

Strategic Housing Land Availability Assessment (SHLAA)

2010 Update

May 2011

1. Introduction

- 1.1 Sefton's 'Strategic Housing Land Availability Assessment' (SHLAA) is an assessment of how much land could be available for housing in the years ahead. It is the basis for our understanding of how much housing land is potentially available in the urban areas.
- 1.2 This report provides a summary of the 2010 SHLAA update. The original SHLAA was base-dated to 1st April 2008, and was carried out jointly with Knowsley and West Lancashire Councils. The 2008 SHLAA was undertaken on the three Council's behalf by consultancy WYG. The study was subject to a full public consultation during late 2009, and was published in February 2010. The original SHLAA is available to view on Sefton's web pages.
- 1.3 This study has updated the 2008 SHLAA to a 1st April 2010 base-date. The update was carried out 'in house' by Officers from Planning Services, alongside similar updates in Knowsley and West Lancashire. A broadly consistent methodology has been used across all three Council areas, albeit with some minor differences of detail.
- 1.4 The study has followed national guidance¹, as published by the Department for Communities and Local Government (DCLG). This is available to download from the DCLG website as follows:

<http://www.communities.gov.uk/publications/planningandbuilding/landavailabilityassessment>
- 1.5 A full 2011 SHLAA will be carried out later this year. This will be subject to a full public and stakeholder consultation, and will likely be available in early 2012.
- 1.6 It is important to note that whilst the SHLAA is a key part of our evidence base, it does not in itself represent a statement of Council policy. Whilst this study will inform the Core Strategy process, it is for the Core Strategy and Land Allocations documents to decide which sites should come forward for residential development and by what timescale. The inclusion of sites within this study does not necessarily mean that they will be allocated for development or that the Council will consider planning applications favourably. Similarly, sites that are excluded from the housing supply are not necessarily unsuitable for housing development.
- 1.7 The remainder of this report is set out as follows:
 - **Section 2: Summary of Methodology**

¹ Strategic Housing Land availability Assessments: Practice Guidance, DCLG (July 2007)

- **Section 3:** Stakeholder Consultation
- **Section 4:** SHLAA Update Findings
- **Appendices:** - Appendix 1: Sites with planning permission at 1st April 2010
 - Appendix 2: Site Assessment sheets

2. Summary of Methodology

2.1 The purpose of the SHLAA is to provide a realistic assessment of how much land is available for housing. Identified sites therefore have to be suitable for housing and there must also be a realistic prospect that they will come forward for development over the next 15 years.

2.2 The 2010 SHLAA update followed the same broad methodology as the original 2008 Study. Potential housing sites were identified from a number of sources, including:

- Sites with current planning permission for housing, that have not yet been built out
- Sites with expired planning permissions for housing
- Sites without planning permission that were assessed in the 2008 SHLAA
- Council owned sites that were surplus to requirements, or very likely to become surplus to requirements in the years ahead
- Sites submitted by land owners and developers to our 'call for sites' exercise, which was advertised in the local press and on-line.

2.3 Inevitably there will be some sites that have been missed by the SHLAA, and it would be almost impossible to anticipate every site that comes forward for housing. However, we are confident that this represents a robust assessment of current housing supply. At present, national planning guidance advises against including an allowance for unanticipated sites unless there are exceptional local circumstances. However, it is reasonable to assume that some 'windfall' sites will come forward into the future. The SHLAA will be regularly updated to allow for new and unanticipated sites to be taken into account as they become available for development.

Key elements of the methodology

2.4 The key elements of the SHLAA methodology are summarised below:

- **Site assessment:** all sites were subject to a desktop assessment using detailed mapping, aerial photographs, planning history, and other intelligence. Sites that were considered potentially suitable for development, or had been identified in the housing land supply in the 2008 SHLAA, were then visited by Council Officers.

- **Timeframe:** an estimate was made of when each site was likely to be developed for housing. Sites that already had planning permission were assessed based on feedback from the developer or landowner. Sites without planning permission were placed in three periods to best reflect when they were likely to be developed. These were; short term (1-5 years), medium term (6-10 years), and long-term (11-15 years). In line with national planning guidance, sites placed in the 1-5 year period had to be “suitable, available, and deliverable” – usually accompanied by a clear indication that the owner is looking to develop the site in the short term.

Please Note: The ‘5 year supply’ set out in the SHLAA Update is not one and the same as Sefton’s official 5 year supply position, as set out in the 2010 Annual Monitoring Report.

- **Site density:** most sites without a current planning permission were assessed against a standard site density of 30 or 40 dwellings per hectare, depending on the character of the surrounding area. Where sites were considered most suited to apartment development, a higher density was attributed. Appropriate site densities were agreed in discussion with Development Managements colleagues.
- **Apartments:** In general a cautious approach was taken towards apartment development given the recent drop in demand for this type of property. Sites considered to be most suited to apartment development were generally not included in the 1-5 year supply.
- **Small sites:** a sample approach was taken to the very large number of smaller sites (below 0.1 ha) in the study. 10% of these sites were visited and assessed, with the findings from this sample used to calculate the contribution from all smaller sites.
- **‘Backland’ sites in Southport:** we have recently consulted on a draft ‘Safeguarding Employment Land’ Supplementary Planning Document (SPD). This SPD proposes a flexible approach that seeks to retain better quality employment sites, whilst allowing poorer quality sites to be redeveloped. Based on this approach, the SHLAA Update has assumed that 20% of all identified backland sites (196 in total) will be developed for housing over the 15 year period at an average density of 30 dwellings per hectare.
- **Discounting:** discounting was applied to both sites with and without planning permission. This was to reflect the fact that some sites would not be developed for housing as anticipated for

a variety of reasons². For sites without planning permission, an across-the-board discount of 20% was applied to reflect these potential issues. For sites with planning permission, a more sophisticated discounting approach was applied based on contacting site owners / developers about their intentions³.

- **Net developable area:** each site's developable areas was assessed based on the site size. A smaller developable area was assumed for larger sites to reflect the need to provide access roads, open space, etc. The table below sets out the net developable areas that has been applied.

Assumed Developable Areas

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

Source: Tapping the Potential, ODPM, 2000

Excluded Sites

2.5 In general the following types of sites were not included in the identified housing supply:

- **Sites at high risk of flooding:** sites in Flood Zone 3 were generally excluded from consideration unless wholly exceptional circumstances applied⁴.
- **Urban Greenspace:** a cautious approach was taken to sites that are designated as Urban Greenspace. These were generally excluded from the identified housing supply except where development would be possible on the footprint of existing buildings. A draft Greenspace Study has recently been undertaken by Officers at Sefton Council, and will be available for consultation between 23rd May and 12th August 2011. Once this Study has been finalised, any Greenspace sites that are potentially suitable for development (either wholly or partially) will be incorporated into the 2011 SHLAA.

² This could be due to sites with planning permission for apartments not being built, sites delivering fewer homes than anticipated, development of the site for another use (e.g. offices/shops etc), or a variety of unforeseen circumstances including; ground problems, land contamination, infrastructure problems, access problems, complex land ownerships, legal covenants, unknown or changed owner intentions, cutting of Government grants for those limited number of schemes that require funding support, etc.

³ This approach is set out in Sefton's 2010 Annual Monitoring Report: www.sefton.gov.uk/amr

⁴ Only one site in Flood Zone 3 was included in the housing supply, accounting for 14 homes.

- **Green Belt:** sites in the Green Belt were excluded from the study. The sole exception to this was the 'Powerhouse' site to the south of Formby. This site is designated as a 'Major Developed Site in the Green Belt' in Sefton's Unitary Development Plan, and partial development of the site is acceptable in principle.
- **Industrial estates and business parks:** the main industrial estates and business parks were generally excluded from consideration. Sefton already has by far the smallest amount of 'employment land' of any Merseyside authority. In addition, the recently published 'Employment Land & Premises Study' has confirmed that Sefton needs to retain all sites that are designated or allocated for employment purposes in Sefton's UDP, in order to meet the future needs of business.
- **Multiple ownerships:** a number of sites carried forward from the 2003 Urban Housing Capacity Assessment contained 3 or more land ownerships, with no indication of any intention to develop the site. Very few of these sites were identified within the housing supply in the 2008 SHLAA. These were largely considered to be unrealistic housing sites, and have been removed entirely from the 2010 update.
- **Residential gardens:** following recent changes to national planning guidance⁵ that re-classified residential gardens as 'greenfield' land, the majority of garden sites have been removed from the identified housing supply.

Site Scoring

- 2.6 Each assessed site has been scored against a series of criteria. The site scores are split into 3 categories - 'suitability', 'availability', and 'achievability'.
- 2.7 It is important to note that the site scoring has been used for indicative purposes only. The scores in themselves did not usually determine whether a site was considered suitable for housing or not, and many important considerations are not included within the scoring criteria. However, it is a useful tool for assessing how close to essential infrastructure and services a site is, and whether certain constraints apply.
- 2.8 The majority of scores were determined either through the site visits, or were calculated using our mapping software. There were two exceptions to this however, the first being the question 'Is the site owned by a developer or is the owner willing to sell?' which was based on any

⁵ Planning Policy Statement 3: Housing

known interest in developing the site. A second question 'Is the site known to be located within a strong residential market?' was scored based on the electoral ward that the site is in. For example wards that contained a high proportion of deprivation scores lower than more affluent wards.

2.9 The points awarded for each criteria is set out below:

Suitability

Question	Yes	Partially	No
Does the site suffer from any physical constraints (e.g.topography)?	0	4	8
Is the site affected by un-neighbourly uses (heavy industry, power lines, railway lines, motorways, etc)?	0	4	8
Is there a possibility that the site is heavily contaminated?	0	4	8
Can satisfactory access be achieved to the site?	8	4	0
Is there a Primary School within 600m	3	-	0
Is there a Local Centre within 800m	3	-	0
Is there a Health Centre within 1000m	3	-	0
Is there Employment within 5000m	3	-	0
Is there a Railway Station within 800m	3	-	0
Is there a Bus Stop within 600m	3	-	0
Max total: 50			

Availability

Question	Yes	Partially	No
Is the site in active use?	0	5	10
Is the site subject to multiple or difficult land ownerships?	0	5	10
Is the site owned by a developer or is the owner willing to sell?	5	-	0
Max total: 25			

Achievability

Question	Yes	Partially	No
Is the site known to be located within a strong residential market?	10	5	0
Is the site set within an attractive local environment?	5	3	0
Are there any known significant abnormal costs (including remediation, demolition, etc)?	0	-	5
Max total: 20			

Other minor changes from the 2008 SHLAA

2.10 Additionally, the following minor amendments were also included in the 2010 Update:

- Further analysis has revealed that a significant number of planning permissions to convert existing buildings to residential use were omitted during the original SHLAA. This was due to a database query error. These have now been factored into our assumptions (accounting for approximately 500 additional units).
- A small number of sites in current business use with no planning history or any indication of development interest were included in the 2008 SHLAA supply. These have now largely been excluded from our housing supply. This has affected relatively few sites.

3. Stakeholder Consultation

- 3.1 In order to validate the 2010 SHLAA Update findings, Sefton, Knowsley, and West Lancashire Councils jointly convened a meeting of the 'Housing Market Partnership' (HMP). The HMP, although not initially given this title, was consulted as part of the 2008 SHLAA. HMP members include locally active house builders, Housing Associations (Registered Providers), and property professionals. The Home Builders Federation were also invited, but were unable to attend.
- 3.2 The draft findings of the SHLAA update were made available for stakeholder comment for 4 weeks between 7th February and 7th March 2011. The consultation was advertised on Sefton's website, and emails were sent out to members of the HMP. In addition, the Housing Market Partnership met on 18th February 2011 to discuss the draft study findings across the 3 local authority areas.
- 3.3 A small number of comments were made as part of the HMP consultation. Only one very minor change was made to the study as a result of these comments, affecting the 'availability' scoring of one site.

4. Draft Update Findings

- 4.1 The draft SHLAA update findings are summarised in the tables below. In total, the Study found that 4,842 dwellings could be accommodated in the urban area (after discounting).
- 4.2 Against the current housing target of 500 dwellings per annum, this equated to just under a 10 year supply of housing land. However, it should be noted that the figures presented below do not take account of the backlog of under provision against the Regional Spatial Strategy (RSS) housing target of 500 dwellings per annum, since 2003. At 1st April 2010 this backlog stood at 499 dwellings. If this backlog is factored in, this would equate to a supply of 4,343 dwellings – just below a 9 year supply of housing land.
- 4.3 As set out above, this supply does not necessarily include every site that will come forward for housing over the years ahead. Unanticipated sites will likely continue to come forward for development, and these will be factored into subsequent SHLAA updates.

SHLAA 2010 Update Findings

Source	Total Supply	0 - 5 yrs	6 - 10 yrs	11 - 15 yrs	Notes
Planning permissions	2,544 ⁶	2,419	125	0	Current planning permissions are taken from the 2010 Annual Monitoring Report (AMR) housing trajectory. Discounting has been built in through this process based on contacting the site owner / developers.
Sites without planning permission	2,125	776	1,187	162	A 20% discount has been applied to the gross supply from sites without planning permission.
Backland sites	125	41.67	41.67	41.67	This contribution relates to the large number of 'backland' office and industrial sites in Southport. The study has assumed that 20% of all identified backland sites (196 in total) will be developed for housing over the 15 year period at an average density of 30 dwellings per hectare.
Small sites (10% sample sites)	360	0	360	0	A 10% sample approach was taken to sites below 0.1 ha. Discounting of 20% was applied to the total.
Demolitions	-312	-312	0	0	Projected demolitions. A large number of these are associated with the HMRI programme in and around Bootle. Planning permissions involving demolition and re-build are also included.
GRAND TOTAL	4,842	2,925	1,714	203	

⁶ This is the 'net' capacity of the planning permissions. Any properties to be demolished as part of the development have been subtracted from the total

SHLAA Sites by Settlement (excludes small sites allowance)

Bootle & Netherton

	1-5 yrs	6-10 yrs	11-15 yrs	Totals
Planning Permissions	1116	125	0	1241
Sites without Planning Permission	410	393	106	908
Backland Sites Allowance	0	0	0	0
Demolitions:	-283	0	0	-283
Totals	1242.6	517.8	105.6	1866

Crosby & Hightown

	1-5 yrs	6-10 yrs	11-15 yrs	Totals
Planning Permissions	345	0	0	345
Sites without Planning Permission	2	107	8	117.6
Backland Sites Allowance	0	0	0	0
Demolitions:	-3	0	0	-3
Totals	344.4	107.2	8	460

Formby

	1-5 yrs	6-10 yrs	11-15 yrs	Totals
Planning Permissions	127	0	0	127
Sites without Planning Permission	59	9	39	107.2
Backland Sites Allowance	0	0	0	0
Demolitions:	-13	0	0	-13
Totals	173.2	8.8	39.2	221

Maghull & Aintree

	1-5 yrs	6-10 yrs	11-15 yrs	Totals
Planning Permissions	92	0	0	92
Sites without Planning Permission	26	36	2	63
Backland Sites Allowance	0	0	0	0
Demolitions:	-1	0	0	-1
Totals	116.6	36	1.6	154

Southport

	1-5 yrs	6-10 yrs	11-15 yrs	Totals
Planning Permissions	739	0	0	739
Sites without Planning Permission	279	642	7	929
Backland Sites Allowance	41.67	41.67	41.67	125
Demolitions:	-11	0	0	-11
Totals	1059.9	684.1	48.9	1782

Please note: some of the 'totals' for each settlement equate to 1 more/less dwellings than is implied by the figures in the table. This is due to the rounding errors.

Appendix 1 – Schedule of Sites with Planning Permission at 1st April 2010

This appendix provides details of all sites with a current planning permission in place at 1st April 2010. These sites form part of the SHLAA assessment of housing land supply.

A number of the sites have more than one planning permission in place. In most cases, the most recent planning permission has been used. A full schedule of planning permissions relating to each site can be viewed at pages 27 – 42 of the 'Housing Development Sites in Sefton' schedule, which can be downloaded from the Council's web-pages on the following link:

<http://www.sefton.gov.uk/pdf/PERDFinal2010HousingSchedules.pdf>

Sites with Planning Permission at 1st April 2010

New Build Schemes				
Site ref.	Site name / address	Site area (ha)	Homes to be built after 1 st April 2010	Status at 1 st April 2010
B0093	Land at rear of 2-14 Ibstock Road, Bootle	0.06	2	Development not started
B0096	Former Service Station, 146 Park Lane, Netherton	0.1	10	Development not started
B0099	Former Town Hall Garage, 48 Oriel Road, Bootle	0.18	24	Development Started
B0100	2 Captains Green, Bootle	0.28	16	Development Started
B0106	2 Wadham Road, Bootle	0.01	3	Development Started
B0108	Phase 1b Bedford/Queens, Balliol Road, Bootle	2.47	60	Development Started
B0110	Phase 2 B/Q Land between Hertford Road, Bedford Road, Bootle	3.1	100	Development Started
B0111	Phase 3 B/Q Land between Exeter Road & Keble Road, Bootle	1.52	55	Development Started
B0112	Block 10 B/Q, 50-64 Stanley Road, Bootle	0.09	12	Development Started
B0118	Land adj St Monicas Parochial Club, Stewart Avenue, Bootle	0.11	5	Development not started
B0121	4 Langdale Street, Bootle	0.04	2	Development not started
B0122	Greenfields, St James Drive, Bootle	1.18	32	Development not started

B0123	34 Balliol Road, Bootle	0.08	12	Development not started
B0124	St John & St James, 50a Monfa Road, Bootle	0.25	12	Development not started
B1215	66a Gray Street, Bootle	0.01	1	Development not started
B1216	49-51 Dryden Street, Bootle	0.01	2	Development not started
B1218	Former Johnsons Cleaners, Mildmay Road, Bootle	1.8	115	Development not started
B161	Site 7 Penpoll Trading Estate, Hawthorne Road, Bootle	2.19	70	Development Started
B227	Former Bibby's Sports Ground, Orrell Lane, Bootle	2.62	96	Development not started
B37	38-58 Litherland Road, Bootle	0.12	9	Development Started
B62	Former Tannery Site, Hawthorne Road, Bootle	1.92	56	Development Started
B66	77-125 Monfa Road...& 558-606 Hawthorne Road, Bootle	2.76	101	Development Started
B71	Site 4, Club, Depot & 501-509, Hawthorne Road, Bootle	2.45	45	Development not started
B85	Site 5, Orrell School...& 494-506 Hawthorne Road, Bootle	1.61	11	Development Started
B86	1-9 Harris Drive, Bootle	0.32	5	Development not started
B89	Land and premises between Litherland Rd & Well Lane, Bootle	0.49	98	Development Started
B92	505-509 Hawthorne Road, Bootle	2.45	80	Development not started
B93	14 Moss Lane, Bootle	0.07	5	Development Started
B95	Site of 443a-c Stanley Rd & garages at Malvern Road, Bootle	0.07	6	Development not started
C0107	39-41 Brownmoor Lane, Crosby	0.17	5	Development not started
C0108	33 St Andrews Road, Crosby	0.09	1	Development Started
C0109	29 Green Lane, Thornton	0.05	1	Development not started
C0110	39a St Johns Road, Waterloo	0.33	11	Development not started
C0111	4 St Andrews Drive, Crosby	0.09	2	Development not started
C0112	9 Hall Road East, Crosby	0.16	3	Development not started

C0113	Alexander, Montgomery and Churchill Kings Park, Seaforth	1.48	116	Development not started
C0114	19 Far Moss Road, Crosby	0.25	2	Development not started
C106	Land to rear of 17-27 Far Moss Road, Blundellsands	0.69	2	Development Started
C139	Former Littlewoods Site, Kershaw Avenue, Crosby	3.16	94	Development not started
C144	Central Buildings, Church Road, Crosby	0.12	10	Development Started
C145	75a-75e Seaforth Road, Seaforth	0.03	5	Development not started
C276	5 Hall Road East, Crosby	0.11	1	Development not started
C304	Land adj 40 Ennismore Road, Crosby	0.04	1	Development Started
C329	Land in Sandringham Rd & rear of 7 Crosby Road South, Waterloo	0.05	4	Development Started
F0104	1 Deansgate Lane, Formby	0.11	1	Development Started
F0110	36 Argarmeols Road, Formby	0.13	1	Development not started
F0112	13 Barkfield Avenue, Formby	0.13	1	Development Started
F0113	16 Old Town Lane, Formby	0.11	1	Development not started
F0114	1 Victoria Way, Formby	0.13	1	Development not started
F0115	15a Brows Lane, Formby	0.13	1	Development Started
F0117	43 & 43a Freshfield Road, Formby	0.15	2	Development not started
F0119	Land adj 21 Crown Close, Formby	0.04	2	Development not started
F0120	39 Freshfield Road, Formby	0.07	1	Development Started
F0121	4a Freshfield Road, Formby	0.07	1	Development not started
F0122	10 Argarmeols Road, Formby	0.09	1	Development Started
F0123	6 Shireburn Road, Formby	0.16	1	Development not started
F0124	Land adj The Croft, 8 Thirlmere Road, Hightown	0.12	1	Development not started
F0125	Land adj 1 Blundell Grove, Hightown	0.06	1	Development not started
F0126	18 College Avenue, Formby	0.21	1	Development not started
F0127	Westwood House, 10 Moss Side, Formby	0.2	9	Development not started
F0128	Land in Meols Close, Formby	0.08	1	Development not started

F0129	Fmr Dairy, 5 Marsh Brows, Formby	0.1	12	Development not started
F1041	Site of fmr Kirklake Sevice Stn, 2 Kirklake Road, Formby	0.12	7	Development Started
F1043	55 Victoria Road, Formby	0.26	1	Development Started
F132	8 Shireburn Road, Formby	0.94	6	Development Started
F140	Lark Hill Farm, Wicks Lane, Formby	0.74	1	Development not started
F141	6 York Road, Formby	0.08	1	Development Started
F142	Mushroom Farm, 8-10 Cable Street, Formby	1.03	29	Development Started
F149	Land to side and rear of 63 Liverpool Road, Formby	0.25	8	Development Started
F155	Old Saw Mills Marsh Brows, Formby	0.18	3	Development Started
F312	18 Derby Road, Formby	0.13	1	Development Started
F449	61 Victoria Road, Formby	0.63	12	Development not started
F451	2 Larkhill Lane, Formby	0.35	1	Development Started
F457	5 Tower End, Formby	0.53	1	Development not started
F46	35 Jubilee Road, Formby	0.12	1	Development not started
F61	Land to the rear of 73 Kirklake Road, Formby	0.21	3	Development not started
L0009	9-11 Hereford Road, Seaforth	0.04	3	Development not started
L0012	Land bound by Palmerston, Croxteth, Palmerston Drive, Litherland	0.63	36	Development not started
L0013	Former Hugh Baird College Site, Church Road, Litherland	2.45	64	Development not started
L0014	2b Hawarden Grove, Seaforth	0.02	3	Development not started
L0015	18-32 Linacre Road, Litherland	0.1	9	Development Started
L0017	6-8 Lime Grove, Seaforth	0.17	14	Development not started
L1212	Former Garages, 51-55 Eaton Avenue, Litherland	0.03	2	Development not started
L232	Litherland Methodist Church, Wilsons Lane, Litherland	0.17	6	Development Started
L238	Site of Sefton Works, Field Lane, Litherland	0.9	39	Development Started
M0013	Land to side and rear of Oak Hey, Lambshear Lane, Lydiate	0.23	3	Development not started

M0014	Rosslyn, Powderworks Lane, Melling	0.27	1	Development not started
M0015	Land at 131 Southport Road, Lydiate	0.31	10	Development not started
M0016	28 Foxhouse Lane, Maghull	0.06	1	Development not started
M1	Sefton Mill Site, Bridges Lane, Sefton	2.87	38	Development Started
M113	Land adj and 12 Hayes Drive, Melling	0.25	1	Development Started
M232	41 Spencers Lane, Melling	0.2	1	Development Started
M244	Aintree Hall Farm, Oriel Drive, Aintree	0.1	1	Development Started
M254	Land to rear of 101 Liverpool Road, Lydiate	0.07	1	Development Started
S0102	249 Liverpool Road, Southport	0.05	1	Development Started
S0105	31 Church Street, Southport	0.16	4	Development not started
S0107	5, and land to rear of 5 Wright Street, Southport	0.1	21	Development not started
S0113	Former Leaf UK Site, 66 Virginia Street, Southport	1.57	90	Development not started
S0114	23 Sandringham Road, Southport	0.13	1	Development not started
S0115	Sunshine House, 2 Oxford Road, Southport	0.73	22	Development not started
S0116	Southport Tennis Club, 4a Ashdown Close, Southport	0.29	18	Development Started
S0117	Land adj 19 Stanley Street, Southport	0.02	6	Development Started
S0118	Land rear 72-76 Eastbank St, adj 1 Yellow House Lane, Southport	0.04	0	Development Started
S0120	51-53 Alexandra Road, Southport	0.56	42	Development Started
S0122	2a Fernley Road, Southport	0.06	4	Development not started
S0123	United Reformed Church, Hampton Road, Southport	0.07	4	Development not started
S0124	18a Shaws Road, Southport	0.06	1	Development not started
S0125	Land to rear of 226-228 Duke Street, Southport	0.08	2	Development not started
S0126	Broadlands Nursing Home, 90 Windsor Road, Southport	0.09	8	Development not started
S0127	24 Town Lane, Southport	0.04	1	Development not started

S0128	31 Rotten Row, Southport	0.08	4	Development not started
S0129	Land adj 12 Banks Road, Southport	0.04	1	Development not started
S0130	Land to rear of 22, Heathfield Road, Southport	0.1	1	Development not started
S0131	20-22 Walmer Road, Southport	0.11	3	Development not started
S0132	Side of 69 Kensington Road, Southport	0.01	0	Development not started
S0133	58 Palace Road, Southport	0.04	1	Development not started
S0134	Adj 1 Talbot Drive, Southport	0.02	1	Development not started
S0135	6 Mossgiel Ave, Southport	0.29	1	Development not started
S0136	22 Henley Drive, Southport	0.12	2	Development not started
S0137	9a Hawesside Street, Southport	0.03	1	Development not started
S0138	1a & Bowling Gn to Rear Virginia Street, Southport	0.25	11	Development not started
S0139	Rear of 45-51 High Park Road, Southport	0.09	1	Development not started
S1140	Site of Southport General Infirmary Scarisbrick New Road, Southport	1.46	60	Development not started
S1141	Warren Court, Rotten Row, Southport	0.2	14	Development not started
S1142	123 Bispham Road, Southport	0.03	1	Development not started
S280	Rear of 33 Guildford Road, Southport	0.03	1	Development Started
S401	Land between Welbeck Rd, Acre Gr & Dover Road, Southport	0.14	5	Development not started
S432	Site of 121a Sefton Street, Southport	0.13	6	Development not started
S446	8 Oxford Road, Southport	0.26	12	Development Started
S455	68a Hart Street, Southport	0.19	7	Development Started
S489	34 Alexandra Road, Southport	0.14	7	Development Started
S496	Site of 12-14 Sandon Road, Southport	0.28	4	Development Started
S521	Site of 21 Argyle Road, Southport	0.16	7	Development Started
S604	19-23 Cambridge Road, Southport	0.64	29	Development Started
S800	45 Westcliffe Road and 11 Oxford Road, Southport	0.4	13	Development Started

S817	Land at 154a-156 Sussex Road, Southport	0.4	18	Development Started
S827	22 Fairfield Road, Southport	0.07	1	Development Started
S879	Rear of 49-53 Aughton Road, Southport	0.07	2	Development Started
S916	88/90 Leyland Road, Southport	0.17	12	Development not started
S918	95a Linaker Street, Southport	0.4	12	Development not started
S947	Land adj 29 Ridge Close, Southport	0.03	1	Development Started
S955	43/45 Leyland Road, Southport	0.11	18	Development Started
S961	Land to rear Evangelical Church, 1 Argyle Road, Southport	0.09	2	Development Started
S987	Land to rear of 17 Clifford Road, Southport	0.03	1	Development Started
S991	7 Guildford Road, Southport	0.08	1	Development Started
Conversion schemes				
Site ref.	Site name / address		Homes to be built after 1 st April 2010	
sher97	97 Sherwoods Lane, Aintree		1	
orms138	138 Ormskirk Road, Aintree		2	
know151	151 Knowsley Road, Bootle		2	
peel125	125 Peel Road, Bootle		1	
alex1a	1 Alexandra Drive, Bootle		-1	
chesb	Thomas Gray Junior Primary School, Chestnut Grove, Bootle		-1	
hawt18a	18-20 Hawthorne Road, Bootle		6	
know141	141 Knowsley Road, Bootle		1	
orie35	35 Oriel Road, Bootle		2	
peel123	123 Peel Road, Bootle		1	
rimr238b	238-242 Rimrose Road, Bootle		2	
stan450	450 Stanley Road, Bootle		1	
stan500	500 Stanley Road, Bootle		2	
stca8	8 St Catherines Road, Bootle		2	
thora	St Matthews Church Hall, Thornton Road, Bootle		12	

burb63	63 Burbo Bank Road, Crosby		11	
merr60	60 Merrilocks Road, Crosby		9	
blun2	2 Blundellsands Road East, Crosby		12	
brid35	35a Bridge Road, Crosby		1	
brid4	4-8 Bridge Road, Crosby		1	
coll168	168 College Road, Crosby		-2	
live29	2-4 Moor Lane and, 29-31 Liverpool Road, Crosby		2	
vale1a	1a Vale Road, Crosby		2	
edin12	12 Edinburgh Road, Formby		1	
hallb	The Cloisters, Halsall Lane, Formby		12	
vict86	86 Victoria Road, Formby		9	
lowe12	12 Lower Alt Road, Hightown		1	
chur182	182 Church Road, Litherland		1	
lina169	169A Linacre Road, Litherland		1	
lina76	76 Linacre Road, Litherland		1	
seft31	31a Sefton Road, Litherland		1	
seft35	35 Sefton Street, Litherland		-1	
moss3a	3a Moss Lane, Lydiate		1	
pilld	Barn Opposite 84 Pilling Lane, Lydiate		1	
sand1B	1-3 Sandy Lane, Lydiate		1	
seft	Manor House Sefton Lane, Maghull		20	
cent8	8a Central Square, Maghull		-1	
nort40	40 Northway, Maghull		-1	
seft78	Former Gate House, 78 Sefton Lane, Maghull		1	
mossb	Barns adj Moss Nook Farm, Moss Nook Lane, Melling		2	
rock151	151-153 Rock Lane, Melling		1	
wadd18	18 Waddicar Lane, Melling		-1	
flee	Almond House, Fleetwoods Lane, Netherton		-1	

bridA	New Park Farm, Bridge Lane, Netherton		7	
glad48	48 Gladstone Road & 32 Bedford Place, Seaforth		1	
pinf2	2, West End Lodge, Pinfold Lane, Southport		-1	
stat10 8	108-110 Station Road, Southport		-1	
cros23 A	23 Crosby Road, Southport		1	
live27 7a	277 Liverpool Road, Southport		1	
lulw53	53 Lulworth Road, Southport		1	
prio1	1 Priory Gardens, Southport		3	
fern2	2a Fernley Road, Southport		6	
live25 4	254 Liverpool Road, Southport		-1	
oxfo16	16/18 Oxford Road & Oxford Gardens, Southport		-2	
albe79	79 Albert Road, Southport		17	
bath79	79a Bath Street North, Southport		3	
camb1 77	177-177a Cambridge Road, Southport		-1	
east10 0	100 Eastbank Street, Southport		1	
east10 2	102 Eastbank Street, Southport		3	
east11 1	111 & 111a Eastbank Street, Southport		1	
east16 1	161 Eastbank Street, Southport		2	
east74	74 Eastbank Street, Southport		1	
east96	96 Eastbank Street, Southport		2	
gord23	23a Gordon Street, Southport		2	
gros25	25 Grosvenor Road, Southport		1	
hamp1 40	140a Hampton Road, Southport		1	
hesk4 0	Rosefield Hall, 40 Hesketh Road, Southport		8	
hulm8 A	8 Hulme Street, Southport		1	
know1 2	12 Knowsley Road, Southport		7	
know4	4 Knowsley Road, Southport		8	

lina12 6	126a Linaker Street, Southport		1	
lord1	1 Lord Street West, Southport		9	
lord16 5	165 Lord Street, Southport		3	
lord16 9	169 Lord Street, Southport		3	
manc7 6a	76a Manchester Road, Southport		2	
manc8 1	81 Manchester Road, Southport		1	
nevi27	27 Nevill Street, Southport		2	
part9	9 Part Street, Southport		4	
port47	47 Portland Street, Southport		8	
prom8 5	85 Promenade, Southport		6	
quee1 9	The Berkeley Arms Hotel 19 Queens Road, Southport		8	
saun1 3	13 Saunders Street, Southport		5	
stan48	48-50 Stanley Street, Southport		6	
talb42	42 Talbot Street, Southport		5	
wind1 1A	11 Windsor Road, Southport		6	
albe10	10 Albert Road, Southport		5	
ashs5 1	51a Ash Street, Southport		1	
bath19	19 Bath Street, Southport		5	
bath63 a	63 Bath Street, Southport		3	
bick1	1 Bickerton Road, Southport		3	
bisp84	84-86 Bispham Road, Southport		-1	
bold41	41 Bold Street, Southport		1	
brom2	108 Tithebarn Road & 2 Brompton Road, Southport		1	
cabl11 B	11-13 Cable Street, Southport		2	
camb2 7a	27 Cambridge Road, Southport		7	
camb4 7	47 Cambridge Road, Southport		10	
camb5 9A	59 Cambridge Road, Southport		7	
ceme6 5	65 Cemetery Road, Southport		3	

chur31 a	31 Church Street, Southport		-4	
croscd	First Cottage, Crostons Brow, Southport		1	
derb26	26 Derby Road, Southport		5	
dino51	51 Dinorwic Road, Southport		1	
east34	34-36 Eastbank Street, Southport		4	
east38	38 Eastbank Street, Southport		2	
east40	40 Eastbank Street, Southport		1	
east76	76 Eastbank Street, Southport		2	
east91	Site to rear of 91-97b Eastbank Street, Southport		14	
glou11	Eskdale, 11 Gloucester Road, Southport		10	
gord16 a	16 Gordon Street, Southport		1	
gord23 a	23a Gordon Street, Southport		1	
hall61	61-63 Hall Street, Southport		1	
hamp7 1	71 Hampton Road, Southport		5	
hawk5	5 Hawkshead Street, Southport		4	
knob6 2	62 Knob Hall Lane, Southport		1	
lanc6	6 Lancaster Road, Southport		-1	
lath24 a	24 Lathom Road, Southport		4	
lath34	34 Lathom Road, Southport		4	
leic20	20 Leicester Street, Southport		3	
live16 4	164 Liverpool Road, Southport		3	
live26 4	264-264a-266 Liverpool Road, Southport		-1	
live6	6 Liverpool Road, Southport		2	
live61 9	619 Liverpool Road, Southport		1	
live66 6	666 Liverpool Road, Southport		2	
lulw4	4 Lulworth Road, Southport		-2	
mano3 4	34-36 Manor Road, Southport		1	
oldp66	66 Old Park Lane, Southport		1	

port17a	Rear of 17 Portland Street, Southport		1	
pres1	The Stray Preston New Road, Southport		1	
quee19a	Basement, The Berkeley Arms Hotel 19, Queens Road, Southport		1	
rawl7B	7a Rawlinson Road, Southport		1	
sand111	Pumping Stn & Elec Sub-Stn, adj 111a Sandbrook Road, Southport		1	
sand70a	70 Sandon Road, Southport		1	
saun1	1 Saunders Street, Southport		1	
saun9	9 Saunders Street, Southport		5	
scar32	32 Scarisbrick New Road, Southport		1	
scar35	35 Scarisbrick New Road, Southport		2	
scar57	57 Scarisbrick New Road, Southport		4	
shak52	52 Shakespeare Street, Southport		1	
shak80	80 Shakespeare Street, Southport		1	
shaw18	18A Shaws Road, Southport		1	
sout24A	24 Southbank Road, Southport		0	
stan13a	13-15 Stanley Street, Southport		2	
stcu40	40 St Cuthberts Road, Southport		1	
talb33	33 Talbot Street, Southport		6	
thep84	84 The Promenade, Southport		6	
west22	22 Westcliffe Road, Southport		1	
wind90A	90 Windsor Road, Southport		6	
winda	Caretakers House, Birkdale High School, Windy Harbour Road, Southport		-1	
brid30	30 Bridge Street, Southport		1	
gate	Homer Green Farm Gates Lane, Thornton		2	
rothd	Lydiate Farm Rothwells Lane, Thornton		1	

rothe	Lydiate Farm Rothwells Lane, Thornton		1	
cros19	Prem above 19-21 Crosby Road North, Waterloo		1	
cros5	Welsh Presbyterian Church, 5 Crosby Road South, Waterloo		10	
mura5 2	52-54 Murat Street, Waterloo		5	
well6	6 Wellington Street, Waterloo		1	
brig21	21-31 Brighton Road, Waterloo		4	
crosc	Royal British Legion Club Crosby Road North, Waterloo		12	
melr2	2 Melrose Road, Waterloo		3	
mers5 2	1st Floor, 52 Mersey View, Waterloo		-1	
moun2 3	23 Mount Pleasant, Waterloo		1	
norm4	4 Norma Road, Waterloo		3	
stjo26	50 Corona Road & 26 St Johns Road, Waterloo		1	
vict18 a	18 Victoria Road, Waterloo		1	
wate2 3A	23 Waterloo Road, Waterloo		6	
wate7	7 Waterloo Road, Waterloo		2	
Total:			2605⁷	

⁷ Discounting (based on developer contacts) reduces this figure to 2,544

Appendix 2 – Site Assessment Sheets