accessibility**

Primary School (800 m)	Y
Local Centre (800 m)	N
Health (800 m)	Y
Railway station (800m)	Y
Bus Stop (400)	Y

**Suitability**

Housing development acceptable in principle.

**Availability**

Council-owned site. Subject to a Cabinet resolution that the site will be disposed of for housing in 0-2 years.

**Achievability**

In an area identified as having weaker viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Former school site, now cleared. Adjacent to two major roads.

**Conclusion**

A proposed housing allocation in the draft Sefton Local Plan. Not included in the SHLAA housing supply to avoid double counting.

**Site ref** 9603

**Address 1** Former St Marys School

**Address 2** Waverley Street

**Address 3**

**Settlement** Bootle

**Source** 2008 SHLAA

**Site type** Brownfield

**Site area (ha)** 0.6527

**Net area (ha)**



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**Total Yield**

**0**

2015 - 2020

2020 - 2025

2025 - 2030

Assumed Density  
(dwellings per ha)

**Accessibility**

Primary School (800 m)	N
Local Centre (800 m)	Y
Health (800 m)	Y
Railway station (800m)	Y
Bus Stop (400)	Y

**Suitability**

Housing development acceptable in principle.

**Availability**

Promoted to the Local Plan as a proposed Housing Allocation.

**Achievability**

In an area identified as having weaker viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Former school buildings.

**Conclusion**

A proposed housing allocation in the draft Sefton Local Plan. Not included in the SHLAA housing supply to avoid double counting.

Site ref 9602

Address 1 Land at Ashcroft Street

Address 2 Coffee House Bridge

Address 3

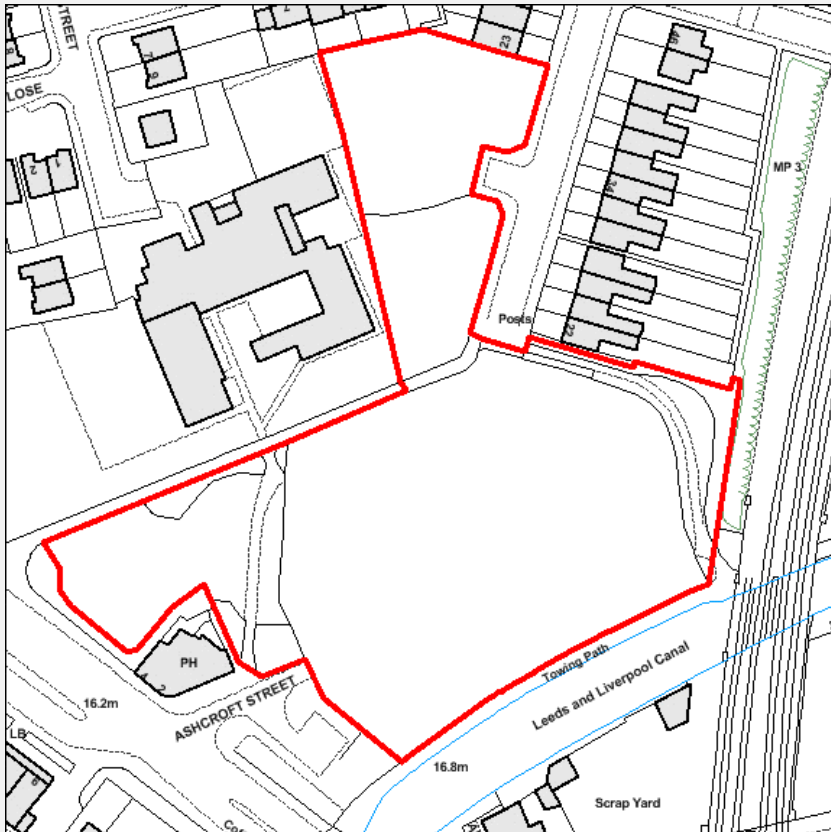
Settlement Bootle

Source Council owned site

Site type Greenfield

Site area (ha) 1.0891

Net area (ha)



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**Total Yield**

0

2015 - 2020

2020 - 2025

2025 - 2030

Assumed Density  
(dwellings per ha)

**Accessibility**

Primary School (800 m)	N
Local Centre (800 m)	Y
Health (800 m)	Y
Railway station (800m)	Y
Bus Stop (400)	Y

**Suitability**

Housing development acceptable in principle.

**Availability**

Council-owned site. Subject to a Cabinet resolution that the site will be disposed of for housing in 0-5 years.

**Achievability**

In an area identified as having weaker viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Former school playing field adjacent to the canal.

**Conclusion**

A proposed housing allocation in the draft Sefton Local Plan. Not included in the SHLAA housing supply to avoid double counting.

**Site ref** 9601

**Address 1** Land at Carolina Street

**Address 2**

**Address 3**

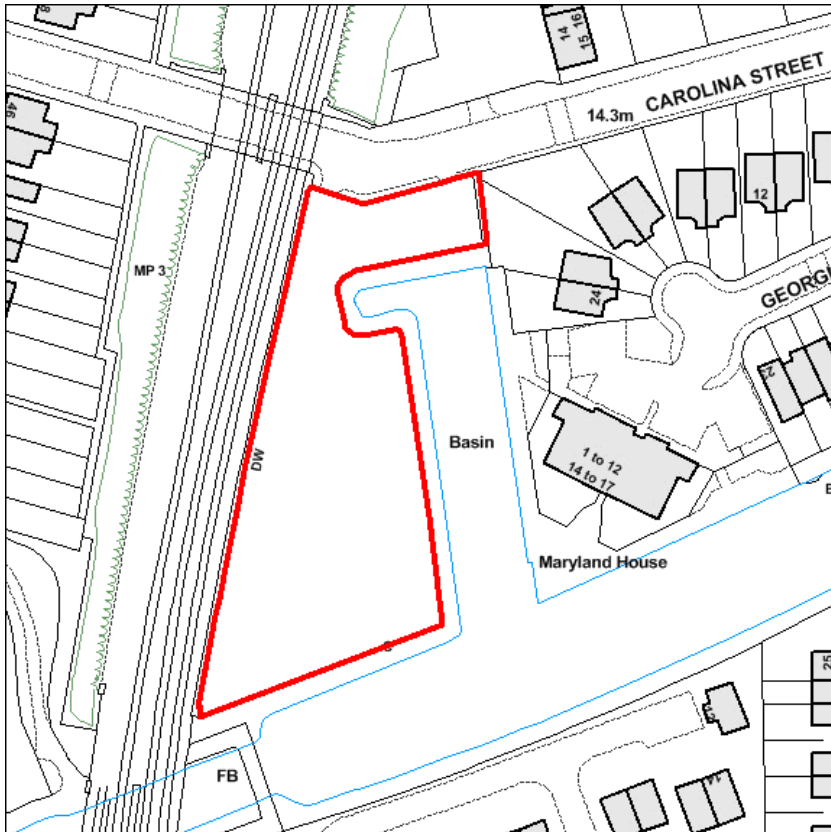
**Settlement** Bootle

**Source** 2008 SHLAA consultation

**Site type** Brownfield

**Site area (ha)** 0.2673

**Net area (ha)**



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**Total Yield**

**0**

2015 - 2020

2020 - 2025

2025 - 2030

Assumed Density  
(dwellings per ha)

**Accessibility**

Primary School (800 m)	N
Local Centre (800 m)	Y
Health (800 m)	Y
Railway station (800m)	Y
Bus Stop (400)	Y

**Suitability**

Residential development acceptable in principle. However, it is not clear that a safe access can be achieved.

**Availability**

Known owner interest in developing the site in the medium term

**Achievability**

In an area identified as having weaker viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Vacant area of land adjacent to the canal

**Conclusion**

Site owned by the Canals and Rivers Trust, currently used for operational purposes. It is unclear whether an appropriate and safe access can be achieved into the site given the restricted visibility of the access point onto Carolina Street. Not included in identified housing supply due to this constraint.

**Site ref** 9574

Address 1 Land at Glover Place

Address 2

Address 3

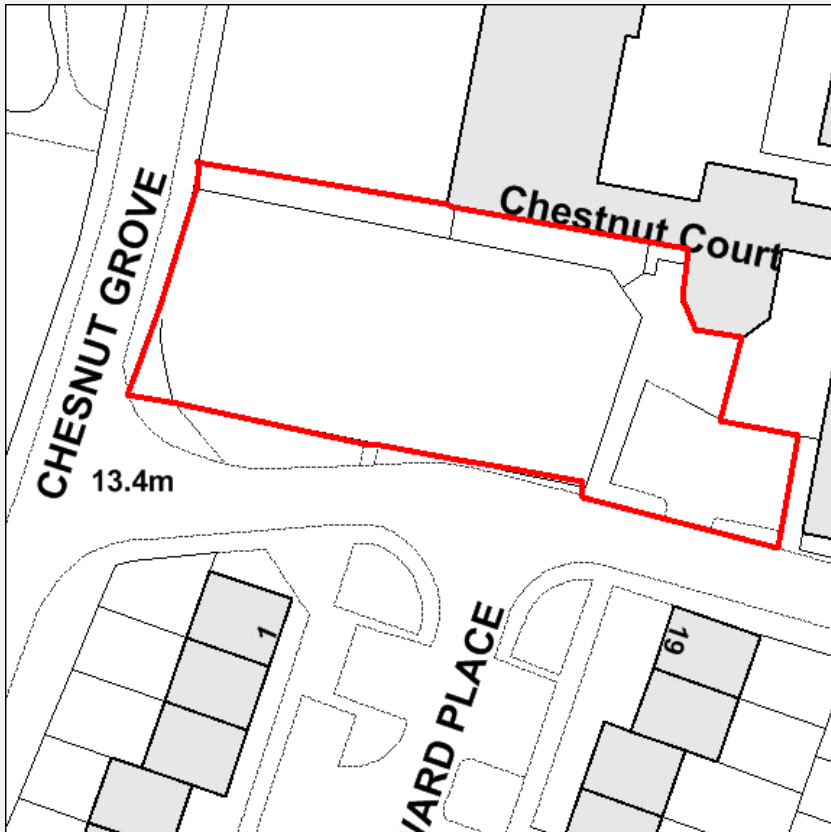
Settlement Bootle

Source Expired planning permission

Site type Brownfield

Site area (ha) 0.1233

Net area (ha)



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**Total Yield**

**0**

2015 - 2020

2020 - 2025

2025 - 2030

Assumed Density  
(dwellings per ha)

**Accessibility**

Primary School (800 m) Y

Local Centre (800 m) Y

Health (800 m) Y

Railway station (800m) Y

Bus Stop (400) Y

**Suitability**

In a 'Primarily Residential Area'. Housing development acceptable in principle.

**Availability**

Site owned by a Housing Association.

**Achievability**

In an area identified as having weaker viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Vacant area of land

**Conclusion**

Vacant site owned by a local Housing Association. Previously subject to planning approval for 4 bungalows (S/2006/0504) which has now expired. The site is too small to accommodate 5 dwellings, and is therefore below SHLAA size threshold specified in National Planning Policy Guidance. Not included in the identified housing supply.

**Site ref** 6030

Address 1 1-14 Columbus Way

Address 2

Address 3

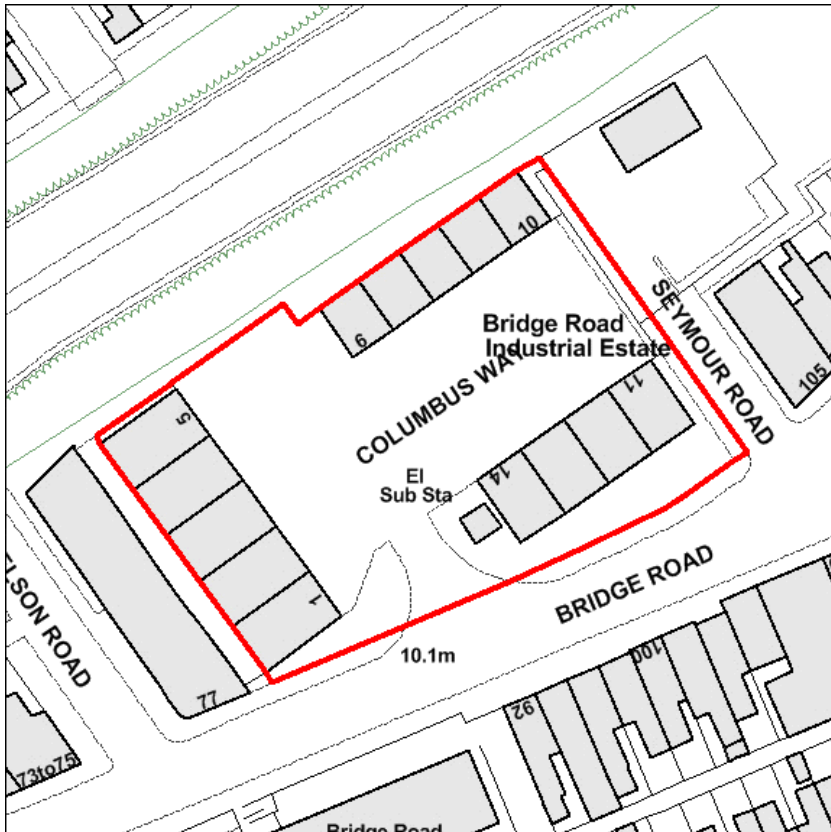
Settlement Bootle

Source Call for Sites 2007

Site type Brownfield

Site area (ha) 0.334

Net area (ha)



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**Total Yield**

**0**

2015 - 2020

2020 - 2025

2025 - 2030

Assumed Density  
(dwellings per ha)

**Accessibility**

Primary School (800 m)	Y
Local Centre (800 m)	N
Health (800 m)	Y
Railway station (800m)	Y
Bus Stop (400)	Y

**Suitability**

In a 'Primarily Residential Area'. Housing development acceptable in principle.

**Availability**

Submitted to the 'Call for Sites' in 2007. Current owner intentions are unknown. Likelihood of multiple leases.

**Achievability**

In an area identified as having weaker viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Small modern industrial estate adjacent to a raised dual carriageway.

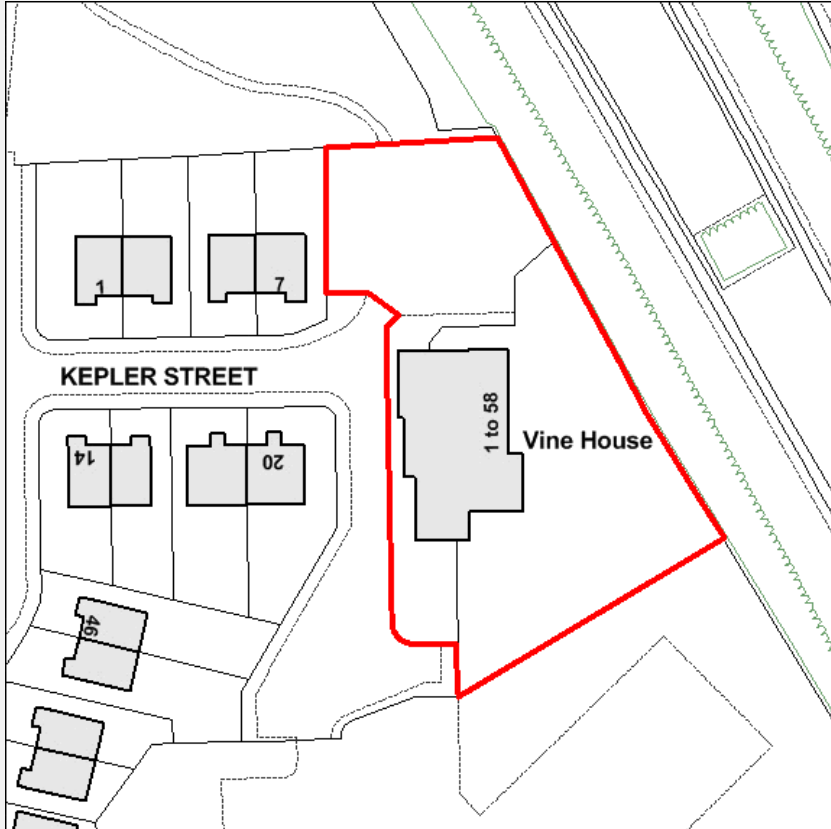
**Conclusion**

Submitted through the Call for Sites in 2007. However, no subsequent interest in residential development has been expressed. Intensively used industrial estate with likelihood of multiple leases, and adjacent to a raised dual carriageway. Not included in the identified housing supply due to these constraints.

**Site ref** 9638

**Address 1** Vine House  
**Address 2** Kepler Street  
**Address 3** Seaforth  
**Settlement** Bootle

**Source** Council owned site  
**Site type** Brownfield  
**Site area (ha)** 0.2334  
**Net area (ha)**



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**Total Yield**

**0**

2015 - 2020  
 2020 - 2025  
 2025 - 2030

Assumed Density  
 (dwellings per ha)

**Accessibility**

Primary School (800 m) Y  
 Local Centre (800 m) Y  
 Health (800 m) Y  
 Railway station (800m) Y  
 Bus Stop (400) Y

**Suitability**

In a 'Primarily Residential Area'. Housing development acceptable in principle.

**Availability**

Vacant Council-owned building that is currently being marketed for disposal.

**Achievability**

In an area identified as having weaker viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Vacant apartment block

**Conclusion**

Vacant Council-owned apartment block currently being marketed for disposal. Most likely to be refurbished and brought back into use. However, this is unlikely to generate a net change in the number of dwellings. Therefore excluded from the identified housing supply.



**Site ref** 7043

Address 1 land adjacent to Bulwer Street

Address 2

Address 3

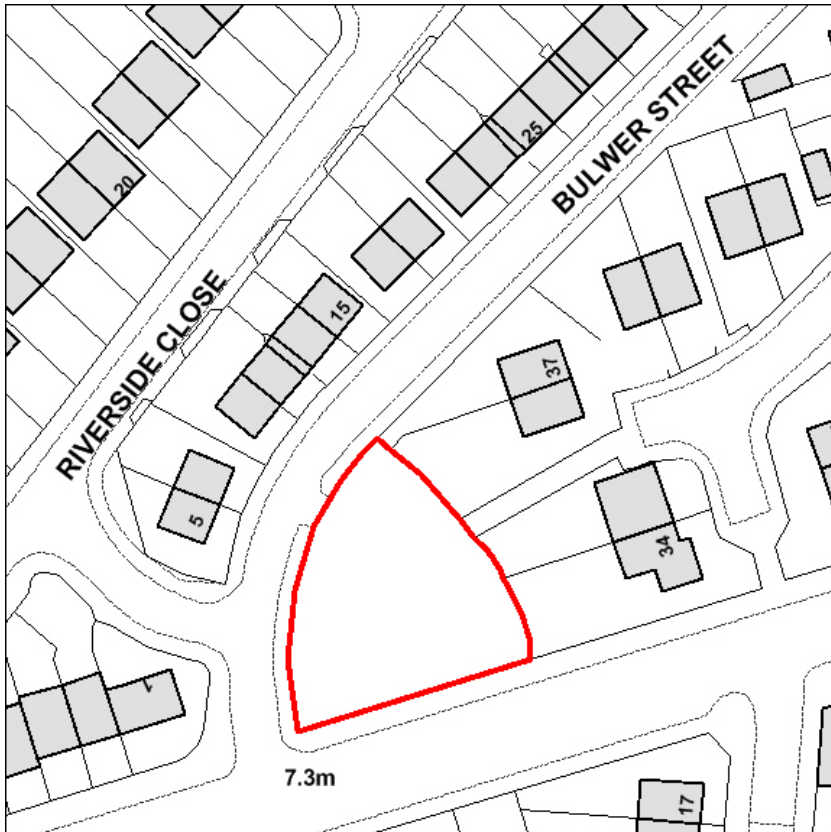
Settlement Bootle

Source Council owned site

Site type Brownfield

Site area (ha) 0.0719

Net area (ha)



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**Total Yield**

**0**

2015 - 2020

2020 - 2025

2025 - 2030

Assumed Density  
(dwellings per ha)

**Accessibility**

Primary School (800 m) Y

Local Centre (800 m) N

Health (800 m) Y

Railway station (800m) Y

Bus Stop (400) Y

**Suitability**

In a 'Primarily Residential Area'. Housing development acceptable in principle.

**Availability**

Council owned site. No plans to dispose for development.

**Achievability**

In an area identified as having weaker viability in the 2014 Economic Viability Study (Keppie Massie). Culvert underneath the site is a major constraint to development.

**Site Description**

Vacant site

**Conclusion**

Vacant site that is owned by Sefton Council. A culvert runs underneath the site which is a major constraint to development. Recently granted planning permission (ref DC/2013/00122) for use as a community garden. The site is also too small to accommodate 5 dwellings, and is therefore below SHLAA size threshold specified in National Planning Policy Guidance. Not included in the identified housing supply.

**Site ref** 9522

**Address 1** 'Peoples' Site

**Address 2** Hawthorne Road

**Address 3**

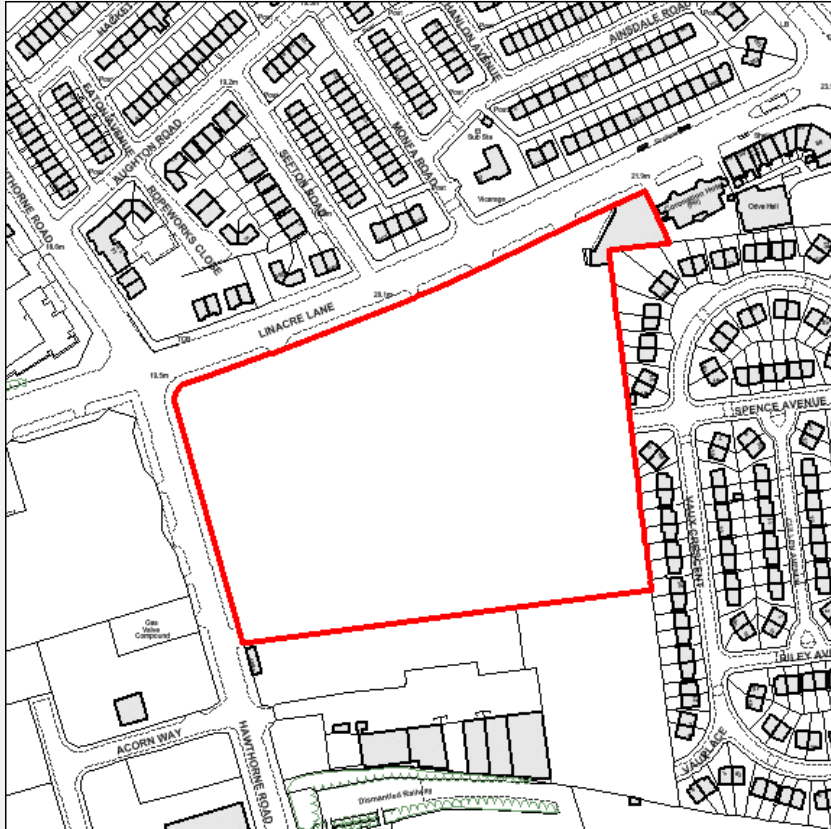
**Settlement** Bootle

**Source** Council owned site

**Site type** Brownfield

**Site area (ha)** 2.9225

**Net area (ha)**



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**Total Yield**

0

2015 - 2020

2020 - 2025

2025 - 2030

Assumed Density  
(dwellings per ha)

**Accessibility**

Primary School (800 m) Y

Local Centre (800 m) Y

Health (800 m) Y

Railway station (800m) N

Bus Stop (400) Y

**Suitability**

Housing development acceptable in principle.

**Availability**

Council-owned site. Subject to a Cabinet resolution that the site will be disposed of for housing in 0-5 years.

**Achievability**

In an area identified as having weaker viability in the 2014 Economic Viability Study (Keppie Massie). Potential for contamination given historic uses.

**Site Description**

Cleared and levelled site that is currently fenced off.

**Conclusion**

A proposed housing allocation in the draft Sefton Local Plan. Not included in the SHLAA housing supply to avoid double counting.

**Site ref** 5573

**Address 1** 2-4 Trinity Road and adjacent car park

**Address 2**

**Address 3**

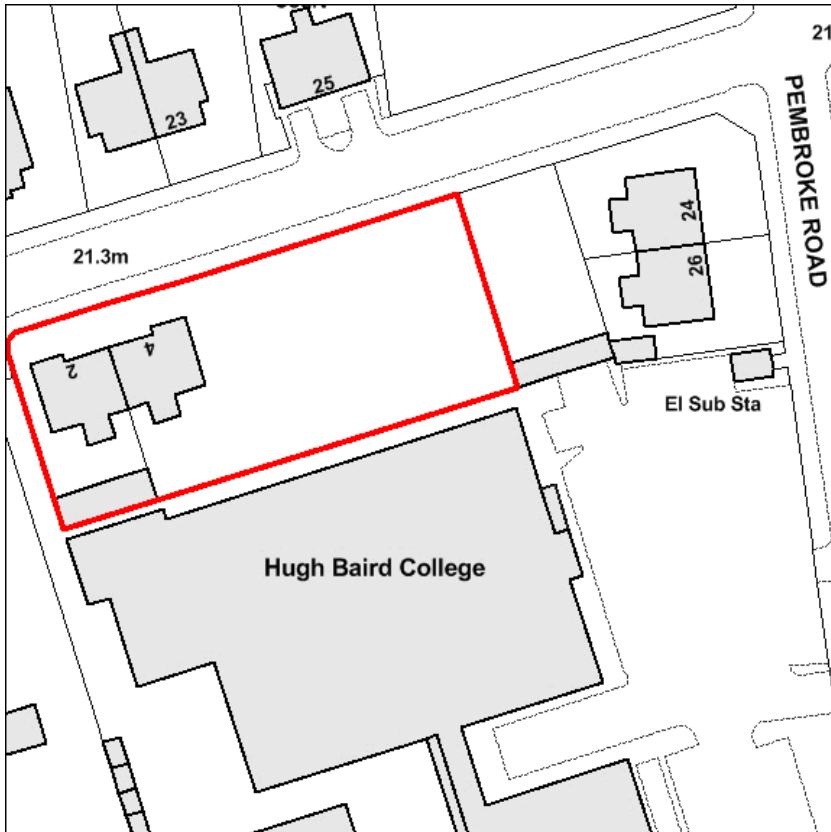
**Settlement** Bootle

**Source** Council owned site

**Site type** Brownfield

**Site area (ha)** 0.1803

**Net area (ha)**



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**Total Yield**

**0**

2015 - 2020

2020 - 2025

2025 - 2030

Assumed Density  
(dwellings per ha)

**Accessibility**

Primary School (800 m)	N
Local Centre (800 m)	Y
Health (800 m)	Y
Railway station (800m)	Y
Bus Stop (400)	Y

**Suitability**

Housing development acceptable in principle.

**Availability**

Council-owned site. Not available for development.

**Achievability**

In an area identified as having weaker viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Council owned car park and office buildings

**Conclusion**

Council owned site that is partly in use as a staff car park. The existing office buildings are leased to the Probation Service. Unclear whether this will become surplus in the foreseeable future. Not included in the identified housing supply.

Site ref 9521

Address 1 50 Fernhill Road

Address 2

Address 3

Settlement Bootle

Source Call for Sites 2008

Site type Brownfield

Site area (ha) 2.3213

Net area (ha)



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Total Yield

0

2015 - 2020

2020 - 2025

2025 - 2030

Assumed Density (dwellings per ha)

Accessibility

- Primary School (800 m) Y
- Local Centre (800 m) Y
- Health (800 m) Y
- Railway station (800m) N
- Bus Stop (400) Y

Suitability

Proposed to be allocated as a Primarily Industrial Area in the emerging Local Plan. Surrounded by existing industrial / commercial premises.

Availability

Submitted to the 'Call for Sites' in 2008. Current owner intentions are unknown.

Achievability

In an area identified as having weaker viability in the 2014 Economic Viability Study (Keppie Massie). Potential for contamination given historic uses.

Site Description

Currently in use for industrial / commercial purposes

Conclusion

Constrained site that is surrounded on by existing industrial / commercial premises. Partially located on the route of a former railway line and therefore potentially subject to contamination. Active businesses occupy the majority of the site. Unlikely to be a suitable housing site given adjacent uses, and proposed to be designated as a Primarily Industrial Area in the emerging Local Plan. Not included in the identified housing supply.

**Site ref** 9510

**Address 1** Land to the South of Waterworks Street

**Address 2**

**Address 3**

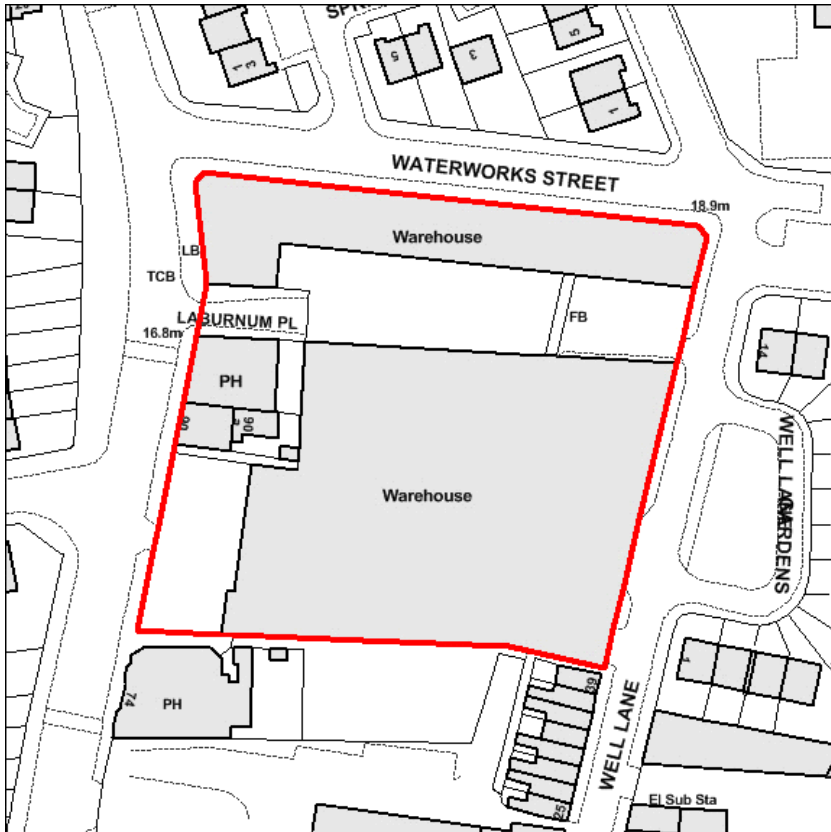
**Settlement** Bootle

**Source** 2003 Urban Housing Capacity Study

**Site type** Brownfield

**Site area (ha)** 0.7183

**Net area (ha)**



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**Total Yield**

**0**

2015 - 2020

2020 - 2025

2025 - 2030

Assumed Density  
(dwellings per ha)

**Accessibility**

- Primary School (800 m) Y
- Local Centre (800 m) Y
- Health (800 m) Y
- Railway station (800m) Y
- Bus Stop (400) Y

**Suitability**

Allocated as an 'Opportunity Site' in the UDP where residential development is acceptable in principle.

**Availability**

No known owner interest in developing the site

**Achievability**

In an area identified as having weaker viability in the 2014 Economic Viability Study (Keppie Massie). Conversion costs may be significant. Potential for contamination given historic industrial use.

**Site Description**

Historic commercial buildings in a largely residential area

**Conclusion**

Business premises in active use. Within a Conservation Area and demolition of the existing buildings would not be acceptable. Subject to potentially significant conversion and remediation costs and in a weaker market area. No known owner interest in developing the site for housing. Not included in the identified housing supply.

**Site ref** 4075

**Address 1** Land at Linacre Bridge / Hawthorne Road

**Address 2**

**Address 3**

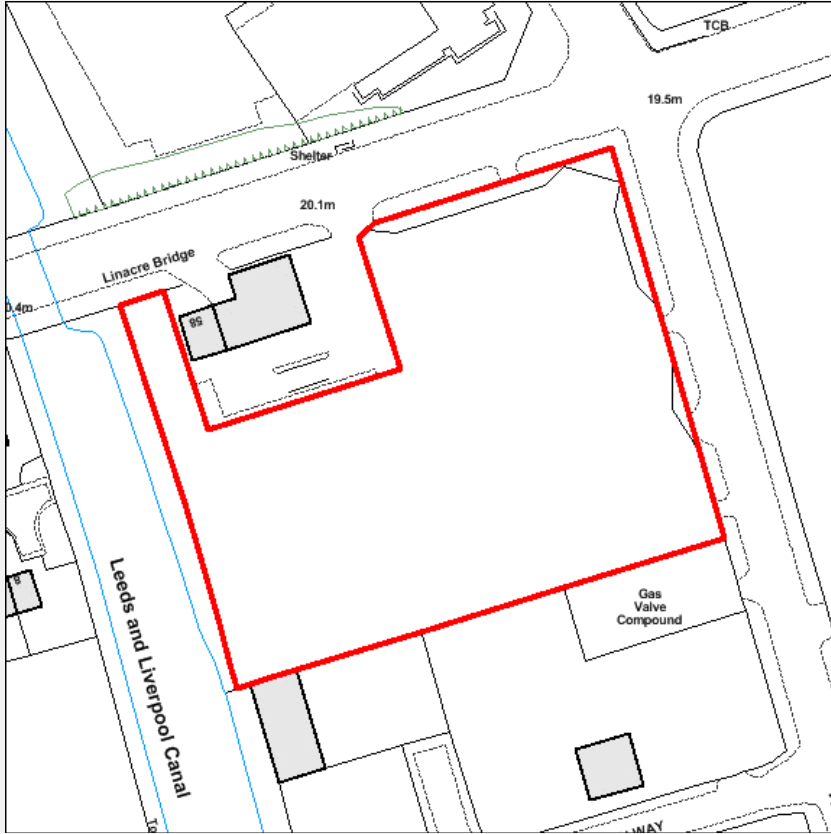
**Settlement** Bootle

**Source** Local Plan Publication response (201

**Site type** Brownfield

**Site area (ha)** 0.9222

**Net area (ha)**



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**Total Yield**

**0**

2015 - 2020

2020 - 2025

2025 - 2030

**Assumed Density**  
(dwellings per ha)

**Accessibility**

Primary School (800 m)	Y
Local Centre (800 m)	Y
Health (800 m)	Y
Railway station (800m)	N
Bus Stop (400)	Y

**Suitability**

An employment allocation in the 2006 UDP, and within a 'Primarily Industrial Area'. Proposed as an employment allocation in the emerging Local Plan.

**Availability**

No known owner interest in developing the site

**Achievability**

In an area identified as having weaker viability in the 2014 Economic Viability Study (Keppie Massie). Adjacent sites are known to be significantly contaminated.

**Site Description**

Area of hardstanding adjacent to the Leeds-Liverpool canal and industrial uses.

**Conclusion**

Site suggested for housing development by a local campaign group through the Local Plan consultation. The site is an existing and proposed employment allocation, and is surrounded by industrial uses. The site is not known to be available for housing and there is no history of residential enquiries. Not included in the identified housing supply.

**Site ref** 4093

**Address 1** Arriva Depot and former Sports Ground

**Address 2** Hawthorne Road

**Address 3**

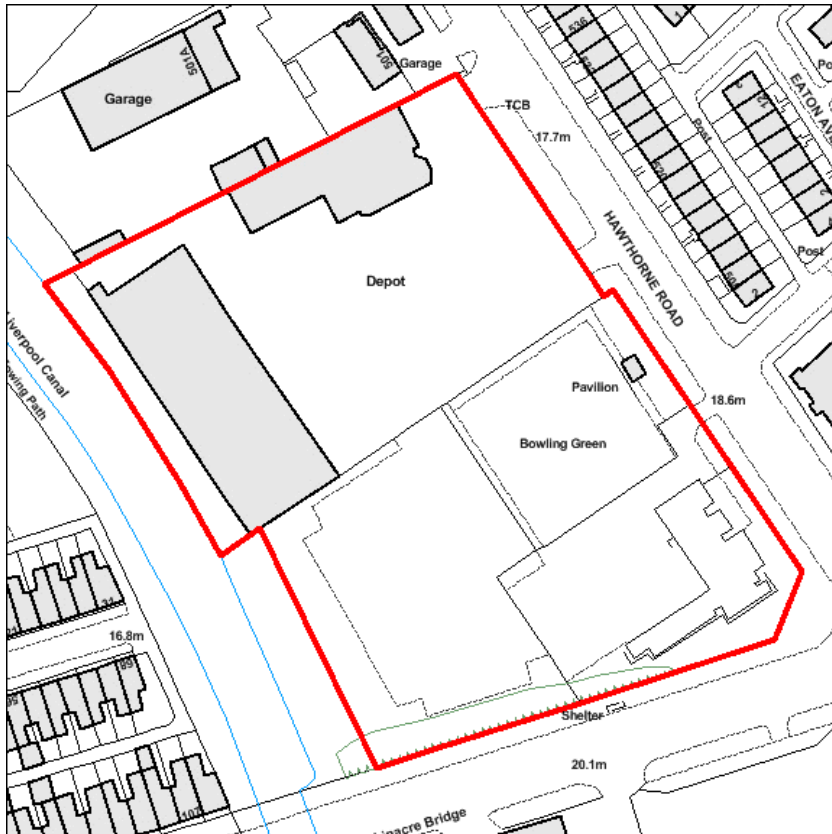
**Settlement** Bootle

**Source** 2003 Urban Housing Capacity Study

**Site type** Brownfield

**Site area (ha)** 1.4641

**Net area (ha)**



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**Total Yield**

**0**

2015 - 2020

2020 - 2025

2025 - 2030

Assumed Density  
(dwellings per ha)

**Accessibility**

Primary School (800 m)	Y
Local Centre (800 m)	Y
Health (800 m)	Y
Railway station (800m)	N
Bus Stop (400)	Y

**Suitability**

Allocated for housing development in the 2006 Unitary Development Plan.

**Availability**

The majority of the site is currently used as a bus depot.

**Achievability**

In an area identified as having weaker viability in the 2014 Economic Viability Study (Keppie Massie). Adjacent sites are known to be significantly contaminated.

**Site Description**

Arriva bus depot and former Parkside Social Club

**Conclusion**

Site currently occupied by a bus depot, and there is no indication that Arriva are looking to relocate away from the site. Likely to be contaminated given historic uses and known contamination on adjacent sites. Not available and therefore excluded from the identified housing supply.

**Site ref** 4135

**Address 1** Litherland House

**Address 2** Litherland Road

**Address 3**

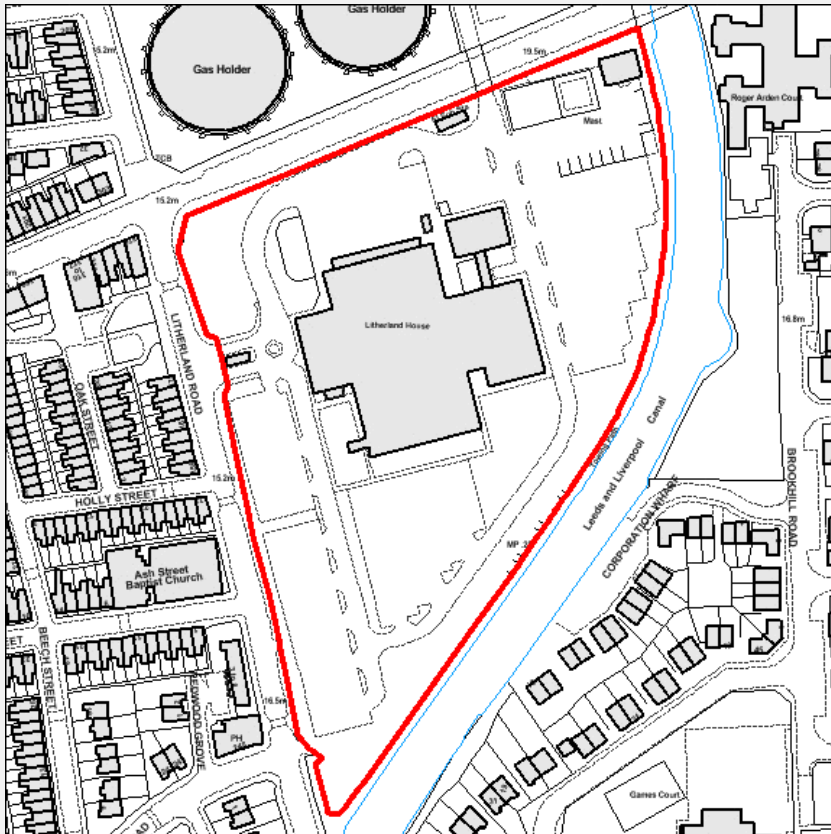
**Settlement** Bootle

**Source** 2010 SHLAA consultation

**Site type** Brownfield

**Site area (ha)** 3.2034

**Net area (ha)**



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**Total Yield**

**0**

2015 - 2020

2020 - 2025

2025 - 2030

**Assumed Density (dwellings per ha)**

**Accessibility**

Primary School (800 m) Y

Local Centre (800 m) Y

Health (800 m) Y

Railway station (800m) Y

Bus Stop (400) Y

**Suitability**

Housing development likely to be acceptable in principle

**Availability**

No known owner interest in developing the site

**Achievability**

In an area identified as having weaker viability in the 2014 Economic Viability Study (Keppie Massie). Adjacent sites are known to be significantly contaminated.

**Site Description**

Modern office facility currently in use

**Conclusion**

Large site near to Bootle Town Centre, currently in use for offices. No indication that the site is available for development. Not included in the identified housing supply.



**Site ref** 4139

**Address 1** Bootle Gasworks

**Address 2**

**Address 3** Litherland Road

**Settlement** Bootle

**Source** 2003 Urban Housing Capacity Study

**Site type** Brownfield

**Site area (ha)** 6.2385

**Net area (ha)**



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**Total Yield**

**0**

2015 - 2020

2020 - 2025

2025 - 2030

Assumed Density  
(dwellings per ha)

**Accessibility**

Primary School (800 m) Y

Local Centre (800 m) Y

Health (800 m) Y

Railway station (800m) Y

Bus Stop (400) Y

**Suitability**

Housing development likely to be acceptable in principle.

**Availability**

Surplus site owned by National Grid. The site is timetabled for disposal in the mid-2020s. It is uncertain whether this site will be disposed of for residential or commercial development at this stage.

**Achievability**

In an area identified as having weaker viability in the 2014 Economic Viability Study (Keppie Massie). Known to be significantly contaminated.

**Site Description**

Large disused former gas works

**Conclusion**

The site is known to be significantly contaminated and has been registered under Part 2a of the Environmental Protection Act since 2004. Also designated as a 'Special Site' for controlled waters, and may have gas infrastructure beneath. National Grid have confirmed that they do not intend to dispose of the site until the mid-2020s, and disposal for residential use is uncertain at this stage. Not included in the identified housing supply.

**Site ref** 4196

**Address 1** Former Public House

**Address 2** Sea View Road

**Address 3**

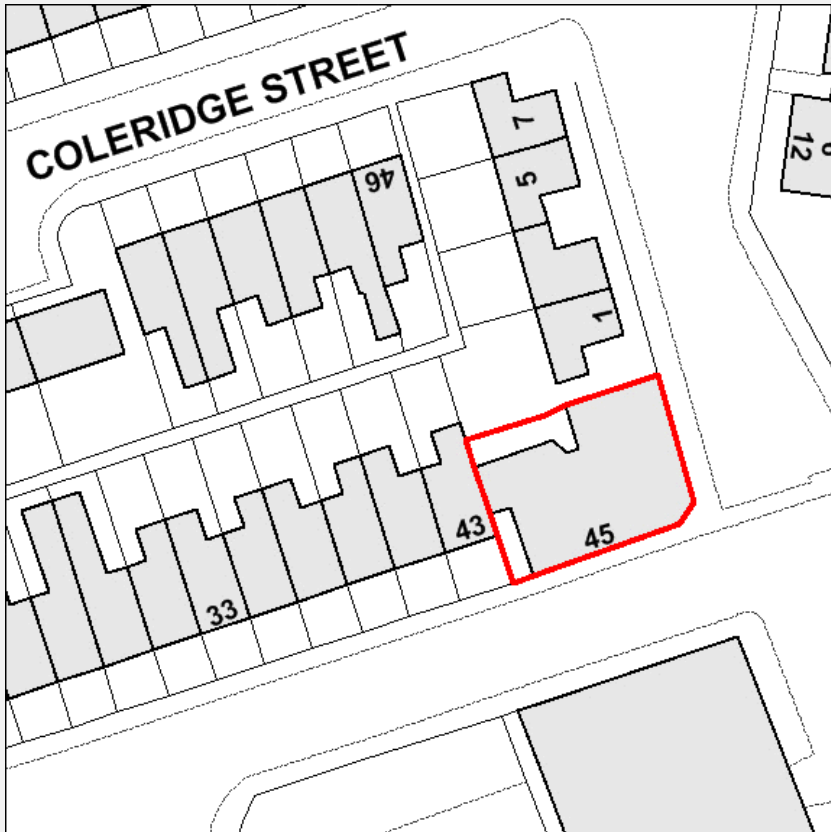
**Settlement** Bootle

**Source** 2003 Urban Housing Capacity Study

**Site type** Brownfield

**Site area (ha)** 0.0245

**Net area (ha)**



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**Total Yield** 0

2015 - 2020

2020 - 2025

2025 - 2030

**Assumed Density**  
(dwellings per ha)

**Accessibility**

- Primary School (800 m) Y
- Local Centre (800 m) Y
- Health (800 m) Y
- Railway station (800m) Y
- Bus Stop (400) Y

**Suitability**

In a 'Primarily Residential Area'. Housing development acceptable in principle.

**Availability**

No known owner interest in developing the site.

**Achievability**

In an area identified as having weaker viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Vacant public house

**Conclusion**

Vacant public house opposite an industrial estate, and in a weak market area. No known owner interest in developing the site for housing. Not included in the identified housing supply.

**Site ref** 4203

Address 1 Land at Exeter Road

Address 2

Address 3

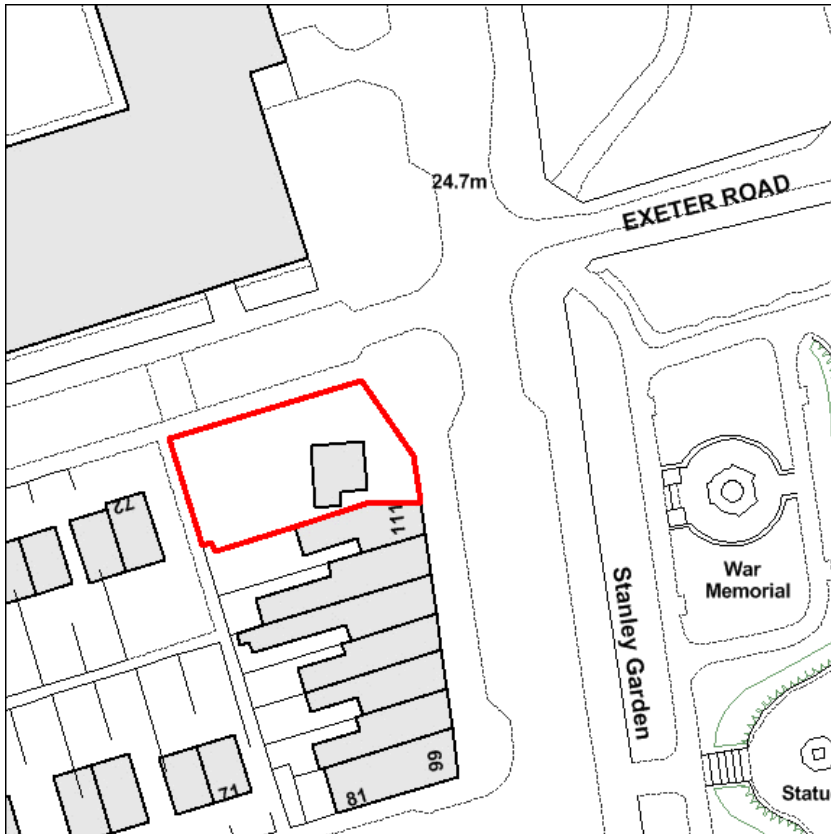
Settlement Bootle

Source 2003 Urban Housing Capacity Study

Site type Brownfield

Site area (ha) 0.0435

Net area (ha)



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**Total Yield**

**0**

2015 - 2020

2020 - 2025

2025 - 2030

Assumed Density  
(dwellings per ha)

**Accessibility**

Primary School (800 m)	N
Local Centre (800 m)	Y
Health (800 m)	Y
Railway station (800m)	Y
Bus Stop (400)	Y

**Suitability**

In a 'Primarily Residential Area'. Housing development acceptable in principle.

**Availability**

No known owner interest in developing the site.

**Achievability**

In an area identified as having weaker viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Site currently used as marketing suite for the adjacent development

**Conclusion**

Small site that abuts a junction to a main road, owned by a house builder. Highly unlikely to be developed in isolation, and there are no longer any plans to redevelop the adjacent shopping parade. Excluded from the identified supply.

**Site ref** 6253

Address 1 102 Irlam Road

Address 2

Address 3

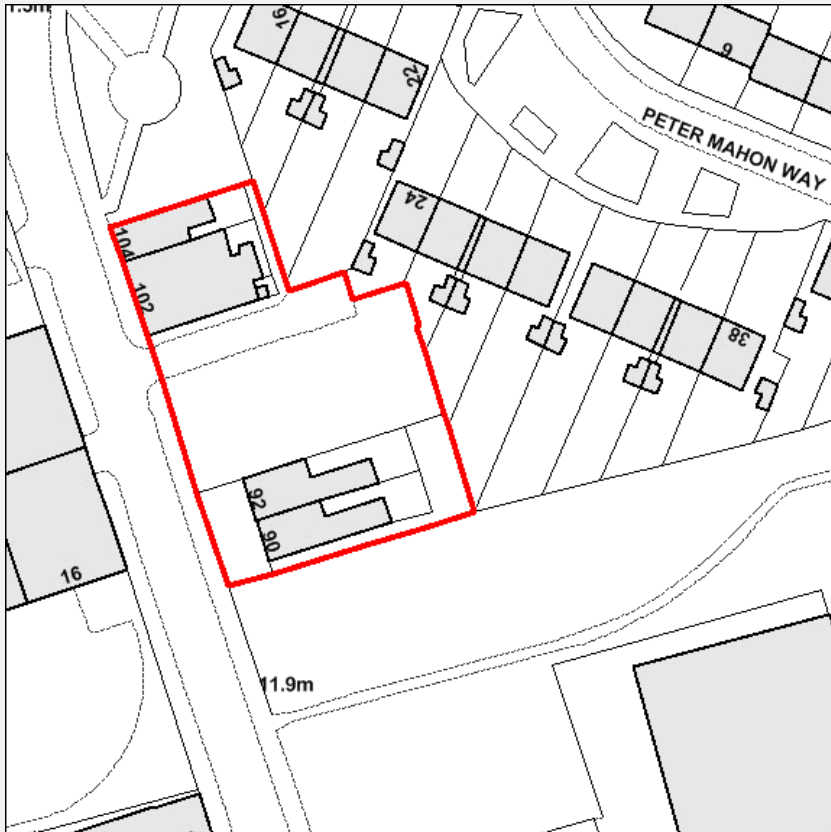
Settlement Bootle

Source Call for Sites 2008

Site type Brownfield

Site area (ha) 0.1589

Net area (ha)



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**Total Yield**

**0**

2015 - 2020

2020 - 2025

2025 - 2030

Assumed Density  
(dwellings per ha)

**Accessibility**

Primary School (800 m)	Y
Local Centre (800 m)	Y
Health (800 m)	Y
Railway station (800m)	Y
Bus Stop (400)	Y

**Suitability**

In a 'Primarily Residential Area'. Housing development acceptable in principle.

**Availability**

Land in multiple ownerships. No known owner interest in developing the site.

**Achievability**

In an area identified as having weaker viability in the 2014 Economic Viability Study (Keppie Massie).

**Site Description**

Derelict site opposite an industrial area.

**Conclusion**

Submitted through the Call for Sites in 2008, although not by any of the land owners. The site is vacant and derelict, and a Land Registry search has confirmed that the site is in up to 6 different ownerships. Directly opposite an industrial estate and in a weak market area. Not included in the identified housing supply due to these issues.

## Appendix 3 – Questionnaire responses

## Questionnaire - empty upper floors above shops

Sefton Council is currently preparing a Local Plan for the Borough. It has been suggested to the Council that a significant proportion of housing need could be met by converting empty upper floors above shops etc. to housing, both in town centres and above shopping parades.

This questionnaire is being circulated to gain further intelligence on this issue. We would like to publish completed questionnaires, but will only do so with your consent (see question 5 below).

Your name:	Brendan Gleeson
Position:	Development Director
Organisation:	One Vision Housing
Date of completion:	09/07/2015

### 1. What experience do you / your organisation have of working on this type of development?

Although I find it very sad that there are so many unused residential units over shops running the length of Lord Street in particular, LOT's is something that I have dealt with on many occasions in the past and unfortunately my experiences haven't been good ones.

Apart from the difficulty that Housing management have in finding tenants for this type of unit, delivering out such accommodation has always been both a financial and legal nightmare.

Any of the schemes that I was involved in, albeit quite some time ago, did not stack up financially as the costs were disproportionate to the level of rent that you could charge and again, from memory the level of grant that you could obtain to help support the capital cost, both in mine and I suspect anyone else involved in LOT's, was totally inadequate.

### 2. Are there any practical constraints that apply to this type of development?

I seem to recall that the biggest difficulty was with the legal aspect of LOT's and in particular the insurance cover that the shop owners, leaseholders had with their insurance cover if the access to the flat over the shop was not a completely independent one and that residential access could only be gained via access through the shop itself.

This of course caused problems that in a lot of cases proved insurmountable in terms of the different leases, commercial to residential and vast amount of legal fees were expended in trying to resolve these issues.

The biggest constraint of all however, is simply the lack of demand for this type of living. OVH do have a small number of LOT's, however despite some of them being in desirable areas and in good condition, they are not popular in comparison to other schemes.

**3. Is your organisation likely to promote / deliver a significant number of dwellings on such sites?**

At present, One Vision Housing are not likely to promote or deliver any developments of this type.

**4. How likely is it that a significant increase in delivery will be achieved from these sites over the next 15 years (compared to past trends)?**

Again. Due to the constraints identified in questions 1 and 2 of this survey, OVH are not likely to promote or deliver any developments of this type.

**5. Are you happy for your completed questionnaire to placed in the public domain?**

YES

Your assistance is greatly appreciated.

## Questionnaire - empty upper floors above shops

Sefton Council is currently preparing a Local Plan for the Borough. It has been suggested to the Council that a significant proportion of housing need could be met by converting empty upper floors above shops etc. to housing, both in town centres and above shopping parades.

This questionnaire is being circulated to gain further intelligence on this issue. We would like to publish completed questionnaires, but will only do so with your consent (see question 5 below).

Your name:	Chris McAllister
Position:	Development Director
Organisation:	Plus Dane Housing Group
Date of completion:	30 <sup>th</sup> July 2015

**1. What experience do you / your organisation have of working on this type of development?**

Plus Dane has relatively recent experience in developing residential properties over shops at Castlefields, Runcorn.

**2. Are there any practical constraints that apply to this type of development?**

The properties are naturally smaller property types and, depending on the type of retail operation below, will only appeal to a smaller customer base

**3. Is your organisation likely to promote / deliver a significant number of dwellings on such sites?**

Plus Dane does not currently have any sites in Sefton, its unlikely we will consider this type of opportunity in the next 5 years.

**4. How likely is it that a significant increase in delivery will be achieved from these sites over the next 15 years (compared to past trends)?**

Unlikely

**5. Are you happy for your completed questionnaire to placed in the public domain?**

YES



## Questionnaire - empty upper floors above shops

Sefton Council is currently preparing a Local Plan for the Borough. It has been suggested to the Council that a significant proportion of housing need could be met by converting empty upper floors above shops etc. to housing, both in town centres and above shopping parades.

This questionnaire is being circulated to gain further intelligence on this issue. We would like to publish completed questionnaires, but will only do so with your consent (see question 5 below).

Your name:	Hilary Roberts
Position:	Deputy Chief Executive
Organisation:	Adactus Housing Group
Date of completion:	3 June 2015

### 1. What experience do you / your organisation have of working on this type of development?

Entering into long leases with building owners  
Management of properties on behalf of private landlords

### 2. Are there any practical constraints that apply to this type of development?

Significant practical constraints exist including:  
Lack of ground floor accommodation  
Lack of parking  
Access constraints (eg insecure rear access)  
Poor design of existing units creating difficult to remodel footprints  
Costs associated with the uplifts required to meet modern Building Regulation Standards  
Expectations of building owners with regard to financial return

### 3. Is your organisation likely to promote / deliver a significant number of dwellings on such sites?

No, Adactus are not considering any such opportunities at present and would not prioritise these opportunities in the future due to concerns of the poor quality of accommodation and costs that conversion offers as well as the long term sustainability of the properties. This is evidenced by the issues currently experienced with sustainability of the properties that Adactus manage at present

### 4. How likely is it that a significant increase in delivery will be achieved from these sites over the next 15 years (compared to past trends)?

Very unlikely

**5. Are you happy for your completed questionnaire to placed in the public domain?**

YES

Your assistance is greatly appreciated.

## Questionnaire - empty upper floors above shops

Sefton Council is currently preparing a Local Plan for the Borough. It has been suggested to the Council that a significant proportion of housing need could be met by converting empty upper floors above shops etc. to housing, both in town centres and above shopping parades.

This questionnaire is being circulated to gain further intelligence on this issue. We would like to publish completed questionnaires, but will only do so with your consent (see question 5 below).

Your name:	John Barnes
Position:	Partner
Organisation:	Fitton Estates & Arnold and Phillips
Date of completion:	29 <sup>th</sup> July 2015

**1. What experience do you / your organisation have of working on this type of development?**

Over 30 years

**2. Are there any practical constraints that apply to this type of development?**

Many as per our report / general comment 5<sup>th</sup> November 2013  
For Example :  
Planning.  
Cost of conversion , fireproofing & Sound etc.  
Bank funding & commercial investment return.  
Dedicated amenity space.  
Quality of accommodation.

**3. Is your organisation likely to promote / deliver a significant number of dwellings on such sites?**

As per report 2013 report

**4. How likely is it that a significant increase in delivery will be achieved from these sites over the next 15 years (compared to past trends)?**

Little increase likely as per report without substantial economic change and grant assistance.

**5. Are you happy for your completed questionnaire to placed in the public domain?**

YES

Alan Young  
Sefton Council Planning Department

5<sup>th</sup> November 2013

**DRAFT**

Dear Alan

Re: Potential Housing & Flats above shops

Hoghton Place  
47 Hoghton Street  
Southport  
Merseyside  
PR9 0PG

Telephone: 01704 500345

Fax: 01704 544402

E-mail: [info@fittonestates.com](mailto:info@fittonestates.com)

Further to our various recent conversations in regard to the ongoing proposed Local Plan you will be aware of my many views and opinions regarding the practical delivery of housing in the Borough respecting the due process, the commercial considerations and the necessity for investment in what is still a commercially and economically difficult world at the present time.

As you will be aware our Practice is the largest commercial and residential combined agency with our various brands including Fitton Estates and Arnold & Phillips and we have our internal planning consultancy, Consilium, to also assist with our views. I therefore feel that we are well placed to add comment as we have traded for in excess of thirty years and with my colleagues and Partners namely Graham Bowling, Nigel Little, RICS Surveyors and Phil Hardwicke with Graham having the corporate experience of having been a Partner at Knight Frank, Liverpool previously.

Over the last few years we have attended many of the forums and monitored the process of the Local Plan, both in Sefton and West Lancs and appreciate the necessity for investigation of all potential opportunities to generate housing. Therefore in connection with the principle of flats above shops we are happy to report as follows on a generalised basis, as there will obviously be a number of individual cases where the potential could be considered, respecting all the normal considerations.

As you are aware the commercial property market has been in decline for a number of reasons and although there are signs that the residential market is becoming more buoyant, one of the largest factors in commercial development is the ability to generate funding. The banks generally are still very restrictive in the commercial market and this is also a factor that would affect any commercial development of secondary vacant space, above shops, offices or redundant commercial property. The issues that would affect the conversion of vacant space above shops will be as follows.

Planning permission would be required and although there is an in principle default that would suggest this could be a reasonable concept, the practicalities would inevitably need to be investigated on a commercial basis and ultimately there is a risk that the type of property generated might not be of a quality that the Public and Planning Committee would wish to endorse. Invariably properties often have rear access, fire escapes, poor outlook and no parking and ultimately any investment by landlords would have to be considered against the conversion costs and whether the flats could ultimately generate individual titles to assist in fundraising. The final value of poor quality low rental flats would also deter investment.

Commercial Landlords have also suffered the consequences of the downturn in the market and the affect of the internet on retail rent values, where in certain cases these have halved during the recession, as has been seen on a number of occasions through our office. Therefore expecting underfunded landlords to overcome the practical issues and then obtain additional finance generating sufficient funding to deal with the costly Building Regulation difficulties of soundproofing, fire proofing, insulation on all the normal factors that affect the separation of flats is a difficult and unlikely probability. Most Landlords clearly are lacking in income, at the present time and therefore to reinvest in what would be considered to be poor quality flats which would be unlikely to be separately titled would mean that flats would only be suitable byway of a general comment to the low end rental market rather than the sale of such flats.

With the potential difficulties of parking, rear access, fire escapes and outlook in many of the cases it would be seen that landlords would be only likely to attract the low level rent values and private landlords may be concerned with the management difficulties that then often occur particularly if there are a number of flats in such developments over a number of floors.

Separately as you will be aware there may be tenure issues where many areas such as Southport are historically covered by restrictive covenants, where ground landlords would also have to provide consent which would generate development costs and cause legal delays and cost or even prevent development. There are also practical constraints, for example using Lord Street, Southport. Lord Street has many narrow shops with space above where access by an internal staircase to separate the upper floors into individual flats would be complicated, costly and the outlook to the rear of Lord Street is poor and invariably without parking. Investing and respecting building regulations to create say one large flat with low return is very unlikely to be socially or a realistic economical option. To generate better quality apartments in many cases you would require joint owners of adjoining properties to agree communal stairwells and major structural alterations, both internally and externally, which are very unlikely given a lot of the properties are in institutional or large portfolio ownerships. A further problem in many cases is the normal front to back construction which invariably doesn't allow for side windows, due to the constraints of parades/terraces.

We have dealt over many years with many individual cases where the flat conversion aspect has been considered but when one reviews the returns, the costs, the practical difficulties as indicated above very few of any of those developments have proceeded. There are clearly many social and economic pressures over and above those indicated above and whilst I accept that there may be specific cases where individual shops outside the town centre locations such as Lord Street could be considered more easily these must be taken on an individual basis and it is unlikely that they would generate significant numbers for all the constraints and issues as raised above there may be possibilities where in due course if parades of shops outside town centres become redundant as we are seeing with the predominance of the convenience stores and internet being developed at the present time then as those shops affectively lose commercial life then the ground floor areas may become available and although our view of ground floor shops is that often they front onto pavements in such a manner that they would not generate high quality apartments or flats there would be a possibility for a number of these properties to be potentially acquired, where a row of such shops could then either be demolished or redeveloped.

I enclose an example of a property in Aughton Road Birkdale which was previously a number of shops with flats above which we are now selling. The repairs/conversion costs have affected the value to such a decrease that most enquiries have concluded they would be better demolished. There are other examples that we can offer with our general view. I would therefore comment that not on a site specific basis, we feel in practice that the number of flats likely to be generated when taking the total available space above shops into account would be a very low percentage assuming

that you had the economic improvements, funding and willingness from owners/landlords to invest in such decisions and separately the financial institutions prepared to back such proposals.

Overall therefore I would not feel that Sefton should invest significant costs in professional time to identify the potential of such proposals but as an Authority merely continue to promote and assist landlords through the planning process as is the case presently. If an individual property can be developed it is likely that private landlords will investigate this themselves but there is likely to only be a small percentage relative to the Local Plan process when one considers the required quality housing and the difficulties in timescales and supply with the likelihood that any conversion would be problematical, longwinded with financial and other practical restraints.

I must reiterate that this is an internal general opinion and report by way of a general commentary and we will be happy to investigate further the principles discussed with your direct instructions or with any consultants you may wish to instruct.

It may be that in due course the Government or Local Authorities may generate grant assistance that may overcome some of the practical and economic barriers of delivering such opportunities but my own view is that this probably unlikely at the present time given that Local Authorities are still having to make cuts rather than invest generally. There is a small potential for such conversions to be looked upon as offsite affordable solutions for release of alternative new sites for market housing, which is required. It is also important that we promote deliverable and sustainable principles of expansion and investment in the population and economy within the Borough and insure that the population expands rather than contracts with the much needed quality homes.

Therefore I am satisfied that over the next few years the factors I have detailed above are unlikely to change therefore delivery of significant numbers of converted flats above shops without grant assistance is unlikely. I would be happy to work further on this point and trust our initial broad views will assist you in focussing your requirements for further advice going forward.

Please do not hesitate to contact me in the meantime if you require any further discussions or information.

Yours sincerely

John Barnes

**Appendix 4 – Letter from OneVision Housing dated 2nd July 2015**

**Alan Young**  
Strategic Planning Manager  
Planning Services  
Department of the Built Environment  
Sefton MBC Ground Floor  
Magdalen House  
Trinity Road  
Bootle  
L20 3NJ

02/07/2015

**One Vision Housing**  
Atlantic House,  
Dunnings Bridge Road,  
Bootle, Merseyside  
L30 4TH

**Telephone:** 0300 365 1111  
**Email:** brendan.gleeson@ovh.org.uk  
**Fax:** 0151 530 5620  
**Minicom:** 0151 530 5619



Dear Alan,

**Re: OVH Development Summary**

Further to our recent meeting, I am writing to formally comment on the issues that we discussed. I would be happy for you to place this letter in the public domain.

As you are aware, I have a long track record of working on developments in Sefton, both in my current role as Development Director at One Vision Housing, and also in my previous role as Director of Development at Liverpool Housing Trust/Vicinity. I am very familiar with the geography of the Borough, and of the types of development opportunities that are likely to come forward over the course of the Local Plan.

My comments on the issues we discussed are set out below:

**Future Development Programme**

One Vision Housing were formed in 2006 following the transfer of the Sefton council housing stock. We received our first grant support from the HCA in 2013 and have since entered into a full FDA to assist in the delivery of the 2015/18 HCA funded programme.

We are currently building up a development programme of sites in Sefton. I have provided you with a list of the sites in our short-term development programme that are capable of accommodating 5 or more dwellings for inclusion in your SHLAA study.



In addition to this list of sites, it is our intention to continue to acquire new sites in Sefton. The majority of the sites we acquire are likely to be small to medium sized, although we may also be interested in delivering larger schemes (including partnering house builders to deliver s106 affordable housing).

### **Demolition Programme**

As you are aware, One Vision has demolished a number of properties in recent years in order to remove / replace obsolete and outdated stock. In addition to those properties that have already been demolished, three further tower blocks will be demolished during the financial year 2015/16. These are listed below:

- Mersey House, St James Drive, Bootle (91 units);
- Montgomery House, Kings Park, Seaforth (58 units); and
- Churchill house, Kings Park, Seaforth (58 units).

Beyond these three tower blocks there are no other properties in our demolition programme, and we do not intend to carry out any further large scale demolitions in the foreseeable future.

### **Development of OneVision-owned Garage Courts**

One Vision own a large number of garage courts in Sefton. These are mostly located in Bootle and Netherton, but are also present in other settlements including Litherland, Maghull and Formby.

With a small number of exceptions, it is not currently possible to predict which garage courts will become available over the coming years, and we are reviewing this on an ongoing basis. However, we anticipate that a minimum of 100 dwellings will be delivered from this source over the next 10 years, and it would be reasonable to assume delivery of around 10 homes per annum over this period.

### **Sefton's Windfall Assumptions**

I understand that Sefton proposes to include a "windfall" contribution in its SHLAA study to account for development on unanticipated sites. You have provided me with a summary of this contribution, including a rationale to justify why these sites will continue to come

forward in the years ahead. This contribution would apply to sites across the whole Borough between 2015 and 2020 and solely to sites in Crosby and Southport from 2020 onwards.

In my experience, the assumptions that you have made appear to be reasonable. It is inevitable that smaller sites that have not previously been granted planning permission for housing will become available in the years ahead (as they always have done). For example, I am often made aware of potential development opportunities on sites with no previous planning history. It is also reasonable to assume that Victorian areas such as Southport, Crosby, and Bootle will produce more unanticipated sites than the parts of the Borough which are dominated by modern planned housing estates. Largely Victorian areas will inevitably contain more commercial buildings in residential areas, and larger properties that are suitable for conversion.

I trust this will be of assistance to you and please do not hesitate to contact me if you require any further information

Yours sincerely



PP Brendan Gleeson  
**Development Director**

## Appendix 5 – Proposed Local Plan Housing Allocations

Site Ref.	Location	Area [ha.]	Indicative Capacity	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	Post-2030
MN2.1	Bartons Close, Southport	1	36		16	20													
MN2.2	Land at Bankfield Lane, Southport (220)	9	300				30	30	30	30	30	30	30	30	30	30			
MN2.3	Former Phillips Factory, Balmoral Drive, Southport	6	158				30	30	30	30	30	8							
MN2.4	Land at Moss Lane, Churchtown	19.1	450				30	30	30	30	30	30	30	30	30	30	30	30	90
MN2.5	Land at Crowland Street, Southport	25.8	678				30	30	30	30	30	30	30	30	30	30	30	30	318
MN2.6	Land adjacent to Dobbies Garden Centre, Benthams Way, Southport	8.7	215					30	30	30	30	30	30	30	5				
MN2.7	Land at Lynton Road, Southport	1.5	25				25												
MN2.8	Former Ainsdale Hope School, Ainsdale	9.2	243					30	30	30	30	30	30	30	30	3			
MN2.9	Former St John Stone School, Meadow Lane, Ainsdale	1.3	40					20	20										
MN2.10	Land at Sandbrook Road, Ainsdale	2.58	83		24			30	29										
MN2.11	Land south of Moor Lane, Ainsdale	2.6	69				30	30	9										
MN2.12	Land north of Brackenway, Formby	13.7	286				30	30	30	30	30	30	30	30	30	16			
MN2.13	Land at West Lane, Formby	1.9	40				20	20											
MN2.14	Fmr Holy Trinity School, Lonsdale Road, Formby	0.9	50			40		10											
MN2.15	Formby PDC, Park Road, Formby	1.6	15					15											
MN2.16	Land at Liverpool Road, Formby	14.2	319				30	30	30	30	30	30	30	30	30	30	19		
MN2.17	Land at Altcar Lane, Formby	0.7	29				29												
MN2.18	Power House phase 2, Hoggs Hill Lane, Formby	0.6	20				20												
MN2.19	Land at Andrew's Close, Formby	3.3	87				30	30	27										
MN2.20	Land at Elmcroft Lane, Hightown	6.5	120				30	30	30	30									
MN2.21	Land at Sandy Lane, Hightown	0.7	10				10												
MN2.22	Land at Hall Road West, Crosby	1.1	14				14												
MN2.23	Land at Southport Old Road, Thornton	3.9	85					30	30	25									
MN2.24	Land at Holgate, Thornton	8.4	221					30	30	30	30	30	30	30	11				

MN2.25	Land at Lydiate Lane, Thornton	10.3	265			30	30	30	30	30	30	30	30	30	30	25		
MN2.26	Land south of Runnell's Lane, Thornton	5.3	137			30	30			30	30	17						
MN2.27	Land at Turnbridge Road, Maghull	1.6	40			20	20											
MN2.28	Land north of Kenyons Lane, Lydiate	9.7	295			30	30	30	30	30	30	30	30	30	30	25		
MN2.29	Former Prison Site, Park Lane, Maghull	13.6	0	Planning permission at 01-04-2015														
MN2.30	Land east of Waddicar Lane, Melling	6	178			30	30	30	30	30	28							
MN2.31	Wadacre Farm, Chapel Lane, Melling	5.5	135			30	30	30	30	15								
MN2.32	Land south of Spencers Lane, Melling	0.6	18			18												
MN2.33	Land at Wango Lane, Aintree	1.8	25			25												
MN2.34	Aintree Curve Site, Ridgewood Way, Netherton	3.1	109			20	35	35	19									
MN2.35	Former Z Block Sites, Buckley Hill Lane, Netherton	3.5	100			30	30	30	10									
MN2.36	Former St Raymond's School playing field, Harrops Croft, Netherton	1.9	65				30	30	5									
MN2.37	Land at Pendle Drive, Netherton	1.4	52				30	22										
MN2.38	Land at the former Bootle High School, Browns Lane, Netherton	1.7	63				30	30	3									
MN2.39	Former Daleacre School, Daleacre Drive, Netherton	1	37				30	7										
MN2.40	Former Rawson Road Primary School, Rawson Road, Bootle	1	20			20												
MN2.41	Former St Wilfrid's School, Orrell Road, Bootle	6.6	160				30	30	30	30	10							
MN2.42	Klondyke Phases 2 and 3, Bootle	4.2	0	Planning permission at 01-04-2015														
MN2.43	Peoples site, Linacre Lane, Bootle	2.9	110				30	30	30	20								
MN2.44	Former St Joan of Arc School, Rimrose Road, Bootle	1.3	0	Planning permission at 01-04-2015														
MN2.45	Former St Mary's Primary School playing fields, Waverley Street, Bootle	1.6	72				30	30	12									
MN2.46	Land East of Maghull	86	1400			40	80	120	120	120	120	120	120	120	120	120	120	80
<b>TOTALS:</b>		<b>314.88</b>	<b>6874</b>				<b>1875</b>				<b>3057</b>					<b>1454</b>	<b>488</b>	

## Appendix 6 – Schedule of Windfall Planning Permissions

### Windfalls in 2008/09

Ref	Application Description	Windfall contribution
N/2008/0119	Conversion of premises to 10 self-contained flats involving the erection of a single storey extension at the rear and alterations to the elevations	10
N/2008/0123	Change of use of first floor to a self-contained flat	1
N/2008/0146	Conversion to 7 self contained flats involving alterations to the elevations	6
N/2008/0179	Change of use to 6 self-contained flats involving the erection of a single storey extension at the rear and alterations to the elevations	6
N/2008/0211	Change of use from a dwellinghouse to 8 self-contained flats involving alterations to the elevations	7
N/2008/0216	Conversion of former children's home to form 9 self-contained flats	9
N/2008/0217	Conversion of dwellinghouse into 4 self-contained flats	3
N/2008/0233	Change of use from a dwellinghouse with two basement flats to 8 self contained flats involving alterations from a hipped roof to a gable, the construction of dormer extensions at the rear, a decking area at the rear and alterations to the elevations	5
N/2008/0243	Conversion of office at ground floor to self-contained flat, construction of mono pitched roof to the existing extension to the rear, new window/door with steel guarding to the first floor at the front and minor alterations at the rear.	1
N/2008/0262	Change of use of existing detached garage to a dwellinghouse involving the erection of a single storey extension at the front	1
N/2008/0265	Conversion of existing dwellinghouse into 2 self-contained flats	1
N/2008/0284	change of use of caretakers house from residential to educational use	-1
N/2008/0348	Conversion of existing store building to 5 self contained flats and 4 town houses involving the erection of dormers in the roofspace and erection of a four storey glazed stairwell extension to both sides, conversion of existing auction room to 5 town houses involving a two storey extension at the side	14
N/2008/0375	Retrospective application for the change of use from surgery to residential	1
N/2008/0384	Conversion to form 3 self-contained flats and alterations to the existing shop front to create new access to flats	2
N/2008/0393	Change of use to 7 self contained flats involving alterations to the elevations	6

N/2008/0425	Conversion of part of the ground floor and basement to form 1 self-contained flat and minor alterations to the rear elevation (alternative to N/2007/0419 refused 27/06/2007)	1
N/2008/0460	Change of use of flats at first floor to A3/A4 - (Restaurant/Wine Bar).	-1
N/2008/0463	Certificate of Lawfulness for the continuation of use as 5 flats	4
N/2008/0491	Installation of a new shop front to Nos. 264 and 266, change of use of first floor flat at No. 264a to an office to be used in connection with the existing retail premises and erection of replacement fencing 1.8 metres in height to the rear of No. 264	-1
N/2008/0525	Conversion of the first and second floor to 4 self-contained flats involving the erection of an enclosed staircase to the rear and alterations to the elevations	4
N/2008/0537	change of use from a dwellinghouse to 4 self contained flats involving alterations to the elevations	3
N/2008/0539	conversion of the lower ground floor to two self-contained flats involving alterations to the rear elevation after demolition of existing store and 2 metre high wall	2
N/2008/0559	Conversion of offices on the 2nd and 3rd floors to 2 no. two bedroomed apartments.	2
N/2008/0570	Conversion of existing shop/store at ground and lower ground floor levels to 2 no. 1 bed self-contained flats.	2
N/2008/0692	conversion of dwelling into two self contained flats	1
N/2008/0697	conversion of second floor into a self-contained flat	1
N/2008/0716	Conversion of the basement into a self contained flat involving alterations to the elevations	1
N/2008/0733	conversion of premises from shop and storage to 4 self contained flats, including construction of a second floor balcony in the south east elevation	4
N/2008/0740	Change of use from 3 flats to one house and erection of a single storey extension to the side / rear incorporating a replacement garage, new swimming pool and plant area, erection of a single storey extension to the rear, construction of a first floor extension to the opposite side creating a two storey entrance porch, alterations to the roof and landscaping works	-2
N/2008/0775	Conversion of first and second floors over existing shop to 2 self-contained flats	2
N/2008/0778	Change of use from shop and flat to 2 dwellings including installation of new door and window openings and demolition of existing garage at rear	1
N/2008/0779	Conversion of first floor to form 2 self-contained flats and installation of a new shop front	2
N/2008/0798	Conversion of retail unit at ground floor to 1 self-contained flat involving alterations to the front elevation	1
N/2008/0843	Erection of a three storey block of 6 self-contained flats	6
N/2008/0861	Conversion of the existing premises to 3 self contained flats including a single storey extension to the rear and associated landscape works	2

N/2008/0866	Conversion of 3 flats to 6 self-contained flats	3
S/2007/1129	Conversion of existing Church Hall into 12 no. 2 storey self-contained apartments	12
S/2008/0157	Conversion of basement and two bedsits to form 2 no. self-contained duplex flats, enlargement of existing lightwells with new walls and railings	1
S/2008/0249	Change of use from residential to physiotherapy practice.	-1
S/2008/0251	Change of use of first floor from C3 residential to A2 Professional and financial services office	-1
S/2008/0282	Change of use of caretakers house from residential to educational use	-1
S/2008/0386	Change of use from a dwellinghouse to 3 self contained flats involving alterations to the rear elevations	2
S/2008/0468	Conversion of existing 5 no. flats into 3 no. self-contained flats and construction of 2 no. dormers to the rear elevation. Alternative to S/2008/0291 withdrawn 13/05/2008	-2
S/2008/0576	Conversion of 1st and 2nd floors of 137-143 to form 4 no. self-contained 2 bed flats and the erection of 2 no. enclosed stairways to the rear elevation. (Re-submission of S/2008/0454 withdrawn 24/07/08)	3
S/2008/0601	Change of use of the first and second floors from residential flat to office	-1
S/2008/0653	Conversion from one dwellinghouse to two dwellinghouses involving alterations to the elevations (Alternative to S/2008/0811 refused 11/10/2007)	1
S/2008/0735	Conversion of the existing dwelling into 3 self contained flats	2
S/2008/0832	Conversion of the ground floor to form 1no self contained 2 bed flat	1
S/2008/0859	Conversion to 7no bed residential care home	-1
S/2008/0876	Conversion of dwellinghouse into 1 no. one bed roomed self-contained flat, 1 no. four bed roomed self-contained flat and minor external works.	1
S/2008/0883	Conversion of existing residential accomodation from 3 flats to 4 including a single storey extension to rear of premises	1
S/2008/0926	Conversion of the existing residential accommodation from 1 flat to 2 self contained flats	1
S/2008/0956	Erection of a two storey detached dwellinghouse on land to be severed from 28 Foxhouse Lane.	1
S/2008/0978	Erection of a three storey block of 3 self contained flats (Alternative to S/2008/0306, approved 25/06/2008)	1
S/2009/0026	Conversion to four self-contained flats and two retail shops involving the installation of a dormer extension at the rear and alterations to the elevations after demolition of existing detached outhouses to the rear.	2
S/2009/0037	Conversion of retail premises to self-contained ground floor flat	1
S/2009/0040	Conversion of the dwellinghouse to 2 dwellings	1
S/2009/0061	Outline application for the erection of three detached dormer bungalows one fronting onto Lambshear Lane	3

	and two with access from Liverpool Road	
<b>TOTAL</b>		<b>137</b>



## Windfalls in 2009/10

Ref	Application Description	Windfall contribution
N/2008/0593	Change of use from a furniture warehouse to two self contained flats involving the erection of a pitched roof and alterations to the elevations with front boundary wall with railings. Re-submission of N/2008/0332 withdrawn 26/06/2008	2
N/2008/0707	Change of use from a hotel to 14 self-contained flats involving the demolition of existing link extension and external staircase to the rear involving alterations to the elevations (Alternative to N/2008/ 0389 withdrawn 8 July 2008)	14
N/2009/0063	Erection of one detached three storey dwellinghouse after demolition of existing detached garage at the side of 69 Kensington Road (alternative to N/2008/0590 withdrawn 03/09/2008)	1
N/2009/0101	Conversion of retail premises to 1 self-contained flat to include a new pitched roof over the living area to the rear	1
N/2009/0122	Conversion of shop accomodation on first and second floors to 2 self-contained flats	2
N/2009/0154	Erection of 4 three storey semi-detached dwellings after demolition of the existing bungalow	3
N/2009/0158	Conversion of existing workshop/garages to 1 no. bungalow including the erection of a single storey extension	1
N/2009/0167	Conversion of basement to one self-contained flat	1
N/2009/0169	Conversion of ground floor and basement into 2 self-contained flats and minor external works	2
N/2009/0182	Conversion of storage space over retail premises and a hot-food take-away to form 1 self-contained flat	1
N/2009/0202	Conversion of single ground floor flat into 2 self contained flats	1
N/2009/0206	Conversion of existing dwelling into 5 self-contained apartments, to include cycle store, bin store, landscaping and layout of parking spaces	4
N/2009/0213	Erection of a part single storey, part two storey extension and construction of a dormer to the rear and conversion of first and second floors to 1self-contained flat and 1 maisonette.	1
N/2009/0229	Change of use of 86 from dog grooming parlour and residential flat to pharmacy and storage in connection with existing pharmacy at 84, including installation of a new shop front	-1
N/2009/0322	Erection of a terrace of 4 two storey dwellings after demolition of the existing Church (alternative to N/2009/0262 withdrawn 31/07/2009)	4
S/2009/0041	Conversion from a church to three dwellings and seven self contained flats	10
S/2009/0121	Outline planning application for the erection of two detached dwellinghouses after demolition of existing	1

	dwellinghouse	
S/2009/0160	Erection of one detached two storey dwellinghouse fronting onto Vermont Avenue	1
S/2009/0258	Conversion of dwellinghouse to 4 no. self-contained apartments	3
S/2009/0286	Change of use to two self-contained flats involving alterations to the elevations on the ground floor only and erection of a detached garage at the rear of the premises	2
S/2009/0298	Conversion of accommodation at 29-31 Liverpool Road to form 2 no. self-contained flats, replacement of metal railings to rear terrace with rendered wall, creation of new entrance door to flats at 2-4 Moor Lane and external refurbishment works	1
S/2009/0348	Erection of a pair of semi-detached dormer dwellings after demolition of the existing dormer bungalow. (Alternative to S/2009/0035 withdrawn 09/04/2009)	1
S/2009/0377	Change of use from a single dwelling to 3 self contained flats	2
S/2009/0597	Conversion of redundant barns to create 2 no. dwellings comprising; 1no. 3 bed dwelling with single storey extension to the front and 1 no. 4 bed dwelling. (Re-submission of S/2009/0295 withdrawn 04/06/2009)	2
S/2009/0688	Conversion of the former gate house to a dwellinghouse, comprising the erection of a single storey extension to the rear, detached garage, driveway and landscaping.	1
S/2009/0806	Conversion of the first and second floors to 2no 2 bed and 1no 3 bed self contained flats	3
S/2009/0864	Erection of 1 pair of two storey semi detached dwellings after demolition of the existing buildings (Resubmission of N/2009/0137 refused 04/06/09)	2
S/2009/0915	Conversion of retail units and 2 no. self-contained flats into 6 no. dwellings, including the erection of a single storey extension to the rear of each new dwelling	4
S/2009/1019	Erection of 16 dwellings following demolition of existing church	16
S/2009/1074	Erection of a pair of semi detached dormer bungalows	2
S/2009/1082	Outline planning application for the erection of one detached 1.5 storey dwelling after demolition of the existing store	1
S/2009/1105	Conversion of the existing premises to residential	1
S/2009/1163	Retrospective application for the change of use of the ground floor from a shop to a flat	1
S/2009/1167	Layout of road involving the erection of 5 pairs of semi-detached two storey dwellinghouses and one detached bungalow (11 in total) with associated car parking and landscaping after demolition of existing premises and outbuildings at 1A Virginia Street	11
S/2010/0015	Conversion from a single dwelling to 1no 3 bed self contained flat and 1no 2 bed self contained flat (alternative to S/2009/0667 withdrawn 23/10/2009)	1
S/2010/0031	conversion of ground and lower ground floor flat to	1

	form 2 self contained flats	
S/2010/0054	Change of use from retail to a restaurant (Class A3) on the ground floor with a self contained flat to the second floor	-1
S/2010/0061	Change of use of existing Bed & Breakfast premises into 5 self-contained flats after demolition of existing rear conservatory and store (alternative to S/2009/0958 refused 17/12/2009)	5
S/2010/0099	Conversion of second floor office and storage areas into living accommodation including the construction of an extension of the fire escape to the second floor	1
<b>TOTAL</b>		<b>109</b>

Windfalls in 2010/11

Ref	Application Description	Windfall contribution
S/2009/0976	Change of use from former banking hall to bar/restaurant (A3) and retail (A1). Introduction of new mezzanine floor at ground floor level, exterior alterations and reinstatement of 2 bedroom apartment at first floor level (AMENDED DESCRIPTION).	1
S/2010/0075	Construction of 6 no. semi-detached two storey dwellings and access road	6
S/2010/0224	Conversion of lower ground floor to provide a self-contained flat and replacement door and windows to the side and rear elevations.	1
S/2010/0375	Conversion of existing dwelling to create 2 no. self-contained dwellinghouses	1
S/2010/0382	conversion of single flat at first floor into 2 self-contained flats	1
S/2010/0400	Construction of a bungalow on former builder's yard on land to the rear of 1 Cambridge Avenue	1
S/2010/0402	Erection of 2 no. two storey detached dwellings after demolition of detached bungalow and outbuildings	1
S/2010/0425	Conversion of first and second floors into 2 no. one bedroomed self-contained apartments, including the installation of a new shop front and apartment access at ground floor level, erection of a parapet wall and replacement metal fire escape to the rear first floor terrace, boundary wall to the rear yard area and external repairs.	2
S/2010/0445	Retrospective application for the conversion to 3no self contained flats together with a single storey extension to the rear of the premises	2
S/2010/0458	Conversion to 6 self contained flats involving alterations to the side access and the erection of a two storey extension at the rear after demolition of the existing outrigger at the rear of the premises	4
S/2010/0481	Conversion of the existing dwelling to 2 self contained flats together with a two storey extension to the rear together with a detached garage to the side/ rear after demolition of the existing	1
S/2010/0544	Conversion of offices at ground floor and flat above into 2 no. two bed terraced houses, including the erection of a boundary wall to the front/side of the properties	1
S/2010/0589	Conversion of shop unit and living accommodation to 'lock-up' shop and 2 no. self contained flats, including the erection of a single storey porch at the rear and new boundary wall. (Alternative to S/2009/0876 withdrawn 21/12/2009)	1
S/2010/0668	Erection of 1 no two storey detached dwelling (Resubmission of S/2009/1000, withdrawn 11/01/2010)	1
S/2010/0688	Conversion of the first and second floors from Retail (A1) to Residential (C3)	1

S/2010/0720	alterations and conversion of existing building to form 2 houses and a ground floor office with flat above, including a two storey extension at the side after demolition of the existing outrigger, new 2.2 metre high rear boundary wall with access gate and 1.5 metre high railings to the side	2
S/2010/0741	Conversion of Church to 6 no. dwellings. (Alternative to S/2009/0058 withdrawn 12/03/2009)	6
S/2010/0750	conversion of existing detached dwelling into a pair of semi-detached dwellings	1
S/2010/0880	Change of use from part of ground floor office to a self-contained flat and external alterations	1
S/2010/0888	conversion of single dwelling to form two dwellings	1
S/2010/0916	erection of a block of 12 self-contained flats after demolition of existing building	12
S/2010/0943	Conversion of first and second floor to one maisonette	1
S/2010/0975	Conversion of first floor to self-contained flat and creation of an additional bedroom as part of the proposed flat on the first floor on the second floor level (alternative to S/2009/1066 refused 9 April 2010)	1
S/2010/0992	change of use of ground floor from commercial units to four self contained flats involving alterations to the elevations	4
S/2010/1037	Change of use from two storey detached caretaker's house to classbase on ground floor and storage on first floor	-1
S/2010/1054	Conversion of house in multiple occupation into 8 no. self-contained flats and 1 no. studio flat with separate cooking facilities. Including a dormer to the rear and external alterations. (Re-submission of S/2010/0467 withdrawn 04/06/2010)	8
S/2010/1065	Conversion of single dwelling house to form two dwellings, including a part single part two storey extension to the rear after demolition of existing extensions, construction of a coach house with accommodation in the roof space after demolition of the existing garage, external modifications, layout of car parking spaces and landscaping	1
S/2010/1072	Change of use from offices to residential dwelling	1
S/2010/1151	Conversion of existing coach house into two storey detached dwelling, including a two storey extension to the front elevation. (Re-submission of S/2010/0470 withdrawn 14/05/2010)	1
S/2010/1162	Conversion of Banqueting Suite to residential dwelling	1
S/2010/1167	Conversion of the existing Housing Office to one, four bed dwelling involving alterations to the elevations	1
S/2010/1189	Lawful development certificate for continuation of use as two self-contained flats. (Alternative to S/2010/0399 refused 5 May 2010)	1
S/2010/1193	Conversion of a dwellinghouse to two self-contained flats including the erection of a conservatory to the rear	1
S/2010/1237	Certificate of Lawfulness application for the continued use as a residential dwelling	1

S/2010/1274	Conversion of semi-detached property into two self-contained flats	1
S/2010/1278	Change of use from one self-contained flat (Flat 3) to two self-contained flats	1
S/2010/1293	Erection of a detached bungalow on land adjacent to 10A & 10B Queens Road	1
S/2010/1360	conversion of existing barns to four dwellings involving alterations to the elevations (alternative to S/2010/0424 withdrawn 2 June 2010)	4
S/2010/1368	Conversion of three commercial units to three residential properties and exterior refurbishment works to the remaining commercial unit	3
S/2010/1422	change of use from a dwellinghouse to two self contained flats involving alterations to the elevations	1
S/2010/1483	Lawful Development Certificate for mixed use for 9 self contained flats and multiple occupation (2 units)	9
S/2010/1538	Change of use of former Public House (A4) to mixed use on ground floor (A1, A2 and A3), conversion of accommodation at first floor to form two self-contained apartments, layout of parking spaces and covered walkway to the front and single storey extension to the rear	2
S/2010/1628	Conversion of the vacant restaurant to two self contained apartments involving alterations to the front together with partial demolition of the existing single storey extension to the rear of the premises	2
S/2010/1683	Erection of six, two storey semi-detached dwellings after demolition of the existing nursery.	6
S/2010/1684	Conversion of property to three self-contained apartments and new external entrance	2
S/2010/1710	Change of use of ground floor retail premises to self-contained flat including minor external alterations	1
S/2010/1713	Conversion of the second floor flat to two self-contained flats with additional accommodation in the roof	1
S/2011/0003	conversion to two self-contained flats involving the erection of single storey extension at the rear and alterations to the elevations	1
<b>TOTAL</b>		<b>104</b>

## Windfalls in 2011/12

Ref	Application Description	Windfall contribution
S/2011/0166	Conversion of the existing public house into 1 dwelling on the ground floor and 2 self-contained apartments to the first floor, including storage and parking of commercial vehicles in the car park area to the side and new boundary walls and access gates to the front/side (Re-submission of S/2010/0464 refused 10/06/2010)	2
S/2011/0194	Conversion of the first floor from Dance Studio (D2) to two self contained apartments	2
S/2011/0215	Conversion of the existing detached dwellinghouse to three self-contained flats and alterations to the elevations	2
S/2011/0234	Conversion of the second floor and loft area to create two self contained apartments	1
S/2011/0291	Conversion of commercial space on first and second floors to four self-contained apartments	4
S/2011/0327	conversion of barn and outbuildings to form new dwelling including alterations to the existing structure	1
S/2011/0343	Change of use from residential to builders merchants, including the erection of a building for use as storage for building materials with retail display and ancillary offices	-1
S/2011/0354	Retrospective planning application for the partial re-building, conversion and extension of the existing coach house to create a dwelling including detached garage with storage over following demolition of ancillary buildings. (Alternative to S/2010/0317 withdrawn 18/03/2011)	1
S/2011/0411	Erection of a two storey semi-detached property comprising two dwellings facing Castle Street (Application 1 of 2)	2
S/2011/0469	Erection of a detached dormer bungalow (Resubmission of S/2011/0036, withdrawn 08/03/2011)	1
S/2011/0549	Conversion of existing Bed & Breakfast premises into five self-contained flats including the construction of a pitched roof dormer to the side and bin store to the front	5
S/2011/0578	Retrospective Application to convert three bed-sits with shared facilities to three self-contained flats including minor external works	3
S/2011/0579	Retrospective Application to convert two bed-sits with shared facilities to two self-contained flats	2
S/2011/0584	Conversion of four flats in the centre of the block into a pair of two storey dwellings, refurbishment works to the four self-contained flats at each gable end and exterior refurbishment to the entire block	-2
S/2011/0648	Conversion of properties from houses in multiple occupation and flats to re-instate a terrace of 3 two storey dwellings including the erection of a	-1

	conservatory to the rear of each dwellinghouse	
S/2011/0666	Change of use from single private dwellinghouse to two self-contained flats	1
S/2011/0684	change of use of former public house and associated first floor accommodation, to a pharmacy and restaurant at ground floor level and three self contained flats at first floor level	2
S/2011/0687	Erection of a two storey block of eight self-contained flats	7
S/2011/0694	Conversion of part ground floor, first and second floors to three self-contained apartments and installation of a new shop front	2
S/2011/0695	Conversion of existing two storey side extension to create one new dwelling including the construction of a dormer to the rear	1
S/2011/0709	Erection of a part two, part three storey block of five town houses with rooms in the roof space and six self-contained flats after demolition of existing building	11
S/2011/0738	Conversion of existing agricultural building to form one detached residential dwelling, creation of residential curtilage and erection of boundary fencing after demolition of the existing outbuildings	1
S/2011/0751	Conversion of the existing shop / office (A1/B1) to two residential dwellings (C3) together with a single storey extension to the rear following demolition of the existing, a canopy to the front and a pitched roof to existing single storey extension to the side	2
S/2011/0760	Conversion of the existing commercial units to two residential properties	2
S/2011/0762	Lawful Development Certificate for the refurbishment and conversion of the first floor storage space to a flat	1
S/2011/0788	Conversion of ground floor of 117 Norwood Road to residential use (C3) including the erection of a single storey extension to the rear, after demolition of the existing outrigger and outbuildings to the rear	1
S/2011/0805	Conversion of the existing storage premises to a residential dwelling	1
S/2011/0806	Conversion of the existing properties to five self contained apartments incorporating a two storey extension to the rear following demolition of the existing and the layout of car parking and landscaping	3
S/2011/0819	Conversion of first floor accommodation to self-contained flat including a two storey extension to the rear and installation of a new shop front. (Re-submission of S/2010/1309 refused 21/09/2010)	1
S/2011/0867	Conversion of the existing vacant office to three self contained apartments	3
S/2011/0879	Conversion of the existing premises to three self contained apartments following partial demolition of the existing single storey building, installation of a pitched roof to existing flat roof and a porch to the side	3
S/2011/0896	Conversion of first and second floors to form one self-contained apartment including the erection of a two storey extension with glazed balcony to the rear, new	1



	glazing and Juliet balcony to the front and external renovations	
S/2011/0943	Use of the ground floor and first floor as a beauty salon and installation of a new shop front (alternative to S/2011/0593 withdrawn 15 July 2011)	-1
S/2011/1010	Change of use from residential domestic dwelling to a Residential Children's Home	-1
S/2011/1023	Conversion of 3 existing flats to create an additional 5 flats, (8 self-contained flats in total) including the erection of a single storey extension to the rear	5
S/2011/1053	Erection of 2no. two storey detached dwellings after demolition of the existing detached dwelling	1
S/2011/1113	change of use of ground floor from social club to restaurant/wine bar and first and second floors to self-contained apartment, including the erection of a single storey extension to the side/rear after demolition of the existing, an extraction flue to the side, porch to the front, decking area for outside seating and first floor balcony to the rear elevation	1
S/2011/1171	Change of Use from residential care home (C2) to private dwelling (C3)	1
S/2011/1224	Conversion of the existing residential dwelling to two self contained flats. (Alternative to S/2011/0862 granted 16/08/2011)	1
S/2011/1252	Erection of a detached two storey dwelling with sunken courtyard after demolition of the existing single storey extensions to the rear of 1 College Avenue (Resubmission of S/2011/1002, withdrawn 03/10/2011)	1
S/2011/1277	Erection of a single storey extension to the front of the premises incorporating a new shop front, ATM and bollards to the front, creation of a additional self contained flat to first floor level incorporating a roof terrace to the front and rear together with alterations to the rear access / delivery yard	1
S/2011/1287	change of use of part of first floor from office to four self-contained flats involving alterations to the elevations	4
S/2011/1311	Change of Use of existing outbuilding to residential dwelling	1
S/2011/1320	change of use to seven self-contained flats involving alterations to the elevations	6
S/2011/1341	Conversion of the existing commercial property to residential	1
S/2011/1356	Change of use from office to dwelling	1
S/2011/1365	The re-arrangement of the existing layout to create four additional residential units, to increase the number of units to 14 self-contained units and 4 bedsits with shared accommodation	4
S/2011/1419	Erection of a detached two storey dwellinghouse on land adjacent to 2 Moorhey Road (re-submission of S/2011/0990 withdrawn 16 Sept 2011)	1
S/2011/1424	Removal of Condition 8 (Section 106 agreement) - as the requirements for the Section 106 agreement have been provided within the landscaping scheme	3

S/2011/1476	erection of a four storey block containing 10 self-contained apartments after demolition of the existing snooker club	10
S/2011/1494	Change of use from a single private dwellinghouse to two self-contained flats involving alterations to the elevations	1
S/2011/1496	Conversion of the existing cafe to residential together with a single storey extension to the front / side of the premises	1
S/2011/1510	Retrospective application for the conversion from part residential part office to residential only together with the installation of a vehicular access to a classified road (resubmission of S/2011/1436, withdrawn 05/12/2011)	1
S/2011/1514	Erection of a two storey block containing 8 self-contained apartments, with boundary wall 1.525 metres high, two pairs of semi-detached dwellings, bin store and parking after demolition of the existing commercial buildings	12
S/2011/1517	Change of use from retail premises to self-contained flat involving alterations to the external elevations	1
S/2011/1519	Conversion of the existing Doctors Surgery (D1) to Residential (C3)	1
S/2011/1524	Change of use from a residential care home (C2) to a private dwellinghouse (C3a)	1
S/2011/1572	Erection of a detached two storey dwellinghouse with accommodation in the roofspace on land to be severed from 52 Freshfield Road. (Alternative to S/2011/1029 approved 22/09/2011)	1
S/2012/0011	Change of use of first and second floor from office space to two self-contained flats (one on each floor)	2
S/2012/0014	Change of Use from private dwellinghouse to Bed & Breakfast premises with owner accommodation	-1
S/2012/0020	Conversion of office premises on first floor to 4 self-contained apartments including ancillary gymnasium and minor external works	4
S/2012/0027	Change of use from office accommodation to one self-contained flat on the ground floor only	1
S/2012/0145	Conversion of existing outbuilding to the rear of 204 Sussex Road to residential use involving alterations to the elevations	1
S/2012/0178	Change of use from shop to self-contained flat at first floor level	1
S/2012/0185	Conversion of the existing premises to a single dwelling together with a single storey extension to the side and a new boundary wall, fence and access gates to a maximum height of 1.5m	1
<b>TOTAL</b>		<b>133</b>

## Windfalls in 2012/13

Ref	Application Description	Windfall contribution
S/2011/1547	Retrospective application for the conversion from Retail (A1) to Residential (C3) together with a front boundary wall.	1
S/2011/1560	Retention of conversion to 4 bedsits and 4 self-contained flats	5
S/2012/0139	Conversion of existing office building to two dwellinghouses; erection of a detached block of four garages at the rear and alterations to existing detached barn involving alterations to the elevations and installation of a mezzanine floor to be used as an office after demolition of three existing buildings; layout of office car park and associated means of enclosure and landscaping	2
S/2012/0199	creation of an independent dwelling through the change of use of existing ancillary accommodation (known as 25 East Street) including obscure glazing to first floor living room window and new 1.8 metre high boundary wall	1
S/2012/0244	Conversion of the dwelling to two self contained flats involving the demolition of the existing lean-to extension at the rear	1
S/2012/0272	Conversion of single dwelling to form 3 self-contained apartments	2
S/2012/0277	Erection of a part two, part three storey block of ten self-contained flats with a detached single storey block of ten garages to the rear	10
S/2012/0335	Conversion of the vacant office premises on second floor to 4 self contained apartments including ancillary gymnasium and minor external works	4
S/2012/0370	Certificate of Lawfulness application for the conversion of the dwelling to two self contained flats	1
S/2012/0375	Erection of a detached two storey dwelling following demolition of the existing garage (alternative to S/2010/1761 refused 7 Apr 2011)	1
S/2012/0417	Conversion to seven self-contained flats involving the alterations to the elevations and layout of car parking spaces to the rear	7
S/2012/0525	Certificate of Lawfulness for the conversion of the property to two self contained apartments	1
S/2012/0571	Conversion to six self-contained flats involving external alterations and layout of car parking spaces.	6
S/2012/0601	Conversion of the premises to three self contained apartments together with office space to the rear and alterations to the front elevation	2
S/2012/0629	change of use on the first floor only to office accommodation	-1
S/2012/0665	Change of use to a cafe / bistro and shop on the ground floor and two self-contained flats on the first floor involving alterations to the shop front and dormers	2

	in the rear elevation	
S/2012/0716	Erection of a two storey block of three town houses after demolition of existing dwellinghouses	1
S/2012/0733	Conversion of existing premises to create one two storey town house and three self-contained flats after demolition of the existing single storey outbuildings	4
S/2012/0750	Conversion of first and second floors to create 2 self-contained flats	1
S/2012/0756	Change of use of existing disused offices to 2 studio and 3 single bedroom apartments with associated alterations.	5
S/2012/0773	Lawful Development Certificate for the continuation of use of the premises as a residential dwellinghouse	1
S/2012/0837	Erection of a two storey end of terraced dwellinghouse	1
S/2012/0880	Retrospective application for the conversion of the property to 5 self contained apartments	4
S/2012/0886	Change of Use from B1 ground floor office to C3 residential to provide 2 no. flats	2
S/2012/0946	Change of use from office accommodation to a dwellinghouse	1
S/2012/0957	Erection of two detached dwellings following demolition of the existing property	1
S/2012/0967	Conversion of the former public house to nine residential apartments together with a new timber access gate to Rossini Street and alterations to the elevations	8
S/2012/0984	Change of Use of first, second and third floors to form 3 self-contained apartments, including alterations to the side and rear elevations	3
S/2012/1050	Erection of a two storey dwellinghouse attached to the existing terrace	1
S/2012/1108	Conversion of existing garage to the rear to a self-contained flat incorporating the construction of a first floor extension (alternative to S/2011/0753 refused but allowed on appeal 30 May 2012)	1
S/2012/1165	Conversion of the existing vacant bed and breakfast building into bedsit/self contained accommodation	7
S/2012/1166	Retrospective application for the conversion of the existing premises to residential incorporating a dormer to the North West elevation and a single storey extension to the rear	1
S/2012/1220	Conversion of the existing coach house to a residential dwelling	1
S/2012/1290	Conversion of the existing vacant farm buildings to three single storey dwellings and one two storey dwelling with associated landscape works following demolition of the existing sheds	4
S/2012/1329	Conversion of the existing property from four self contained apartments to six, together with alterations to the elevations	2
S/2012/1347	Conversion of the existing property to five self contained apartments incorporating conversion of the existing garage, basement and attic to habitable rooms, courtyard and external access stairs to the rear	4

	of the property	
S/2012/1388	Continuation of Use of two self-contained flats to the second floor	1
S/2012/1399	Change of use from a dental practice to a single private residential dwellinghouse involving the erection of a part single, part two storey extension at the rear of the premises	1
S/2012/1410	Change of use from a single private dwellinghouse to three self-contained flats	2
S/2012/1416	Conversion of the existing premises to a private dwellinghouse.	1
S/2012/1419	Change of use from a guest house to a single residential dwellinghouse	1
S/2012/1443	Conversion of the dwellinghouse to five self-contained apartments together with the installation of a rear dormer (Alternative to S/2012/1027 withdrawn)	4
S/2012/1448	Conversion of the existing property to four self contained apartments together with the erection of three storey extension to the side incorporating a access ramp and a single storey extension to the rear of the property	3
S/2013/0005	Erection of a detached two storey dwellinghouse with accommodation in the roof space and a detached outbuilding at the rear (Alternative to S/2012/0679 refused 24/09/2012)	1
S/2013/0025	change of use to one self-contained flat on the first and second floor rear outrigger	1
S/2013/0058	Change of use from a retail shop on the ground floor only to a self-contained flat involving alterations to the elevations	1
S/2013/0063	Conversion of part of ground floor to provide 1 additional self-contained flat	1
S/2013/0104	Erection of one detached two storey dwellinghouse after demolition of existing detached garage with a new vehicular access to the front	1
S/2013/0197	Change of use from residential children's' home to single dwelling.	1
S/2013/0692	Retrospective application for the conversion of the outbuilding to separate residential unit	1
<b>TOTAL</b>		<b>118</b>

## Windfalls in 2013/14

Ref	Application Description	Windfall contribution
DC/2013/00137	Retention of Use of existing lower ground floor as self-contained flat	1
DC/2013/00142	Erection of a detached two storey building with accommodation in the roof space to be used as retail unit on the ground floor with a self-contained flat above fronting onto Church Road and erection of one pair of semi-detached two storey dwellinghouses fronting onto Church Close (alternative to S/2013/0875 refused 14 Oct 2013)	3
DC/2013/00195	Part retention/part conversion of dwelling to five self-contained flats including the erection of a single storey extension at the rear after demolition of the existing outrigger	4
DC/2013/00247	Erection of a detached building to be used as a self-contained dwelling at the rear of the dwellinghouse after demolition of existing garages and carports	1
DC/2013/00333	Erection of nine dwellings with new access onto Folkestone Road after demolition of the former medical centre	9
DC/2013/00377	Conversion of the existing premises to two self contained apartments, together with the erection of a single storey extension to the rear of the property	1
DC/2013/00386	Erection of 1.5 storey dwelling (ground floor and part first floor) replacing former outbuilding attached to existing premises	1
DC/2013/00580	Outline Planning Permission for the construction of four semi-detached houses on land to the rear of the existing church	4
DC/2014/00085	Erection of a detached two storey dwelling with new access onto Liverpool Road after demolition of the existing single storey dental surgery	1
DC/2014/00232	Conversion of the existing dwellings to a cattery with ancillary accommodation	-1
S/2010/0453	Erection of a porch at the front and a single storey extension at the side and rear of the dwellinghouse	1
S/2012/0986	Change of use of the existing vacant amusement arcade, café and flat to: ground floor retail units, first and second floor hotel accommodation and third floor professional offices to include the erection of a four storey extension to the rear, renovation of the facades, installation of new shop fronts	-1
S/2012/1313	Continuation of use of house in multiple occupation containing 8 units	1
S/2012/1351	Conversion of vacant floorspace above shop to form 5 self-contained apartments	5
S/2012/1429	Erection of a detached two storey dwellinghouse with basement area, including accommodation in the roofspace with external terrace areas and driveway.	1

S/2013/0018	Erection of a first floor to the existing premises to form one apartment incorporating a roof terrace to the front together with a two storey extension to the rear	1
S/2013/0054	Conversion of the first and second floor to six apartments, retention of use of unit 5 as a Hot food takeaway, erection of a two storey infill extension to the Scarisbrick Avenue elevation and part installation/part retention of new shop fronts to all units	6
S/2013/0066	Conversion of existing Public House with living accommodation over, into 15 self-contained flats, including the erection of a rear extension, alterations to and raising the roof height, alterations to the elevations, layout of car parking spaces to the rear and landscaping	15
S/2013/0106	Outline Planning Application for the erection of four pairs of semi-detached two storey dwellinghouses (8 in total) after demolition of existing building	8
S/2013/0111	Conversion of existing storage unit to residential	1
S/2013/0166	Conversion of the first and second floors to three self contained flats	2
S/2013/0168	Erection of three pairs of semi-detached two storey dwellinghouses and one detached two storey dwellinghouse (total of 7 dwellings) after demolition of existing buildings	7
S/2013/0248	Lawful Development Certificate for the continuation of use of the premises as a single private dwellinghouse	-1
S/2013/0254	Erection of two dwellings	2
S/2013/0269	Conversion of the property from vacant day nursery to residential	1
S/2013/0309	Conversion of two existing garages to form a single bedsit dwelling	1
S/2013/0319	Change of use to 20 letting unit HMO	18
S/2013/0377	Erection of a detached dwelling with a detached garage to the side following partial demolition of the existing premises incorporating a new front boundary wall and access gates to a maximum height of 1.2m	1
S/2013/0444	Conversion of the existing storeroom / showroom to residential	1
DC/2013/00445	Conversion of former residential care/nursing home into one self-contained apartment to the basement containing three bedrooms and one self contained apartment to the ground, first and second floors containing nine bedrooms	2
S/2013/0483	Erection of a detached two storey dwelling following demolition of the existing garage	1
S/2013/0502	Retrospective application for the installation of a new shop front incorporating roller shutters, erection of a single storey extension to the side and rear, together with an external staircase, provision of an external flue and conversion of the first and second	1

	floors to residential.	
S/2013/0510	Conversion of the first and second floors to 2 self contained apartments	2
S/2013/0546	Conversion of first and second floors to create two self-contained apartments and installation of a new shop front	2
S/2013/0568	Change of use from office accommodation to a single private dwellinghouse	1
S/2013/0569	Conversion of former office premises to a detached dwelling including demolition of outrigger to the rear	1
S/2013/0576	Conversion of first and second floors to create four apartments including alterations to the elevations	4
S/2013/0582	Change of use from vacant residential property to Physiotherapy and Sports Injury Clinic	-1
S/2013/0634	Continuation of use as three self-contained flats	2
S/2013/0637	Change of use of first floor from residential to office, in conjunction with the existing business	-1
S/2013/0651	Conversion of office premises into 11 Houses in Multiple Occupation and a single storey extension to the side elevation	1
S/2013/0655	Erection of a detached block of 8 self-contained flats	5
S/2013/0666	Construction of 10 dwellings and new access from Fylde Road	10
S/2013/0682	Conversion of existing building into apartments	12
S/2013/0710	Conversion of first and second floors of Public House into four self-contained flats including minor external alterations	3
S/2013/0717	Continuation of use for the conversion of semi-detached dwelling into 2 self-contained apartments	1
S/2013/0740	Conversion from a single dwellinghouse to create two single dwellings involving alterations to the elevations	1
S/2013/0766	Erection of 14 dwellings with associated landscape works and access road following demolition of the existing premises	13
S/2013/0779	Change of use from vacant public house to day care nursery	-1
S/2013/0881	Conversion of the first floor to 2 flats together with the installation of balustrade / guard railing to the rear at first floor level	2
S/2013/0882	Change of use to a bar lounge on lower ground floor with restaurant at upper ground floor level; conversion of the remaining floors to seven apartments involving extensions to the front and rear and alterations to the elevations	7
S/2013/0899	Change of use from retail to one self-contained flat on the ground floor only involving alterations to the elevations	1
S/2013/0922	Outline application for the erection of one detached dwelling with all matters reserved following demolition of the existing barn	1
S/2013/0959	Construction of a block of six self-contained flats	3
S/2013/0961	Change of use to part of ground floor and part of first floor from office (B1[a]) to one self-contained	1



	apartment and change of use to part of ground floor from retail (A1) to sandwich shop A5 (Hot food Takeaway)	
S/2013/0984	Conversion of property from two self-contained flats to a single private dwellinghouse	-1
S/2013/1036	Prior Notification for the Change of Use from Offices to Apartments	9
S/2013/1052	Erection of two pairs of semi-detached two storey dwellinghouses with accommodation in the roof space after demolition of existing dwellinghouse	3
S/2013/1076	Erection of a detached two storey dwelling and detached garage with new access onto Southport Road after demolition of the existing warehouse building	1
S/2013/1135	Change of use from a single private dwellinghouse to three self-contained flats involving alterations to the elevations	2
<b>TOTAL</b>		<b>182</b>

## Windfalls in 2014/15

Ref	Application Description	Windfall contribution
DC/2014/01145	Erection of a two storey block of 8 apartments after demolition of the existing building (re-submission of planning application ref DC/2013/00052 (W))	8
DC/2014/00416	Erection of 2 no. two storey dwellings with accommodation in the roofspace	2
DC/2015/00167	Erection of two pairs of semi-detached two storey dwellinghouses and one detached two storey dwelling after dem exg Church Hall (alt DC/2014/00879 R)	5
DC/2014/01573	Erection of a part two, part three storey block of 10 self-contained apartments after demolition of existing building	10
DC/2014/01403	Erection of two detached dwellinghouses after demolition of existing dwellinghouse	1
DC/2014/01968	Erection of one detached two storey dwellinghouse with a detached garage after demolition of the existing derelict buildings	1
DC/2014/00597	Erection of two pairs of two storey semi detached dwellings with associated hard and soft landscape works	4
DC/2014/01951	Demolition and reconstruction of former coach house with additional single storey extensions and alteration of plot position, to form a dwellinghouse	1
DC/2014/01273	Construction of a two storey terraced dwellinghouse	1
DC/2014/00720	Erection of a detached two storey dwelling following the demolition of the existing barn together with the erection of a detached double garage	1
DC/2013/00634	Construction of 14 dwellings following dem exg commercial unit at 113a Norwood Rd and exg residential properties 115-117 Norwood Rd	12
DC/2014/00906	Erection of one detached two storey dwellinghouse after demolition of existing building	1
DC/2014/01011	Erection of a detached two storey dwelling	1
DC/2014/01270	Construction of 14 dwellings and layout of a new access road after demolition of the existing industrial buildings and number 56 Brook Street	13
DC/2014/01363	Erection of two three bedroomed semi-detached houses and two three bedroomed detached houses on land to the rear of 47-49 Guildford Road Southport	4
DC/2014/01166	COU No.52 Avondale Road North (C1) and 99 Leyland Road (C3) to a residence for the Daughters of Charity of St Vincent De Paul (Sui-Generis)	-1
DC/2014/01391	Change of Use from dental surgery back to semi-detached dwellinghouse involving alterations to the elevations	1
DC/2014/00934	Application under Prior Notification Procedure for change of use from Retail premises to Residential	1
DC/2014/00746	Change of use of rear annex from residential (Class	-1

	C3) to office use (Class B1)	
DC/2014/01936	Conversion of first floor flat into two flats	1
DC/2014/00665	Change of use from a single private dwellinghouse to two self-contained flats involving alterations to the elevations	1
DC/2014/00673	Change of use from Office accommodation to retail at ground and residential above, together with the installation of a new shop front	1
DC/2014/01554	Conversion of existing public house to restaurant at ground floor level, seven self-contained apartments at first, second floor and loft levels	7
DC/2014/01184	Change of use of ground floor from offices to retail use, first and second floors from offices and storage to two self-contained flats	2
DC/2014/02114	Prior notification application for a proposed change of use from office (Class B1) to three self-contained flats (Class C3)	3
DC/2014/02011	Conversion of existing hotel into 11 self-contained two bedroom apartments including alterations to the elevations	11
DC/2014/00818	Conversion of the existing barn to residential incorporating a boundary wall and access gate following partial demolition of the barn	1
DC/2013/00329	Conversion of existing photography shop to two self-contained apartments on the ground and first floor, including a first floor extension to the front	1
DC/2014/01570	Change of use of retail units to residential with the addition of one self contained flat involving alterations to the elevations	1
DC/2014/02164	Change of use and conversion of an existing vacant retail unit into a one bedroom residential dwelling.	1
DC/2014/00061	Conversion of the existing property to a 7 bed residential care home in conjunction with the existing premises at 1 Alexandra Drive	-1
DC/2014/01235	Change of use from a doctors surgery to two dwellinghouses	2
DC/2014/00904	Conversion of the existing outbuilding to a self-contained flat	1
DC/2014/01026	Change of use from a guest house to a house in multiple occupation involving the removal of the existing external staircase	1
DC/2013/00330	Continuation of use to self-contained flats at ground and first floor	1
DC/2014/00094	Change of use from office to self-contained flat to the first and second floors	1
DC/2014/02008	Conversion of existing single storey building to a detached dormer bungalow	1
DC/2013/00547	Erection of a single storey extension to the side / rear together with conversion to two dwellings	1
DC/2014/01731	Continuation of use as two self-contained flats	1
DC/2014/01925	Prior Notification Procedure for change of use from plumbing and heating merchants to two self-contained flats	2
DC/2014/02000	Conversion of first, second and third floors to create	3

	three self-contained apartments	
DC/2014/00637	Conversion of the first floor premises to two self-contained flats	2
DC/2014/01206	Conversion of Coach House to provide ancillary accommodation to 13A Sefton Street, Southport	1
DC/2014/00480	Conversion of the existing stable building to a bungalow incorporating the erection of a single storey extension to the rear	1
DC/2014/00631	Conversion of the existing basement to two self contained flats (resubmission of planning application DC/2013/00306 refused 06/01/14)	2
DC/2014/01458	Change of Use from House in Multiple Occupation to Bed and Breakfast.	-1
DC/2014/00926	Change of use from a residential dwellinghouse to two self-contained flats	1
DC/2013/00546	Change of Use of the premises from residential (C3) to a 5 bed childrens home (C2)	-1
DC/2014/01358	Change of use from offices to chiropody clinic on the ground floor and reinstatement of a flat to the first floor of the property	1
DC/2014/01492	Conversion of existing house into four self-contained flats and conversion of former coach house into one two bed dwelling	4
DC/2014/01781	Conversion of the basement to one self-contained flat incorporating an access ramp to the side of the building	1
DC/2014/01640	Conversion of existing detached garage to provide ancillary residential accommodation	1
DC/2014/00043	Conversion of the first floor to residential together with the erection of a two storey extension to the rear of the property	1
DC/2014/00388	Conversion of the existing residential property to a seven bed residential care home	-1
DC/2014/01639	Prior Notification for a change of use from offices to 10 No. flats	10
DC/2014/01726	Conversion of the dwellinghouse into two dwellings	1
DC/2014/02207	COU Medical Centre to four self-contained flats including the erection of a single storey extension to the side elevation. (Resub DC/2014/01774 W)	4
DC/2014/02202	Change of Use of first and second floors from Retail (A1) to self contained flats (C3) and alterations to the front elevation.	2
DC/2014/01161	Conversion of single dwellinghouse to two self-contained flats with single storey extension to rear.	1
DC/2014/01987	Change of use of the ground floor manager's office to manager's flat and separation of 238-242 from 244 Rimrose Road including internal alterations.	1
<b>TOTAL</b>		<b>139</b>