

SITE-SPECIFIC COMMENTS

The following comments were submitted to the SHLAA 2016, which was published for public consultation alongside the SHMA (May 2016) in July 2016, which have now been considered as part of the preparation of the SHLAA 2019.

ID	Comment Received	Recommended Response
212	Site 892 (Land South of Thingwall Road and East of Harrock Wood, Irby). Not convinced that it is suitable for development, having regard to the likely impact upon the significance of Harrock Wood.	Sites within the Green Belt are considered unsuitable in the SHLAA 2019 due to current policy constraints. A detailed review of the Green Belt will be published in January 2020.
213	Site 1761 (Site 2, East of Sandy Lane North, Irby). Not convinced that it is suitable for development, having regard to the likely impact upon the significance of Thurstaston Common.	Sites within the Green Belt are considered unsuitable in the SHLAA 2019 due to current policy constraints. A detailed review of the Green Belt will be published in January 2020.
214	Site 1762 (Site 3, East of Sandy Lane North, Irby). Not convinced that it is suitable for development, having regard to the likely impact upon the significance of Thurstaston Common.	Sites within the Green Belt are considered unsuitable in the SHLAA 2019 due to current policy constraints. A detailed review of the Green Belt will be published in January 2020.
215	Site 1776 (Land on Mill Hill Road, Irby). Not convinced that it is suitable for development, having regard to the likely impact upon the significance of Thurstaston Common.	Sites within the Green Belt are considered unsuitable in the SHLAA 2019 due to current policy constraints. A detailed review of the Green Belt will be published in January 2020.
216	Site 1778 (Land adjacent Sandy Lane, Irby). Not convinced that it is suitable for development, having regard to the likely impact upon the significance of Thurstaston Common.	Sites within the Green Belt are considered unsuitable in the SHLAA 2019 due to current policy constraints. A detailed review of the Green Belt will be published in January 2020.
217	Site 1790 (Land at Sandy Lane, Irby). Not convinced that it is suitable for development, having regard to the likely impact upon the significance of Thurstaston Common.	Sites within the Green Belt are considered unsuitable in the SHLAA 2019 due to current policy constraints. A detailed review of the Green Belt will be published in January 2020.

Site-Specific Responses Submitted to Consultation on the SHLAA 2016 (September 2016)

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306	Site 633 (Land off Lennox Lane). The inclusion of the site is misleading when the site may not receive planning permission because of other policy constraints which prohibit such development. Therefore object to inclusion as there is no likelihood, from a planning point of view, that this would be allowed.	This site has now been replaced by 4062. The information submitted has been taken into consideration as part of the SHLAA Update 2019. The site is not included in the SHLAA 2019 housing trajectory
360	Site 514 (Prenton Dell). This is an SBI including Ancient Woodland and Open Mosaic Habitat, which would be damaged or destroyed by housing. There are also severe constraints regarding access and flooding.	This site has now been replaced by 1949. Sites within the Green Belt are considered unsuitable in the SHLAA 2019 due to current policy constraints. A detailed review of the Green Belt will be published in January 2020.
361	Site 879 (Land around Greasby Copse). There is a woodland SBI in this location which would have to be protected with a reasonable buffer, which would reduce the developable area of the site.	This site has now been replaced by 4035. Sites within the Green Belt are considered unsuitable in the SHLAA 2019 due to current policy constraints. A detailed review of the Green Belt will be published in January 2020.
362	Site 503 (Former Goods Yard, Bebington). This is the New Ferry Butterfly Park SBI	The information submitted has been taken into consideration as part of the SHLAA Update 2019. The site is not included in the SHLAA 2019 housing trajectory
363	Site 1930 (Vineyard Farm). This is the last open area adjacent to that section of Dibbinsdale SSSI and is important to the functioning of that SSSI.	Sites within the Green Belt are considered unsuitable in the SHLAA 2019 due to current policy constraints. A detailed review of the Green Belt will be published in January 2020.
365	Site 916 (Grange Hill Farm). Assessment should note possible lizards and adjacent SBI	The information submitted has been taken into consideration as part of the SHLAA Update 2019. The site has been included in the SHLAA 2019 housing trajectory. Part of the site has been removed from the SHLAA as it has been granted planning permission.
366	Site 1883 (Quarry Road East). Assessment should note that the site falls within a badger foraging area.	The information submitted has been taken into consideration as part of the SHLAA Update 2019. The site has not been included in the SHLAA 2019 housing trajectory.

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367	Site 708 (The Akbar). Assessment should note that the site falls within a badger foraging area.	The site is no longer included in the SHLAA.
368	Site 933 (Grange Water Treatment Works). Assessment should note lizards and adjacent SBI.	The information submitted has been taken into consideration as part of the SHLAA Update 2019. The site has not been included in the SHLAA 2019 housing trajectory.
369	Site 1053 (Plymyard Avenue). Assessment should note mature trees, possible bat roost and an established public footpath.	The site is no longer included in the SHLAA.
370	Site 1444 (Adjacent 20 Uplands Road, Bromborough). Assessment should note proximity to adjacent Dibbinsdale SSSI including the Cheshire Wildlife Trust nature reserve at Patricks Wood.	The site is no longer included in the SHLAA.
371	Site 1740 (Adjacent 22 Oldfield Gardens). Assessment should note proximity to adjacent Heswall Dales SSSI and the Cheshire Wildlife Trust nature reserve at Cleaver Hill.	The site is no longer included in the SHLAA.
372	Site 887 (Pineridge Close). Assessment should note the impact on the River Dibbin.	The site has been replaced by 2019 and 2020, the sites are no longer included in the SHLAA.
373	Site 1039 (North Close/Uplands Road). Assessment should note the proximity to Dibbinsdale SSSI.	The site is no longer included in the SHLAA.
374	Site 1044 (Croft Drive West). Assessment should note that the site is a badger foraging area.	The information submitted has been taken into consideration as part of the SHLAA Update 2019. The site has not been included in the SHLAA 2019 housing trajectory.
375	Site 1079 (Water Tower). Assessment should note that the site is a badger foraging area.	The site is no longer included in the SHLAA.

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376	Site 1087 (15 Oldfield Drive). Assessment should note the site is adjacent to Heswall Dales SSSI and is a badger foraging area.	The site is no longer included in the SHLAA.
377	Site 1491 (Rear of Dale End, Bush Way). Assessment should note the site is adjacent to Heswall Dales SSSI and is a badger foraging area.	The site is no longer included in the SHLAA.
378	Site 1719 (Riverside Park). Have recently objected to this site for housing, on the grounds of disturbance to the adjacent bat roosts from lights and noise. The area is currently low-lit at night.	This site has been replaced by 4012. The site is not included in the SHLAA 2019 housing trajectory but a review of employment land options will be published in January 2020
383	Site 299 (Rear of 49 Plymyard Avenue). Difficult to envisage access to this site.	The information submitted has been taken into consideration as part of the SHLAA Update 2019. The site has not been included in the SHLAA 2019 housing trajectory.
384	Site 894 (Abbey Grange, Bridle Road). This is a most significant historical and archaeological site of considerable antiquity. Flooding risk noted.	The site is no longer included in the SHLAA as it has planning permission.
385	Site 981 (Acre Lane). The Acre Lane referred to is in Heswall not Bromborough.	The site is no longer included in the SHLAA as it has planning permission.
386	Site 647 (Octel Sports Club). Access could not be from Raeburn Avenue and would have to be from Morland Avenue and will be extremely difficult and controversial. The trees are probably subject to TPO.	The information submitted has been taken into consideration as part of the SHLAA Update 2019. The site is not included in the SHLAA 2019 housing trajectory
387	Site 683 (Land at The Rake). Currently designated as Urban Greenspace and is a much valued public amenity.	The information submitted has been taken into consideration as part of the SHLAA Update 2019. The site is not included in the SHLAA 2019 housing trajectory

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388	Site 684 (Land at Allport Road). Between residential properties and office premises. High water table. Effect on adjacent trees. Should be in Clatterbridge Ward.	The information submitted has been taken into consideration as part of the SHLAA Update 2019. The site is not included in the SHLAA 2019 housing trajectory
389	Site 1032 (Rear of 54 Dibbinsdale Road). Not in Bebington, should be in Clatterbridge Ward.	The information has been amended. The site is not included in the SHLAA 2019 housing trajectory
390	Site 1033 (Land at rear 38 Plymyard Avenue). Appears to contain a large pond.	The information submitted has been taken into consideration as part of the SHLAA Update 2019. The site is not included in the SHLAA 2019 housing trajectory
391	Site 1053 (Land between 39 and 45 Plymyard Avenue). Appears to contain a large pond.	The site is no longer included in the SHLAA
392	Site 1444 (Land adjacent 20 Uplands Road). Would pose a threat to the stability of the adjacent SSSI.	The site is no longer included in the SHLAA
393	Site 887 (Land off Pineridge Close). Wholly inappropriate, perceived effect on stability of slope; effect on Local Nature Reserve/Brotherton Park and a Heritage Site (St Patrick's Well). Should be Bromborough Ward.	The site has been replaced by 2019 and 2020, the sites are no longer included in the SHLAA.
394	Site 1039 (1 North Close). Site is adjacent to Brotherton Park/Dibbinsdale Nature Reserve.	The site is no longer included in the SHLAA
395	Site 1500 (Meadowcroft, Spital Road). Highly unlikely to be available for at least a decade.	The site is no longer included in the SHLAA
396	Site 1719 (Land at Riverside Park, Southwood Drive). This site is inappropriate for housing as it would contravene the Council's land designation policy.	This site has been superseded by 4012. The site is not included in the SHLAA 2019 housing trajectory but a review of employment land options will be published in January 2020

Site-Specific Responses Submitted to Consultation on the SHLAA 2016 (September 2016)

ID	Comment Received	Recommended Response
398	Site 633 (Land off Lennox Lane). This area of land and the backdrop of established trees is very important visually to Bidston Village.	This site has been replaced by 4062. The information submitted has been taken into consideration as part of the SHLAA 2019. The site is not included in the SHLAA 2019 housing trajectory
399	Site 635 (Land Adjacent to Yew Tree Farm). This area of land is a crucial green corridor forming an essential element of the rural setting of the old farms of Bidston Hall Farm, Yew Tree Farm, Irby Farm and Church Farm.	This site has been replaced by 4063. The information submitted has been taken into consideration as part of the SHLAA 2019. The site is not included in the SHLAA 2019 housing trajectory
401	Site 989 (Car Park at Kingdom Hall, School Lane). Building on this site would bring problems associated with on-street parking. The Kingdom Hall is well established and regularly used. I have been informed that legal action will be taken if attempts to compulsorily purchase the Kingdom Hall are made.	This site has been removed from the SHLAA 2019.
438	Site 557 (Former Housing, Buccleuch Street). No evidence of delivery so should be removed from the 15 year supply.	The site is included in the housing trajectory.
439	Site 572 (Former Gas Holder, Patten Street). No evidence of delivery so should be removed from the 15 year supply.	The information submitted has been taken into consideration as part of the SHLAA 2019. The site is not included in the SHLAA 2019 housing trajectory
440	Site 745 (Land at Hind Street, Birkenhead). No evidence of delivery so should be removed from the 15 year supply.	This site has been superseded by SHLAA 4078. This site is included in the housing trajectory.
441	Site 647 (Octel Sports Club, Bridle Road). No evidence of delivery so should be removed from the 15 year supply.	The information submitted has been taken into consideration as part of the SHLAA 2019. The site is not included in the SHLAA 2019 housing trajectory
442	Site 1445 (Land at Glenavon Road, Prenton). No evidence of delivery so should be removed from the 15 year supply.	This site now has planning permission and has been removed from the SHLAA 2019.

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ID	Comment Received	Recommended Response
443	Site 693 (North of Upton Cricket Club, Upton). No evidence of delivery so should be removed from the 15 year supply.	The information submitted has been taken into consideration as part of the SHLAA 2019. The site is not included in the SHLAA 2019 housing trajectory
444	Site 441 (Former Town Station at Tunnel Road/Waterloo Place). No evidence of delivery so should be removed from the 15 year supply.	The information submitted has been taken into consideration as part of the SHLAA 2019. The site is not included in the SHLAA 2019 housing trajectory
445	Site 482 (Argyle Industrial Estate). Not suitable for housing and no evidence of delivery so should be removed from the 15 year supply.	The information submitted has been taken into consideration as part of the SHLAA 2019. The site is not included in the SHLAA 2019 housing trajectory
446	Site 1336 (Land North of Hind Street, Birkenhead). No evidence of delivery so should be removed from the 15 year supply.	This site has been removed from the SHLAA
447	Site 504 (Pluto Tanks, Bolton Road East). No evidence of delivery so should be removed from the 15 year supply.	This site has been removed from the SHLAA
448	Site 1719 (Land at Riverside Park, Bromborough). No evidence of delivery so should be removed from the 15 year supply.	This site has been superseded by 4012. The site is not included in the SHLAA 2019 housing trajectory but a review of employment land options will be published in January 2020
449	Site 1722 (Thermal Ceramics, Tebay Road). No evidence of delivery so should be removed from the 15 year supply.	This site has been removed from the SHLAA
450	Site 512 (Surplus Land at Clatterbridge Hospital). No evidence of delivery so should be removed from the 15 year supply.	This site has been replaced by SHLAA 2050. The information submitted has been taken into consideration as part of the SHLAA 2019. The site is not included in the SHLAA 2019 housing trajectory
451	Site 1544 (Champions Business Park, Upton). No evidence of delivery so should be removed from the 15 year supply.	The information submitted has been taken into consideration as part of the SHLAA 2019. The site is not included in the SHLAA 2019 housing trajectory

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452	Site 1481 (Recreational Open Space, Hoylake). No evidence of delivery so should be removed from the 15 year supply.	This site has been removed from the SHLAA
453	Site 919 (New Brighton Rugby Club, Moreton). No evidence of delivery so should be removed from the 15 year supply.	The information submitted has been taken into consideration as part of the SHLAA 2019. The site is not included in the SHLAA 2019 housing trajectory
454	Site 1472 (Former Fernleigh Care Home, Leasowe). No evidence of delivery so should be removed from the 15 year supply.	The information submitted has been taken into consideration as part of the SHLAA 2019. The site is included in the SHLAA 2019 housing trajectory
455	Site 418 (Former Waste Transfer, Wallasey). No evidence of delivery so should be removed from the 15 year supply.	The information submitted has been taken into consideration as part of the SHLAA 2019. The site is not included in the SHLAA 2019 housing trajectory
456	Site 564 (Former Stone Manganese Marine, Seacombe). No evidence of delivery so should be removed from the 15 year supply.	The information submitted has been taken into consideration as part of the SHLAA 2019. The site is not included in the SHLAA 2019 housing trajectory
457	Site 949 (Land at East Street, Seacombe). No evidence of delivery so should be removed from the 15 year supply.	This site has been removed from the SHLAA but has been identified as a potential broad location for future development.
458	Site 1320 (Land Fronting Carr Bridge Road, Woodchurch). No evidence of delivery so should be removed from the 15 year supply.	The information submitted has been taken into consideration as part of the SHLAA 2019. The site is not included in the SHLAA 2019 housing trajectory
459	Site 1511 (Norton Court, 160 Borough Road). No evidence of delivery so should be removed from the 15 year supply.	This site has been removed from the SHLAA
467	Site 1397 (Land at Hargrave Avenue). Assessment may need to be revisited to ensure consistency with other sites designated as Urban Greenspace.	This site has been removed from the SHLAA.

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616	Site 693 (Upton Cricket Club, Upton). Especially concerned about the loss of Upton Cricket Club.	The site has been replaced by 3037. The information submitted has been taken into consideration as part of the SHLAA Update 2019. The site is not included in the SHLAA 2019 housing trajectory
622	Site 692 (Land at Moreton Road). Concerned about the identified wooded area in Moreton Road, which should be retained as it is.	The information submitted has been taken into consideration as part of the SHLAA Update 2019. The site is not included in the SHLAA 2019 housing trajectory
649	Site 635 (Land Adjacent to Yew Tree Farm). The inclusion of the site is misleading when the site may not receive planning permission because of other policy constraints which prohibit such development. Therefore object to inclusion as there is no likelihood, from a planning point of view, that this would be allowed.	This site has been replaced by 4063. The information submitted has been taken into consideration as part of the SHLAA 2019. The site is not included in the SHLAA 2019 housing trajectory
650	Site 989 (Car Park at Kingdom Hall, School Lane). The inclusion of the site is misleading when the site may not receive planning permission because of other policy constraints which prohibit such development. Therefore object to inclusion as there is no likelihood, from a planning point of view, that this would be allowed.	This site has been removed from the SHLAA.
651	Site 1724 (Land at Croft Retail Park, Caldbeck Road) This site is inappropriate for housing. It would contravene the Council's land designation policy.	The information submitted has been taken into consideration as part of the SHLAA Update 2019. The site is not included in the SHLAA 2019 housing trajectory
652	Site 1727 (Land at Riverbank Road, Bromborough) This site is inappropriate for housing. It would contravene the Council's land designation policy.	The information submitted has been taken into consideration as part of the SHLAA Update 2019. The site is not included in the SHLAA 2019 housing trajectory

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ID	Comment Received	Recommended Response
653	Site 1729 (Bowling Green, Old Court House Road) This site is inappropriate for housing. It would contravene the Council's land designation and would affect Bromborough Pool Conservation Area and bowling green, which is still in use.	This site has been removed from the SHLAA.
654	Site 1895 (Land and Marine, Dock Road North). This site is inappropriate for housing. It would contravene the Council's land designation.	The site is not included in the SHLAA 2019 housing trajectory but was identified for re-designation in a previous Employment Land Study (September 2012).
655	Site 1896 (Plant Hire Depot, Dock Road North) This site is inappropriate for housing. It would contravene the Council's land designation.	The site is not included in the SHLAA 2019 housing trajectory but was identified for re-designation in a previous Employment Land Study (September 2012).
656	Site 1897 (Vehicle Compound, Dock Road South) This site is inappropriate for housing. It would contravene the Council's land designation.	The information submitted has been taken into consideration as part of the SHLAA Update 2019. The site is not included in the SHLAA 2019 housing trajectory

5. Other Sites

ID	Comment Received	Recommended Response
382	HLA Ref 90200 (Land West of 2 Mill Road, Bromborough) contained in Appendix 5 - Sites with Planning Permission for New Build Properties. The estate agent has informed us that land has not yet been sold and no work has been done so far even though it is listed as under construction.	The information submitted has been taken into consideration as part of the SHLAA Update 2019. The planning permission has been renewed in October 2018.
437	Site 497 Former Site of the Dell Primary School (Site with Planning Permission). No evidence of delivery so should be removed from the 15 year supply.	This site has been removed from the SHLAA because it has planning permission but development has stalled on the site. The site is not included in the SHLAA 2019 housing trajectory