

Additional Sites for Further Investigation											
There are a number of sites which have been assigned a Red/Amber RAG rating which will require additional information prior to allocation. A view will need to be taken by Wirral how to address these risks and the associated cost and timescale implications. The Environmental Constraints assessed by MEAS are Ecology, Archaeology, Land Contamination, Minerals and Waste. No consideration has been given to other environmental constraints e.g. Flood Risk Assessment.											
Arup Ref	Strategic Parcel Ref	Site name	Area (ha)	Ecology RAG Rating	Archaeology RAG rating	Land Contamination RAG rating	Minerals RAG rating	Waste RAG rating	Overall Site RAG Rating	Conclusion	Further Information/Assessment Required to Allocate
4.18	part of SP052, SP053, SP054	Land south of Eastham Country Park	41.8	Amber	Green	Amber	Green	Amber	Amber	Environmental constraints to the deliverability of potential allocation. Further land contamination assessment required to resolve deliverability at the allocation stage.	Yes - Phase I Desk Study required at the <b>allocation stage</b> . Ecological surveys required at the planning application stage.
5.13	SP007	Land from Frankby to Irby	50.1	Amber	Green	Amber	Green	Green	Amber	Environmental constraints capable of being addressed through the normal planning process.	No - Ecological Surveys and Phase 1 Desk Study required at planning application stage.  For information the Western Link High Voltage Cable runs through this site. Possible constraint?
7.5	SP104	Gayton Cottage and surrounding land	23.4	Red	Amber	Amber	Green	Green	Red	Significant deliverability constraint. Further assessment and evidence gathering needed to resolve deliverability prior to both allocation and planning application stage. <b>Recommend do not progress.</b>	Yes - Archaeological Desk Based Assessment and Site Evaluation, Preliminary Environmental Assessment (PEA), Non breeding bird survey and Amphibian Survey required prior to <b>allocation</b> of site.
7.19	part of SP065	Thingwall	6.9	Green	Green	Green	Green	Green	Green	Environmental constraints capable of being addressed through the normal planning process.	No - PEA required at planning application stage.
7.25	part of SP009	Land west of Sandy Lane, Irby	11.8	Amber	Green	Green	Green	Green	Amber	Environmental constraints capable of being addressed through the normal planning process.	No - Ecological Surveys required at planning application stage.
7.26	SP059, SP059B, SP059C, SP059D, SP059E	Land to rear of Pensby High School	96.6	Red	Red	Amber	Green	Green	Red	Significant deliverability constraint. Further assessment and evidence gathering needed to resolve deliverability prior to both allocation and planning application stage. <b>Recommend do not progress.</b>	Yes- if to be progressed further.

Additional Sites for Further Investigation						
Environmental Constraint: <u>Ecology</u>						
Arup Ref	Strategic Parcel Ref	Site name	Area	Ecology Issues	Further Information Required	RAG Rating
4.18	part of SP052, SP053, SP054	Land south of Eastham Country Park	41.8	Mersey Estuary SPA, Ramsar and SSSI lies approximately 320m to the east of the site. Due to the existing land uses, it is considered highly unlikely that the site is functionally linked to the European sites. Queen Elizabeth II Dock is also present in close proximity to the east. The dock is functionally linked to the European sites, although it is largely screened from the potential allocation site by a bund and tree / woodland planting. Site lies adjacent to the Eastham Woods LWS which is ancient woodland. Development would not result in any direct losses of the irreplaceable ancient woodland habitat, however increased recreational pressure effects upon the woodland habitat post-development would likely be an issue that would require mitigation. Northern half of site lies within the Dibbinsdale, Raby Mere and Eastern Country Park Nature Improvement Area (NIA). Golf course site contains woodland Priority Habitat which would be a material consideration at the planning application stage. Trees, buildings and residential dwellings within the site may provide opportunity for roosting bats. Site contains area of gorse scrub which is likely to be of value to breeding birds.	Mitigation for recreational pressure effects on Eastham Wood LWS required at the planning application stage. Preliminary Ecological Appraisal (PEA) along with bat and breeding bird surveys also likely to be required. Details of how harm to woodland Priority Habitat within the site would be prevented also required. If retention of Priority Habitat not possible, details of replacement habitat required and this can be informed by NIA profile.	Amber
5.13	SP007	Land from Frankby to Irby	50.1	Site comprises predominantly agricultural land, with hedgerows, several ponds and woodland copses (Priority Habitat) also present. River Birket Corridor NIA passes through site.	PEA, bat surveys and amphibian surveys required at the planning application stage. Details also required regarding retention and protection of Priority Habitats on the site. Water vole survey also likely to be required if any development works fell within a 5m radius of Greasby Brook.	Amber
7.5	SP104	Gayton Cottage and surrounding land	23.4	Site lies directly adjacent to Dee Estuary SAC, SPA, Ramsar and SSSI. Western part of the site contains area of woodland Priority Habitat which would be material consideration at planning stage. Site lies outside of a WeBS Core Count Area and land in western part of the site is unlikely to be functionally linked due to presence of woodland and residential development. However, usage of fields in eastern part of the site by non-breeding birds would need to be characterised. Wirral Way (Heswall to Borough Boundary) LWS lies immediately adjacent to the eastern site boundary.	Preliminary Ecological Appraisal and non-breeding bird surveys required at planning application stage. To enable Council to assess effects upon Dee Estuary and to complete Habitats Regulations Assessment, details would be required of construction methodologies and pollution prevention measures. Details would also be required of how harm to woodland Priority Habitat within the site, and to the adjacent LWS, would be avoided.	Red
7.19	part of SP065	Thingwall	6.9	Site appears to comprise predominantly improved and semi-improved grassland with hedgerow along boundaries.	Preliminary Ecological Appraisal required at the planning application stage. Any development should seek to retain woodland within site and boundary features.	Green
7.25	part of SP009	Land west of Sandy Lane, Irby	11.8	Site lies directly adjacent to Thurstaston Common SSSI and LNR and includes area of woodland habitat which is contiguous with woodland habitats within the designated sites. Agricultural buildings are present within the site which, along with the woodland, may provide habitat for roosting bats and breeding birds.	PEA required at the planning application stage, along with bat and breeding bird survey. Details required of measures that will be undertaken to ensure that SSSI, LNR and Priority Habitat is protected during development. In addition to recreational pressure on European sites, assessment and mitigation of recreational pressure effects on Thurstaston Common SSSI and LNR will also be required.	Amber

Arup Ref	Strategic Parcel Ref	Site name	Area	Ecology Issues	Further Information Required	RAG Rating
7.26	SP059, SP059B, SP059C, SP059D, SP059E	Land to rear of Pensby High School	96.6	Majority of site arable land which forms part of the Thurstaston Fields BTO WeBS Core Count area and is therefore of importance to non-breeding birds associated with the Dee Estuary. Two locally designated sites fall within the site, including Backford Road Pond, Irby which is known to support great crested newts. Woodland compartment in northern part of site is Priority Habitat. Buildings, structures and trees on the site may provide opportunities for roosting bats.	Non-breeding bird survey in order to support allocation of the site in the Local Plan. Other assessments required at the planning application stage include Preliminary Ecological Appraisal and bat and amphibian surveys.	Red

<b>Additional Sites for Further Investigation</b>						
<b>Environmental Constraint: <u>Archaeology</u></b>						
Arup Ref	Strategic Parcel Ref	Site name	Area	Archaeology Issues	Further Information Required	RAG Rating
4.18	part of SP052, SP053, SP054	Land south of Eastham Country Park	41.8	Second World War camp and untested area.	Desk Based Assessment (DBA) as part of planning application.	Green
5.13	SP007	Land from Frankby to Irby	50.1	Frankby Medieval Village and Conservation Area, Flint Blade	DBA as part of application	Green
7.5	SP104	Gayton Cottage and surrounding land	23.4	Roman Pottery, Bronze Age flint	DBA/Evaluation prior to <b>allocation</b>	Amber
7.19	part of SP065	Thingwall	6.9	Roman coin and possible circular mound on Cross Hill	DBA as part of application	Green
7.25	part of SP009	Land west of Sandy Lane, Irby	11.8	Possible Roman Road and lies within 200m of known Roman Settlement	DBA as part of application	Green
7.26	SP059, SP059B, SP059C, SP059D, SP059E	Land to rear of Pensby High School	96.6	Medieval scheduled monument, two Iron Age/Roman Farmsteads and a medieval leaper colony.	<b>Do not allocate</b>	Red To progress the site further, we recommend that the site is split into smaller parcels, preferably on a field by field basis. The RAG rating could then be reassessed for the smaller parcels.

<b>Additional Sites for Further Investigation</b>						
<b>Environmental Constraint: <u>Land Contamination</u></b>						
Arup Ref	Strategic Parcel Ref	Site name	Area	Land Contamination Issues	Further Information Required	RAG Rating
4.18	part of SP052, SP053, SP054	Land south of Eastham Country Park	41.8	Historic maps show the presence of allotments and a golf course on site. Potential for contamination associated with imported material on these parts of the site. The historical maps show the north eastern part of the site as a tank farm, believed to be a MOD fuel storage site. Photographs online show numerous tanks within an underground bunker. Potential for significant contamination within this area. Although it is not part of our remit we anticipate significant geotechnical issues in the north east of the site given the underground structures onsite.	Phase I Desk Study required at prior to <b>allocation</b> .	Amber
5.13	SP007	Land from Frankby to Irby	50.1	Historic maps show the presence of two nurseries and associated buildings.	Phase I Desk Study required at planning application stage.	Amber
7.5	SP104	Gayton Cottage and surrounding land	23.4	Historic and current land use fields. Artificial ground in the north east of the site adjacent to the former railway line.	Phase I Desk Study required at planning application stage.	Amber
7.19	part of SP065	Thingwall	6.9	Historic and current land use fields.	A proportionate level of site investigation may be required at planning application stage depending on the sensitivity of proposed end use.	Green
7.25	part of SP009	Land west of Sandy Lane, Irby	11.8	Historic and current land use fields.	A proportionate level of site investigation may be required at planning application stage depending on the sensitivity of proposed end use.	Green
7.26	SP059, SP059B, SP059C, SP059D, SP059E	Land to rear of Pensby High School	96.6	The site is predominantly agricultural fields but includes a large secondary school, a cemetery and an area of storage of large farming machinery. The historical maps identified some nurseries onsite. Potential for localised contamination.	Phase I Desk Study required at planning application stage.	Amber

<b>Additional Sites for Further Investigation</b>						
<b>Environmental Constraint: <u>Minerals</u></b>						
Arup Ref	Strategic Parcel Ref	Site name	Area	Mineral Issues	Further Information Required	RAG Rating
4.18	part of SP052, SP053, SP054	Land south of Eastham Country Park	41.8	Underlain by coal measures, bedrock geology (sandstone). Artificial geology shown in the area of the tank farm (north east)	No	Green
5.13	SP007	Land from Frankby to Irby	50.1	Underlain by coal measures, bedrock geology (sandstone) and superficial geology	No	Green
7.5	SP104	Gayton Cottage and surrounding land	23.4	Underlain by coal measures, bedrock geology (sandstone). Artificial geology in the north east of the site adjacent to the former railway line.	No	Green
7.19	part of SP065	Thingwall	6.9	Underlain by coal measures, bedrock geology (sandstone)	No	Green
7.25	part of SP009	Land west of Sandy Lane, Irby	11.8	Underlain by coal measures, bedrock geology (sandstone) and partially covered by superficial geology	No	Green
7.26	SP059, SP059B, SP059C, SP059D, SP059E	Land to rear of Pensby High School	96.6	Underlain by coal measures, bedrock geology (sandstone)	No	Green

<b>Additional Sites for Further Investigation</b>						
<b>Environmental Constraint: <u>Waste</u></b>						
Arup Ref	Strategic Parcel Ref	Site name	Area	Waste Issues	Further Information Required	RAG Rating
4.18	part of SP052, SP053, SP054	Land south of Eastham Country Park	41.8	180m to nearest WMF	More information would be required at planning application stage on nature of waste activities and proposed development to ensure compatibility	Amber
5.13	SP007	Land from Frankby to Irby	50.1	Nearest WMF >1km away	No	Green
7.5	SP104	Gayton Cottage and surrounding land	23.4	Nearest WMF >1km away	No	Green
7.19	part of SP065	Thingwall	6.9	Nearest WMF >1km away	No	Green
7.25	part of SP009	Land west of Sandy Lane, Irby	11.8	Nearest WMF >1km away	No	Green
7.26	SP059, SP059B, SP059C, SP059D, SP059E	Land to rear of Pensby High School	96.6	Nearest WMF >1km away	No	Green