2014 SHLAA - sites without planning permission at 01/04/2014

<table>
<thead>
<tr>
<th>Site ref:</th>
<th>0195</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Address:</strong></td>
<td>Rear of Cedar St, Lonsdale St &amp; Southbank Road</td>
</tr>
<tr>
<td><strong>Settlement:</strong></td>
<td>Southport</td>
</tr>
<tr>
<td><strong>Existing Use:</strong></td>
<td>Vacant</td>
</tr>
<tr>
<td><strong>Type of land:</strong></td>
<td>Urban greenfield</td>
</tr>
<tr>
<td><strong>Gross Area:</strong></td>
<td>0.4523</td>
</tr>
<tr>
<td><strong>Net Area:</strong></td>
<td>0.4071</td>
</tr>
<tr>
<td><strong>Density (per ha):</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Primary School (800m):</strong></td>
<td>N</td>
</tr>
<tr>
<td><strong>Local Centre (800m):</strong></td>
<td>N</td>
</tr>
<tr>
<td><strong>Health Centre (800m):</strong></td>
<td>Y</td>
</tr>
<tr>
<td><strong>Railway Station (800m):</strong></td>
<td>N</td>
</tr>
<tr>
<td><strong>Bus Stop (400m):</strong></td>
<td>Y</td>
</tr>
</tbody>
</table>

**Site Survey Comments:** Backland site with access off Southbank Road

**Conclusion:** Vacant site in an established residential area. However, site is in multiple ownerships and there is no known interest in developing the site. Excluded from the identified supply.

**Flood Risk Summary:** Flood Zone 1. Low probability of flooding.

**Included in Housing Supply:** [ ]

**Site Visited:** [X]
**Birkdale Trading Estate, 172 Liverpool Road, Southport**

**Type of land:** Urban brownfield

**Density (per ha):**

<table>
<thead>
<tr>
<th>Distance</th>
<th>Availability</th>
<th>Suitability</th>
<th>Achievability</th>
<th>Accessibility</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary School (800m):</td>
<td>Y</td>
<td>In ‘Primarily Industrial Area’. Housing development not acceptable in principle.</td>
<td>In good market area. No known major development constraints.</td>
<td>Known owner interest in developing the site.</td>
</tr>
<tr>
<td>Local Centre (800m):</td>
<td>N</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Health Centre (800m):</td>
<td>Y</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Railway Station (800m):</td>
<td>Y</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bus Stop (400m):</td>
<td>Y</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Flood Zone 1. Low probability of flooding.**

**Site Survey Comments:**

Well used trading estate with numerous business occupiers

**Conclusion:**

Call for Sites submission. Allocated for employment purposes in an area with an identified shortfall in employment land. Not suitable for housing and therefore excluded from the identified housing supply.

**Included in Housing Supply:**

- [ ]

**Site Visited:**

- [x]
## 2014 SHLAA - sites without planning permission at 01/04/2014

<table>
<thead>
<tr>
<th>Site ref:</th>
<th>6022</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>Land at Marine Drive / Fairway</td>
</tr>
<tr>
<td>Settlement:</td>
<td>Southport</td>
</tr>
<tr>
<td>Existing Use:</td>
<td>Dunes / open space</td>
</tr>
<tr>
<td>Type of land:</td>
<td>Urban greenfield</td>
</tr>
<tr>
<td>Gross Area:</td>
<td>5.1048</td>
</tr>
<tr>
<td>Net Area:</td>
<td>0</td>
</tr>
<tr>
<td>Density (per ha):</td>
<td></td>
</tr>
<tr>
<td>Total Yield:</td>
<td></td>
</tr>
</tbody>
</table>

### Site Survey

**Suitability:**

Designated 'Urban Greenspace' and subject to wildlife designations. Unlikely to be suitable for housing.

**Availability:**

Known owner interest in developing the site.

**Achievability:**

In good market area. No known major development constraints.

**Accessibility:**

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

**Flood Risk Summary:**

- Approximately 10% of the site is Flood Zone 3 - high probability of flooding. A further 20% of the site is in Flood Zone 2 - medium probability of flooding.

**Site Survey Comments:**

Submitted to the Call for Sites. Designated as an Urban Greenspace and a Site of Local Biological Interest. Adjacent to a SSSI. Approximately 30% of the site is within Flood Zones 2 and 3. The site is excluded from the identified housing supply due to these constraints.

**Conclusion:**

Submitted to the Call for Sites. Designated as an Urban Greenspace and a Site of Local Biological Interest. Adjacent to a SSSI. Approximately 30% of the site is within Flood Zones 2 and 3. The site is excluded from the identified housing supply due to these constraints.

**Included in Housing Supply:**

- Site Visited:
### 2014 SHLAA - sites without planning permission at 01/04/2014

<table>
<thead>
<tr>
<th>Site ref: 6023</th>
<th>Gross Area: 0.346</th>
<th>Total Yield:</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Address:</strong> The Grand Casino</td>
<td><strong>Net Area:</strong> 0</td>
<td><strong>0 - 5 yr:</strong></td>
</tr>
<tr>
<td><strong>Settlement:</strong> Southport</td>
<td><strong>Density (per ha):</strong></td>
<td><strong>6 - 10 yr:</strong></td>
</tr>
<tr>
<td><strong>Existing Use:</strong> Casino building</td>
<td></td>
<td><strong>11 - 15 yr:</strong></td>
</tr>
<tr>
<td><strong>Type of land:</strong> Urban brownfield</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### Suitability:
Grade II listed building - demolition not acceptable. Understood to not be suited for conversion to housing.

#### Availability:
Submitted to the ‘Call for Sites’ in 2007. Current owner intentions not known.

#### Achievability:
In good market area. Conversion costs may be significant.

#### Accessibility:
- Primary School (800m): Y
- Local Centre (800m): Y
- Health Centre (800m): Y
- Railway Station (800m): Y
- Bus Stop (400m): Y

#### Flood Risk Summary: Flood Zone 1. Low probability of flooding.

#### Site Survey Comments:

#### Conclusion:
Call for Sites submission in 2007. The majority of the site is occupied by a listed building and demolition would be unacceptable. The premises are considered to be poorly suited to conversion to housing and the site is therefore excluded from the identified housing supply.

#### Included in Housing Supply: [ ]  Site Visited: [ ]
<table>
<thead>
<tr>
<th>Site ref:</th>
<th>6028</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>Land off Broome Close</td>
</tr>
<tr>
<td>Settlement:</td>
<td>Southport</td>
</tr>
<tr>
<td>Existing Use:</td>
<td>Garden land</td>
</tr>
<tr>
<td>Type of land:</td>
<td>Urban greenfield</td>
</tr>
</tbody>
</table>

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

**Availability:**
In multiple ownerships and cannot be assembled

**Achievability:**
In good market area. Multiple ownerships a major constraint to delivery

**Accessibility:**
- Primary School (800m): Y
- Local Centre (800m): Y
- Health Centre (800m): Y
- Railway Station (800m): Y
- Bus Stop (400m): Y

**Flood Risk Summary:**
Flood Zone 1. Low probability of flooding.

**Site Survey Comments:**

**Conclusion:**
Submitted through Call for Sites in 2007. However, the submitter has subsequently confirmed that the site is in multiple ownerships and cannot be assembled. Excluded from the identified housing supply on this basis.

**Included in Housing Supply:**
- [ ]

**Site Visited:**
- [ ]
<table>
<thead>
<tr>
<th>Site ref: 6075</th>
<th>Gross Area: 0.0371</th>
<th>Total Yield:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address: Land adj 91 Marshside Road</td>
<td>Net Area: 0.0371</td>
<td>0 - 5 yr:</td>
</tr>
<tr>
<td>Settlement: Southport</td>
<td>Density (per ha): 50</td>
<td>6 - 10 yr:</td>
</tr>
<tr>
<td>Existing Use: Commercial</td>
<td></td>
<td>11 - 15 yr:</td>
</tr>
<tr>
<td>Type of land: Urban brownfield</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Suitability:

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

### Availability:

Known owner interest in developing the site.

### Achievability:

Site likely to be too small to achieve acceptable development.

### Accessibility:

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

### Flood Risk Summary:

Flood Zone 2. Medium probability of flooding.

### Site Survey Comments:

### Conclusion:

Submitted to the Call for Sites in 2007, and the owner has confirmed their ongoing interest in pursuing residential development. However, the site is very small and in isolation may not be capable of accommodating dwellings that respect the existing building line, or that have acceptably sized gardens. Therefore excluded from the identified housing supply.
<table>
<thead>
<tr>
<th>Site ref:</th>
<th>6226</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>Land at 131-149 Sandbrook Road Ainsdale</td>
</tr>
<tr>
<td>Settlement:</td>
<td>Southport</td>
</tr>
<tr>
<td>Existing Use:</td>
<td>Open land</td>
</tr>
<tr>
<td>Type of land:</td>
<td>Urban greenfield</td>
</tr>
<tr>
<td>Gross Area:</td>
<td>0.3437</td>
</tr>
<tr>
<td>Net Area:</td>
<td>0</td>
</tr>
<tr>
<td>Density (per ha):</td>
<td></td>
</tr>
<tr>
<td>Primary School (800m):</td>
<td>Y</td>
</tr>
<tr>
<td>Local Centre (800m):</td>
<td>Y</td>
</tr>
<tr>
<td>Health Centre (800m):</td>
<td>Y</td>
</tr>
<tr>
<td>Railway Station (800m):</td>
<td>N</td>
</tr>
<tr>
<td>Bus Stop (400m):</td>
<td>Y</td>
</tr>
</tbody>
</table>

### Suitability:
- Designated as 'Urban Greenspace'

### Availability:
- Known owner interest in developing the site.

### Achievability:
- In a Housing Associations development programme.

### Accessibility:

<table>
<thead>
<tr>
<th>Service</th>
<th>Availability</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary School (800m)</td>
<td>Y</td>
</tr>
<tr>
<td>Local Centre (800m)</td>
<td>Y</td>
</tr>
<tr>
<td>Health Centre (800m)</td>
<td>Y</td>
</tr>
<tr>
<td>Railway Station (800m)</td>
<td>N</td>
</tr>
<tr>
<td>Bus Stop (400m)</td>
<td>Y</td>
</tr>
</tbody>
</table>

### Flood Risk
- **Summary**: Flood Zone 1. Low probability of flooding.

### Site Survey

<table>
<thead>
<tr>
<th>Comments:</th>
</tr>
</thead>
</table>

### Conclusion:
- Small greenfield site adjacent to the Borough boundary, owned by a local Housing Association. Site is designated as Urban Greenspace and is excluded from the identified housing supply on this basis.

<table>
<thead>
<tr>
<th>Included in Housing Supply:</th>
<th></th>
<th>Site Visited:</th>
</tr>
</thead>
</table>
Site ref: 6228
Address: Cherry Road Playing Fields, Cherry Road, Ainsdale
Settlement: Southport
Existing Use: Open space and children's play area
Type of land: Urban greenfield

Gross Area: 0.652
Net Area: 0
Density (per ha):

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

Suitability:
Designated as 'Urban Greenspace'

Availability:
Known owner interest in developing the site.

Achievability:
In a reasonable market area. No known major development constraints.

Accessibility:

Flood Risk Summary:
Flood Zone 1. Low probability of flooding.

Site Survey Comments:

Conclusion:
Call for sites submission. Well used public open space and playground, and designated as Urban Greenspace. Excluded from the identified supply.

Included in Housing Supply: [ ] Site Visited: [ ]
<table>
<thead>
<tr>
<th>Site ref: 6255</th>
<th>Gross Area: 5.9817</th>
<th>Total Yield:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address: Former Phillips Factory, Balmoral Drive</td>
<td>Net Area: 0</td>
<td>0 - 5 yr:</td>
</tr>
<tr>
<td>Settlement: Southport</td>
<td>Density (per ha):</td>
<td>6 - 10 yr:</td>
</tr>
<tr>
<td>Existing Use: Employment land</td>
<td></td>
<td>11 - 15 yr:</td>
</tr>
<tr>
<td>Type of land: Urban brownfield</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Suitability:**
Designated as a 'Primarily Industrial Area'.

**Availability:**
We understand the land owner may have a medium term interest in developing the site for housing.

**Achievability:**
In a good market area. Potential for contamination given historic industrial uses.

**Accessibility:**
| Primary School (800m): | N |
| Local Centre (800m): | N |
| Health Centre (800m): | N |
| Railway Station (800m): | N |
| Bus Stop (400m): | Y |

**Flood Risk Summary:**
Approximately 20% of the site is Flood Zone 3 - high probability of flooding. A further 70% of the site is in Flood Zone 2 - medium probability of flooding.

**Site Survey Comments:**
Industrial site that has been partially demolished

**Conclusion:**
Call for Sites submission. Large site occupied by mix of employment uses, and some vacant land. Allocated as a Primarily Industrial Area in the Unitary Development Plan, and in an area with an identified shortage of employment land. Excluded from the identified supply.
<table>
<thead>
<tr>
<th>Site ref:</th>
<th>9609</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>124-126 Manchester Road</td>
</tr>
<tr>
<td>Settlement:</td>
<td>Southport</td>
</tr>
<tr>
<td>Existing Use:</td>
<td>Vacant building</td>
</tr>
<tr>
<td>Type of land:</td>
<td>Urban brownfield</td>
</tr>
<tr>
<td>Gross Area:</td>
<td>0.0902</td>
</tr>
<tr>
<td>Net Area:</td>
<td>0.0902</td>
</tr>
<tr>
<td>Density (per ha):</td>
<td></td>
</tr>
</tbody>
</table>

**Flood Risk**
- Flood Zone 1. Low probability of flooding.

**Suitability:**
- In a 'Primarily Residential Area'. Housing development acceptable in principle.

**Availability:**
- Not available. Recently refurbished as hostel accommodation.

**Achievability:**
- In reasonable market area. No known major development constraints.

**Accessibility:**
- Primary School (800m): Y
- Local Centre (800m): Y
- Health Centre (800m): Y
- Railway Station (800m): N
- Bus Stop (400m): Y

**Site Survey Comments:**
- Recently refurbished hostel accommodation

**Conclusion:**
- Former Council-owned site that has recently been refurbished as non-self contained hostel accommodation. Housing Association. Excluded from the identified housing supply.

**Included in Housing Supply:**
- [ ]

**Site Visited:**
- [x]
Site ref: 9618

Address: The Meadows, Sandbrook Road, Ainsdale

Settlement: Southport

Existing Use: Council owned land and premises

Type of land: Urban brownfield

Gross Area: 2.2452

Net Area: 

Density (per ha): 

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

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

Availability:
Council-owned site that is partially used for operational services.

Achievability:
In good market area. No known major development constraints.

Accessibility:

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

Flood Risk Summary:
Flood Zone 1. Low probability of flooding.

Site Survey Comments:
Council owned buildings and open space, partially in use

Conclusion:
Council owned site that is partially used for operational Council services. Designated as Urban Greenspace. Only a very small part of the existing footprint / hardstanding areas of the site is available for development. The potential of the wider undeveloped areas of the site to accommodate housing development will be assessed through the Local Plan.

Included in Housing Supply: 

Site Visited: 

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Address: Land adj 45 Palace Road, Birkdale

Southport Settlement:

Type of land: Site Survey

Net Area: 0.0779

Gross Area: 0.0779

Density (per ha):

Site Visited: Included in Housing Supply: 

Suitability:
In a 'Primarily Residential Area'. Also within the West Birkdale Conservation Area.

Availability:
Known owner interest in developing the site.

Achievability:
In a good market area. Within the West Birkdale Conservation Area.

Accessibility:
Primary School (800m):
Local Centre (800m):
Health Centre (800m):
Railway Station (800m):
Bus Stop (400m):

Flood Risk
Summary: Flood Zone 1. Low probability of flooding.

Site Survey
Comments:

Conclusion:
Call for Sites submission. Small plot that could accommodate a single dwelling. However, the site is within a Conservation Area and the development of this plot would be detrimental to the character of this protected area. Excluded from the housing supply.

Flood Zone 1. Low probability of flooding.

Included in Housing Supply: Site Visited: 

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