

**FORM FOR DEVELOPERS AND OWNERS TO SUPPORT THE ALLOCATION OF THEIR SITE IN THE LOCAL PLAN. PLEASE COMPLETE A SEPARATE FORM FOR EACH SITE.
A RESPONSE IS REQUIRED BY 20TH MARCH 2015 IF POSSIBLE.
PLEASE LOOK AT APPENDIX 1 IN THE LOCAL PLAN FOR SITE SPECIFIC REQUIREMENTS.**

Site name and policy reference: MN2.2 Land at Banksfield Lane Southport	
Contact details confirmed: Wain Homes Developments Ltd	
Site Area: 9.0 hectares	Indicative capacity:220 Do you agree with this figure? No If not, how many houses are you proposing to develop on the site? Submissions to the Local Plan consultation will be made on a indicative capacity of 315 within the proposed allocation of 9.0 hectares.
1. Please confirm that you control the whole site. If not, will any discussions take place with any other owners before the end of the publication period? We control all of the land covered by the housing allocation and the POS designation.	
2. If there are any restrictive covenants, how and when will these be addressed to minimise the impact on delivery? none	
3. If the site is allocated in the Local Plan, how quickly after adoption will the site be made available for development? The land is available for development now but as soon as the adoption of the Local Plan.	
4. When will planning permission be sought?	
5. Are any significant site works or infrastructure required that could delay the construction of housing on this site? none	
6. From any notional local plan adoption date in 2016, how long after that date would you expect the construction of the first houses to commence on site, and in what timescales (on a year by year basis from a start on site) will they be completed? Start on house construction allowing 4 months for planning would be 7 months from adoption of the plan and finished in 7 years.	
7. The Council has a requirement that 30% of the bedspaces on the site will be provided as affordable housing. Will this affect the viability of the site?no	

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8. Is it your intention to provide any elderly person's or extra care housing on site? How much?

no

9. How many houses do you expect to be completed each year, on average, and subject to normal market conditions?30/35 per annum

10. Please confirm that it will be viable to develop the site, and that any required infrastructure will be provided without affecting site viability. Has a viability assessment been carried out?

Infrastructure provided without affecting the viability

11. Please specify what is required and the estimated cost.

n/a

12. Have any discussions with infrastructure providers taken place or studies prepared to overcome any constraints? Please specify.

Yes all have confirmed sufficient capacity in Banksfield Lane , **note discussions have been on the basis of 350 dwellings.**

13. Is there any other information that we need to be aware of?

none

14. What studies do you intend to submit? Note that all supporting evidence should be submitted during the publication period (by 27th March) if the Inspector is to take it into account. This should include documents submitted at previous stages of the Local Plan preparation.

Traffic Assessment

Ecology reports

Masterplan

Drainage and utilities statement.

Flood risk assessment

Vibration report

Heritage assessment.

SOUTHPORT PROPERTY HOLDINGS LIMITED

Registered Address:

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Elizabeth House
Ruettes Brayes
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Guernsey
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Postal Address:

P O Box 191
Elizabeth House
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St Peter Port
Guernsey
GY1 4HW

Our Ref: TH/2238/535368

19th January 2015

Mr A Young
Strategic Planning and Information Manager
Planning Services
Department of the Built Environment
Sefton MBC
First Floor
Magdalen House
Trinity Road
Bootle
L20 3NJ

Dear Mr Young

Balmoral Drive, Southport, PR9

Please accept this letter as confirmation that, in principle, as legal owners of the land stated above, the Board of Directors of the Company do not have an issue, and will not object to a residential allocation on the site, and that the Company would support this change in the future.

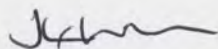
Should you have any queries or if we can be of any further assistance, please do feel free to contact our property agents, LPC1 Limited (simon@LPC1.co.uk).

Yours sincerely

For and on behalf of
SOUTHPORT PROPERTY HOLDINGS LIMITED
By CCD Alpha Limited, Corporate Director


R M Falla
Authorised Signatory

Consec Limited, Corporate Secretary


J K Enevoldsen (Miss)
Authorised Signatory

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Site name and policy reference: MN2.4 Land at Moss Lane, Churchtown	
Contact details confirmed: Robin Buckley, Redrow Homes Ltd	
Site Area: Around 19.4ha	Indicative capacity: 450 Do you agree with this figure? If not, how many houses are you proposing to develop on the site? Yes
1. Please confirm that you control the whole site. If not, will any discussions take place with any other owners before the end of the publication period? The Scarisbrick Estate and Hesketh Estate own the vast majority of the land and are working with Redrow Homes to promote a sustainable and comprehensive development. A small area is in third party ownership and discussion will take place with them in the near future.	
2. If there are any restrictive covenants, how and when will these be addressed to minimise the impact on delivery? Not aware of restrictive covenants.	
3. If the site is allocated in the Local Plan, how quickly after adoption will the site be made available for development? Immediately after the adoption of the Local Plan.	
4. When will planning permission be sought? Soon after the adoption of the Local Plan.	
5. Are any significant site works or infrastructure required that could delay the construction of housing on this site? No significant works not normally encountered in a housing development.	
6. From any notional local plan adoption date in 2016, how long after that date would you expect the construction of the first houses to commence on site, and in what timescales (on a year by year basis from a start on site) will they be completed? 2017 @ a rate of 30 units/year (15 years 2017 – 2031).	
7. The Council has a requirement that 30% of the bed spaces on the site will be provided as affordable housing. Will this affect the viability of the site? Preference for 30% units as affordable housing. The policy should refer to units rather than bed spaces in order to ensure that well-balanced communities are created. Reference to bed spaces will impact negatively on viability for sites which are suitable for predominantly family housing.	
8. Is it your intention to provide any elderly person's or extra care housing on site? How much? It might be possible to provide some specialist housing for the elderly in lieu of an element of affordable housing, dependent on overall viability. This will need to be negotiated at the planning application stage.	
9. How many houses do you expect to be completed each year, on average, and subject to normal market conditions? 30 pa	

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10. Please confirm that it will be viable to develop the site, and that any required infrastructure will be provided without affecting site viability. Has a viability assessment been carried out?

Yes. Internal appraisal carried out by Redrow Homes.

11. Please specify what is required and the estimated cost.

Not known at this stage beyond regular development cost items such as roads, sewers and utilities.

12. Have any discussions with infrastructure providers taken place or studies prepared to overcome any constraints? Please specify.

Yes, see answer to Question 14.

13. Is there any other information that we need to be aware of?

Redrow Homes is working with the two principal landowners (Scarbrick and Hesketh Estates) to ensure that the opportunity will come forward for development at the earliest opportunity.

14. What studies do you intend to submit? Note that all supporting evidence should be submitted during the publication period (by 27th March) if the Inspector is to take it into account. This should include documents submitted at previous stages of the Local Plan preparation.

Stage 1 Flood Risk Assessment

Transport Assessment

Preliminary Geo-Environmental Risk Assessment

Appraisal of Landscape Context and Site Masterplan.

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<p>Site name and policy reference: Land at south of Crowland Street MN2.5</p>	
<p>Contact details confirmed: Frank Brereton/Jo Redmond</p>	
<p>Site Area: 25.8 ha</p>	<p>Indicative capacity: 678</p> <p>Do you agree with this figure? If not, how many houses are you proposing to develop on the site? Yes</p>
<p>1. Please confirm that you control the whole site. If not, will any discussions take place with any other owners before the end of the publication period?</p> <p>We can confirm clients own the whole site.</p>	
<p>2. If there are any restrictive covenants, how and when will these be addressed to minimise the impact on delivery?</p> <p>No restrictive covenants.</p>	
<p>3. If the site is allocated in the Local Plan, how quickly after adoption will the site be made available for development?</p> <p>Within a year</p>	
<p>4. When will planning permission be sought?</p> <p>Immediately after allocation in the Local Plan.</p>	
<p>5. Are any significant site works or infrastructure required that could delay the construction of housing on this site?</p> <p>On site investigations into drainage and infrastructure will be required. Whilst at this stage it is envisaged that engineering work required would not lead to construction delays, this isn't confirmed at this stage.</p>	
<p>6. From any notional local plan adoption date in 2016, how long after that date would you expect the construction of the first houses to commence on site, and in what timescales (on a year by year basis from a start on site) will they be completed?</p> <p>We see no reason why development could not start as soon as consent is obtained and average house building rates achieved dependent on the market conditions.</p>	
<p>7. The Council has a requirement that 30% of the bedspaces on the site will be provided as affordable housing. Will this affect the viability of the site?</p> <p>Subject to no extraordinary ground/infrastructure work, this level of affordable housing should be</p>	

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achievable.

8. Is it your intention to provide any elderly person's or extra care housing on site? How much?

This is not a present intention.

9. How many houses do you expect to be completed each year, on average, and subject to normal market conditions?

See answer to question 6.

10. Please confirm that it will be viable to develop the site, and that any required infrastructure will be provided without affecting site viability. Has a viability assessment been carried out?

Yes viability work has been carried out which confirms that this level of housing is viable even when including full costs for services, on site road infrastructure, affordable housing and the likely requirement for increased foundations as part of the building costs.

11. Please specify what is required and the estimated cost.

See above.

12. Have any discussions with infrastructure providers taken place or studies prepared to overcome any constraints? Please specify.

A traffic impact report has been undertaken, confirming that the existing Kew roundabout has sufficient capacity to accommodate residential development at the site.

13. Is there any other information that we need to be aware of?

14. What studies do you intend to submit? Note that all supporting evidence should be submitted during the publication period (by 27th March) if the Inspector is to take it into account. This should include documents submitted at previous stages of the Local Plan preparation.

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Site name and policy reference: Land to the rear of Lynton Road, Hillside, Southport, Merseyside, PR8 3AW. Policy ref: MN2.7	
Contact details confirmed: Michael Gradwell (On behalf of Network Rail) Square One, 4 Travis Street, Manchester, M1 2NY Email: michael.gradwell@networkrail.co.uk Phone: 0161 880 3596 M: 07801907275	
Site Area: 1.4 ha (3.45 acres)	Indicative capacity: 25 Do you agree with this figure? If not, how many houses are you proposing to develop on the site? No and Network Rail believe that the site could comfortably accommodate 30 – 36 dwellings on the site through good design and with no loss of amenity to neighbouring residents.
1. Please confirm that you control the whole site. If not, will any discussions take place with any other owners before the end of the publication period? Network Rail owns the freehold of the whole site.	
2. If there are any restrictive covenants, how and when will these be addressed to minimise the impact on delivery?	
3. If the site is allocated in the Local Plan, how quickly after adoption will the site be made available for development? Immediately.	
4. When will planning permission be sought? Planning permission will be sought immediately after the local plan has advanced sufficiently and possibly in 2015/16 following the expiration of the public consultation stage.	

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5. Are any significant site works or infrastructure required that could delay the construction of housing on this site?

A new site access road will be required. This will be taken through the site of No 34 Lynton Road, which is now under the ownership and control of Network Rail, (see highway report dated 10 May 2013). It is not envisaged that site clearance and construction of the road would delay the commencement of works on site.

6. From any notional local plan adoption date in 2016, how long after that date would you expect the construction of the first houses to commence on site, and in what timescales (on a year by year basis from a start on site) will they be completed?

We anticipate that subject to planning permission being granted commencement of the construction of the first houses on site would be Summer 2016 and that the site would be developed in its entirety at this stage; given its size it is unlikely to be 'phased'.

7. The Council has a requirement that 30% of the bedspaces on the site will be provided as affordable housing. Will this affect the viability of the site?

The requirement to provide 30% of bed spaces as affordable housing at the current proposed density in the draft Local Plan would affect the potential viability of the site considering the potential for abnormal costs to arise (see '11' below) and Network Rail would hope that the provision of affordable housing would be subject to negotiation and discussion with the preferred developer and the Council.

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8. Is it your intention to provide any elderly person's or extra care housing on site? How much?

No market testing has been undertaken to establish if there would be any interest in part or all of the site being brought forward for any elderly person's or extra care housing on site.

See 6 above.

9. How many houses do you expect to be completed each year, on average, and subject to normal market conditions?

See 6 above.

10. Please confirm that it will be viable to develop the site, and that any required infrastructure will be provided without affecting site viability. Has a viability assessment been carried out?

The scheme will be viable subject to an appropriate housing density.

11. Please specify what is required and the estimated cost.

Subject to further detailed surveys the use of pile foundations maybe required. Ultimately it will be for the developer to determine these costs, however, based on schemes elsewhere we do not believe that this will make the scheme unviable.

12. Have any discussions with infrastructure providers taken place or studies prepared to overcome any constraints? Please specify.

No but a detailed buried services survey has been undertaken to identify the location of all services on site.

13. Is there any other information that we need to be aware of?

Yes – Please see the previously submitted supporting information provided to Sefton Council.

14. What studies do you intend to submit? Note that all supporting evidence should be submitted during the publication period (by 27th March) if the Inspector is to take it into account. This should include documents submitted at previous stages of the Local Plan preparation.

Network Rail have undertaken a number of studies, all of which have previously been shared with Sefton Council. However, to ensure the Inspector takes these studies into account all documents, including representations made by Network Rail at earlier stages of the Local Plan process, will be included to accompany forthcoming representations to be submitted in response to consultation on the Local Plan for Sefton Publication Draft.

Studies:

1, Ecology Study/Appraisal

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2, Highway Report

Past Representations;

- Sefton Local Plan Additional Sites Consultation: Network Rail Representations, dated 30 July 2014
- Sefton Local Plan Preferred Option Consultation: Network Rail Representations, dated 20 September 2013.

Information about land in the Sefton Green Belt

The purpose of these questions is to assess the viability of the development of sites in the Green Belt should these form part of the Council's Publication draft Local Plan for Sefton.

The Council is using this questionnaire and follow-up meetings:

- to re-assess the viability and deliverability of the Green Belt sites identified at the Preferred Option stage of the Local Plan, and
- to assess the viability of those sites in the Green Belt which landowners or developers have suggested as possible development sites in their representations on the Preferred Option document.

This is an important part of the process to help the Council decide on which sites should be included in the Publication Draft version of the Local Plan. However, the final decision is not expected to be made by the Council until late summer/autumn 2014.

PLEASE PRINT YOUR RESPONSE AND RETURN THE FORM TO US BY FRIDAY FEBRUARY 28th 2014 IF YOU DO NOT INTEND TO MEET WITH US (See e-mail and postal address at the bottom of this form). If you do intend to meet us then please can you send in a draft completed form no later than 3 working days before the meeting.

The information provided in the completed forms will be used to help in the preparation of the Local Plan and will update any previous information that you may have submitted.

Information provided in the completed form may be needed to be published on the Council's website as evidence for the Local Plan. It will also be required to be available for scrutiny by a Planning Inspector appointed by the Secretary of State for Communities and Local Government. As such these forms may be published and made publicly available. Names and personal contact details (of landowners or interests in the land) will not be disclosed.

1. Name and contact details	Name: Edward Landor
	Address: Edward Landor Associates, PO Box 1983, Liverpool, L69 3FZ.
	Email: elandorassociates@btinternet.com
	Phone: 07879 991180
2. Site Address Land south of Moor Lane, Ainsdale.	
3. Site area (hectares) 5.0 hectares	
4. Does the attached plan accurately show your ownership? No (minor adjustment to boundary of draft allocated site as shown on attached plan)	
If not, please can you amend the plan to show the land that you own?	
5. What title do you have to the land? Freehold interest	

Freehold (please give details including contact details if not already provided above)	
Jonathon D Birch, Formby House Farm, Southport Old Road, Formby,L37 0AB	
6. Does anybody else have a land ownership interest?	No
6a. If yes , please give details of the other land ownerships (where known) and show all other interests on the plan. Please provide contact details, and the nature of the other interests (e.g. Do they have a freehold or leasehold interest, developer option etc)?	
N/A	
7. Is it your intention to develop the site?	No
8. What type of development is the site being put forward for e.g. Residential / Employment / Mixed Use / Other? Residential	
8a. If Mixed Use or Other, please indicate the potential mix and / or uses (with areas) and if possible show the approximate areas on a plan.	
N/A	
9. Would you consider making available all or part of the site for pitches for Gypsy or Traveller accommodation?	
No	
10. If you are not a developer, have you entered into any agreement about who might develop the site?	
In negotiation	
10a. If Yes , with whom? (Please provide contact details)	
Negotiations on going and commercially sensitive at this stage	
10b. If No , is it your intention to do so? When? (Please provide details)	
11. Are you aware of any legal, development, financial or other constraints with regard to the site that could affect its suitability for development, (deliverability, timetable or capacity)?	
No	
If yes , please give details on a separate sheet.	
12. If the site was promoted for development in the Local Plan what would you consider to be the timeframe for making this site available for development after the adoption of the plan (which is expected to be in	

2015)

Immediately or certainly in 1 – 5 years

13. In respect of housing development, what do you anticipate the average number of completed homes/ units each year would be and from what start date?[recognising that this can change over time and can be no more than a 'best guess' at present]?

60 units per annum

14. Would this vary if more than one developer was involved in developing the land? **Yes**

15. If the land is to be developed wholly or partly for housing, what is the maximum number of houses you would expect to achieve on your site?

140 units

16. What densities do you envisage the land will be developed at? (please give number per hectare). Are these net or gross densities?

Net density 34 dwellings per hectare on a developable area of 4.1 hectares

17. The Council is likely to require a minimum of 30% the homes on this site to be affordable. Are you prepared to provide this amount of affordable housing on your site? (please note that the tenure mix of affordable housing has not yet been determined and will depend (a) on the findings of the 2014 Strategic Housing Market Assessment (SHMA), and (b) on an assessment of the viability of the Local Plan)

Yes

18. The Council will also expect contributions to new and improved infrastructure in association with development [either provided on site by the developer or by way of a financial contribution]. Is this likely to affect whether your site will be developed, or the timescale within which it might be developed?

No subject to further details on the level of contributions anticipated.

19. What infrastructure do you consider necessary for the development of your land to be completed and have you any information on how much this would cost?

Balancing pond for sustainable drainage solution.

20. Have any discussions taken place with utility companies or have you prepared any supporting studies to indicate how any constraints could be overcome? **No**

20a. **If Yes**, please list below and provide copies of any relevant information (including costs).

21. Is the site:

Vacant **Yes**

Occupied **No**

(please provide details of all existing uses)

Partly occupied **No**

(please provide details of all existing uses and indicate the percentage of the site that is occupied)

22. If the site or part of the site is occupied would any of that part of the site remain in that occupation and therefore be unsuitable for development?

No

If **Yes – all** or **Yes – part** please give a timetable for when you expect any existing use(s) to cease and show the affected area(s) on a plan.

23. If the land currently forms part of one or more agricultural holdings, what impact would the loss of this land have on the viability of the holding(s)?

Used for grazing of horses by the owner

23a. What notice would any agricultural tenants require?

None

24. Have you carried out any viability assessment or financial appraisal that has indicated there may be abnormal costs to developing the site?

No but mat consider if required .

24a. If **yes** to 24, please explain what these are.

25. If the site is allocated for development in the Publication draft of the plan, the Council will appoint a viability consultant to appraise the viability of the plan. Are you willing to work with and share information with the consultant where required?

Yes, provided any such information is confidential to the Council and not in the public domain.

26. Is there any other information that has not been covered by the above that you think the Local Planning Authority needs to be aware of in relation to this land?

No

26a. If **yes** please give details

27. Do you wish to submit any further studies/surveys for the Council to consider when deciding whether to allocate your site for development (please indicate what pieces of work you intend to carry out)?

Yes - The owner has commissioned a Master Plan to identify how the site could be developed. This is supported by Ecological Survey and Transport Assessment and was submitted to the Local Planning Authority at the public consultation stage in September 2013.

IMPORTANT: For this work to be considered, it will need to be received by the Council by no later than **March 31st 2014**. Please let us know what studies you intend to do by 28th February, 2014.

Please send the completed form to:

E-mail: Local.plan@sefton.gov.uk

Postal Address:

Local Planning Team
Planning Services
Magdalen House
30 Trinity Road
Bootle
Merseyside
L20 3NJ

Contacts:

Ingrid Berry or David Robinson
(0151) 934 3556/3598

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<p>Site name and policy reference:</p> <p>'The Acres, Formby' (referred to in the Draft Local Plan as MN2.12 'Land north of Brackenway, Formby')</p>	
<p>Contact details confirmed:</p> <p>Jon Suckley – HOW Planning (Agent) 40 Peter Street Manchester M2 5GP</p> <p>Kate McClean- Strategic Land and Planning Manager Taylor Wimpey Strategic Land The Beacons Warrington Road Birchwood Warrington WA3 6XU</p>	
<p>Site Area:</p> <p>The overall site extends to 21.7 hectares (ha). Only the southern portion of the site, extending to 13.7 ha is being promoted for Green Belt release and allocation for housing in the Local Plan. The northern part of the site (7.9 ha to the north of Wham Dyke) is intended to be made available for community use as part of an extension to the Lancashire Wildlife Area.</p>	<p>Indicative capacity:</p> <p>286.</p> <p>Do you agree with this figure? If not, how many houses are you proposing to develop on the site?</p> <p>Yes, however development should be maximised if possible subject to normal development management and flood risk constraints. This should therefore not be expressed as a maximum figure in the policy.</p>
<p>1. Please confirm that you control the whole site. If not, will any discussions take place with any other owners before the end of the publication period?</p> <p>Taylor Wimpey Strategic Land has a developer option over the entire site.</p>	
<p>2. If there are any restrictive covenants, how and when will these be addressed to minimise the impact on delivery?</p> <p>No.</p>	
<p>3. If the site is allocated in the Local Plan, how quickly after adoption will the site be made available for development?</p> <p>Immediately (within 1-5 years)</p>	

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4. When will planning permission be sought?

Immediately (within 1-5 years)

5. Are any significant site works or infrastructure required that could delay the construction of housing on this site?

As set out in draft Local Plan policy MN6 'land at Brackenway, Formby', there are requirements for flood risk mitigation measures and a signal controlled junction onto the Formby bypass. It is not anticipated that these works would delay the construction of housing on site.

6. From any notional local plan adoption date in 2016, how long after that date would you expect the construction of the first houses to commence on site, and in what timescales (on a year by year basis from a start on site) will they be completed?

Following the grant of planning permission work would commence immediately. Under normal market conditions an annual delivery rate of 30 dwellings per annum (dpa) will be adopted up until 2025/26 with 16 dwellings to be delivered in 2026/27.

7. The Council has a requirement that 30% of the bedspaces on the site will be provided as affordable housing. Will this affect the viability of the site?

Taylor Wimpey appreciates the importance of delivering high quality affordable housing. However, concerns are raised in respect of how the affordable housing provision is calculated. Government guidance set out in the Planning Practice Guidance establishes a methodology for calculating affordable housing need. This methodology refers to households, dwellings and units. At no point does it refer to bedspaces.

Furthermore, clarification is sought from the Council in terms of special needs housing/ elderly affordable housing. The Council should consider a worked example of the implications of Policy HC1 and Policy HC2 to demonstrate how it would work in practice.

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8. Is it your intention to provide any elderly person's or extra care housing on site? How much?

No.

9. How many houses do you expect to be completed each year, on average, and subject to normal market conditions?

Under normal market conditions an annual delivery rate of 30dpa will be adopted up until 2025/26 with 16 dwellings to be delivered in 2026/27.

10. Please confirm that it will be viable to develop the site, and that any required infrastructure will be provided without affecting site viability. Has a viability assessment been carried out?

Yes, it is viable to develop.

11. Please specify what is required and the estimated cost.

-

12. Have any discussions with infrastructure providers taken place or studies prepared to overcome any constraints? Please specify.

Please refer to question 14.

13. Is there any other information that we need to be aware of?

No.

14. What studies do you intend to submit? Note that all supporting evidence should be submitted during the publication period (by 27th March) if the Inspector is to take it into account. This should include documents submitted at previous stages of the Local Plan preparation.

Taylor Wimpey has submitted the following information in support of the release of the site from the Green Belt and allocation for housing on the Sefton Local Plan:

Document	Date	Author
Issues and Options Representation Letter	August 2011	Consilium Planning Consultants
Preferred Options Representation Report	September 2013	HOW Planning
Development Statement	September 2013	HOW Planning
Supplementary Information Letter	January 2014	HOW Planning
Flood Risk Assessment	January 2014	Betts Associates
Landscape Appraisal	January 2014	Randall Thorp
Supplementary Information Letter	May 2014	HOW Planning
Ecology Assessment	May 2014	TEP
Counsels Written Opinion	May 2014	Giles Cannock – Kings

FORM FOR DEVELOPERS AND OWNERS TO SUPPORT THE ALLOCATION OF THEIR SITE IN THE LOCAL PLAN. PLEASE COMPLETE A SEPARATE FORM FOR EACH SITE.

A RESPONSE IS REQUIRED BY 20TH MARCH 2015 IF POSSIBLE.

PLEASE LOOK AT APPENDIX 1 IN THE LOCAL PLAN FOR SITE SPECIFIC REQUIREMENTS.

		Chambers
Additional Sites Representation Letter	August 2014	HOW Planning
Flood Risk Statement	November 2014	Capita

Information about land in the Sefton Green Belt

The purpose of these questions is to assess the viability of the development of sites in the Green Belt should these form part of the Council's Publication draft Local Plan for Sefton.

The Council is using this questionnaire and follow-up meetings:

- to re-assess the viability and deliverability of the Green Belt sites identified at the Preferred Option stage of the Local Plan, and
- to assess the viability of those sites in the Green Belt which landowners or developers have suggested as possible development sites in their representations on the Preferred Option document.

This is an important part of the process to help the Council decide on which sites should be included in the Publication Draft version of the Local Plan. However, the final decision is not expected to be made by the Council until late summer/autumn 2014.

PLEASE PRINT YOUR RESPONSE AND RETURN THE FORM TO US BY FRIDAY FEBRUARY 28th 2014 IF YOU DO NOT INTEND TO MEET WITH US (See e-mail and postal address at the bottom of this form). If you do intend to meet us then please can you send in a draft completed form no later than 3 working days before the meeting.

The information provided in the completed forms will be used to help in the preparation of the Local Plan and will update any previous information that you may have submitted.

Information provided in the completed form may be needed to be published on the Council's website as evidence for the Local Plan. It will also be required to be available for scrutiny by a Planning Inspector appointed by the Secretary of State for Communities and Local Government. As such these forms may be published and made publicly available. Names and personal contact details (of landowners or interests in the land) will not be disclosed.

1. Name and contact details	Name: HARDIE BRACK - ON BEHALF OF NUGENT CARE
	Address: PEKIN BUILDING 23 HARRINGTON STREET LIVERPOOL L29QA
	Email: p.brack@hardiebrack.co.uk
	Phone: 0151-242-1500
2. Site Address	
WEST LANE, FORMBY	
3. Site area (hectares)	
1.78 HECTARES	
4. Does the attached plan accurately show your ownership?	
<input checked="" type="radio"/> Yes <input type="radio"/> No	
If not, please can you amend the plan to show the land that you own?	

5. What title do you have to the land?

Freehold **Leasehold** **Developer option** (please give details including contact details if not already provided above)

6. Does anybody else have a land ownership interest? **Yes** **No**

6a. If **yes**, please give details of the other land ownerships (where known) and show all other interests on the plan. Please provide contact details, and the nature of the other interests (e.g. Do they have a freehold or leasehold interest, developer option etc)?

7. Is it your intention to develop the site? **Yes** **No**

8. What type of development is the site being put forward for e.g. Residential / Employment / Mixed Use / Other? **RESIDENTIAL AND CARE HOME**

8a. If Mixed Use or Other, please indicate the potential mix and / or uses (with areas) and if possible show the approximate areas on a plan.

9. Would you consider making available all or part of the site for pitches for Gypsy or Traveller accommodation?

Yes **No** **Part** (please indicate on the plan)

10. If you are not a developer, have you entered into any agreement about who might develop the site?

Yes **No**

10a. If **Yes**, with whom? (Please provide contact details)

10b. If **No**, is it your intention to do so? When? (Please provide details)

YES - AS SOON AS LAND PLANNING STATUS CONFIRMED

11. Are you aware of any legal, development, financial or other constraints with regard to the site that could affect its suitability for development, (deliverability, timetable or capacity)?

Yes **No**

If **yes**, please give details on a separate sheet.

12. If the site was promoted for development in the Local Plan what would you consider to be the timeframe for making this site available for development after the adoption of the plan (which is expected to be in 2015)

Immediately

1 - 5 years

6 - 10 years

11 - 15 years

16 - 20 years

Over 20 years

13. In respect of housing development, what do you anticipate the average number of completed homes/units each year would be and from what start date?[recognising that this can change over time and can be no more than a 'best guess' at present]?

15/20 PER YEAR OVER 2 1/2 YEARS FROM 2015

14. Would this vary if more than one developer was involved in developing the land? Yes No

BUT SITE IS SMALL FOR MULTI-DEVELOPER

15. If the land is to be developed wholly or partly for housing, what is the maximum number of houses you would expect to achieve on your site?

40/45

16. What densities do you envisage the land will be developed at? (please give number per hectare). Are these net or gross densities?

28 PER HECTARE

17. The Council is likely to require a minimum of 30% the homes on this site to be affordable. Are you prepared to provide this amount of affordable housing on your site? (please note that the tenure mix of affordable housing has not yet been determined and will depend (a) on the findings of the 2014 Strategic Housing Market Assessment (SHMA), and (b) on an assessment of the viability of the Local Plan)

Yes

No BUT SUBJECT TO NEGOTIATION

18. The Council will also expect contributions to new and improved infrastructure in association with development [either provided on site by the developer or by way of a financial contribution]. Is this likely to affect whether your site will be developed, or the timescale within which it might be developed?

Yes

No BUT SUBJECT TO NEGOTIATION

19. What infrastructure do you consider necessary for the development of your land to be completed and have you any information on how much this would cost?

ASSUMED USE OF EXISTING UTILITY SERVICES AND ROAD ACCESS.

20. Have any discussions taken place with utility companies or have you prepared any supporting studies to indicate how any constraints could be overcome? Yes No

20a. If Yes, please list below and provide copies of any relevant information (including costs).

21. Is the site:

Vacant

Yes

No

Occupied

Yes

No

(please provide details of all existing uses)

Partly occupied

Yes

No

(please provide details of all existing uses and indicate the percentage of the site that is occupied)

22. If the site or part of the site is occupied would any of that part of the site remain in that occupation and therefore be unsuitable for development?

Yes – all

Yes – part

No

If **Yes – all** or **Yes – part** please give a timetable for when you expect any existing use(s) to cease and show the affected area(s) on a plan.

23. If the land currently forms part of one or more agricultural holdings, what impact would the loss of this land have on the viability of the holding(s)?

N/A

23a. What notice would any agricultural tenants require?

N/A

24. Have you carried out any viability assessment or financial appraisal that has indicated there may be abnormal costs to developing the site?

Yes

No

24a. If **yes** to 24, please explain what these are.

DESIGN APPRAISAL

25. If the site is allocated for development in the Publication draft of the plan, the Council will appoint a viability consultant to appraise the viability of the plan. Are you willing to work with and share information with the consultant where required?

Yes

No

26. Is there any other information that has not been covered by the above that you think the Local Planning Authority needs to be aware of in relation to this land?

Yes

No

26a. If **yes** please give details

27. Do you wish to submit any further studies/surveys for the Council to consider when deciding whether to allocate your site for development (please indicate what pieces of work you intend to carry out)?

Yes

No

IMPORTANT: For this work to be considered, it will need to be received by the Council by no later than **March 31st 2014**. Please let us know what studies you intend to do by 28th February, 2014.

Please send the completed form to:

E-mail: Local.plan@sefton.gov.uk

Postal Address:

Local Planning Team
Planning Services
Magdalen House
30 Trinity Road
Bootle
Merseyside
L20 3NJ

Contacts:

Ingrid Berry or David Robinson
(0151) 934 3556/3598

Information about land in the Sefton Green Belt

The purpose of these questions is to assess the viability of the development of sites in the Green Belt should these form part of the Council's Publication draft Local Plan for Sefton.

The Council is using this questionnaire and follow-up meetings:

- **to re-assess the viability and deliverability of the Green Belt sites identified at the Preferred Option stage of the Local Plan, and**
- **to assess the viability of those sites in the Green Belt which landowners or developers have suggested as possible development sites in their representations on the Preferred Option document.**

This is an important part of the process to help the Council decide on which sites should be included in the Publication Draft version of the Local Plan. However, the final decision is not expected to be made by the Council until late summer/autumn 2014.

PLEASE PRINT YOUR RESPONSE AND RETURN THE FORM TO US BY **FRIDAY FEBRUARY 28th 2014 IF YOU DO NOT INTEND TO MEET WITH US (See e-mail and postal address at the bottom of this form). If you do intend to meet us then please can you send in a draft completed form no later than **3 working days** before the meeting.**

The information provided in the completed forms will be used to help in the preparation of the Local Plan and will update any previous information that you may have submitted.

Information provided in the completed form may be needed to be published on the Council's website as evidence for the Local Plan. It will also be required to be available for scrutiny by a Planning Inspector appointed by the Secretary of State for Communities and Local Government. As such these forms may be published and made publicly available. Names and personal contact details (of landowners or interests in the land) will not be disclosed.

1. Name and contact details	Name: TR Silcock Ltd (Contact – Mr. Miles Silcock)
	Address: Watson House Farm, Halsall, L39 8RH
	Email: milessilcock@btconnect.com
	Phone: 01704 840374
2. Site Address	
Land bounded by Monks Drive, Savon Hook, River Close, Alt Road, Formby By Pass and Liverpool Road, Formby	
3. Site area (hectares)	
12.1 Ha	
4. Does the attached plan accurately show your ownership?	
<u>Yes</u> No	

If not, please can you amend the plan to show the land that you own?

5. What title do you have to the land?

Freehold **Leasehold** **Developer option** (please give details including contact details if not already provided above)

6. Does anybody else have a land ownership interest? **Yes** **No**

6a. **If yes**, please give details of the other land ownerships (where known) and show all other interests on the plan. Please provide contact details, and the nature of the other interests (e.g. Do they have a freehold or leasehold interest, developer option etc)?

7. Is it your intention to develop the site? **Yes** **No**

8. What type of development is the site being put forward for e.g. Residential / Employment / Mixed Use / Other?

Housing. A full planning application was submitted to the Council in July 2013 for the erection of 274 one, two, three, four and five bedroom dwellings with associated landscaping, boundary treatment, open space and play space, footpaths, drainage infrastructure, site level engineering works, car parking and access roads. The planning application (S/2013/0905) was withdrawn in October 2013 due to conflict with Green Belt policy but the underlying survey work remains up to date and valid.

In light of the withdrawal, the planning strategy is to promote the site for housing development through the Local Plan process.

8a. If Mixed Use or Other, please indicate the potential mix and / or uses (with areas) and if possible show the approximate areas on a plan.

n/a

9. Would you consider making available all or part of the site for pitches for Gypsy or Traveller accommodation?

Yes **No** **Part** (please indicate on the plan)

10. If you are not a developer, have you entered into any agreement about who might develop the site?

Yes **No**

10a. **If Yes**, with whom? (Please provide contact details)

David Wilson Homes NW and Barratts Manchester Ltd have a developer option agreement for the site. Contact details are as follows:

Andrew Taylor
Planning Director
David Wilson Homes NW

2nd Floor, 303 Bridgewater Place
Birchwood Park, Warrington
Cheshire, WA3 6XF

Tel: 01925 846600/Mob: 07768 996640/ email: Andrew.taylor.dwh.co.uk

10b. **If No**, is it your intention to do so? When? (Please provide details)

11. Are you aware of any legal, development, financial or other constraints with regard to the site that could affect its suitability for development, (deliverability, timetable or capacity)?

Yes **No**

The planning application contained a suite of survey work and reports which demonstrated that a residential development of the site was deliverable and there were no identifiable constraints that would prevent delivery.

If yes, please give details on a separate sheet.

12. If the site was promoted for development in the Local Plan what would you consider to be the timeframe for making this site available for development after the adoption of the plan (which is expected to be in 2015)

<u>Immediately</u>	1 – 5 years	6 – 10 years
11 – 15 years	16 – 20 years	Over 20 years

13. In respect of housing development, what do you anticipate the average number of completed homes/units each year would be and from what start date?[recognising that this can change over time and can be no more than a 'best guess' at present]?

The withdrawn planning application proposed 274 dwellings but capacity could be higher through a redesign (300-350 maximum). It is expected that housing delivery for the site will be around 40 dwellings per year (two outlets).

14. Would this vary if more than one developer was involved in developing the land? **Yes** **No**

The development option agreement includes two house-builders and the envisaged level of housing delivery is reflective of this.

15. If the land is to be developed wholly or partly for housing, what is the maximum number of houses you would expect to achieve on your site?

The full planning application submitted proposed 274 dwellings but ultimate development capacity of the site could be higher through a redesign (300-350 maximum).

16. What densities do you envisage the land will be developed at? (please give number per hectare). Are these net or gross densities?

Expected density to be 25-30 dwellings per hectare.

17. The Council is likely to require a minimum of 30% the homes on this site to be affordable. Are you prepared to provide this amount of affordable housing on your site? (please note that the tenure mix of affordable housing has not yet been determined and will depend (a) on the findings of the 2014 Strategic Housing Market Assessment (SHMA), and (b) on an assessment of the viability of the Local Plan)

Yes **No**

The planning application submitted (274 dwellings) proposed meeting the current policy requirement (30%) for affordable housing.

18. The Council will also expect contributions to new and improved infrastructure in association with development [either provided on site by the developer or by way of a financial contribution]. Is this likely to affect whether your site will be developed, or the timescale within which it might be developed?

Yes **No**

The planning application submitted (274 dwellings) proposed improved pedestrian infrastructure including the upgrade of an existing PROW running across the site, upgraded bus stops within the vicinity of the site, facilitate speed reduction on Liverpool Road and also proposed physical improvements to the Formby bypass roundabout junction which sought to improve the performance of the junction. The Transport Assessment, submitted as part of the application, concluded that in transport and highway terms, the proposed development was acceptable and there were no overriding highway matters which would indicate withholding planning permission. The highways authority supported the application. A Utilities Infrastructure Statement confirms no barriers to connection to utility infrastructure.

No infrastructure constraints were identified through the planning application submission which would affect timescales of delivery.

19. What infrastructure do you consider necessary for the development of your land to be completed and have you any information on how much this would cost?

See details above. Costings - TBC

20. Have any discussions taken place with utility companies or have you prepared any supporting studies to indicate how any constraints could be overcome? **Yes** **No**

The submitted planning application was supported by a wide range of studies including a detailed Flood Risk and Drainage Assessment, Utility Infrastructure Report and Sustainability Statement.

20a. **If Yes**, please list below and provide copies of any relevant information (including costs).

See above.

21. Is the site:

Vacant **Yes** **No**

Occupied **Yes** **No**

(please provide details of all existing uses)

Partly occupied **Yes** **No**

(please provide details of all existing uses and indicate the percentage of the site that is occupied)

The site is currently in agricultural use (see details below).

22. If the site or part of the site is occupied would any of that part of the site remain in that occupation and therefore be unsuitable for development?

Yes – all **Yes – part** **No** Not applicable

If **Yes – all** or **Yes – part** please give a timetable for when you expect any existing use(s) to cease and show the affected area(s) on a plan.

23. If the land currently forms part of one or more agricultural holdings, what impact would the loss of this land have on the viability of the holding(s)?

The site forms part of a larger agricultural land holding of Messrs TR Silcock and an Agricultural Land Study (May 2012) was submitted with the planning application. The study confirms that the site forms part of the larger agricultural land holding lying to the east. The report confirms that the site is farmed as under crop rotation and produces below average yields; the site is the least viable part of the farming enterprise and a low quality land resource (being grade 3a and 3b) compared to significant grades of 1 and 2 in the area. The ALC report is accompanied by an economic assessment of the impact of the loss of land to residential development in respect of farm viability, severance, fragmentations and loss of capital. The report confirms that the site has poor productive capability and the loss of this land from the national, regional, or local agricultural base would not be significant and that, overall, there would be a net beneficial economic effect for the farm resulting from the loss of land.

23a. What notice would any agricultural tenants require?

None. Agricultural tenant is the freehold landowner.

24. Have you carried out any viability assessment or financial appraisal that has indicated there may be abnormal costs to developing the site?

Yes **No**

No abnormal costs have been identifying in developing the site.

24a. If **yes** to 24, please explain what these are.

25. If the site is allocated for development in the Publication draft of the plan, the Council will appoint a viability consultant to appraise the viability of the plan. Are you willing to work with and share information with the consultant where required?

Yes **No**

26. Is there any other information that has not been covered by the above that you think the Local Planning Authority needs to be aware of in relation to this land?

Yes

No

26a. If **yes** please give details

The LPA are in receipt of the detailed reports and surveys that were submitted with the planning application submitted in July 2013 to secure the development of the site for 274 dwellings. The suite of reports included:

- Transport Statement (including Framework Travel Plan) by White Young Green
- Ecological report prepared by ERAP Ltd
- Noise Impact Assessment prepared by WSP
- ALC report prepared by Reading Agricultural Consultants
- Economic Appraisal by NLP
- Utilities Infrastructure Report by Fuel Solutions
- BS Tree Survey and Arboricultural Assessment by TEP
- Archaeological and Cultural Heritage Assessment by Wardell Armstrong
- Site Investigation Assessment by Curtins Consulting
- Air Quality Assessment by WSP
- Landscape Appraisal and Visual Impact Assessment by Planit IE
- Affordable Housing Statement by Pioneer
- Sustainability Statement by Turley Associates
- Design and Access Statement by IDP Architects
- Planning Statement prepared by Turley Associates.

The application confirmed that the site was in a sustainable location and performs the best of all of the sites the Council are considering for potential release from the Green Belt. The proposals received the support of Places Matter! who describe the scheme as 'exciting and impressive'. Infrastructure improvements were identified and committed to in the application along with the delivery of extensive open space offering benefits the local community. Notwithstanding the need to deliver more housing in Formby and throughout the borough, the development of the site would result in significant economic and social benefits, deliver sustainable housing development, incorporating SUDS, and significant green infrastructure. The officers Committee Report confirms that the application received no objections from the Environment Agency, internal Council departments including Highways Development Control, Flood and Coastal Erosion Team, Built Environment (covering land contamination, noise and air quality), Lancashire CC Archaeologist, Merseyside Advisory Service, Natural England, and Merseytravel.

27. Do you wish to submit any further studies/surveys for the Council to consider when deciding whether to allocate your site for development (please indicate what pieces of work you intend to carry out)?

Yes

No

See above.

IMPORTANT: For this work to be considered, it will need to be received by the Council by no later than **March 31st 2014**. Please let us know what studies you intend to do by 28th February, 2014.

<p>Site name and policy reference: Land at Liverpool Road, Formby (part of- see attached plan) Allocated under Policy MN2.16</p>			
<p>Contact details confirmed:</p> <table border="0"> <tr> <td>Andrew Thompson Morris Homes and Ballagorryveg Development Ltd athompson@morrishomes.co.uk 01625 544 534</td> <td>Hayley Knight GVA hayley.knight@gva.co.uk 0161 956 4258</td> </tr> </table>		Andrew Thompson Morris Homes and Ballagorryveg Development Ltd athompson@morrishomes.co.uk 01625 544 534	Hayley Knight GVA hayley.knight@gva.co.uk 0161 956 4258
Andrew Thompson Morris Homes and Ballagorryveg Development Ltd athompson@morrishomes.co.uk 01625 544 534	Hayley Knight GVA hayley.knight@gva.co.uk 0161 956 4258		
<p>Site Area:</p> <p>2.15 hectares NB wider site allocation is 14.2 hectares</p>	<p>Indicative capacity:</p> <p>49 dwellings to reflect the density of the wider allocation. 319 dwellings are identified for the wider allocation, which establishes a density of 22.4 dwellings per hectare.</p> <p>Do you agree with this figure? If not, how many houses are you proposing to develop on the site?</p> <p>The surrounding residential area has a density of approximately 36 dwellings per hectare. Using this density, the site could have capacity for 77 dwellings. Morris Homes intend the site to have capacity for 66 dwellings in order to allow for areas of open space.</p>		
<p>1. Please confirm that you control the whole site. If not, will any discussions take place with any other owners before the end of the publication period?</p> <p>Morris Homes have an option with the Landowner (Ballagorryveg Development Limited) and as such have control over the site.</p>			
<p>2. If there are any restrictive covenants, how and when will these be addressed to minimise the impact on delivery?</p> <p>There are no restrictive covenants.</p>			
<p>3. If the site is allocated in the Local Plan, how quickly after adoption will the site be made available for development?</p> <p>The site is considered to be available for development, subject to obtaining an allocation for residential development as the landowner (Ballagorryveg Development Limited) has entered into an option agreement with Morris Homes.</p>			

4. When will planning permission be sought?

It is envisaged that following adoption of the Local Plan, should the site be allocated, that a planning application will be prepared and submitted to the Local Authority soon after (1-2 months).

5. Are any significant site works or infrastructure required that could delay the construction of housing on this site?

Appendix 1 of the Publication Draft Local Plan (2015) identifies a requirement for a single access point from Liverpool Road for the wider site allocation as a whole. As the allocated land is under two ownerships/options this requirement could impact planning and delivery of both the sites, whilst a suitable access point is agreed and then delivered. Morris Homes have taken advice from transport consultants who have confirmed that two separate site access points can be safely accommodated on Liverpool Road without adversely impacting on the existing highways. In order to ensure the land subject of this questionnaire is delivered in appropriate timescales it is suggested that this site specific requirement is removed.

In respect of other infrastructure and utilities, no assessments or investigations have been undertaken given it is early stages in the development process, however given the scale of development and proximity to existing dwellings infrastructure and site works are not considered to be a development constraint at this time.

6. From any notional local plan adoption date in 2016, how long after that date would you expect the construction of the first houses to commence on site, and in what timescales (on a year by year basis from a start on site) will they be completed?

Subject to the Local Plan being adopted in early 2016, and obtaining planning permission in May 2016 development is anticipated to commence in Summer/Autumn 2016. If no other sites are forthcoming in the area at this time it is expected that the site will be delivered within 1 year, although this will be led by sales.

This site is expected to come forward at the same time as the Land at Little Altcar Lane, Formby (allocated under Policy MN2.17).

7. The Council has a requirement that 30% of the bedspaces on the site will be provided as affordable housing. Will this affect the viability of the site?

Given the site is in the early stages of the development process the viability of the site to include 30% bedspaces for affordable/special needs housing has not yet been tested.

The use of bedspaces, rather than units, for the affordable housing requirement is not considered to be appropriate. Further details will be outlined in representations to the Local Plan Publication Draft.

8. Is it your intention to provide any elderly person's or extra care housing on site? How much?

Given the site is in the early stages of the development process the type of housing to be provided on site has not yet been determined.

9. How many houses do you expect to be completed each year, on average, and subject to normal market conditions?

Subject to normal market conditions, and no other major development coming forward at the same time to affect sales; it is anticipated that the scheme would be delivered in 2 years (delivery rate of 30 dwellings per year).

10. Please confirm that it will be viable to develop the site, and that any required infrastructure will be provided without affecting site viability. Has a viability assessment been carried out?

The site investigations, infrastructure availability and viability of the site have not yet been tested.

11. Please specify what is required and the estimated cost.

See above.

12. Have any discussions with infrastructure providers taken place or studies prepared to overcome any constraints? Please specify.

No discussions have been undertaken to date, albeit location of utilities infrastructure has been identified in the surrounding area. No issues are envisaged with infrastructure and services for this site.

13. Is there any other information that we need to be aware of?

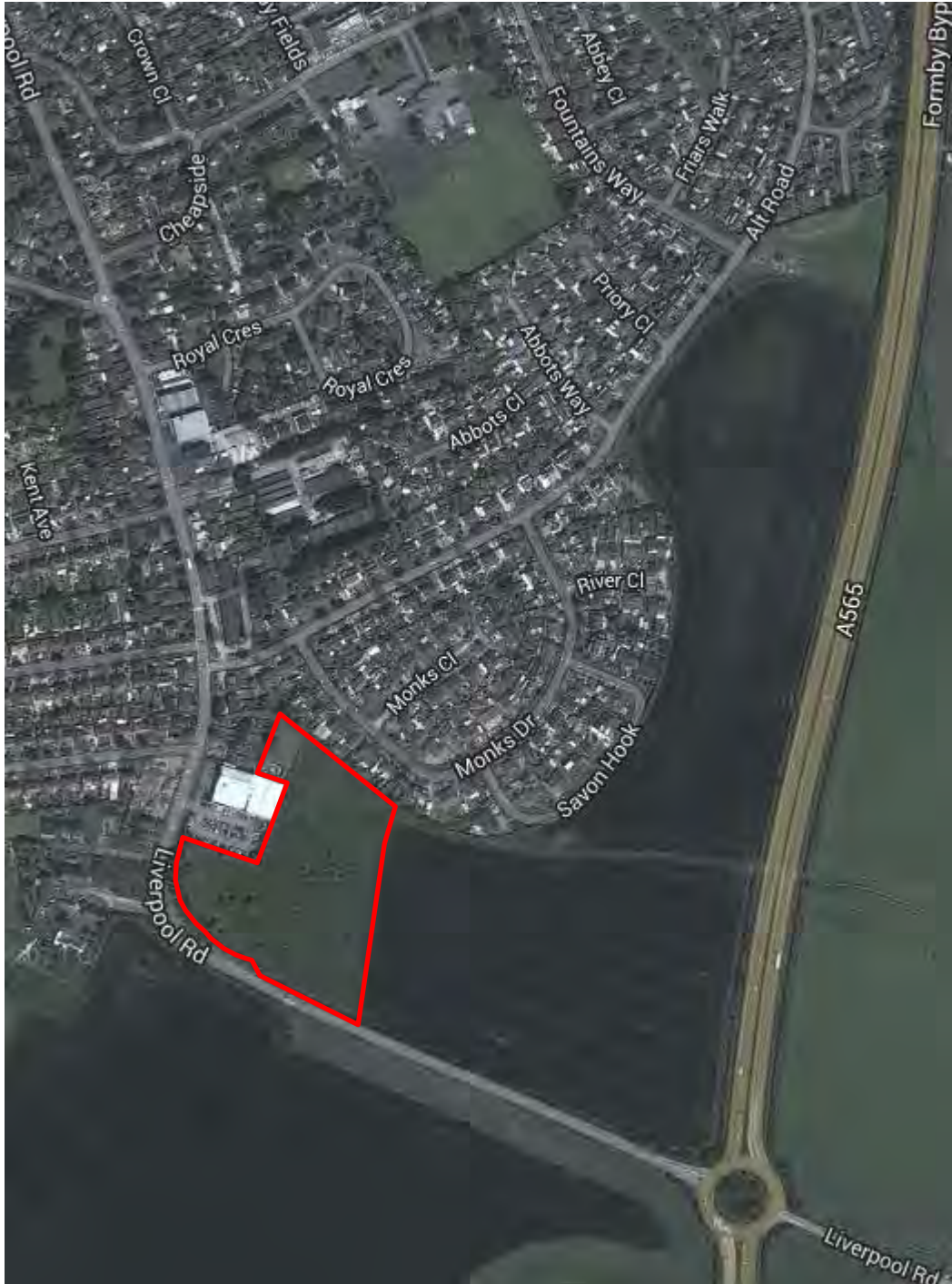
N/A

14. What studies do you intend to submit? Note that all supporting evidence should be submitted during the publication period (by 27th March) if the Inspector is to take it into account. This should include documents submitted at previous stages of the Local Plan preparation.

Planning, heritage and highways representations will be submitted in support of the allocation of the site.

Land at Liverpool Road, Formby

Approximate Site Identification Plan



Site name and policy reference:	
Land at Altcar Lane, Formby Allocated under Policy MN2.17	
Contact details confirmed:	
Andrew Thompson Morris Homes and Ballagorryveg Development Ltd athompson@morrishomes.co.uk 01625 544 534	Hayley Knight GVA hayley.knight@gva.co.uk 0161 956 4258
Site Area:	Indicative capacity:
0.7 hectare	29
	Do you agree with this figure? If not, how many houses are you proposing to develop on the site?
	This figure is agreeable.
1. Please confirm that you control the whole site. If not, will any discussions take place with any other owners before the end of the publication period?	
Morris Homes have an option with the Landowner (Ballagorryveg Development Limited) and as such have control over the site.	
2. If there are any restrictive covenants, how and when will these be addressed to minimise the impact on delivery?	
There are no restrictive covenants.	
3. If the site is allocated in the Local Plan, how quickly after adoption will the site be made available for development?	
The site is considered to be available for development, subject to obtaining an allocation for residential development as the landowner (Ballagorryveg Development Limited) has entered into an option agreement with Morris Homes.	
4. When will planning permission be sought?	
It is envisaged that following adoption of the Local Plan, should the site be allocated, that a planning application will be prepared and submitted to the Local Authority soon after (1-2 months).	
5. Are any significant site works or infrastructure required that could delay the construction of housing on this site?	
No utilities assessments or site investigations have been undertaken given it is early stages in the development process, however given the scale of development and proximity to existing dwellings	

infrastructure and site works are not considered to be a development constraint at this time.

6. From any notional local plan adoption date in 2016, how long after that date would you expect the construction of the first houses to commence on site, and in what timescales (on a year by year basis from a start on site) will they be completed?

Subject to the Local Plan being adopted in early 2016, and obtaining planning permission in May 2016 development is anticipated to commence in Summer/Autumn 2016. If no other sites are forthcoming in the area at this time it is expected that the site will be delivered within 1 year, although this will be led by sales.

This site is expected to come forward at the same time as the Land at Liverpool Road, Formby (allocated under Policy MN2.16)

7. The Council has a requirement that 30% of the bedspaces on the site will be provided as affordable housing. Will this affect the viability of the site?

Given the site is in the early stages of the development process the viability of the site to include 30% bedspaces for affordable/special needs housing has not yet been tested.

The use of bedspaces, rather than units, for the affordable housing requirement is not considered to be appropriate. Further details will be outlined in representations to the Local Plan Publication Draft.

8. Is it your intention to provide any elderly person's or extra care housing on site? How much?

Given the site is in the early stages of the development process the type of housing to be provided on site has not yet been determined.

9. How many houses do you expect to be completed each year, on average, and subject to normal market conditions?

Subject to normal market conditions, and no other major development coming forward at the same time to affect sales; it is anticipated that the scheme would be delivered in 1 year (delivery rate of 30 dwellings per year).

10. Please confirm that it will be viable to develop the site, and that any required infrastructure will be provided without affecting site viability. Has a viability assessment been carried out?

The site investigations, infrastructure availability and viability of the site have not yet been tested.

11. Please specify what is required and the estimated cost.

See above.

12. Have any discussions with infrastructure providers taken place or studies prepared to overcome any constraints? Please specify.

No discussions have been undertaken to date, albeit location of utilities infrastructure has been identified in the surrounding area. No issues are envisaged with infrastructure and services for this site.

13. Is there any other information that we need to be aware of?

N/A

14. What studies do you intend to submit? Note that all supporting evidence should be submitted during the publication period (by 27th March) if the Inspector is to take it into account. This should include documents submitted at previous stages of the Local Plan preparation.

Planning and heritage representations will be submitted in support of the allocation of the site.

FORM FOR DEVELOPERS AND OWNERS TO SUPPORT THE ALLOCATION OF THEIR SITE IN THE LOCAL PLAN. PLEASE COMPLETE A SEPARATE FORM FOR EACH SITE.

A RESPONSE IS REQUIRED BY 20TH MARCH 2015 IF POSSIBLE.

PLEASE LOOK AT APPENDIX 1 IN THE LOCAL PLAN FOR SITE SPECIFIC REQUIREMENTS.

Site name and policy reference: Powerhouse Phase 2, Hoggs Hill Lane, Formby MN2-18	
Contact details confirmed: Mr Mike McComb, c/o Mrs Helen Leggett, Emery Planning Partnership, 2-4 South Park Court, Macclesfield, Cheshire SK11 8BS: Tel: 01625 433881. Email: helenleggett@emeryplanning.com	
Site Area: Land fronting Hoggs Hill Lane, Formby (Powerhouse Phase 2)	Indicative capacity: 20 Do you agree with this figure? If not, how many houses are you proposing to develop on the site? 40
1. Please confirm that you control the whole site. If not, will any discussions take place with any other owners before the end of the publication period? Freehold ownership of whole site confirmed.	
2. If there are any restrictive covenants, how and when will these be addressed to minimise the impact on delivery? N/A	
3. If the site is allocated in the Local Plan, how quickly after adoption will the site be made available for development? Available now	
4. When will planning permission be sought? ASAP	
5. Are any significant site works or infrastructure required that could delay the construction of housing on this site? No	
6. From any notional local plan adoption date in 2016, how long after that date would you expect the construction of the first houses to commence on site, and in what timescales (on a year by year basis from a start on site) will they be completed? The land owner would like to commence development as soon as possible. Whole 20 dwellings could be delivered within 1 year (2 years if capacity increased to 40 units). The neighbouring site is currently under construction.	
7. The Council has a requirement that 30% of the bedspaces on the site will be provided as affordable housing. Will this affect the viability of the site? No	

FORM FOR DEVELOPERS AND OWNERS TO SUPPORT THE ALLOCATION OF THEIR SITE IN THE LOCAL PLAN. PLEASE COMPLETE A SEPARATE FORM FOR EACH SITE.

A RESPONSE IS REQUIRED BY 20TH MARCH 2015 IF POSSIBLE.

PLEASE LOOK AT APPENDIX 1 IN THE LOCAL PLAN FOR SITE SPECIFIC REQUIREMENTS.

8. Is it your intention to provide any elderly person's or extra care housing on site? How much?

No

9. How many houses do you expect to be completed each year, on average, and subject to normal market conditions?

30

10. Please confirm that it will be viable to develop the site, and that any required infrastructure will be provided without affecting site viability. Has a viability assessment been carried out?

The site is viable. All necessary infrastructures are being provided in association with the adjacent site currently under construction, to which connections have been agreed. No viability assessment has been undertaken.

11. Please specify what is required and the estimated cost.

Connections to be provided via adjacent site.

12. Have any discussions with infrastructure providers taken place or studies prepared to overcome any constraints? Please specify.

No

13. Is there any other information that we need to be aware of?

No

14. What studies do you intend to submit? Note that all supporting evidence should be submitted during the publication period (by 27th March) if the Inspector is to take it into account. This should include documents submitted at previous stages of the Local Plan preparation.

No further information to be submitted at this time.

FORM FOR DEVELOPERS AND OWNERS TO SUPPORT THE ALLOCATION OF THEIR SITE IN THE LOCAL PLAN. PLEASE COMPLETE A SEPARATE FORM FOR EACH SITE.

A RESPONSE IS REQUIRED BY 20TH MARCH 2015 IF POSSIBLE.

PLEASE LOOK AT APPENDIX 1 IN THE LOCAL PLAN FOR SITE SPECIFIC REQUIREMENTS.

Site name and policy reference: MN2.19 Land at Andrew's Close, Formby	
Contact details confirmed: Robin Buckley, Redrow Homes Ltd	
Site Area: 3.3ha	Indicative capacity: 87 Do you agree with this figure? If not, how many houses are you proposing to develop on the site? Yes
1. Please confirm that you control the whole site. If not, will any discussions take place with any other owners before the end of the publication period? Developer option in place.	
2. If there are any restrictive covenants, how and when will these be addressed to minimise the impact on delivery? Not aware of restrictive covenants.	
3. If the site is allocated in the Local Plan, how quickly after adoption will the site be made available for development? Immediately after the adoption of the Local Plan.	
4. When will planning permission be sought? Soon after the adoption of the Local Plan.	
5. Are any significant site works or infrastructure required that could delay the construction of housing on this site? No significant works not normally encountered in a housing development.	
6. From any notional local plan adoption date in 2016, how long after that date would you expect the construction of the first houses to commence on site, and in what timescales (on a year by year basis from a start on site) will they be completed? 2017 @ a rate of 30 units/year (3 years 2017 – 2019).	
7. The Council has a requirement that 30% of the bedspaces on the site will be provided as affordable housing. Will this affect the viability of the site? Preference for 30% units as affordable housing. The policy should refer to units rather than bed spaces in order to ensure that well-balanced communities are created. Reference to bed spaces will impact negatively on viability for sites which are suitable for predominantly family housing.	
8. Is it your intention to provide any elderly person's or extra care housing on site? How much? No.	
9. How many houses do you expect to be completed each year, on average, and subject to normal market conditions? 30 pa	

FORM FOR DEVELOPERS AND OWNERS TO SUPPORT THE ALLOCATION OF THEIR SITE IN THE LOCAL PLAN. PLEASE COMPLETE A SEPARATE FORM FOR EACH SITE.

A RESPONSE IS REQUIRED BY 20TH MARCH 2015 IF POSSIBLE.

PLEASE LOOK AT APPENDIX 1 IN THE LOCAL PLAN FOR SITE SPECIFIC REQUIREMENTS.

10. Please confirm that it will be viable to develop the site, and that any required infrastructure will be provided without affecting site viability. Has a viability assessment been carried out?

Yes. Internal appraisal carried out by Redrow Homes.

11. Please specify what is required and the estimated cost.

Not known at this stage beyond regular development cost items such as roads, sewers and utilities.

12. Have any discussions with infrastructure providers taken place or studies prepared to overcome any constraints? Please specify.

Yes, see answer to Question 14.

13. Is there any other information that we need to be aware of?

Redrow Homes controls the land and has already undertaken various environmental/technical studies to support a future planning application. The Company is confident that there are no insurmountable constraints and an early contribution can be made to the housing land supply.

14. What studies do you intend to submit? Note that all supporting evidence should be submitted during the publication period (by 27th March) if the Inspector is to take it into account. This should include documents submitted at previous stages of the Local Plan preparation.

Ecological Survey and Assessment

Stage 1 Flood Risk Assessment

Appraisal of Landscape Context and Site Masterplan

Preliminary Geo-Environmental Risk Assessment.

FORM FOR DEVELOPERS AND OWNERS TO SUPPORT THE ALLOCATION OF THEIR SITE IN THE LOCAL PLAN. PLEASE COMPLETE A SEPARATE FORM FOR EACH SITE.

A RESPONSE IS REQUIRED BY 20TH MARCH 2015 IF POSSIBLE.

PLEASE LOOK AT APPENDIX 1 IN THE LOCAL PLAN FOR SITE SPECIFIC REQUIREMENTS.

Site name and policy reference: MN2.20 Land at Elmcroft Lane, Hightown.	
Contact details confirmed: Robin Buckley, Redrow Homes Ltd	
Site Area: Around 6.5ha	Indicative capacity: 120 Do you agree with this figure? If not, how many houses are you proposing to develop on the site? Yes
1. Please confirm that you control the whole site. If not, will any discussions take place with any other owners before the end of the publication period? Developer option in place.	
2. If there are any restrictive covenants, how and when will these be addressed to minimise the impact on delivery? Not aware of restrictive covenants.	
3. If the site is allocated in the Local Plan, how quickly after adoption will the site be made available for development? Immediately after the adoption of the Local Plan.	
4. When will planning permission be sought? Soon after the adoption of the Local Plan.	
5. Are any significant site works or infrastructure required that could delay the construction of housing on this site? No significant works not normally encountered in a housing development.	
6. From any notional local plan adoption date in 2016, how long after that date would you expect the construction of the first houses to commence on site, and in what timescales (on a year by year basis from a start on site) will they be completed? 2017 @ a rate of 30 units/year (4 years 2017 – 2020).	
7. The Council has a requirement that 30% of the bedspaces on the site will be provided as affordable housing. Will this affect the viability of the site? Preference for 30% units as affordable housing. The policy should refer to units rather than bed spaces in order to ensure that well-balanced communities are created. Reference to bed spaces will impact negatively on viability for sites which are suitable for predominantly family housing.	
8. Is it your intention to provide any elderly person's or extra care housing on site? How much? No.	
9. How many houses do you expect to be completed each year, on average, and subject to normal market conditions? 30 pa	

FORM FOR DEVELOPERS AND OWNERS TO SUPPORT THE ALLOCATION OF THEIR SITE IN THE LOCAL PLAN. PLEASE COMPLETE A SEPARATE FORM FOR EACH SITE.

A RESPONSE IS REQUIRED BY 20TH MARCH 2015 IF POSSIBLE.

PLEASE LOOK AT APPENDIX 1 IN THE LOCAL PLAN FOR SITE SPECIFIC REQUIREMENTS.

10. Please confirm that it will be viable to develop the site, and that any required infrastructure will be provided without affecting site viability. Has a viability assessment been carried out?

Yes. Internal appraisal carried out by Redrow Homes.

11. Please specify what is required and the estimated cost.

Not known at this stage beyond regular development cost items such as roads, sewers and utilities.

12. Have any discussions with infrastructure providers taken place or studies prepared to overcome any constraints? Please specify.

Yes, see answer to Question 14.

13. Is there any other information that we need to be aware of?

Redrow Homes controls the land and has already undertaken various environmental/technical studies to support a future planning application. The Company is confident that there are no insurmountable constraints and an early contribution can be made to the housing land supply.

14. What studies do you intend to submit? Note that all supporting evidence should be submitted during the publication period (by 27th March) if the Inspector is to take it into account. This should include documents submitted at previous stages of the Local Plan preparation.

Transport Assessment

Ecological Assessment

Appraisal of Landscape Context and Site Masterplan.

FORM FOR DEVELOPERS AND OWNERS TO SUPPORT THE ALLOCATION OF THEIR SITE IN THE LOCAL PLAN. PLEASE COMPLETE A SEPARATE FORM FOR EACH SITE.

A RESPONSE IS REQUIRED BY 20TH MARCH 2015 IF POSSIBLE.

PLEASE LOOK AT APPENDIX 1 IN THE LOCAL PLAN FOR SITE SPECIFIC REQUIREMENTS.

Site name and policy reference: MN2.21 Land at Sandy Lane, Hightown.	
Contact details confirmed: Robin Buckley, Redrow Homes Ltd	
Site Area: 0.7ha	Indicative capacity: 10 Do you agree with this figure? If not, how many houses are you proposing to develop on the site? Yes
1. Please confirm that you control the whole site. If not, will any discussions take place with any other owners before the end of the publication period? Developer option in place.	
2. If there are any restrictive covenants, how and when will these be addressed to minimise the impact on delivery? Not aware of restrictive covenants.	
3. If the site is allocated in the Local Plan, how quickly after adoption will the site be made available for development? Immediately after the adoption of the Local Plan.	
4. When will planning permission be sought? Soon after the adoption of the Local Plan.	
5. Are any significant site works or infrastructure required that could delay the construction of housing on this site? No significant works not normally encountered in a housing development.	
6. From any notional local plan adoption date in 2016, how long after that date would you expect the construction of the first houses to commence on site, and in what timescales (on a year by year basis from a start on site) will they be completed? 2017 @ a rate of 10 units/year (1 year 2017).	
7. The Council has a requirement that 30% of the bedspaces on the site will be provided as affordable housing. Will this affect the viability of the site? Preference for 30% units as affordable housing. The policy should refer to units rather than bed spaces in order to ensure that well-balanced communities are created. Reference to bed spaces will impact negatively on viability for sites which are suitable for predominantly family housing.	
8. Is it your intention to provide any elderly person's or extra care housing on site? How much? No.	
9. How many houses do you expect to be completed each year, on average, and subject to normal market conditions? 10 pa	

FORM FOR DEVELOPERS AND OWNERS TO SUPPORT THE ALLOCATION OF THEIR SITE IN THE LOCAL PLAN. PLEASE COMPLETE A SEPARATE FORM FOR EACH SITE.

A RESPONSE IS REQUIRED BY 20TH MARCH 2015 IF POSSIBLE.

PLEASE LOOK AT APPENDIX 1 IN THE LOCAL PLAN FOR SITE SPECIFIC REQUIREMENTS.

10. Please confirm that it will be viable to develop the site, and that any required infrastructure will be provided without affecting site viability. Has a viability assessment been carried out?

Yes. Internal appraisal carried out by Redrow Homes.

11. Please specify what is required and the estimated cost.

Not known at this stage beyond regular development cost items such as roads, sewers and utilities.

12. Have any discussions with infrastructure providers taken place or studies prepared to overcome any constraints? Please specify.

Yes, see answer to Question 14.

13. Is there any other information that we need to be aware of?

Redrow Homes controls the land and has already undertaken various environmental/technical studies to support a future planning application. The Company is confident that there are no insurmountable constraints and an early contribution can be made to the housing land supply.

14. What studies do you intend to submit? Note that all supporting evidence should be submitted during the publication period (by 27th March) if the Inspector is to take it into account. This should include documents submitted at previous stages of the Local Plan preparation.

Transport Assessment

Ecological Assessment

Appraisal of Landscape Context and Site Masterplan.

FORM FOR DEVELOPERS AND OWNERS TO SUPPORT THE ALLOCATION OF THEIR SITE IN THE LOCAL PLAN. PLEASE COMPLETE A SEPARATE FORM FOR EACH SITE.

A RESPONSE IS REQUIRED BY 20TH MARCH 2015 IF POSSIBLE.

PLEASE LOOK AT APPENDIX 1 IN THE LOCAL PLAN FOR SITE SPECIFIC REQUIREMENTS.

Site name and policy reference:	
Land at Hall Road West, Crosby. Policy ref MN2.22	
Contact details confirmed:	
Michael Gradwell (On behalf of Network Rail) Square One, 4 Travis Street, Manchester, M1 2NY michael.gradwell@networkrail.co.uk	
Site Area:	Indicative capacity: 14
1.07 Hectares (2.6 Acres)	Do you agree with this figure? If not, how many houses are you proposing to develop on the site? Yes
1. Please confirm that you control the whole site. If not, will any discussions take place with any other owners before the end of the publication period?	
Network Rail owns the freehold of the whole site. A development agreement has been entered into with Morris Homes (North) Limited relating to the delivery of housing on the site.	
2. If there are any restrictive covenants, how and when will these be addressed to minimise the impact on delivery?	
There are no restrictive covenants or third party legal interests that will have an adverse impact on the delivery of housing on this site.	
3. If the site is allocated in the Local Plan, how quickly after adoption will the site be made available for development?	
Immediately.	
4. When will planning permission be sought?	
Planning permission will be sought immediately after the local plan has advanced sufficiently and possibly in 2015/16 following the expiration of the public consultation stage.	
5. Are any significant site works or infrastructure required that could delay the construction of housing on this site?	
No	
6. From any notional local plan adoption date in 2016, how long after that date would you expect the construction of the first houses to commence on site, and in what timescales (on a year by year basis from a start on site) will they be completed?	
We expect construction on site to commence in 2016 with completion of all 14 units before the end of 2016/17.	

FORM FOR DEVELOPERS AND OWNERS TO SUPPORT THE ALLOCATION OF THEIR SITE IN THE LOCAL PLAN. PLEASE COMPLETE A SEPARATE FORM FOR EACH SITE.

A RESPONSE IS REQUIRED BY 20TH MARCH 2015 IF POSSIBLE.

PLEASE LOOK AT APPENDIX 1 IN THE LOCAL PLAN FOR SITE SPECIFIC REQUIREMENTS.

7. The Council has a requirement that 30% of the bedspaces on the site will be provided as affordable housing. Will this affect the viability of the site?

Local Plan Policy HC1 sets out that 'For new developments of 15 dwellings or more (or for residential and other conversions involving 15 or more additional dwellings net) 30% of the total scheme (measured by bedspaces) will be provided as affordable housing'. As it is proposed to construct 14 dwellings in line with its proposed allocation on this site the requirement for 30% affordable will not apply.

8. Is it your intention to provide any elderly person's or extra care housing on site? How much?

No

9. How many houses do you expect to be completed each year, on average, and subject to normal market conditions?

The development will comprise 14 detached houses which will be built out over a period of circa. 12 months

10. Please confirm that it will be viable to develop the site, and that any required infrastructure will be provided without affecting site viability. Has a viability assessment been carried out?

It will be viable to develop the site and none of the required infrastructure will adversely impact upon the viability of the scheme.

11. Please specify what is required and the estimated cost.

There are required abnormal costs associated with foundations (piling) and some remediation associated with the former railway sidings/works. The estimated costs are not relevant as they do not make the scheme unviable currently

12. Have any discussions with infrastructure providers taken place or studies prepared to overcome any constraints? Please specify.

A utility / buried services survey has been undertaken to locate the position of mains services. Discussions have also taken place with Ground Works contractors to more accurately understand the level of abnormal costs; road and sewers preliminary designs have also been carried out. There is nothing preventing the development of this site.

13. Is there any other information that we need to be aware of?

As noted in Section 1 above, Network Rail have entered into a Development Agreement with Morris Homes North Limited to progress the delivery of housing on this site.

14. What studies do you intend to submit? Note that all supporting evidence should be submitted during the publication period (by 27th March) if the Inspector is to take it into account. This should include documents submitted at previous stages of the Local Plan preparation.

Network Rail have undertaken a number of studies, all of which have previously been shared with Sefton Council. However, to ensure the Inspector takes these studies into account all documents,

FORM FOR DEVELOPERS AND OWNERS TO SUPPORT THE ALLOCATION OF THEIR SITE IN THE LOCAL PLAN. PLEASE COMPLETE A SEPARATE FORM FOR EACH SITE.

A RESPONSE IS REQUIRED BY 20TH MARCH 2015 IF POSSIBLE.

PLEASE LOOK AT APPENDIX 1 IN THE LOCAL PLAN FOR SITE SPECIFIC REQUIREMENTS.

including representations made by Network Rail at earlier stages of the Local Plan process, will be included on CD to accompany forthcoming representations to be submitted in response to consultation on the Local Plan for Sefton Publication Draft.

Studies;

- Geotechnical Phase 1 & Phase 2 Surveys
- Habitat Phase 1 Report
- Highways / Transport Statement
- Environmental Noise Impact Report
- Buried Services Survey
- Topographical Survey
- Indicative scheme

Past Representations;

- Sefton Local Plan Additional Sites Consultation: Network Rail Representations, dated 30 July 2014
- Sefton Local Plan Preferred Option Consultation: Network Rail Representations, dated 20 September 2013.

Future Representations;

- Both Network Rail and Morris Homes will be making further representations to support our development proposals in response to the current Local Plan Consultation by 27th March 2015 end date.

<p>Site name and policy reference: Land at Lydiate Lane, Thornton. Policy Ref. MN2.25</p>	
<p>Contact details confirmed: Agent: Shaun Taylor, SATPLAN LTD, 35 Ashdale Rd, Walton, Merseyside, L9 2AA (on behalf of Nuffield College)</p>	
<p>Site Area: 10.08 Ha</p>	<p>Indicative capacity:265</p> <p>Do you agree with this figure? If not, how many houses are you proposing to develop on the site? Yes – our current Masterplan shows up to 270 dwellings.</p>
<p>1. Please confirm that you control the whole site. If not, will any discussions take place with any other owners before the end of the publication period? Nuffield College are the sole owner</p>	
<p>2. If there are any restrictive covenants, how and when will these be addressed to minimise the impact on delivery? Whilst the land is subject to a restrictive covenant, enquiries are ongoing and it is not envisaged that its existence will affect the delivery of housing on the site.</p>	
<p>3. If the site is allocated in the Local Plan, how quickly after adoption will the site be made available for development? The site will be available by the time the Local Plan is adopted, or possibly sooner.</p>	
<p>4. When will planning permission be sought? The site owner is currently preparing background information to support a planning application. At this stage an application will be forthcoming either at the point the Local Plan is sufficiently advanced or at the point of adoption.</p>	
<p>5. Are any significant site works or infrastructure required that could delay the construction of housing on this site? Preliminary studies completed to date have not identified any site works or infrastructure requirements that would delay the site from coming forward.</p>	
<p>6. From any notional local plan adoption date in 2016, how long after that date would you expect the construction of the first houses to commence on site, and in what timescales (on a year by year basis from a start on site) will they be completed? At this stage we would anticipate that construction would commence c2017. With one house builder on site we would expect a minimum of 30 dwellings to be completed each year. If there was more than one developer on site at the same time we would anticipate double this figure.</p>	

7. The Council has a requirement that 30% of the bedspaces on the site will be provided as affordable housing. Will this affect the viability of the site?

We are currently reviewing this policy and its implications for our site. We will confirm our position on this point in due course.

8. Is it your intention to provide any elderly person's or extra care housing on site? How much?

Not at this stage.

9. How many houses do you expect to be completed each year, on average, and subject to normal market conditions? (See response to Question 6)

10. Please confirm that it will be viable to develop the site, and that any required infrastructure will be provided without affecting site viability. Has a viability assessment been carried out?

Viability assessment work will be undertaken in due course, however, investigations undertaken to date have not identified any constraints that would significantly impact on viability.

11. Please specify what is required and the estimated cost.

N/A

12. Have any discussions with infrastructure providers taken place or studies prepared to overcome any constraints? Please specify.

These enquiries are on-going. An update will be provided in due course.

13. Is there any other information that we need to be aware of?

No

14. What studies do you intend to submit? Note that all supporting evidence should be submitted during the publication period (by 27th March) if the Inspector is to take it into account. This should include documents submitted at previous stages of the Local Plan preparation.

A site promotion document will be submitted with representations.

Information about land in the Sefton Green Belt

The purpose of these questions is to assess the viability of the development of sites in the Green Belt should these form part of the Council's Preferred Option for the Local Plan for Sefton.

No decision has been taken by the Council as to whether ANY sites in the Green Belt will be included in its Preferred Option. This is not expected to be agreed by the Council until mid 2013.

PLEASE PRINT YOUR RESPONSE AND RETURN THE FORM TO US BY FRIDAY 18th JANUARY 2013 IF YOU DO NOT INTEND TO MEET WITH US.

The information that you provide will only be used in conjunction with the preparation of Sefton's Local Plan. It will be treated confidentially and not be passed on to any other third person and other part of the Council without your express consent.

If, however, the Local Plan subsequently includes land that you own or control, we will need to disclose your interest and possibly other information as part of our need to demonstrate that the sites we have identified are deliverable and will be available to meet our needs when required. We would, of course, ask you to agree this at the appropriate time.

1. Name and contact details	Name: P Wilson & Company LLP (Agent for the site owners, Messrs A Swift and C Pittaris)
	Address: Burlington House, 10-11 Ribblesdale Place, Preston PR1 3NA
	Email: simon.mair@pwcsurveyors.co.uk
	Phone: 01772 882277
2. Does the attached plan accurately show your ownership? Yes If not, please can you amend the plan to show the land that you own?	
3. What title do you have to the land? Freehold (Registered)	
4. Does anybody else have a land ownership interest? No	
5. If yes , please can you provide details of their contact details, and the nature of their interest? N/A	
6. Is it your intention to develop the site? Yes – albeit via a sale to a developer.	
7. For what purpose? A residential, or a residentially-led, development.	
8. If you are not a developer, have you entered into any agreement about who would develop the site? Not yet.	

9. If Yes, with whom? (Please provide contact details)

N/A

10. Are you aware of any legal/ development/ other constraints with regard to the site that would affect its suitability for development? **No. However the owners would co-operate with the owners of the adjoining premises at Tanhouse Farm (aka Runnells Lane Nursery – Sefton Site Ref. S093) if the LPA proposed a development allocation comprising these two adjoining sites.**

If yes, please describe these on a separate sheet.

11. If the site were to be promoted through the local plan process, and assuming the Local Plan for Sefton were adopted by early 2015, what would be the lead in time to any development starting?

Once the Site was been released from the Green Belt, and subject to any phasing constraints imposed by the LPA, the site could be expected to be brought forward via a planning application within 12 months.

12. In respect of housing development, what do you anticipate the typical average development rates each year would be [recognising that these can change over time and can be no more than a 'best guess' at present]?

We would expect a developer to be able to achieve the HBF average build-out rate of 35 dwellings per annum.

13. Would this vary if more than one developer was involved in developing the land? **No**

14. If the land is to be developed wholly or partly for housing, what is the maximum number of houses you think you could achieve on your site?

Assuming a NDA of c.4.8 hectares, and a density of 30 – 35 units/hectare, the capacity of the site would be between 144 – 168 houses.

15. The Council is likely to require the minimum provision of 30% affordable housing as part of the development of this site. Are you prepared to provide the required amount of affordable housing on your site? **Yes - albeit that we would expect 30% to be the target provision and not a minimum. The ability of the site to deliver this provision would be conditional on a satisfactory viability assessment, of course.**

16. What densities do you envisage the land will be developed at?

30 - 35 dwellings per hectare

17. If the land currently forms part of one or more agricultural holdings, what impact would the loss of this land have on the viability of the holding(s)?

Whilst comprising agricultural land, the site has not been commercially farmed for several years.

**FORM FOR DEVELOPERS AND OWNERS TO SUPPORT THE ALLOCATION OF THEIR SITE IN THE LOCAL PLAN. PLEASE COMPLETE A SEPARATE FORM FOR EACH SITE.
A RESPONSE IS REQUIRED BY 20TH MARCH 2015 IF POSSIBLE.
PLEASE LOOK AT APPENDIX 1 IN THE LOCAL PLAN FOR SITE SPECIFIC REQUIREMENTS.**

Site name and policy reference: MN2.27 Land at Turnbridge Rd Lydiate Magull	
Contact details confirmed: Wain Homes Developments Ltd	
Site Area: 1.6 hectares	Indicative capacity: 40 Do you agree with this figure? yes If not, how many houses are you proposing to develop on the site?
1. Please confirm that you control the whole site. If not, will any discussions take place with any other owners before the end of the publication period? We control all of the land	
2. If there are any restrictive covenants, how and when will these be addressed to minimise the impact on delivery? none	
3. If the site is allocated in the Local Plan, how quickly after adoption will the site be made available for development? Circa 6 months from adoption of the Local plan	
4. When will planning permission be sought? Immediately after adoption of Local plan	
5. Are any significant site works or infrastructure required that could delay the construction of housing on this site? None	
6. From any notional local plan adoption date in 2016, how long after that date would you expect the construction of the first houses to commence on site, and in what timescales (on a year by year basis from a start on site) will they be completed? First houses will be stated 6 months from adoption of local plan,with all dwellings completed within 18 months.	
7. The Council has a requirement that 30% of the bedspaces on the site will be provided as affordable housing. Will this affect the viability of the site?None as we are aware	

**FORM FOR DEVELOPERS AND OWNERS TO SUPPORT THE ALLOCATION OF THEIR SITE IN THE LOCAL PLAN. PLEASE COMPLETE A SEPARATE FORM FOR EACH SITE.
A RESPONSE IS REQUIRED BY 20TH MARCH 2015 IF POSSIBLE.
PLEASE LOOK AT APPENDIX 1 IN THE LOCAL PLAN FOR SITE SPECIFIC REQUIREMENTS.**

8. Is it your intention to provide any elderly person's or extra care housing on site? How much?

no

9. How many houses do you expect to be completed each year, on average, and subject to normal market conditions? 30 per annum

10. Please confirm that it will be viable to develop the site, and that any required infrastructure will be provided without affecting site viability. Has a viability assessment been carried out?

I can confirm that the site is viable.

11. Please specify what is required and the estimated cost.

Not applicable

12. Have any discussions with infrastructure providers taken place or studies prepared to overcome any constraints? Please specify.

All services are available at the end of Turnbridge Rd.

13. Is there any other information that we need to be aware of?

none

14. What studies do you intend to submit? Note that all supporting evidence should be submitted during the publication period (by 27th March) if the Inspector is to take it into account. This should include documents submitted at previous stages of the Local Plan preparation.

Traffic Statement.

Ecology reports

Drainage and Utilities report

Master Plan Illustrative layout

Information about land in the Sefton Green Belt

The purpose of these questions is to assess the viability of the development of sites in the Green Belt should these form part of the Council's Publication draft Local Plan for Sefton.

The Council is using this questionnaire and follow-up meetings:

- to re-assess the viability and deliverability of the Green Belt sites identified at the Preferred Option stage of the Local Plan, and
- to assess the viability of those sites in the Green Belt which landowners or developers have suggested as possible development sites in their representations on the Preferred Option document.

This is an important part of the process to help the Council decide on which sites should be included in the Publication Draft version of the Local Plan. However, the final decision is not expected to be made by the Council until late summer/autumn 2014.

PLEASE PRINT YOUR RESPONSE AND RETURN THE FORM TO US BY FRIDAY FEBRUARY 28th 2014 IF YOU DO NOT INTEND TO MEET WITH US (See e-mail and postal address at the bottom of this form). If you do intend to meet us then please can you send in a draft completed form no later than 3 working days before the meeting.

The information provided in the completed forms will be used to help in the preparation of the Local Plan and will update any previous information that you may have submitted.

Information provided in the completed form may be needed to be published on the Council's website as evidence for the Local Plan. It will also be required to be available for scrutiny by a Planning Inspector appointed by the Secretary of State for Communities and Local Government. As such these forms may be published and made publicly available. Names and personal contact details (of landowners or interests in the land) will not be disclosed.

1. Name and contact details	Name: Property Collateral Ltd
	Address: 30 Ullswater House 203 Mossley Hill Drive Aigburth Liverpool L17 0EL
	Email: col@propertycollateral.co.uk
	Phone: 0151 727 3894
2. Site Address	
Land North of Kenyons Lane Lydiate Merseyside L31 0BP	
3. Site area (hectares)	
9.8 hectares in extent	

<p>4. Does the attached plan accurately show your ownership? Yes ✓ No</p> <p>If not, please can you amend the plan to show the land that you own?</p>
<p>5. What title do you have to the land? Freehold ✓ Leasehold Developer option (please give details including contact details if not already provided above)</p>
<p>6. Does anybody else have a land ownership interest? Yes No ✓</p>
<p>6a. If yes, please give details of the other land ownerships (where known) and show all other interests on the plan. Please provide contact details, and the nature of the other interests (e.g. Do they have a freehold or leasehold interest, developer option etc)?</p> <p>N/A</p>
<p>7. Is it your intention to develop the site? Yes ✓ No</p>
<p>8. What type of development is the site being put forward for e.g. Residential / Employment / Mixed Use / Other?</p> <p>Residential</p>
<p>8a. If Mixed Use or Other, please indicate the potential mix and / or uses (with areas) and if possible show the approximate areas on a plan.</p>
<p>9. Would you consider making available all or part of the site for pitches for Gypsy or Traveller accommodation? Yes No ✓ Part (please indicate on the plan)</p>
<p>10. If you are not a developer, have you entered into any agreement about who might develop the site? Yes No ✓</p>
<p>10a. If Yes, with whom? (Please provide contact details)</p>
<p>10b. If No, is it your intention to do so? When? (Please provide details)</p> <p>YES. Several major house builders are interested in the site, it is anticipated that contracts will be entered into during the planning process.</p>

<p>11. Are you aware of any legal, development, financial or other constraints with regard to the site that could affect its suitability for development, (deliverability, timetable or capacity)?</p> <p>Yes No ✓</p> <p>If yes, please give details on a separate sheet.</p>		
<p>12. If the site was promoted for development in the Local Plan what would you consider to be the timeframe for making this site available for development after the adoption of the plan (which is expected to be in 2015)</p> <p>Immediately ✓ 1 – 5 years 6 – 10 years</p> <p>11 – 15 years 16 – 20 years Over 20 years</p>		
<p>13. In respect of housing development, what do you anticipate the average number of completed homes/ units each year would be and from what start date?[recognising that this can change over time and can be no more than a ‘best guess’ at present]?</p> <p>50 – 60 per annum</p>		
<p>14. Would this vary if more than one developer was involved in developing the land?</p> <p>Yes ✓ No</p>		
<p>15. If the land is to be developed wholly or partly for housing, what is the maximum number of houses you would expect to achieve on your site?</p> <p>300 including extra care</p>		
<p>16. What densities do you envisage the land will be developed at? (please give number per hectare). Are these net or gross densities?</p> <p>The Masterplan submitted September 2013 estimates a net 38 units per hectare</p>		
<p>17. The Council is likely to require a minimum of 30% the homes on this site to be affordable. Are you prepared to provide this amount of affordable housing on your site? (please note that the tenure mix of affordable housing has not yet been determined and will depend (a) on the findings of the 2014 Strategic Housing Market Assessment (SHMA), and (b) on an assessment of the viability of the Local Plan)</p> <p>Yes ✓ No Subject to reports</p>		
<p>18. The Council will also expect contributions to new and improved infrastructure in association with development [either provided on site by the developer or by way of a financial contribution]. Is this likely to affect whether your site will be developed, or the timescale within which it might be developed?</p> <p>Yes ✓ No Subject to further details on level of contribution sought</p>		

<p>19. What infrastructure do you consider necessary for the development of your land to be completed and have you any information on how much this would cost?</p> <p>No anticipated abnormals, spine road through estate and sustainable drainage system</p>
<p>20. Have any discussions taken place with utility companies or have you prepared any supporting studies to indicate how any constraints could be overcome? Yes ✓ No</p> <p>Full Geospatial Information Solutions (GIS) report for all utilities has been undertaken</p>
<p>20a. If Yes, please list below and provide copies of any relevant information (including costs).</p> <p>Copies of GIS have been supplied, further copies can be provided</p>
<p>21. Is the site:</p> <p>Vacant Yes No</p> <p>Occupied Yes No (please provide details of all existing uses)</p> <p>Partly occupied Yes ✓ No (please provide details of all existing uses and indicate the percentage of the site that is occupied)</p> <p>Agricultural crops and 10% Dairy business</p>
<p>22. If the site or part of the site is occupied would any of that part of the site remain in that occupation and therefore be unsuitable for development?</p> <p>Yes – all Yes – part No ✓</p> <p>If Yes – all or Yes – part please give a timetable for when you expect any existing use(s) to cease and show the affected area(s) on a plan.</p>
<p>23. If the land currently forms part of one or more agricultural holdings, what impact would the loss of this land have on the viability of the holding(s)?</p> <p>Technically part of an agricultural holding, the loss would have no impact on the viability of the holding</p>
<p>23a. What notice would any agricultural tenants require?</p> <p>6 months maximum</p>
<p>24. Have you carried out any viability assessment or financial appraisal that has indicated there may be abnormal costs to developing the site?</p> <p>Yes No ✓</p>

24a. If yes to 24, please explain what these are.
25. If the site is allocated for development in the Publication draft of the plan, the Council will appoint a viability consultant to appraise the viability of the plan. Are you willing to work with and share information with the consultant where required? Yes ✓ No
26. Is there any other information that has not been covered by the above that you think the Local Planning Authority needs to be aware of in relation to this land? Yes No ✓
26a. If yes please give details
27. Do you wish to submit any further studies/surveys for the Council to consider when deciding whether to allocate your site for development (please indicate what pieces of work you intend to carry out)? Yes ✓ No A Master plan has been submitted (Sept 2013) supported by Phase 1 Habitat Survey and Transport analysis. Further studies/surveys will be provided if deemed necessary following discussions IMPORTANT: For this work to be considered, it will need to be received by the Council by no later than March 31st 2014 . Please let us know what studies you intend to do by 28 th February, 2014.

Please send the completed form to:

E-mail: Local.plan@sefton.gov.uk

Postal Address:
 Local Planning Team
 Planning Services
 Magdalen House
 30 Trinity Road
 Bootle
 Merseyside
 L20 3NJ

Contacts:
 Ingrid Berry or David Robinson
 (0151) 934 3556/3598

Information about land in the Sefton Green Belt

The purpose of these questions is to assess the viability of the development of sites in the Green Belt should these form part of the Council's Publication draft Local Plan for Sefton.

The Council is using this questionnaire and follow-up meetings:

- **to re-assess the viability and deliverability of the Green Belt sites identified at the Preferred Option stage of the Local Plan, and**
- **to assess the viability of those sites in the Green Belt which landowners or developers have suggested as possible development sites in their representations on the Preferred Option document.**

This is an important part of the process to help the Council decide on which sites should be included in the Publication Draft version of the Local Plan. However, the final decision is not expected to be made by the Council until late summer/autumn 2014.

PLEASE PRINT YOUR RESPONSE AND RETURN THE FORM TO US BY **FRIDAY FEBRUARY 28th 2014 IF YOU DO NOT INTEND TO MEET WITH US (See e-mail and postal address at the bottom of this form). If you do intend to meet us then please can you send in a draft completed form no later than **3 working days** before the meeting.**

The information provided in the completed forms will be used to help in the preparation of the Local Plan and will update any previous information that you may have submitted.

Information provided in the completed form may be needed to be published on the Council's website as evidence for the Local Plan. It will also be required to be available for scrutiny by a Planning Inspector appointed by the Secretary of State for Communities and Local Government. As such these forms may be published and made publicly available. Names and personal contact details (of landowners or interests in the land) will not be disclosed.

1. Name and contact details	Name: Homes & Communities Agency
	Address: Homes and Communities Agency 110 Birchwood Boulevard Birchwood Warrington WA3 7QH
	For the attention of Richard Jones
	Email: Richard.jones@hca.gsi.gov.uk
Phone: 01925 644 612	
2. Site Address	
Former Hospital site at School Lane and Park Lane to the east of Maghull	
3. Site area (hectares)	
14.4198 ha Gross (approx. 11ha developable)	

<p>4. Does the attached plan accurately show your ownership? Yes</p> <p>If not, please can you amend the plan to show the land that you own?</p>
<p>5. What title do you have to the land? Freehold</p>
<p>6. Does anybody else have a land ownership interest? No</p>
<p>6a. If yes, please give details of the other land ownerships (where known) and show all other interests on the plan. Please provide contact details, and the nature of the other interests (e.g. Do they have a freehold or leasehold interest, developer option etc)?</p> <p>N/A</p>
<p>7. Is it your intention to develop the site? Yes , it is our intention to obtain planning permission then seek a development partner</p>
<p>8. What type of development is the site being put forward for e.g. Residential / Employment / Mixed Use / Other?</p> <p>Residential . Approx 370 homes</p>
<p>8a. If Mixed Use or Other, please indicate the potential mix and / or uses (with areas) and if possible show the approximate areas on a plan.</p>
<p>9. Would you consider making available all or part of the site for pitches for Gypsy or Traveller accommodation? No, The site has been identified as a site to assist the Government initiative to bring forward</p>
<p>10. If you are not a developer, have you entered into any agreement about who might develop the site? No, Not yet..</p>
<p>10a. If Yes, with whom? (Please provide contact details)</p>
<p>10b. If No, is it your intention to do so? When? (Please provide details)</p> <p>Initial marketing will commence in May 2014. With a view to securing a development partner September 2014</p>

<p>20. Have any discussions taken place with utility companies or have you prepared any supporting studies to indicate how any constraints could be overcome? Yes</p>
<p>20a. If Yes, please list below and provide copies of any relevant information (including costs).</p> <p>Capacity studies</p>
<p>21. Is the site:</p> <p>Vacant Yes, there is a license to allow a Cricket Club to use the cricket square</p> <p>Occupied No (please provide details of all existing uses)</p> <p>Partly occupied No (please provide details of all existing uses and indicate the percentage of the site that is occupied)</p>
<p>22. If the site or part of the site is occupied would any of that part of the site remain in that occupation and therefore be unsuitable for development?</p> <p>N/A – HCA will retain 1.9ha for public open space together with additional incidental non developable swales and landscaping</p>
<p>23. If the land currently forms part of one or more agricultural holdings, what impact would the loss of this land have on the viability of the holding(s)?</p> <p>The site does not form part of an agricultural holding</p>
<p>23a. What notice would any agricultural tenants require?</p> <p>N/A</p>
<p>24. Have you carried out any viability assessment or financial appraisal that has indicated there may be abnormal costs to developing the site?</p> <p>Yes</p>
<p>24a. If yes to 24, please explain what these are.</p> <p>New railway station. Contribution towards new slip roads Greenspace provision throughout the site</p>
<p>25. If the site is allocated for development in the Publication draft of the plan, the Council will appoint a viability consultant to appraise the viability of the plan. Are you willing to work with and share information with the consultant where required?</p> <p>Yes</p>

26. Is there any other information that has not been covered by the above that you think the Local Planning Authority needs to be aware of in relation to this land?

No

26a. If **yes** please give details

27. Do you wish to submit any further studies/surveys for the Council to consider when deciding whether to allocate your site for development (please indicate what pieces of work you intend to carry out)?

No

IMPORTANT: For this work to be considered, it will need to be received by the Council by no later than **March 31st 2014**. Please let us know what studies you intend to do by 28th February, 2014.

Please send the completed form to:

E-mail: Local.plan@sefton.gov.uk

Postal Address:

Local Planning Team
Planning Services
Magdalen House
30 Trinity Road
Bootle
Merseyside
L20 3NJ

Contacts:

Ingrid Berry or David Robinson
(0151) 934 3556/3598

FORM FOR DEVELOPERS AND OWNERS TO SUPPORT THE ALLOCATION OF THEIR SITE IN THE LOCAL PLAN. PLEASE COMPLETE A SEPARATE FORM FOR EACH SITE.

A RESPONSE IS REQUIRED BY 20TH MARCH 2015 IF POSSIBLE.

PLEASE LOOK AT APPENDIX 1 IN THE LOCAL PLAN FOR SITE SPECIFIC REQUIREMENTS.

<p>Site name and policy reference:</p> <p>Land to the East of Waddicar Lane, Allocation Reference: MN.2.30</p>	
<p>Contact details confirmed:</p> <p>Andrew Teage, Associate Director, Planning, DTZ 1 Marsden Street Manchester M2 1HW</p> <p>Andrew.teage@dtz.com</p>	
<p>Site Area:</p> <p>Gross site area 5.67 hectares Indicative net area 4.90 hectares</p>	<p>Indicative capacity: 177</p> <p>Do you agree with this figure? If not, how many houses are you proposing to develop on the site?</p>
<p>1. Please confirm that you control the whole site. If not, will any discussions take place with any other owners before the end of the publication period?</p> <p>Yes, it is under option to a national house builder – Bellway Homes Ltd.</p>	
<p>2. If there are any restrictive covenants, how and when will these be addressed to minimise the impact on delivery?</p> <p>N/A</p>	
<p>3. If the site is allocated in the Local Plan, how quickly after adoption will the site be made available for development?</p> <p>As soon as possible following adoption.</p>	
<p>4. When will planning permission be sought?</p> <p>Provided the Local Plan is adopted, a detailed planning permission is expected to be submitted in March 2016 following completion of the requisite surveys for over wintering birds.</p>	
<p>5. Are any significant site works or infrastructure required that could delay the construction of housing on this site?</p> <p>None.</p>	
<p>6. From any notional local plan adoption date in 2016, how long after that date would you expect the construction of the first houses to commence on site, and in what timescales (on a year by year basis from a start on site) will they be completed?</p> <p>Summer 2016, following discharge of pre-commencement conditions. (Allow three months on site before first sale). Bellway is currently forecasting on average completions of 36 dwellings per year as follows:</p>	

FORM FOR DEVELOPERS AND OWNERS TO SUPPORT THE ALLOCATION OF THEIR SITE IN THE LOCAL PLAN. PLEASE COMPLETE A SEPARATE FORM FOR EACH SITE.

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PLEASE LOOK AT APPENDIX 1 IN THE LOCAL PLAN FOR SITE SPECIFIC REQUIREMENTS.

2017 – 33 dwellings 2018 – 36 dwellings 2019 – 36 dwellings 2020 – 36 dwellings 2021 – 36 dwellings
7. The Council has a requirement that 30% of the bedspaces on the site will be provided as affordable housing. Will this affect the viability of the site? Not at that current time
8. Is it your intention to provide any elderly person's or extra care housing on site? How much? No
9. How many houses do you expect to be completed each year, on average, and subject to normal market conditions? 36 dwellings per year
10. Please confirm that it will be viable to develop the site, and that any required infrastructure will be provided without affecting site viability. Has a viability assessment been carried out? Bellway would not have optioned the site if they did not consider the site to be viable. Ultimately it will depend whether there are any additional requirements imposed through the final Local Plan and the requirements for CiL / S106 monies which are currently unknown.
11. Please specify what is required and the estimated cost. This information is not currently available. It is anticipated that facilities at the adjacent open space at Rainbow Park will be upgraded as part of this allocation coming forward and this has been allowed for.
12. Have any discussions with infrastructure providers taken place or studies prepared to overcome any constraints? Please specify. N/A
13. Is there any other information that we need to be aware of? No
14. What studies do you intend to submit? Note that all supporting evidence should be submitted during the publication period (by 27th March) if the Inspector is to take it into account. This should include documents submitted at previous stages of the Local Plan preparation. Please see submitted report and technical appendices.



Information about land in the Sefton Green Belt

The purpose of these questions is to assess the viability of the development of sites in the Green Belt should these form part of the Council's Publication draft Local Plan for Sefton.

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1. Name and contact details	Name: Jeanelle Matthews Griffiths
	Address: Wadacre Farm Croydon Lane Melling L31 1ED
	Email: wadacre@boltonie.com
	Phone: 07971 195578
2. Site Address As above Sefton site reference S145	
3. Site area (hectares) 5.2	
4. Does the attached plan accurately show your ownership? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If not, please can you amend the plan to show the land that you own?	

5. What title do you have to the land? *None with plenty of interests*
 Freehold Leasehold Developer option (please give details including contact details if not already provided above)
apart from area shown pitched on long lease from Catholic Church

6. Does anybody else have a land ownership interest? Yes No
Other than the above no

6a. If yes, please give details of the other land ownerships (where known) and show all other interests on the plan. Please provide contact details, and the nature of the other interests (e.g. Do they have a freehold or leasehold interest, developer option etc)?
See 5 and 6 above

7. Is it your intention to develop the site? Yes No *Sell to Anadoluisder*

8. What type of development is the site being put forward for e.g. Residential / Employment / Mixed Use / Other? *Residential*

8a. If Mixed Use or Other, please indicate the potential mix and / or uses (with areas) and if possible show the approximate areas on a plan.
N/A

9. Would you consider making available all or part of the site for pitches for Gypsy or Traveller accommodation?
 Yes No Part (please indicate on the plan)

10. If you are not a developer, have you entered into any agreement about who might develop the site?
 Yes No *Numerous discussions have taken place with various franchisees who have all shown an keen interest,*

10a. If Yes, with whom? (Please provide contact details)
N/A

10b. If No, is it your intention to do so? When? (Please provide details)
If and when the land is released from the green belt through the local plan process.

11. Are you aware of any legal, development, financial or other constraints with regard to the site that could affect its suitability for development, (deliverability, timetable or capacity)?
 Yes No
 If yes, please give details on a separate sheet.

12. If the site was promoted for development in the Local Plan what would you consider to be the timeframe for making this site available for development after the adoption of the plan (which is expected to be in 2015)

<input checked="" type="radio"/> Immediately	<input type="radio"/> 1 – 5 years	<input type="radio"/> 6 – 10 years
<input type="radio"/> 11 – 15 years	<input type="radio"/> 16 – 20 years	<input type="radio"/> Over 20 years

13. In respect of housing development, what do you anticipate the average number of completed homes/units each year would be and from what start date?[recognising that this can change over time and can be no more than a 'best guess' at present]?

This would be a matter for the developer.

14. Would this vary if more than one developer was involved in developing the land? **Yes** **No**

15. If the land is to be developed wholly or partly for housing, what is the maximum number of houses you would expect to achieve on your site?

30 dwellings per ~~acre~~ Acre.

16. What densities do you envisage the land will be developed at? (please give number per hectare). Are these net or gross densities?

30 dwellings per Acre.

17. The Council is likely to require a minimum of 30% the homes on this site to be affordable. Are you prepared to provide this amount of affordable housing on your site? (please note that the tenure mix of affordable housing has not yet been determined and will depend (a) on the findings of the 2014 Strategic Housing Market Assessment (SHMA), and (b) on an assessment of the viability of the Local Plan)

Yes No

18. The Council will also expect contributions to new and improved infrastructure in association with development [either provided on site by the developer or by way of a financial contribution]. Is this likely to affect whether your site will be developed, or the timescale within which it might be developed?

Yes No

19. What infrastructure do you consider necessary for the development of your land to be completed and have you any information on how much this would cost?

Nothing out of the ordinary.

20. Have any discussions taken place with utility companies or have you prepared any supporting studies to indicate how any constraints could be overcome? **Yes** **No**

20a. If Yes, please list below and provide copies of any relevant information (including costs).

N/A

21. Is the site:

Vacant

Yes

No

Occupied

Yes

No

(please provide details of all existing uses)

Agriculture, Children museum, Amenity/catering, Residential (1 unit)

Partly occupied

Yes

No

(please provide details of all existing uses and indicate the percentage of the site that is occupied)

22. If the site or part of the site is occupied would any of that part of the site remain in that occupation and therefore be unsuitable for development?

Yes – all

Yes – part

No

If **Yes – all** or **Yes – part** please give a timetable for when you expect any existing use(s) to cease and show the affected area(s) on a plan.

23. If the land currently forms part of one or more agricultural holdings, what impact would the loss of this land have on the viability of the holding(s)?

Whole site to be cleared.

23a. What notice would any agricultural tenants require?

None as not occupied

24. Have you carried out any viability assessment or financial appraisal that has indicated there may be abnormal costs to developing the site?

Yes

No

Inta note aware of any potential abnormal costs.

24a. If **yes** to 24, please explain what these are.

N/A

25. If the site is allocated for development in the Publication draft of the plan, the Council will appoint a viability consultant to appraise the viability of the plan. Are you willing to work with and share information with the consultant where required?

Yes

No

26. Is there any other information that has not been covered by the above that you think the Local Planning Authority needs to be aware of in relation to this land?

Yes

No

26a. If **yes** please give details

N/A

27. Do you wish to submit any further studies/surveys for the Council to consider when deciding whether to allocate your site for development (please indicate what pieces of work you intend to carry out)?

Yes

No

unless suggested by the Council

IMPORTANT: For this work to be considered, it will need to be received by the Council by no later than **March 31st 2014**. Please let us know what studies you intend to do by 28th February, 2014.

Please send the completed form to:

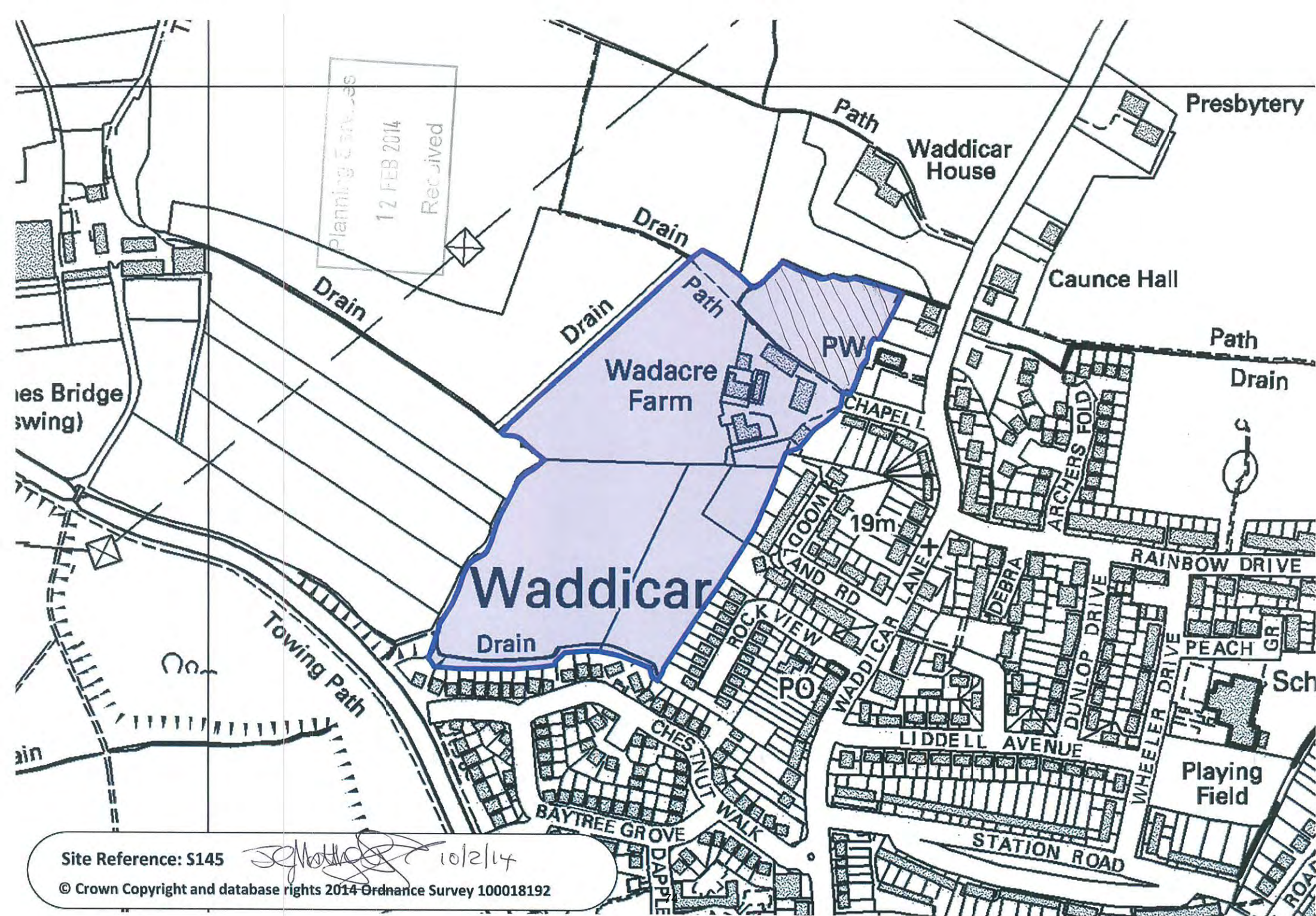
E-mail: Local.plan@sefton.gov.uk

Postal Address:

Local Planning Team
Planning Services
Magdalen House
30 Trinity Road
Bootle
Merseyside
L20 3NJ

Contacts:

Ingrid Berry or David Robinson
(0151) 934 3556/3598



Planning Enquiries
12 FEB 2014
Received

Site Reference: S145
[Signature] 10/2/14
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1. Name and contact details	Name: Stephen Harris
	Address: Emery Planning, 2-4 South Park Court, Hobson Street, Macclesfield, SK11 8BS
	Email: stephenharris@emeryplanning.com
	Phone: 01625 433881
2. Site Address	
Land at Spencers Lane, Melling, L31 1HB	
3. Site area (hectares)	
0.59 hectares	
4. Does the attached plan accurately show your ownership?	
Yes No	
If not, please can you amend the plan to show the land that you own?	

<p>5. What title do you have to the land? Freehold Leasehold — Developer option (please give details including contact details if not already provided above)</p>
<p>6. Does anybody else have a land ownership interest? Yes No</p>
<p>6a. If yes, please give details of the other land ownerships (where known) and show all other interests on the plan. Please provide contact details, and the nature of the other interests (e.g. Do they have a freehold or leasehold interest, developer option etc)?</p>
<p>7. Is it your intention to develop the site? Yes No</p>
<p>8. What type of development is the site being put forward for e.g. Residential / Employment / Mixed Use / Other? Residential</p>
<p>8a. If Mixed Use or Other, please indicate the potential mix and / or uses (with areas) and if possible show the approximate areas on a plan.</p>
<p>9. Would you consider making available all or part of the site for pitches for Gypsy or Traveller accommodation? Yes No Part (please indicate on the plan)</p>
<p>10. If you are not a developer, have you entered into any agreement about who might develop the site? Yes No</p>
<p>10a. If Yes, with whom? (Please provide contact details)</p>
<p>10b. If No, is it your intention to do so? When? (Please provide details)</p> <p>We have had discussions and interest in the site from developers. We can confirm that the site is deliverable.</p>
<p>11. Are you aware of any legal, development, financial or other constraints with regard to the site that could affect its suitability for development, (deliverability, timetable or capacity)? Yes No</p> <p>If yes, please give details on a separate sheet.</p>

12. If the site was promoted for development in the Local Plan what would you consider to be the timeframe for making this site available for development after the adoption of the plan (which is expected to be in 2015)

Immediately

~~1 – 5 years~~

~~6 – 10 years~~

~~11 – 15 years~~

~~16 – 20 years~~

~~Over 20 years~~

13. In respect of housing development, what do you anticipate the average number of completed homes/ units each year would be and from what start date?[recognising that this can change over time and can be no more than a 'best guess' at present]?

The average completion rate for a developer is 25 dwellings per annum and we would expect the site to be developed. The site can therefore assist meeting the first 5 year period of the local plan. As noted above the site is immediately available.

14. Would this vary if more than one developer was involved in developing the land? **Yes** **No**

15. If the land is to be developed wholly or partly for housing, what is the maximum number of houses you would expect to achieve on your site?

Approx. 18 to 20 dwellings

16. What densities do you envisage the land will be developed at? (please give number per hectare). Are these net or gross densities?

17. The Council is likely to require a minimum of 30% the homes on this site to be affordable. Are you prepared to provide this amount of affordable housing on your site? (please note that the tenure mix of affordable housing has not yet been determined and will depend (a) on the findings of the 2014 Strategic Housing Market Assessment (SHMA), and (b) on an assessment of the viability of the Local Plan)

Yes

~~No~~

18. The Council will also expect contributions to new and improved infrastructure in association with development [either provided on site by the developer or by way of a financial contribution]. Is this likely to affect whether your site will be developed, or the timescale within which it might be developed?

~~Yes~~

No

19. What infrastructure do you consider necessary for the development of your land to be completed and have you any information on how much this would cost?

Due to the limited scale of the development we would not expect any significant infrastructure to be required as the site has a direct access and frontage onto Spencers Lane.

20. Have any discussions taken place with utility companies or have you prepared any supporting studies to indicate how any constraints could be overcome? **Yes** **No**

20a. If **Yes**, please list below and provide copies of any relevant information (including costs).

However if the Council requires further information we can undertake the necessary work.

21. Is the site:

Vacant **Yes** **No**

Occupied **Yes** **No**
(please provide details of all existing uses)

Partly occupied **Yes** ~~**No**~~
(please provide details of all existing uses and indicate the percentage of the site that is occupied)

It is currently used by a coach operator although only 15% of the site is used for that purpose. The remainder is previously development with a greenfield part to the west.

22. If the site or part of the site is occupied would any of that part of the site remain in that occupation and therefore be unsuitable for development?

~~**Yes – all**~~ ~~**Yes – part**~~ **No**

If **Yes – all** or **Yes – part** please give a timetable for when you expect any existing use(s) to cease and show the affected area(s) on a plan.

23. If the land currently forms part of one or more agricultural holdings, what impact would the loss of this land have on the viability of the holding(s)?

n/a

23a. What notice would any agricultural tenants require?

n/a

24. Have you carried out any viability assessment or financial appraisal that has indicated there may be abnormal costs to developing the site?

~~**Yes**~~ **No**

24a. If **yes** to 24, please explain what these are.

25. If the site is allocated for development in the Publication draft of the plan, the Council will appoint a viability consultant to appraise the viability of the plan. Are you willing to work with and share information with the consultant where required?

Yes ~~**No**~~

26. Is there any other information that has not been covered by the above that you think the Local Planning Authority needs to be aware of in relation to this land?

Yes

No

26a. If **yes** please give details

27. Do you wish to submit any further studies/surveys for the Council to consider when deciding whether to allocate your site for development (please indicate what pieces of work you intend to carry out)?

Yes

No

We intend to prepare a layout for the site to demonstrate the level of development expected. If the Council requires any further information this can be discussed at the meeting on 19th February.

IMPORTANT: For this work to be considered, it will need to be received by the Council by no later than **March 31st 2014**. Please let us know what studies you intend to do by 28th February, 2014.

Please send the completed form to:

E-mail: Local.plan@sefton.gov.uk

Postal Address:

Local Planning Team
Planning Services
Magdalen House
30 Trinity Road
Bootle
Merseyside
L20 3NJ

Contacts:

Ingrid Berry or David Robinson
(0151) 934 3556/3598

FORM FOR DEVELOPERS AND OWNERS TO SUPPORT THE ALLOCATION OF THEIR SITE IN THE LOCAL PLAN. PLEASE COMPLETE A SEPARATE FORM FOR EACH SITE.

A RESPONSE IS REQUIRED BY 20TH MARCH 2015 IF POSSIBLE.

PLEASE LOOK AT APPENDIX 1 IN THE LOCAL PLAN FOR SITE SPECIFIC REQUIREMENTS.

<p>Site name and policy reference: Site off Wango Lane, Aintree Village MN2.33</p>	
<p>Contact details confirmed: Robinson New Homes Ltd, 45 Preston New Road, Blackburn BB2 6AE Email: robinsonnewhomes@gmail.com Tel: 01254 265550 Fax: 01254 264445</p>	
<p>Site Area: 4.5 acres</p>	<p>Indicative capacity: Do you agree with this figure? If not, how many houses are you proposing to develop on the site? We initially requested 57 houses but the Council have indicated a lesser sum. We wish to develop 57</p>
<p>1. Please confirm that you control the whole site. If not, will any discussions take place with any other owners before the end of the publication period? Yes we control all of the Site</p>	
<p>2. If there are any restrictive covenants, how and when will these be addressed to minimise the impact on delivery? No there are no restrictive covenants</p>	
<p>3. If the site is allocated in the Local Plan, how quickly after adoption will the site be made available for development? We will submit full detailed application within one month of Site being made available for development in local plan</p>	
<p>4. When will planning permission be sought? Immediately after local plan allocation</p>	
<p>5. Are any significant site works or infrastructure required that could delay the construction of housing on this site? No</p>	
<p>6. From any notional local plan adoption date in 2016, how long after that date would you expect the construction of the first houses to commence on site, and in what timescales (on a year by year basis from a start on site) will they be completed? Within 4 weeks of receiving detailed planning permission</p>	
<p>7. The Council has a requirement that 30% of the bedspaces on the site will be provided as affordable housing. Will this affect the viability of the site? NO</p>	

FORM FOR DEVELOPERS AND OWNERS TO SUPPORT THE ALLOCATION OF THEIR SITE IN THE LOCAL PLAN. PLEASE COMPLETE A SEPARATE FORM FOR EACH SITE.

A RESPONSE IS REQUIRED BY 20TH MARCH 2015 IF POSSIBLE.

PLEASE LOOK AT APPENDIX 1 IN THE LOCAL PLAN FOR SITE SPECIFIC REQUIREMENTS.

8. Is it your intention to provide any elderly person's or extra care housing on site? How much?

Possibly

9. How many houses do you expect to be completed each year, on average, and subject to normal market conditions?

30 houses per year subject to normal market conditions

10. Please confirm that it will be viable to develop the site, and that any required infrastructure will be provided without affecting site viability. Has a viability assessment been carried out?

We confirm it will be viable and a viability assessment has been carried out

11. Please specify what is required and the estimated cost.

57 houses @ £160,000.00 estimated £9,120,000.00 including road works

12. Have any discussions with infrastructure providers taken place or studies prepared to overcome any constraints? Please specify.

We see no constraints

13. Is there any other information that we need to be aware of?

We are quite keen to build on this Site as soon as possible

14. What studies do you intend to submit? Note that all supporting evidence should be submitted during the publication period (by 27th March) if the Inspector is to take it into account. This should include documents submitted at previous stages of the Local Plan preparation.

We feel that 1- 13 above are sufficient replies to item 14

FORM FOR DEVELOPERS AND OWNERS TO SUPPORT THE ALLOCATION OF THEIR SITE IN THE LOCAL PLAN. PLEASE COMPLETE A SEPARATE FORM FOR EACH SITE.

A RESPONSE IS REQUIRED BY 20TH MARCH 2015 IF POSSIBLE.

PLEASE LOOK AT APPENDIX 1 IN THE LOCAL PLAN FOR SITE SPECIFIC REQUIREMENTS.

Site name and policy reference:	
Former St Raymond's School Netherton.....Policy Ref MN2.36.....site Ref SR4.33	
Contact details confirmed:	
Frank Harrington 6 Cross St Preston. PR1 3LT..01772 880010...agent for part of site	
Site Area:	Indicative capacity: none stated but 66 appropriate
1.9 hectares	Do you agree with this figure? If not, how many houses are you proposing to develop on the site?..... 66
1. Please confirm that you control the whole site. If not, will any discussions take place with any other owners before the end of the publication period?	
Site owned part by Liverpool Catholic Diocese and part by Sefton Council. Discussions ongoing	
2. If there are any restrictive covenants, how and when will these be addressed to minimise the impact on delivery?	
None that we are aware of	
3. If the site is allocated in the Local Plan, how quickly after adoption will the site be made available for development?	
.....immediately	
4. When will planning permission be sought?	
Within 6 months	
5. Are any significant site works or infrastructure required that could delay the construction of housing on this site?	
None that we are aware of	
6. From any notional local plan adoption date in 2016, how long after that date would you expect the construction of the first houses to commence on site, and in what timescales (on a year by year basis from a start on site) will they be completed?	
Within 12 months and 30 units per year	
7. The Council has a requirement that 30% of the bedspaces on the site will be provided as affordable housing. Will this affect the viability of the site?	
To be considered at a later date when more information available	

FORM FOR DEVELOPERS AND OWNERS TO SUPPORT THE ALLOCATION OF THEIR SITE IN THE LOCAL PLAN. PLEASE COMPLETE A SEPARATE FORM FOR EACH SITE.

A RESPONSE IS REQUIRED BY 20TH MARCH 2015 IF POSSIBLE.

PLEASE LOOK AT APPENDIX 1 IN THE LOCAL PLAN FOR SITE SPECIFIC REQUIREMENTS.

8. Is it your intention to provide any elderly person's or extra care housing on site? How much?

To be considered later when more information available

9. How many houses do you expect to be completed each year, on average, and subject to normal market conditions?

.....30

10. Please confirm that it will be viable to develop the site, and that any required infrastructure will be provided without affecting site viability. Has a viability assessment been carried out?

.....Not yet carried out

11. Please specify what is required and the estimated cost.

12. Have any discussions with infrastructure providers taken place or studies prepared to overcome any constraints? Please specify.

13. Is there any other information that we need to be aware of?

None that we are aware of

14. What studies do you intend to submit? Note that all supporting evidence should be submitted during the publication period (by 27th March) if the Inspector is to take it into account. This should include documents submitted at previous stages of the Local Plan preparation.

FORM FOR DEVELOPERS AND OWNERS TO SUPPORT THE ALLOCATION OF THEIR SITE IN THE LOCAL PLAN. PLEASE COMPLETE A SEPARATE FORM FOR EACH SITE.

A RESPONSE IS REQUIRED BY 20TH MARCH 2015 IF POSSIBLE.

PLEASE LOOK AT APPENDIX 1 IN THE LOCAL PLAN FOR SITE SPECIFIC REQUIREMENTS.

<p>Site name and policy reference: Former St Wilfrid's school, Bootle</p> <p>Ref: MN 2.41</p>	
<p>Contact details confirmed: Agent for the owners....Frank Harrington 07860 460190 frank@frankharrington.com</p>	
<p>Site Area: 6.6 hectares....over the two ownerships</p>	<p>Indicative capacity: None stated Do you agree with this figure? If not, how many houses are you proposing to develop on the site?... 90 on Diocese part of site</p>
<p>1. Please confirm that you control the whole site. If not, will any discussions take place with any other owners before the end of the publication period?</p> <p>Site part owned by Liverpool Catholic Diocese and part by Sefton Council. Discussion ongoing.</p>	
<p>2. If there are any restrictive covenants, how and when will these be addressed to minimise the impact on delivery?</p> <p>Covenants will be resolved shortly</p>	
<p>3. If the site is allocated in the Local Plan, how quickly after adoption will the site be made available for development?</p> <p>Immediately</p>	
<p>4. When will planning permission be sought?</p> <p>Within 6 months</p>	
<p>5. Are any significant site works or infrastructure required that could delay the construction of housing on this site?</p> <p>No</p>	
<p>6. From any notional local plan adoption date in 2016, how long after that date would you expect the construction of the first houses to commence on site, and in what timescales (on a year by year basis from a start on site) will they be completed?</p> <p>Construction commence in 2016 Delivery of 35 per annum</p>	

FORM FOR DEVELOPERS AND OWNERS TO SUPPORT THE ALLOCATION OF THEIR SITE IN THE LOCAL PLAN. PLEASE COMPLETE A SEPARATE FORM FOR EACH SITE.

A RESPONSE IS REQUIRED BY 20TH MARCH 2015 IF POSSIBLE.

PLEASE LOOK AT APPENDIX 1 IN THE LOCAL PLAN FOR SITE SPECIFIC REQUIREMENTS.

<p>7. The Council has a requirement that 30% of the bedspaces on the site will be provided as affordable housing. Will this affect the viability of the site?</p> <p>Unknown at this stage</p>
<p>8. Is it your intention to provide any elderly person's or extra care housing on site? How much?</p> <p>Unknown at this stage</p>
<p>9. How many houses do you expect to be completed each year, on average, and subject to normal market conditions?</p> <p>35</p>
<p>10. Please confirm that it will be viable to develop the site, and that any required infrastructure will be provided without affecting site viability. Has a viability assessment been carried out?</p> <p>The site will be viable.</p>
<p>11. Please specify what is required and the estimated cost.</p> <p>-</p>
<p>12. Have any discussions with infrastructure providers taken place or studies prepared to overcome any constraints? Please specify.</p> <p>-</p>
<p>13. Is there any other information that we need to be aware of?</p> <p>None that we are aware of</p>
<p>14. What studies do you intend to submit? Note that all supporting evidence should be submitted during the publication period (by 27th March) if the Inspector is to take it into account. This should include documents submitted at previous stages of the Local Plan preparation.</p>

3. Site area (hectares) 1.1 hectares
4. Does the attached plan accurately show your ownership? Yes No YES If not, please can you amend the plan to show the land that you own?
5. What title do you have to the land? Freehold Leasehold Developer option (please give details including contact details if not already provided above) FREEHOLD
6. Does anybody else have a land ownership interest? Yes No NOT IN THIS PARCEL BUT SEFTON BC OWN ADJOINING LAND
6a. If yes , please give details of the other land ownerships (where known) and show all other interests on the plan. Please provide contact details, and the nature of the other interests (e.g. Do they have a freehold or leasehold interest, developer option etc)?
7. Is it your intention to develop the site? Yes No YES
8. What type of development is the site being put forward for e.g. Residential / Employment / Mixed Use / Other? RESIDENTIAL
8a. If Mixed Use or Other, please indicate the potential mix and / or uses (with areas) and if possible show the approximate areas on a plan.
9. Would you consider making available all or part of the site for pitches for Gypsy or Traveller accommodation? Yes No Part (please indicate on the plan) NO
10. If you are not a developer, have you entered into any agreement about who might develop the site? Yes No WE HAVE ENTERED INTO A CONDITIONAL CONTRACT WITH A DEVELOPER.
10a. If Yes , with whom? (Please provide contact details) GLEESON DEVELOPMENTS LTD....6 EUROPA COURT, SHEFFIELD BUSINESS PARK, SHEFFIELD. S9 1XE
10b. If No , is it your intention to do so? When? (Please provide details)

<p>11. Are you aware of any legal, development, financial or other constraints with regard to the site that could affect its suitability for development, (deliverability, timetable or capacity)?</p> <p>Yes No</p> <p>NO</p> <p>If yes, please give details on a separate sheet.</p>								
<p>12. If the site was promoted for development in the Local Plan what would you consider to be the timeframe for making this site available for development after the adoption of the plan (which is expected to be in 2015) IMMEDIATELY</p> <table border="0"> <tr> <td>Immediately</td> <td>1 – 5 years</td> <td>6 – 10 years</td> </tr> <tr> <td>11 – 15 years</td> <td>16 – 20 years</td> <td>Over 20 years</td> </tr> </table>			Immediately	1 – 5 years	6 – 10 years	11 – 15 years	16 – 20 years	Over 20 years
Immediately	1 – 5 years	6 – 10 years						
11 – 15 years	16 – 20 years	Over 20 years						
<p>13. In respect of housing development, what do you anticipate the average number of completed homes/ units each year would be and from what start date?[recognising that this can change over time and can be no more than a ‘best guess’ at present]?</p> <p>36 units STARTING FROM AUGUST 2014</p>								
<p>14. Would this vary if more than one developer was involved in developing the land? Yes No</p> <p>Too small for joint development.</p>								
<p>15. If the land is to be developed wholly or partly for housing, what is the maximum number of houses you would expect to achieve on your site?</p> <p>36 UNITS BUT UP TO A TOTAL OF 51 BY INCLUDING ADJOINING LAND IS SEPARATE OWNERSHIP (SEFTON BC)</p>								
<p>16. What densities do you envisage the land will be developed at? (please give number per hectare). Are these net or gross densities?</p> <p>35 PER HECTARE</p>								
<p>17. The Council is likely to require a minimum of 30% the homes on this site to be affordable. Are you prepared to provide this amount of affordable housing on your site? (please note that the tenure mix of affordable housing has not yet been determined and will depend (a) on the findings of the 2014 Strategic Housing Market Assessment (SHMA), and (b) on an assessment of the viability of the Local Plan)</p> <p>Yes No</p> <p>YES IF NECESSARY BUT ALREADY A LOW VALUE AREA FOR HOUSING</p>								
<p>18. The Council will also expect contributions to new and improved infrastructure in association with development [either provided on site by the developer or by way of a financial contribution]. Is this likely to affect whether your site will be developed, or the timescale within which it might be developed?</p> <p>Yes No</p> <p>NO</p>								

19. What infrastructure do you consider necessary for the development of your land to be completed and have you any information on how much this would cost?

TO BE QUANTIFIED

20. Have any discussions taken place with utility companies or have you prepared any supporting studies to indicate how any constraints could be overcome? **Yes** **No**

21.

THE DEVELOPER HAS DONE SO

20a. If **Yes**, please list below and provide copies of any relevant information (including costs).

22. Is the site:

Vacant **Yes** **No**

YES

Occupied **Yes** **No**

(please provide details of all existing uses)

Partly occupied **Yes** **No**

(please provide details of all existing uses and indicate the percentage of the site that is occupied)

23. If the site or part of the site is occupied would any of that part of the site remain in that occupation and therefore be unsuitable for development?

Yes – all **Yes – part** **No**

If **Yes – all** or **Yes – part** please give a timetable for when you expect any existing use(s) to cease and show the affected area(s) on a plan.

24. If the land currently forms part of one or more agricultural holdings, what impact would the loss of this land have on the viability of the holding(s)?

N/A

23a. What notice would any agricultural tenants require?

25. Have you carried out any viability assessment or financial appraisal that has indicated there may be abnormal costs to developing the site?

Yes

No

THE DEVELOPER HAS DONE SO

24a. If **yes** to 24, please explain what these are.

26. If the site is allocated for development in the Publication draft of the plan, the Council will appoint a viability consultant to appraise the viability of the plan. Are you willing to work with and share information with the consultant where required?

Yes

No

YES

27. Is there any other information that has not been covered by the above that you think the Local Planning Authority needs to be aware of in relation to this land?

Yes No

SEFTON BC OWN ADJOINING LAND WHICH WOULD BE BEST INCORPORATED IN THE DEVELOPMENT AS THEY HAVE LIMITED POTENTIAL ON THEIR OWN IF LEFT OUT

26a. If **yes** please give details

27. Do you wish to submit any further studies/surveys for the Council to consider when deciding whether to allocate your site for development (please indicate what pieces of work you intend to carry out)?

Yes No

NO

IMPORTANT: For this work to be considered, it will need to be received by the Council by no later than **March 31st 2014**. Please let us know what studies you intend to do by 28th February, 2014.

Please send the completed form to:

E-mail: Local.plan@sefton.gov.uk

Postal Address:

Local Planning Team
Planning Services
Magdalen House
30 Trinity Road
Bootle
Merseyside
L20 3NJ

Contacts:

Ingrid Berry or David Robinson
(0151) 934 3556/3598

Information about land in the Sefton Green Belt

The purpose of these questions is to assess the viability of the development of sites in the Green Belt should these form part of the Council's Publication draft Local Plan for Sefton.

The Council is using this questionnaire and follow-up meetings:

- **to re-assess the viability and deliverability of the Green Belt sites identified at the Preferred Option stage of the Local Plan, and**
- **to assess the viability of those sites in the Green Belt which landowners or developers have suggested as possible development sites in their representations on the Preferred Option document.**

This is an important part of the process to help the Council decide on which sites should be included in the Publication Draft version of the Local Plan. However, the final decision is not expected to be made by the Council until late summer/autumn 2014.

PLEASE PRINT YOUR RESPONSE AND RETURN THE FORM TO US BY **FRIDAY FEBRUARY 28th 2014 IF YOU DO NOT INTEND TO MEET WITH US (See e-mail and postal address at the bottom of this form). If you do intend to meet us then please can you send in a draft completed form no later than **3 working days** before the meeting.**

The information provided in the completed forms will be used to help in the preparation of the Local Plan and will update any previous information that you may have submitted.

Information provided in the completed form may be needed to be published on the Council's website as evidence for the Local Plan. It will also be required to be available for scrutiny by a Planning Inspector appointed by the Secretary of State for Communities and Local Government. As such these forms may be published and made publicly available. Names and personal contact details (of landowners or interests in the land) will not be disclosed.

1. Name and contact details	Name:
	<ol style="list-style-type: none"> 1. Barton Willmore (Agent acting for Countryside Properties/Persimmon and P Wilson and Co) 2. Savills – Matthew Sobic (Agent acting for Taylor Wimpey/Hallam Land Management)
	Address:
	Barton Willmore: Tower 12, Bridge Street, Spinningfields, Manchester, M3 3BZ Savills, Belvedere, 12 Booth Street, Manchester M2 4AW
Email:	
Barton Willmore: chris.edge@bartonwillmore.co.uk Savills: MSobic@savills.com	
Phone:	
Barton Willmore: 0161 817 4902 Savills 0161 277 7291	
2. Site Address	

Land bounded by School Lane, Poverty Lane, Railway track and M58 Motorway, Maghull

3. Site area (hectares)

85 of which individually 42 ha residential: 1 ha Local Centre, 15 ha employment. The remaining would be public open space and infrastructure.

4. Does the attached plan accurately show your ownership?

Yes

If not, please can you amend the plan to show the land that you own?

5. What title do you have to the land?

Freehold and Developer option

Part Freehold, part Developer option

Land at Bridge Farm, Bradley's Farm and The Poplars (the derelict former horticultural nursery on School Lane) are all Freehold.

The remaining area is subject to an option agreement.

6. Does anybody else have a land ownership interest? **No**

6a. If **yes**, please give details of the other land ownerships (where known) and show all other interests on the plan. Please provide contact details, and the nature of the other interests (e.g. Do they have a freehold or leasehold interest, developer option etc)?

7. Is it your intention to develop the site? **Yes**

8. What type of development is the site being put forward for e.g. Residential / Employment / Mixed Use / Other?

Mixture of housing and commercial uses

8a. If Mixed Use or Other, please indicate the potential mix and / or uses (with areas) and if possible show the approximate areas on a plan.

See answer to (3) above and indicative masterplan submitted in respect to Preferred Option, Local Plan (Sept 2013)

9. Would you consider making available all or part of the site for pitches for Gypsy or Traveller accommodation?

No

10. If you are not a developer, have you entered into any agreement about who might develop the site?

Not applicable
10a. If Yes , with whom? (Please provide contact details)
N/A
10b. If No , is it your intention to do so? When? (Please provide details)
N/A
11. Are you aware of any legal, development, financial or other constraints with regard to the site that could affect its suitability for development, (deliverability, timetable or capacity)?
No
If yes , please give details on a separate sheet.
12. If the site was promoted for development in the Local Plan what would you consider to be the timeframe for making this site available for development after the adoption of the plan (which is expected to be in 2015)
Immediately
Housing
13. In respect of housing development, what do you anticipate the average number of completed homes/ units each year would be and from what start date?[recognising that this can change over time and can be no more than a 'best guess' at present]?
Based on the House Builders Federation (HBF) build out rates (35 dwellings per developer per year), we anticipate that with three separate house builders already on board, a delivery rate of 100 dwellings per annum once consent is received/ full discharge of Reserved Matters, is a realistic figure.
14. Would this vary if more than one developer was involved in developing the land? Yes
15. If the land is to be developed wholly or partly for housing, what is the maximum number of houses you would expect to achieve on your site?
We anticipate that 1,940 units could be delivered on site based on a developable area of 55.45 hectares at 35 dwellings per hectare on a wholly residential scheme. Should commercial uses also be delivered on the development site this would be reduced.
16. What densities do you envisage the land will be developed at? (please give number per hectare). Are these net or gross densities?
35 dwellings per hectare (Gross)
17. The Council is likely to require a minimum of 30% the homes on this site to be affordable. Are you prepared to provide this amount of affordable housing on your site? (please note that the tenure mix of affordable housing has not yet been determined and will depend (a) on the findings of the 2014 Strategic Housing Market Assessment (SHMA), and (b) on an assessment of the viability of the Local Plan)
Yes
Employment
18. What uses will the site be developed for?

Use	Area (hectares)	Comments
B1	15	Office use as a business park
B2		
B8		
Other (please specify uses and areas)		
<p>19. Please provide any information you can about potential phasing e.g. indicative phasing sequence.</p> <p>Not known at this stage</p>		
<p>20. How much of the site do you consider could be developed by 2030 (the end of the plan period)?</p> <ul style="list-style-type: none"> • All of the housing with three developers. • The Business Park is subject to take up. • The local centre to serve the new population. 		
<p>Infrastructure</p>		
<p>21. The Council will also expect contributions to new and improved infrastructure in association with development [either provided on site by the developer or by way of a financial contribution]. Is this likely to affect whether your site will be developed, or the timescale within which it might be developed?</p> <p>No</p>		
<p>22. What infrastructure do you consider necessary for the development of your land to be completed and have you any information on how much this would cost?</p> <p>No significant infrastructure required</p>		
<p>23. What infrastructure do you consider necessary for the development of your land to be completed and have you any information on how much this would cost?</p> <p>Highways and public rights of way</p>		
<p>24. Please indicate your best estimate of the lead in time for providing infrastructure between planning permission being obtained + conditions discharged and development commencing.</p> <p>Circa 6-9 months from reserved matters consent.</p>		
<p>25. What infrastructure do you consider necessary for the development of your land to be completed and have you any information on how much this would cost?</p> <p>No significant infrastructure required</p>		

<p>26. Are you assuming that the required infrastructure would be financed by the development of the site? If not, how will this be funded? The infrastructure required to make the development acceptable in planning terms will be funded by developer contributions.</p>
<p>27. Have any discussions taken place with utility companies or have you prepared any supporting studies to indicate how any constraints could be overcome? No – with utilities companies.</p>
<p>27a. If Yes, please list below and provide copies of any relevant information (including costs).</p>
<p>28. Is the site: Vacant</p>
<p>29. If the site or part of the site is occupied would any of that part of the site remain in that occupation and therefore be unsuitable for development? N/A If Yes – all or Yes – part please give a timetable for when you expect any existing use(s) to cease and show the affected area(s) on a plan.</p>
<p>30. If the land currently forms part of one or more agricultural holdings, what impact would the loss of this land have on the viability of the holding(s)? In terms of area, there are two principal farm businesses which occupy the majority of the site. Land at Bridge Farm and Bradley’s Farm, which extends to c.49 hectares, is occupied by Swift Farms Ltd, who currently farm c.323 hectares at various locations throughout Sefton and West Lancashire. The c.29 hectares of land at Summerhill Farm are occupied by William Counce Farms, who currently farm c.445 hectares, again at multiple locations in the area. In neither case will the loss of the land within this site have a material effect on the viability of the farm business or result in any staff redundancy.</p>
<p>23a. What notice would any agricultural tenants require? None of the land comprises any part of an agricultural holding. It is either farmed in hand by the owners or under short term licences. Therefore there are no agricultural tenants requiring the serving of notice.</p>
<p>31. Have you carried out any viability assessment or financial appraisal that has indicated there may be abnormal costs to developing the site? No, but all reports produced this far indicate that there are no abnormal costs to the development of this site.</p>
<p>24a. If yes to 24, please explain what these are.</p>

<p>32. If the site is allocated for development in the Publication draft of the plan, the Council will appoint a viability consultant to appraise the viability of the plan. Are you willing to work with and share information with the consultant where required?</p> <p>Yes</p>
<p>33. Is there any other information that has not been covered by the above that you think the Local Planning Authority needs to be aware of in relation to this land?</p> <p>No</p>
<p>26a. If yes please give details</p>
<p>27. Do you wish to submit any further studies/surveys for the Council to consider when deciding whether to allocate your site for development (please indicate what pieces of work you intend to carry out)?</p> <p>Please refer to the Countryside Properties/Persimmon/P Wilson Development Strategy Document (August 2011) and the accompanying Transport Report, Agricultural Land Classification document, Landscape and Visual Appraisal and Desk Study and extended Habitat Phase 1 Survey which were submitted to Sefton Council as part the suite of representations made to the Core Strategy Issues and Options consultation in August 2011.</p> <p>Reference should also be made to the Taylor Wimpey/Hallam Land Management representations submitted to the Council into the same consultation on the 12th August 2011.</p> <p>Please refer to the Countryside Properties/Persimmon/P Wilson representations made to the Preferred Options Local Plan (September 2013).</p> <p>These representations and reports demonstrate that the site is suitable, available and deliverable and that there are no constraints related to the development of the site.</p> <p>IMPORTANT: For this work to be considered, it will need to be received by the Council by no later than March 31st 2014. Please let us know what studies you intend to do by 28th February, 2014.</p>

Please send the completed form to:

E-mail: Local.plan@sefton.gov.uk

Postal Address:
Local Planning Team

FORM FOR DEVELOPERS AND OWNERS TO SUPPORT THE ALLOCATION OF THEIR SITE IN THE LOCAL PLAN. PLEASE COMPLETE A SEPARATE FORM FOR EACH SITE.

A RESPONSE IS REQUIRED BY 20TH MARCH 2015 IF POSSIBLE.

PLEASE LOOK AT APPENDIX 1 IN THE LOCAL PLAN FOR SITE SPECIFIC REQUIREMENTS.

Site name and policy reference:	
MN2.48 Land to the North of Formby Industrial Estate.	
Contact details confirmed:	
Mike Baker GL Hearn, Vantage Point, Hardman Street, Spinningfields, Manchester, M3 3HF mike.baker@glhearn.com	
Site Area:	Indicative capacity:
8 ha net	Do you agree with this figure? If not, how many houses are you proposing to develop on the site? N/A
1. Please confirm that you control the whole site. If not, will any discussions take place with any other owners before the end of the publication period?	
Site owned by S Rostron Limited	
2. If there are any restrictive covenants, how and when will these be addressed to minimise the impact on delivery?	
N/A	
3. If you are not a developer, have you entered into any agreement with a developer? Who is the contact?	
N/A	
4. If the site is allocated in the Local Plan, how quickly after adoption will the site be made available for development?	
Within 1 year	
5. When will planning permission be sought?	
Within 6-12 months of adoption of plan.	
6. Are any significant site works or infrastructure required that could delay the construction of this site?	
Traffic light controlled junction to be provided.	
7. From any notional local plan adoption date in 2016, how long after that date would you expect the construction of development to commence on site?	
2018 – 19	

FORM FOR DEVELOPERS AND OWNERS TO SUPPORT THE ALLOCATION OF THEIR SITE IN THE LOCAL PLAN. PLEASE COMPLETE A SEPARATE FORM FOR EACH SITE.

A RESPONSE IS REQUIRED BY 20TH MARCH 2015 IF POSSIBLE.

PLEASE LOOK AT APPENDIX 1 IN THE LOCAL PLAN FOR SITE SPECIFIC REQUIREMENTS.

8. Please confirm whether it is your intention to build the units yourself or whether you intend to provide a serviced site to be developed by others?

To be determined

9. When would you expect (a) the serviced site to be marketed, and

To be determined

(b) the first units to be completed and available for occupation?

To be determined

10. Please confirm that it will be viable to develop the site, and that any required infrastructure will be provided without affecting site viability. Has a viability assessment been carried out?

Keppie Massie viability assessment shows it will be viable to develop the site.

11. Please specify what is required and the estimated cost.

Total cost of £27.6m in Keppie Massie Assessment.

12. Have any discussions with infrastructure providers taken place or studies prepared to overcome any constraints? Please specify.

Discussions with highways authorities regarding provision of new access point.

13. How many jobs will be provided as a result of the development taking place?

Up to 1,400

14. Is there any other information that we need to be aware of?

No

15. What studies do you intend to submit? Note that all supporting evidence should be submitted during the publication period (by 27th March) if the Inspector is to take it into account. This should include documents submitted at previous stages of the Local Plan preparation.

Already submitted

Information about land in the Sefton Green Belt

The purpose of these questions is to help the Council make decisions about sites to be allocated for development in the emerging Local Plan for Sefton.

This is an important part of the process to help the Council decide on which sites should be included in the Publication Draft version of the Local Plan. However, the final decision is not expected to be made by the Council until late summer/autumn 2014.

PLEASE PRINT YOUR RESPONSE AND RETURN THE FORM TO US BY FRIDAY FEBRUARY 28th 2014 IF YOU DO NOT INTEND TO MEET WITH US (See e-mail and postal address at the bottom of this form). If you do intend to meet us then please can you send in a draft completed form no later than 3 working days before the meeting.

The information provided in the completed forms will be used to help in the preparation of the Local Plan and will update any previous information that you may have submitted.

Information provided in the completed form may be needed to be published on the Council's website as evidence for the Local Plan. It will also be required to be available for scrutiny by a Planning Inspector appointed by the Secretary of State for Communities and Local Government. As such these forms may be published and made publicly available. Names and personal contact details (of landowners or interests in the land) will not be disclosed.

1. Name and contact details	Name: John Francis – DPP One Ltd (Agent) Hugh McAuley/Formby Play Sports Ltd
	Address: DPP One Ltd, Barnett House, 53 Fountain Street, Manchester, M2 2AN
	Email: John.francis@dppukltd.com
	Phone: 0161 247 8555
2. Site Address Formby Play Sports, Altcar Road, Merseyside, L37 8DL	
3. Site area (hectares) 16.7 ha	
4. Does the attached plan accurately show your ownership? Yes	
5. What title do you have to the land? Freehold	
6. Does anybody else have a land ownership interest? No	

6a. If yes, please give details of the other land ownerships (where known) and show all other interests on the plan. Please provide contact details, and the nature of the other interests (e.g. Do they have a freehold or leasehold interest, developer option etc)?

N/A

7. Is it your intention to develop the site? **Yes**

8. What type of development is the site being put forward for e.g. Residential / Employment / Mixed Use / Other?

- **Leisure uses – extension of Formby Football Club.**
- **Employment uses and potentially the extension of retail park (small small) and small scale leisure/commercial uses.**

8a. If Mixed Use or Other Use, please indicate the potential mix and / or uses (with areas) and if possible show the approximate areas on a plan.

Please refer to the Vision Document enclosed.

9. Would you consider making available all or part of the site for pitches for Gypsy or Traveller accommodation?

No

10. If you are not a developer, have you entered into any agreement about who might develop the site?

No. However initial discussions have taken place with several interested parties.

10a. If Yes, with whom? (Please provide contact details)

List of interested parties is currently confidential at present.

10b. If No, is it your intention to do so? When? (Please provide details)

Discussions are underway with various parties. Details to be discussed further at the next meeting.

11. Are you aware of any legal, development, financial or other constraints with regard to the site that could affect its suitability for development, (deliverability, timetable or capacity)?

No

12. If the site was promoted for development in the Local Plan what would you consider to be the timeframe for making this site available for development after the adoption of the plan (which is expected to be in 2015)

1 – 5 years

13. Please indicate your best estimate of the lead in time for providing infrastructure between planning permission being obtained + conditions discharged and development commencing.

Within 18 months.

14. What infrastructure do you consider necessary for the development of your land to be completed and have you any information on how much this would cost?

Please refer to enclosed documents .		
15. Are you assuming that the required infrastructure would be financed by the development of the site? If not, how will this be funded? yes		
16. What uses will the site be developed for? Please refer to vision document enclosed		
Use	Area (hectares)	Comments
B1		
B2		
B8		
Other (please specify uses and areas)		
17. Please provide any information you can about potential phasing e.g. indicative phasing sequence. Please refer to vision document enclosed		
18. How much of the site do you consider could be developed by 2030 (the end of the plan period)? All of the site.		
19. The Council will also expect contributions to new and improved infrastructure in association with development [either provided on site by the developer or by way of a financial contribution]. Is this likely to affect whether your site will be developed, or the timescale within which it might be developed? No		
20. Have any discussions taken place with utility companies or have you prepared any supporting studies to indicate how any constraints could be overcome? Yes		
20a. If Yes , please list below and provide copies of any relevant information (including costs). <ul style="list-style-type: none"> • Transport Statement by Goodsons Associates • Flood Risk Assessment produced by RSK • Preliminary Ecological Appraisal produced by UES • Viability Assessment by Eckersley 		
21. Is the site: Vacant No Occupied No (please provide details of all existing uses) Partly occupied Yes (please provide details of all existing uses and indicate the percentage of the site that is occupied) Existing Formby Football Club - Please refer to vision document		
22. If the site or part of the site is occupied would any of that part of the site remain in that occupation and therefore be unsuitable for development?		

Yes – part

Existing Formby Football club

If **Yes – all** or **Yes – part** please give a timetable for when you expect any existing use(s) to cease and show the affected area(s) on a plan.

Please refer to enclosed Vision Document.

23. If the land currently forms part of one or more agricultural holdings, what impact would the loss of this land have on the viability of the holding(s)?

N/A

23a. What notice would any agricultural tenants require?

N/A

24. Have you carried out any viability assessment or financial appraisal that has indicated there may be abnormal costs to developing the site?

Yes

24a. If **yes** to 24, please explain what these are.

Please refer to Viability Assessment

25. If the site is allocated for development in the Publication draft of the plan, the Council will appoint a viability consultant to appraise the viability of the plan. Are you willing to work with and share information with the consultant where required?

Yes

26. Is there any other information that has not been covered by the above that you think the Local Planning Authority needs to be aware of in relation to this land?

No

26a. If **yes** please give details

N/A

27. Do you wish to submit any further studies/surveys for the Council to consider when deciding whether to allocate your site for development (please indicate what pieces of work you intend to carry out)?

Yes

- **Transport Statement by Goodsons Associates**
- **Flood Risk Assessment produced by RSK**
- **Preliminary Ecological Appraisal produced by UES**
- **Viability Assessment by Eckersley**

IMPORTANT: For this work to be considered, it will need to be received by the Council by no later than **March 31st 2014**. Please let us know what studies you intend to do by 28th February, 2014.

Please send the completed form to:

E-mail: Local.plan@sefton.gov.uk

Postal Address:

Local Planning Team
Planning Services
Magdalen House
30 Trinity Road
Bootle
Merseyside
L20 3NJ

Contacts:

Ingrid Berry or David Robinson
(0151) 934 3556/3598

Information about land in the Sefton Green Belt

The purpose of these questions is to assess the viability of the development of sites in the Green Belt should these form part of the Council's Publication draft Local Plan for Sefton.

The Council is using this questionnaire and follow-up meetings:

- **to re-assess the viability and deliverability of the Green Belt sites identified at the Preferred Option stage of the Local Plan, and**
- **to assess the viability of those sites in the Green Belt which landowners or developers have suggested as possible development sites in their representations on the Preferred Option document.**

This is an important part of the process to help the Council decide on which sites should be included in the Publication Draft version of the Local Plan. However, the final decision is not expected to be made by the Council until late summer/autumn 2014.

PLEASE PRINT YOUR RESPONSE AND RETURN THE FORM TO US BY **FRIDAY FEBRUARY 28th 2014 IF YOU DO NOT INTEND TO MEET WITH US (See e-mail and postal address at the bottom of this form). If you do intend to meet us then please can you send in a draft completed form no later than **3 working days** before the meeting.**

The information provided in the completed forms will be used to help in the preparation of the Local Plan and will update any previous information that you may have submitted.

Information provided in the completed form may be needed to be published on the Council's website as evidence for the Local Plan. It will also be required to be available for scrutiny by a Planning Inspector appointed by the Secretary of State for Communities and Local Government. As such these forms may be published and made publicly available. Names and personal contact details (of landowners or interests in the land) will not be disclosed.

1. Name and contact details	Name: Mactaggart & Mickel Group Ltd c/o Anthony Aitken – Colliers International
	Address: 39 George Street Edinburgh EH2 2HN
	Email: Anthony.aitken@colliers.com
	Phone: 0131-240-7512 or 07711-713065
2. Site Address	Land south of Moss Lane and north of Lambshear Lane/Liverpool Road, Lydiate, Maghull
3. Site area (hectares)	33Ha (gross)

<p>4. Does the attached plan accurately show your ownership? No</p> <p>If not, please can you amend the plan to show the land that you own? Attached</p>
<p>5. What title do you have to the land? Freehold Leasehold Developer option (please give details including contact details if not already provided above)</p> <p>Developer Options between landowners and Mactaggart & Mickel</p>
<p>6. Does anybody else have a land ownership interest? No</p>
<p>6a. If yes, please give details of the other land ownerships (where known) and show all other interests on the plan. Please provide contact details, and the nature of the other interests (e.g. Do they have a freehold or leasehold interest, developer option etc)?</p>
<p>7. Is it your intention to develop the site? Yes</p>
<p>8. What type of development is the site being put forward for e.g. Residential / Employment / Mixed Use / Other? Residential development with associated neighbourhood centre and open space</p>
<p>8a. If Mixed Use or Other, please indicate the potential mix and / or uses (with areas) and if possible show the approximate areas on a plan.</p> <p>n/a</p>
<p>9. Would you consider making available all or part of the site for pitches for Gypsy or Traveller accommodation? No</p>
<p>10. If you are not a developer, have you entered into any agreement about who might develop the site? Yes No</p> <p>n/a</p>
<p>10a. If Yes, with whom? (Please provide contact details)</p> <p>n/a</p>
<p>10b. If No, is it your intention to do so? When? (Please provide details)</p> <p>n/a</p>
<p>11. Are you aware of any legal, development, financial or other constraints with regard to the site that could affect its suitability for development, (deliverability, timetable or capacity)? No</p>

If yes, please give details on a separate sheet.

12. If the site was promoted for development in the Local Plan what would you consider to be the timeframe for making this site available for development after the adoption of the plan (which is expected to be in 2015)

1 – 5 years

13. In respect of housing development, what do you anticipate the average number of completed homes/ units each year would be and from what start date?[recognising that this can change over time and can be no more than a 'best guess' at present]?

100 units per annum from end of 2016 onwards

14. Would this vary if more than one developer was involved in developing the land? **No** - The figure provide in Qu. 13 is based on three house builders in total being on site.

15. If the land is to be developed wholly or partly for housing, what is the maximum number of houses you would expect to achieve on your site?

500 or thereabouts

16. What densities do you envisage the land will be developed at? (please give number per hectare). Are these net or gross densities?

30-35 per Ha

17. The Council is likely to require a minimum of 30% the homes on this site to be affordable. Are you prepared to provide this amount of affordable housing on your site? (please note that the tenure mix of affordable housing has not yet been determined and will depend (a) on the findings of the 2014 Strategic Housing Market Assessment (SHMA), and (b) on an assessment of the viability of the Local Plan)

Yes, subject to agreement on tenure

18. The Council will also expect contributions to new and improved infrastructure in association with development [either provided on site by the developer or by way of a financial contribution]. Is this likely to affect whether your site will be developed, or the timescale within which it might be developed?

No, provided that and section 106 payments are proportionate to the site in question. In terms of CIL, difficult to confirm without seeing proposed charge rates.

19. What infrastructure do you consider necessary for the development of your land to be completed and have you any information on how much this would cost?

New vehicular access and changes to priority on local roads to improve flow and overcome local roads constraints.

There may be some education impact that will require mitigation

20. Have any discussions taken place with utility companies or have you prepared any supporting studies to indicate how any constraints could be overcome? **Yes**, provisional information provided in 2011, this

requires to be updated.

20a. If **Yes**, please list below and provide copies of any relevant information (including costs).

n/a

21. Is the site:

Vacant **Yes** - agricultural farmland

Occupied **No**
(please provide details of all existing uses)

Partly occupied **No**
(please provide details of all existing uses and indicate the percentage of the site that is occupied)

22. If the land currently forms part of one or more agricultural holdings, what impact would the loss of this land have on the viability of the holding(s)?

None

23a. What notice would any agricultural tenants require?

Six months

23. Have you carried out any viability assessment or financial appraisal that has indicated there may be abnormal costs to developing the site?

No – Not based on current information

24a. If **yes** to 24, please explain what these are.

n/a

24. If the site is allocated for development in the Publication draft of the plan, the Council will appoint a viability consultant to appraise the viability of the plan. Are you willing to work with and share information with the consultant where required?

Yes

25. Is there any other information that has not been covered by the above that you think the Local Planning Authority needs to be aware of in relation to this land?

No

26a. If **yes** please give details

27. Do you wish to submit any further studies/surveys for the Council to consider when deciding whether to allocate your site for development (please indicate what pieces of work you intend to carry out)?

No – Submission of 2011 provided sufficient detail

IMPORTANT: For this work to be considered, it will need to be received by the Council by no later than **March 31st 2014**. Please let us know what studies you intend to do by 28th February, 2014.

Please send the completed form to:

E-mail: Local.plan@sefton.gov.uk

Postal Address:

Local Planning Team
Planning Services
Magdalen House
30 Trinity Road
Bootle
Merseyside
L20 3NJ

Contacts:

Ingrid Berry or David Robinson
(0151) 934 3556/3598

Information about land in the Sefton Green Belt

The purpose of these questions is to assess the viability of the development of sites in the Green Belt should these form part of the Council's Publication draft Local Plan for Sefton.

The Council is using this questionnaire and follow-up meetings:

- **to re-assess the viability and deliverability of the Green Belt sites identified at the Preferred Option stage of the Local Plan, and**
- **to assess the viability of those sites in the Green Belt which landowners or developers have suggested as possible development sites in their representations on the Preferred Option document.**

This is an important part of the process to help the Council decide on which sites should be included in the Publication Draft version of the Local Plan. However, the final decision is not expected to be made by the Council until late summer/autumn 2014.

PLEASE PRINT YOUR RESPONSE AND RETURN THE FORM TO US BY **FRIDAY FEBRUARY 28th 2014 IF YOU DO NOT INTEND TO MEET WITH US (See e-mail and postal address at the bottom of this form). If you do intend to meet us then please can you send in a draft completed form no later than **3 working days** before the meeting.**

The information provided in the completed forms will be used to help in the preparation of the Local Plan and will update any previous information that you may have submitted.

Information provided in the completed form may be needed to be published on the Council's website as evidence for the Local Plan. It will also be required to be available for scrutiny by a Planning Inspector appointed by the Secretary of State for Communities and Local Government. As such these forms may be published and made publicly available. Names and personal contact details (of landowners or interests in the land) will not be disclosed.

1. Name and contact details	Name: Lewis Evans (Turley Associates) on behalf of Mersey Care NHS trust
	Address: 1 New York Street, Manchester, M1 4HD
	Email: levans@turleyassociates.co.uk
	Phone: 0161 233 7676
2. Site Address	
Land at Ashworth Hospital	
3. Site area (hectares)	
18.52	
4. Does the attached plan accurately show your ownership?	
Yes	

If not, please can you amend the plan to show the land that you own?
5. What title do you have to the land? Freehold Title Number MS345168
6. Does anybody else have a land ownership interest? No
6a. If yes , please give details of the other land ownerships (where known) and show all other interests on the plan. Please provide contact details, and the nature of the other interests (e.g. Do they have a freehold or leasehold interest, developer option etc)? n/a
7. Is it your intention to develop the site? Yes
8. What type of development is the site being put forward for e.g. Residential / Employment / Mixed Use / Other? Residential or mixed-use
8a. If Mixed Use or Other, please indicate the potential mix and / or uses (with areas) and if possible show the approximate areas on a plan. Residential with a care home and/or medical centre
9. Would you consider making available all or part of the site for pitches for Gypsy or Traveller accommodation? No
10. If you are not a developer, have you entered into any agreement about who might develop the site? No
10a. If Yes , with whom? (Please provide contact details)
10b. If No , is it your intention to do so? When? (Please provide details) There is a substantial amount of developer interest in the site, with enquiries received from a number of major housebuilders.
11. Are you aware of any legal, development, financial or other constraints with regard to the site that could

<p>affect its suitability for development, (deliverability, timetable or capacity)?</p> <p>No</p> <p>If yes, please give details on a separate sheet.</p>
<p>12. If the site was promoted for development in the Local Plan what would you consider to be the timeframe for making this site available for development after the adoption of the plan (which is expected to be in 2015)</p> <p>Delivery across the 1 – 5 year and 6 – 10 year periods.</p>
<p>13. In respect of housing development, what do you anticipate the average number of completed homes/ units each year would be and from what start date?[recognising that this can change over time and can be no more than a 'best guess' at present]?</p> <p>30 -45 dwellings per annum</p>
<p>14. Would this vary if more than one developer was involved in developing the land?</p> <p>Yes - likely to be greater</p>
<p>15. If the land is to be developed wholly or partly for housing, what is the maximum number of houses you would expect to achieve on your site?</p> <p>415 dwellings</p>
<p>16. What densities do you envisage the land will be developed at? (please give number per hectare). Are these net or gross densities?</p> <p>35 dwellings per hectare (net) (based on 379 dwellings)</p>
<p>17. The Council is likely to require a minimum of 30% the homes on this site to be affordable. Are you prepared to provide this amount of affordable housing on your site? (please note that the tenure mix of affordable housing has not yet been determined and will depend (a) on the findings of the 2014 Strategic Housing Market Assessment (SHMA), and (b) on an assessment of the viability of the Local Plan)</p> <p>Yes, subject to detailed consideration of the impact of provision on the viability of providing</p>
<p>18. The Council will also expect contributions to new and improved infrastructure in association with development [either provided on site by the developer or by way of a financial contribution]. Is this likely to affect whether your site will be developed, or the timescale within which it might be developed?</p> <p>Yes, where compliant with Community Infrastructure Levy Regulations and subject to detailed consideration of the impact of provision on the viability of providing</p>
<p>19. What infrastructure do you consider necessary for the development of your land to be completed and have you any information on how much this would cost?</p> <p>Off-site highway works, utilities infrastructure (including drainage). No information currently available.</p>
<p>20. Have any discussions taken place with utility companies or have you prepared any supporting studies to indicate how any constraints could be overcome?</p> <p>No known constraints.</p>

<p>20a. If Yes, please list below and provide copies of any relevant information (including costs).</p> <p>n/a</p>
<p>21. Is the site:</p> <p>Vacant Yes</p>
<p>22. If the site or part of the site is occupied would any of that part of the site remain in that occupation and therefore be unsuitable for development?</p> <p>n/a</p>
<p>23. If the land currently forms part of one or more agricultural holdings, what impact would the loss of this land have on the viability of the holding(s)?</p> <p>Not expected to impact on viability. Tenant also farms his own land, other land owned by the freeholder and other land holdings.</p>
<p>23a. What notice would any agricultural tenants require?</p> <p>12 months</p>
<p>24. Have you carried out any viability assessment or financial appraisal that has indicated there may be abnormal costs to developing the site?</p> <p>No</p>
<p>24a. If yes to 24, please explain what these are.</p> <p>n/a</p>
<p>25. If the site is allocated for development in the Publication draft of the plan, the Council will appoint a viability consultant to appraise the viability of the plan. Are you willing to work with and share information with the consultant where required?</p> <p>Yes, subject to information provided being kept confidential.</p>

26. Is there any other information that has not been covered by the above that you think the Local Planning Authority needs to be aware of in relation to this land?

Yes

26a. If **yes** please give details

Please see previous representations made on behalf of the landowner to the Sefton Local Plan Preferred Options

27. Do you wish to submit any further studies/surveys for the Council to consider when deciding whether to allocate your site for development (please indicate what pieces of work you intend to carry out)?

Not at this stage.

IMPORTANT: For this work to be considered, it will need to be received by the Council by no later than **March 31st 2014**. Please let us know what studies you intend to do by 28th February, 2014.

Please send the completed form to:

E-mail: Local.plan@sefton.gov.uk

Postal Address:

Local Planning Team
Planning Services
Magdalen House
30 Trinity Road
Bootle
Merseyside
L20 3NJ

Contacts:

Ingrid Berry or David Robinson
(0151) 934 3556/3598

Land at Broad Lane, Formby [map provided]	
Site Owner:	Mr J Varey
Organisation:	
Address:	Woodfields
	36 Broad Lane
	Formby
	Merseyside L37 0AH
Email:	haytonassociates@talktalk.net
Telephone:	07775658601

I agree, in principle, for Sefton Metropolitan Borough Council to allocate the site at Broad Lane, Formby [Site TS4 as identified in the map provided], for permanent traveller pitches within the Sefton Local Plan.

Name: Ian Hayton

Signed:  Date: 05/11/2014

On behalf of [if applicable]: Mr J Varey

Land at Plex Moss Lane, Ainsdale [map provided]	
Site Owner:	Phil VAREY
Organisation [if applicable]:	
Address:	THE Paddack Lane PLEX MOSS PR8 3LL
Email:	
Telephone:	

I agree, in principle, for Sefton Metropolitan Borough Council to allocate the site at Plex Moss Lane, Ainsdale [site as identified in map provided], for permanent traveller pitches within the Sefton Local Plan.

Name: Phil VAREY

Signed: 

On behalf of [if applicable]: _____

Date: 16.5.15

Planning Services 17 JUN 2015 Received
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Plex Moss

Caravan Park

Playground

Sandy Brook Lodge

Barton Moss

Land at Plex Moss Lane, Ainsdale

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RETAIN FOR YOUR OWN RECORDS

Local Plan For Sefton	
Site Address:	Land at New Causeway [south of River Alt] Formby Merseyside [as shown on map]

I Q. F. O'BRIEN [insert name]

agree that the land [named above and shown on the plan] can be allocated in the Local Plan for Sefton for a traveller site.

I can confirm that the site is available for use and, subject to agreeing terms with Sefton Council, can be made available within five years from the adoption of the Local Plan [anticipated 2016].

Signed: _____

Date: _____

28/10/15

