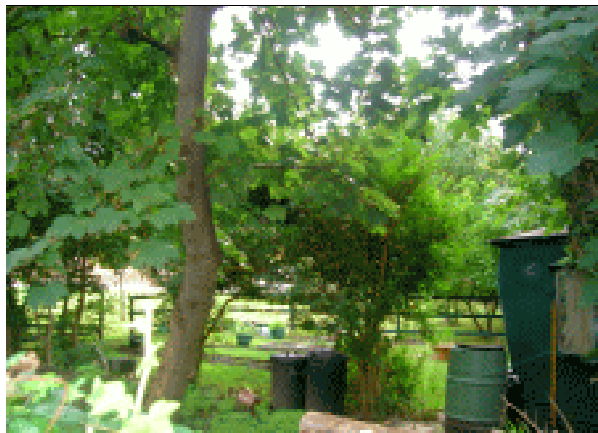
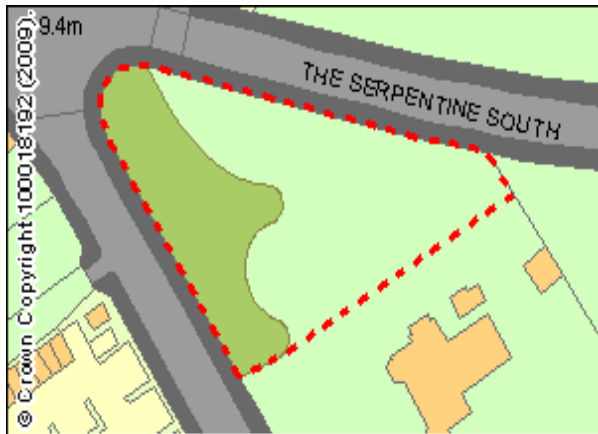


Site ID:	1989
Address:	Burbo Bank Road
Settlement:	Blundellsands
Existing Use:	Garden/Car Park
Type of Land:	Urban Brownfield

Gross Area:	0.2404
Net Area:	
Density (per ha):	
Dwelling Yield:	
Timeframe:	



SUITABILITY	
Physical Constraints:	8
Un-Neighbourly Uses:	8
Contaminated:	8
Access:	8
Primary School (600m):	3
Local Centre (800m):	0
Health Centre (1000m):	3
Employment (5000m):	3
Railway Station (400m):	0
Bus Stop (200m):	0
Suitability Score:	41

AVAILABILITY	
Active Use:	0
Multiple or Difficult Land Ownership:	10
Owner willing to sell?:	0
Availability Score:	10

ACHIEVABILITY	
Strong Residential Market:	5
Attractive Local Environment:	5
Abnormal Costs:	5
New Infrastructure:	5
Achievability Score:	20

Total Survey Score:	71	Site Visited:	<input checked="" type="checkbox"/>	Included in Housing Supply:	<input type="checkbox"/>
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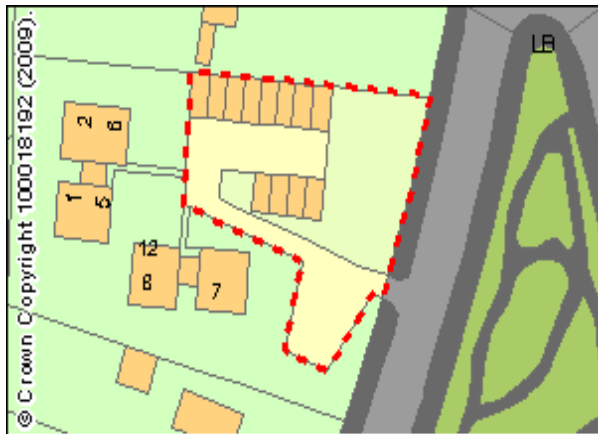
Flood Risk Summary:	Flood Zone 1. Low probability of flooding.
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Site Survey Comments:	Residential garden and parking area.
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Conclusion:	Uncertainty over the site's availability for development. The Council's Development Control team comments that residential development would be resisted due to Conservation Area status. WYG agrees with this approach and site excluded from the identified housing supply accordingly.
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Site ID:	1995	
Address:	Serpentine North	Serpentine North
Settlement:	Blundellsands	
Existing Use:	Car parking for flats	
Type of Land:	Urban Brownfield	

Gross Area:	0.106
Net Area:	
Density (per ha):	
Dwelling Yield:	
Timeframe:	



SUITABILITY	
Physical Constraints:	8
Un-Neighbourly Uses:	8
Contaminated:	8
Access:	8
Primary School (600m):	0
Local Centre (800m):	0
Health Centre (1000m):	0
Employment (5000m):	3
Railway Station (400m):	3
Bus Stop (200m):	3
Suitability Score:	41

AVAILABILITY	
Active Use:	0
Multiple or Difficult Land Ownership:	0
Owner willing to sell?:	0
Availability Score:	0

ACHIEVABILITY	
Strong Residential Market:	10
Attractive Local Environment:	5
Abnormal Costs:	0
New Infrastructure:	5
Achievability Score:	20

Total Survey Score:	61	Site Visited:	<input checked="" type="checkbox"/>	Included in Housing Supply:	<input type="checkbox"/>
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Flood Risk Summary:	Flood Zone 1. Low probability of flooding.
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Site Survey Comments:	Car parking and garages for adjacent apartments.
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Conclusion:	The site currently comprises what appears to be garaging next to retirement apartments and therefore it is unlikely that this site is available or achievable. The Council's Conservation team also indicates that this is not a housing site. WYG agrees - in use and not available. Excluded from the identified housing supply.
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Site ID:	1996
Address:	Warren Road
Settlement:	Blundellsands
Existing Use:	Driveway/Garden
Type of Land:	Urban Brownfield

Gross Area:	0.1672
Net Area:	
Density (per ha):	
Dwelling Yield:	
Timeframe:	



SUITABILITY	
Physical Constraints:	8
Un-Neighbourly Uses:	8
Contaminated:	8
Access:	8
Primary School (600m):	0
Local Centre (800m):	0
Health Centre (1000m):	0
Employment (5000m):	3
Railway Station (400m):	0
Bus Stop (200m):	0
Suitability Score:	35

AVAILABILITY	
Active Use:	0
Multiple or Difficult Land Ownership:	10
Owner willing to sell?:	0
Availability Score:	10

ACHIEVABILITY	
Strong Residential Market:	10
Attractive Local Environment:	5
Abnormal Costs:	5
New Infrastructure:	5
Achievability Score:	25

Total Survey Score:	70	Site Visited:	<input checked="" type="checkbox"/>	Included in Housing Supply:	<input type="checkbox"/>
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Flood Risk Summary: Flood Zone 1. Low probability of flooding.

Site Survey Comments: Residential garden.

Conclusion: Although the site scores well, it is evident that this forms part of a well maintained garden and therefore there is limited scope for development. The Council's Conservation team also indicates that this is not a suitable site for additional dwelling. Excluded from the identified housing supply.



Site ID:	1998	
Address:	6-8	Mariners Road
Settlement:	Blundellsands	
Existing Use:	Retirement Home Gardens	
Type of Land:	Urban Brownfield	

Gross Area:	0.1192
Net Area:	
Density (per ha):	
Dwelling Yield:	
Timeframe:	



SUITABILITY	
Physical Constraints:	8
Un-Neighbourly Uses:	8
Contaminated:	8
Access:	8
Primary School (600m):	3
Local Centre (800m):	0
Health Centre (1000m):	3
Employment (5000m):	3
Railway Station (400m):	0
Bus Stop (200m):	3
Suitability Score:	44

AVAILABILITY	
Active Use:	0
Multiple or Difficult Land Ownership:	0
Owner willing to sell?:	0
Availability Score:	0

ACHIEVABILITY	
Strong Residential Market:	5
Attractive Local Environment:	5
Abnormal Costs:	0
New Infrastructure:	5
Achievability Score:	15

Total Survey Score:	59	Site Visited:	<input checked="" type="checkbox"/>	Included in Housing Supply:	<input type="checkbox"/>
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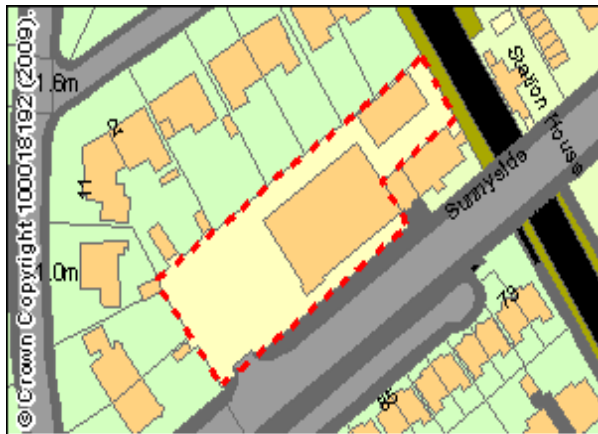
Flood Risk Summary: Flood Zone 1. Low probability of flooding.

Site Survey Comments: Retirement home and gardens

Conclusion: The site comprises retirement home and grounds and offers only limited prospects for development. Excluded from the identified housing supply.

Site ID:	5072	
Address:	Delta Garage	Mersey Road
Settlement:	Blundellsands	
Existing Use:	Garage and MOT Centre	
Type of Land:	Non-Allocated Sites in Existing Employment Use	

Gross Area:	0.2301
Net Area:	0.2301
Density (per ha):	28
Dwelling Yield:	6
Timeframe:	11 - 15 year



SUITABILITY	
Physical Constraints:	8
Un-Neighbourly Uses:	8
Contaminated:	4
Access:	8
Primary School (600m):	3
Local Centre (800m):	0
Health Centre (1000m):	3
Employment (5000m):	3
Railway Station (400m):	3
Bus Stop (200m):	3
Suitability Score:	43

AVAILABILITY	
Active Use:	0
Multiple or Difficult Land Ownership:	10
Owner willing to sell?:	0
Availability Score:	10

ACHIEVABILITY	
Strong Residential Market:	5
Attractive Local Environment:	3
Abnormal Costs:	0
New Infrastructure:	5
Achievability Score:	13

Total Survey Score:	66	Site Visited:	<input checked="" type="checkbox"/>	Included in Housing Supply:	<input checked="" type="checkbox"/>
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Flood Risk Summary:	Flood Zone 1. Low probability of flooding.
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Site Survey Comments:	Used as a garage and forecourt. Quite large premises. Looked very busy - limited scope in short term. Adjacent to Conservation Area.
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Conclusion:	Appears to be well used, but in residential area and might have potential in the longer term. Placed in 11-15 year housing supply. The Council's Conservation team comments that careful consideration will have to be given to the design of any scheme. Any proposal to develop the site for housing would need to address the issue of loss of employment land / premises.
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Site ID:	5144	
Address:	21	Merrilocks Road
Settlement:	Blundellsands	
Existing Use:	Garden	
Type of Land:	Urban Brownfield	

Gross Area:	0.2
Net Area:	0
Density (per ha):	
Dwelling Yield:	
Timeframe:	



SUITABILITY	
Physical Constraints:	8
Un-Neighbourly Uses:	8
Contaminated:	8
Access:	8
Primary School (600m):	0
Local Centre (800m):	0
Health Centre (1000m):	3
Employment (5000m):	3
Railway Station (400m):	0
Bus Stop (200m):	0
Suitability Score:	38

AVAILABILITY	
Active Use:	0
Multiple or Difficult Land Ownership:	10
Owner willing to sell?:	0
Availability Score:	10

ACHIEVABILITY	
Strong Residential Market:	10
Attractive Local Environment:	5
Abnormal Costs:	5
New Infrastructure:	5
Achievability Score:	25

Total Survey Score:	73	Site Visited:	<input checked="" type="checkbox"/>	Included in Housing Supply:	<input type="checkbox"/>
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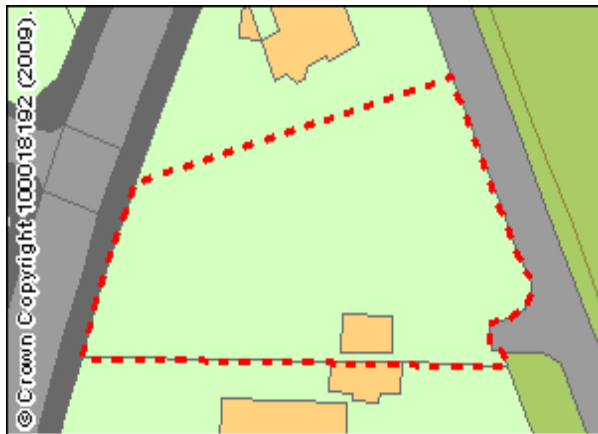
Flood Risk Summary:	Flood Zone 1. Low probability of flooding.
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Site Survey Comments:	Large garden.
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Conclusion:	The Council's Conservation Team believes that the development of the site would be harmful to the character of the Conservation Area. Also, no indication that the site is available and it is therefore excluded from the identified housing supply.
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Site ID:	5183		
Address:	Land at	Park Drive	Park Drive
Settlement:	Blundellsands		
Existing Use:	Garden		
Type of Land:	Urban Brownfield		

Gross Area:	0.1398
Net Area:	0
Density (per ha):	
Dwelling Yield:	
Timeframe:	



SUITABILITY	
Physical Constraints:	8
Un-Neighbourly Uses:	8
Contaminated:	8
Access:	8
Primary School (600m):	0
Local Centre (800m):	0
Health Centre (1000m):	0
Employment (5000m):	3
Railway Station (400m):	0
Bus Stop (200m):	0
Suitability Score:	35

AVAILABILITY	
Active Use:	0
Multiple or Difficult Land Ownership:	10
Owner willing to sell?:	0
Availability Score:	10

ACHIEVABILITY	
Strong Residential Market:	10
Attractive Local Environment:	5
Abnormal Costs:	5
New Infrastructure:	5
Achievability Score:	25

Total Survey Score:	70	Site Visited:	<input checked="" type="checkbox"/>	Included in Housing Supply:	<input type="checkbox"/>
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Flood Risk Summary:	Flood Zone 1. Low probability of flooding.
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Site Survey Comments:	Garden plot.
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Conclusion:	Decent sized garden plot. However, the Council's Conservation team indicate that development is likely to be harmful to character of Conservation Area. WYG agrees and the site is excluded from the identified housing supply.
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Site ID:	5184
Address:	Park Drive
Settlement:	Blundellsands
Existing Use:	Garden
Type of Land:	Urban Brownfield

Gross Area:	0.2715
Net Area:	0
Density (per ha):	
Dwelling Yield:	
Timeframe:	



SUITABILITY	
Physical Constraints:	8
Un-Neighbourly Uses:	8
Contaminated:	8
Access:	8
Primary School (600m):	0
Local Centre (800m):	0
Health Centre (1000m):	3
Employment (5000m):	3
Railway Station (400m):	0
Bus Stop (200m):	0
Suitability Score:	38

AVAILABILITY	
Active Use:	10
Multiple or Difficult Land Ownership:	10
Owner willing to sell?:	0
Availability Score:	20

ACHIEVABILITY	
Strong Residential Market:	10
Attractive Local Environment:	5
Abnormal Costs:	5
New Infrastructure:	5
Achievability Score:	25

Total Survey Score:	83	Site Visited:	<input checked="" type="checkbox"/>	Included in Housing Supply:	<input type="checkbox"/>
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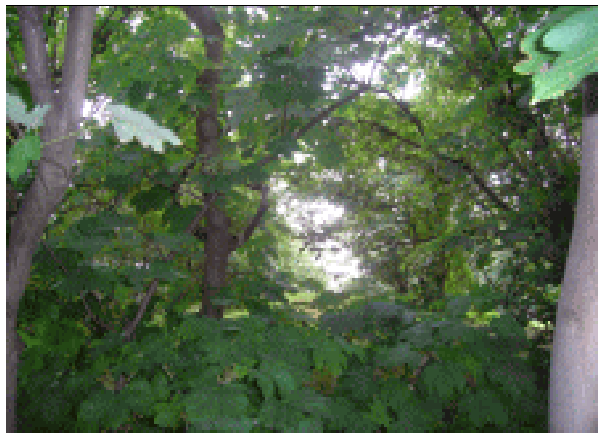
Flood Risk Summary:	Flood Zone 1. Low probability of flooding.
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Site Survey Comments:	Garden surrounded by large detached properties.
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Conclusion:	Decent sized garden plot. However, the Council's Conservation team indicate that development is likely to be harmful to character of Conservation Area. WYG agrees and the site is excluded from the identified housing supply.
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Site ID:	5185
Address:	Park Drive
Settlement:	Blundellsands
Existing Use:	Garden
Type of Land:	Urban Brownfield

Gross Area:	0.1884
Net Area:	0
Density (per ha):	
Dwelling Yield:	
Timeframe:	



SUITABILITY	
Physical Constraints:	8
Un-Neighbourly Uses:	8
Contaminated:	8
Access:	8
Primary School (600m):	3
Local Centre (800m):	0
Health Centre (1000m):	3
Employment (5000m):	3
Railway Station (400m):	0
Bus Stop (200m):	0
Suitability Score:	41

AVAILABILITY	
Active Use:	5
Multiple or Difficult Land Ownership:	10
Owner willing to sell?:	0
Availability Score:	15

ACHIEVABILITY	
Strong Residential Market:	10
Attractive Local Environment:	5
Abnormal Costs:	5
New Infrastructure:	5
Achievability Score:	25

Total Survey Score:	81	Site Visited:	<input checked="" type="checkbox"/>	Included in Housing Supply:	<input type="checkbox"/>
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Flood Risk Summary: Flood Zone 1. Low probability of flooding.

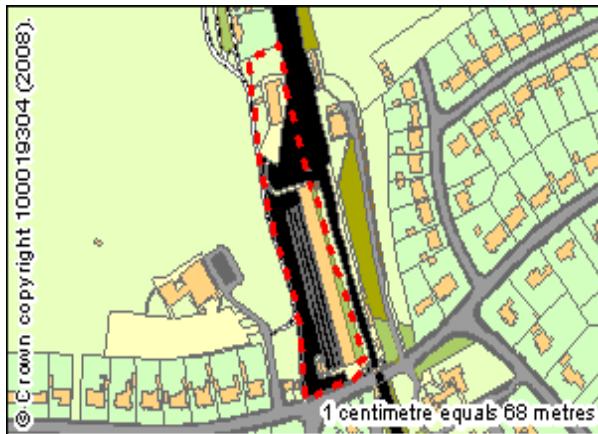
Site Survey Comments: Small corner site within curtilage of residential dwelling.

Conclusion: Decent sized garden plot. However, the Council's Conservation team indicate that development is likely to be harmful to character of Conservation Area. WYG agrees and the site is excluded from the identified housing supply.



Site ID:	9535	
Address:	Former Sidings	Hall Road
Settlement:	Blundellsands	
Existing Use:	Vacant Land	
Type of Land:	Urban Extensions Inside the Green Belt	

Gross Area:	1.13
Net Area:	0
Density (per ha):	
Dwelling Yield:	
Timeframe:	



SUITABILITY	
Physical Constraints:	8
Un-Neighbourly Uses:	0
Contaminated:	4
Access:	8
Primary School (600m):	0
Local Centre (800m):	0
Health Centre (1000m):	0
Employment (5000m):	3
Railway Station (400m):	3
Bus Stop (200m):	3
Suitability Score:	29

AVAILABILITY	
Active Use:	10
Multiple or Difficult Land Ownership:	10
Owner willing to sell?:	5
Availability Score:	25

ACHIEVABILITY	
Strong Residential Market:	10
Attractive Local Environment:	3
Abnormal Costs:	5
New Infrastructure:	5
Achievability Score:	23

Total Survey Score:	77	Site Visited:	<input checked="" type="checkbox"/>	Included in Housing Supply:	<input type="checkbox"/>
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Flood Risk Summary: Flood Zone 1. Low probability of flooding.

Site Survey Comments: Former railway sidings adjacent to Blundellsands Station. Site of reasonable size and shape in strong residential area. Cleared previously developed land.

Conclusion: Site submitted for consideration following consultation on Draft Report. Cleared previously developed land, most of which is in the Green Belt. Accordingly, the site has been excluded from the identified housing supply pending a review of the Green Belt and the need for urban extensions.