

SITE-SPECIFIC COMMENTS

The following site-specific comments were submitted to the proposed revised SHLAA Methodology published for public consultation in July 2017, which have now been considered as part of the preparation of the SHLAA 2019.

ID	Comment Received	Recommended Response
147	The existing site at Martin Close, Irby (SHLAA 703) was a sandstone quarry, loosely filled in many decades ago and may not be suitable for building without additional groundwork to stabilise the area.	The information submitted has been taken into consideration as part of the SHLAA 2019. The site has not been included in the SHLAA 2019 housing trajectory.
261	The existing site at 73 Glenwood Drive, Irby (SHLAA 626) could be acceptable as infill	This site is no longer included in the SHLAA
262	The existing site at Thingwall Recreation Centre (SHLAA 700) is opposed as the loss of a well-used community facility.	This site has been removed from the SHLAA
263	The existing site at Martin Close, Irby (SHLAA 703) is rarely used, has limited access and could be acceptable infill.	The information submitted has been taken into consideration as part of the SHLAA 2019. The site has not been included in the SHLAA 2019 housing trajectory.
264	The existing woodland site at Thingwall Road, Irby (SHLAA 705) is opposed for loss of trees and green space at the end of the village	The information submitted has been taken into consideration as part of the SHLAA 2019. The site has not been included in the SHLAA 2019 housing trajectory.
265	The existing site at Pensby Recreation Centre (SHLAA 706) is opposed as the loss of a well-used community facility.	This site has been removed from the SHLAA.
266	The existing site at Copse Close, off Brook Meadow, Irby (SHLAA 710) could be acceptable as minor infill.	The information submitted has been taken into consideration as part of the SHLAA 2019. The site has not been included in the SHLAA 2019 housing trajectory.
274	The existing Site at Berwyn Drive, Pensby (SHLAA 898) is the only local outlet for builders in the area. The housing gain would be minimal but could be acceptable.	The site is no longer included in the SHLAA.

Site-Specific Responses Submitted to Consultation on the SHLAA Methodology (September 2017)

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277	The existing site at West Wallasey Van Hire, Thingwall (SHLAA 935) could be acceptable as it is currently an eyesore.	The information submitted has been taken into consideration as part of the SHLAA 2019. The site has not been included in the SHLAA 2019 housing trajectory.
278	The existing site at 276 Irby Road, Irby (SHLAA 1109) could be acceptable as minor infill.	The information submitted has been taken into consideration as part of the SHLAA 2019. The site has been included in the SHLAA 2019 housing trajectory.
279	The existing site at 20 Coombe Road, Irby (SHLAA 1110) could be acceptable as minor infill.	The information submitted has been taken into consideration as part of the SHLAA 2019. The site has not been included in the SHLAA 2019 housing trajectory.
280	The existing site at Hannah Close, Pensby (SHLAA 1218) is not preferred, as it would result in the loss of a tree strip.	The information submitted has been taken into consideration as part of the SHLAA 2019. The site has not been included in the SHLAA 2019 housing trajectory.
281	The existing site at Ryland Park, Pensby (SHLAA 1266) could be acceptable but part may be required for church parking.	This site is no longer included in the SHLAA
282	The existing site at 23 Oaklea Road, Irby (SHLAA 1439) could be acceptable. Minor infill but could result in the loss of trees.	The information submitted has been taken into consideration as part of the SHLAA 2019. The site has not been included in the SHLAA 2019 housing trajectory.
284	The existing site at Oaklea Road, Pensby (SHLAA 1638) could be acceptable for minor infill but would result in the loss of a small green beside the road.	This site is no longer included in the SHLAA
285	The existing site at Daleside Close, Pensby (SHLAA 1639) is opposed because of the loss of green space and access to the adjoining fields	This site is no longer included in the SHLAA
286	The existing site at Former Pensby Park Primary (SHLAA 1742) could be acceptable as the playing field are little uses and surrounded by residences.	This site has been removed from the SHLAA as it now has planning permission.

Site-Specific Responses Submitted to Consultation on the SHLAA Methodology (September 2017)

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302	The existing site at 376a Pensby Road, Pensby (SHLAA 1868) could be acceptable as minor infill.	The information submitted has been taken into consideration as part of the SHLAA 2019. The site has not been included in the SHLAA 2019 housing trajectory.
303	The existing site at Pensby Hotel (SHLAA 1889) is now under construction, with capacity increased from 10 to 60.	This site is no longer included in the SHLAA
304	The existing site at Former Pensby Park Primary (SHLAA 1901) is surrounded by residential and could be acceptable if and when the current use ceases.	This site is no longer included in the SHLAA
305	The existing site at Thingwall Methodist Church (SHLAA 1909) could be acceptable if the current use ceases as it is surrounded by residential.	The information submitted has been taken into consideration as part of the SHLAA 2019. The site has not been included in the SHLAA 2019 housing trajectory.
331	The existing sites at Pensby Children's Centre (SHLAA 1742 and SHLAA 1901) are opposed. The area behind the centre is not really used so could be developed but the area at the side is used a lot and it would be a shame to lose this great outdoor space. The amount of land taken should be kept to an absolute minimum (just a small access road, no houses) or other access points explored (i.e. the other side of the centre, next to the car park - with little or no changes to the car park either as it is always full.)	SHLAA 1742 now has planning permission and SHLAA 1901 has been removed from the SHLAA.
675	The existing site at Palm Grove Oxton (SHLAA 889) is still available.	The site is no longer included in the SHLAA.

Green Belt Sites

ID	Comment Received	Recommended Response
1	<p>The existing sites in the Green Belt around Broad Lane, Heswall (SHLAAs 641, 643, 644, 943, 1768, 1772, 1773, 1815, 1938, 1939, 1940, 1941, 1967, 1968 and 1973) are opposed, as housing development will have an impact on the openness of the Green Belt; lead to a loss of open character; and impacts on Lower Heswall Conservation Area; high grade agricultural land; key nature conservation areas; flood risk and water supply constraints; access to Banks Road, Broad Lane and Wittering Lane is over a small bridge; and the capacity of local schools. Protocol 1, Article 1 and Article 8 of the Human Rights Act would also be breached. The National Trust should be approached to see if they would purchase them as part of their Neptune Coastline Campaign. (also ID comments 7, 9, 12, 20, 110, 117, 120, 122, 124, 128, 132, 135, 140, 142, 151, 155, 181, 220, 222, 224, 234, 242, 311, 313, 315, 317, 325, 341, 344, 347, 354, 404, 407, 428, 430, 443, 445, 447, 451, 457, 460, 478, 481, 554, 556, 559, 562, 566, 589, 591, 594, 597, 600, 634, 637, 641, 646, 649, 657, 660, 690, 696 and 699 also refer)</p>	<p>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.</p>
26	<p>The existing site in the Green Belt at Millfield, Eastham (SHLAA 891) should be released for housing,</p>	<p>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.</p>

Site-Specific Responses Submitted to Consultation on the SHLAA Methodology (September 2017)

ID	Comment Received	Recommended Response
68	The existing site in the Green Belt at Marsh Lane, Bebington (SHLAA 1779) should be released for housing.	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.
89	The existing site in the Green Belt at Birkenhead Road, Meols (SHLAA 904) should be released for housing.	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.
126	The existing site in the Green Belt at Banks Road, Heswall (SHLAA 1768) has been wholly used continuously for livestock (horses) since at least 2010 when we moved into our house. Broad Lane is unadopted road with unclear ownership. Significant wildlife assets surround the site, in a rural setting. There would be significant development costs with the only access via hump back bridge at the bottom of Delavor Road, which would need a full structural survey and likely reinforcement / rebuilding for the size of the development proposed. With regard to the distances quoted in the site submission – the nearest railway station (Heswall) is 3,701 metres; town centre (Heswall) 1,609 metres; supermarket (Tesco) 1,931 metres; GP surgery (Heswall Medical Centre) 1,770 metres; dentist 1448 metres; pharmacy 1,448 meters; post office 1,770 metres; Primary School (St Peters) 1,126 metres; local park 1,448 metres; and public sports or indoor recreation facility (Heswall Squash Club) 2,735 metres.	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.
160	The existing site in the Green Belt at The Ridgeway, Meols (SHLAA 1933) is accessible and at the edge of a settlement.	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 Methodology (September 2017)

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161	The existing site in the Green Belt at Fornalls Green Lane, Meols (SHLAA 1934) is accessible and at the edge of a settlement.	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.
162	The existing site in the Green Belt at Fornall's Green Lane, Meols (SHLAA 1935) is accessible and at the edge of a settlement.	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.
163	The existing site in the Green Belt at Fornall's Green, Meols (SHLAA 1936) is accessible and at the edge of a settlement.	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.
164	The existing site in the Green Belt adjacent to Hoylake Rugby Club (SHLAA 1937) is accessible and at the edge of an existing settlement.	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.
165	The existing site in the Green Belt at Wittering Lane, Lower Heswall (SHLAA 1938) is accessible and at the edge of a settlement.	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.
166	The existing site in the Green Belt at Riverbank Road, Lower Heswall (SHLAA 1939) is accessible and at the edge of a settlement.	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.
167	The existing site in the Green Belt at Riverbank Road, Heswall (SHLAA 1968) is accessible and at the edge of a settlement.	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.

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ID	Comment Received	Recommended Response
168	The existing site in the Green Belt at Davenport Road, Lower Heswall (SHLAA 1940) is accessible and at the edge of a settlement.	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.
169	The existing site in the Green Belt at Manners Road, Lower Heswall (SHLAA 1941) is accessible and at the edge of a settlement.	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.
198	The existing site in the Green Belt at Thingwall Road, Irby, to the east of Harrock Wood (SHLAA 892) should be considered for housing development.	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.
204	The existing site in the Green Belt at Diamond Farm, Saughall Massie (SHLAA 740) should be considered for housing.	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.
205	The existing site in the Green Belt at Diamond Farm, Saughall Massie (SHLAA 925) should be considered for housing.	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.
206	The existing site in the Green Belt at Lever Causeway (SHLAA 1819) should be considered for housing.	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.
207	The existing site in the Green Belt at Irby Farm (SHLAA 1932) should be considered for housing.	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.

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208	The existing site in the Green Belt at Barnston Road (SHLAA 1982) should be considered for housing.	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.
23, 227	The existing site in the Green Belt at Sandy Lane, Irby (SHLAA 1778) includes a massive and glorious oak tree in the centre which should not be lost. The land is currently rented out as pasture and stabling for horses and has at least two owners.	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.
267	The existing site in the Green Belt at Limbo Lane, Irby (SHLAA 880/1952) is opposed as infilling between distinct communities and removing long views across agricultural fields to the sea.	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.
268	The existing site in the Green Belt at Gills Lane, Pensby (SHLAA 881) is opposed as open farmland giving wide views across agricultural fields.	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.
269	The existing site in the Green Belt to the east of Thorncroft Drive, Pensby (SHLAA 882) is opposed as extending an isolated row of houses into fields and would set a poor precedent.	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.
270	The existing site in the Green Belt to the west of Thorncroft Drive (SHLAA 883) is opposed for infilling between distinct communities and extending into fields.	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.
271	The existing site in the Green Belt at Gills Lane (SHLAA 884) is opposed as infilling between distinct communities and extending into fields.	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.

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ID	Comment Received	Recommended Response
272	The existing site in the Green Belt at Thingwall Road, Irby, to the east of Harrock Wood (SHLAA 892) is opposed as infilling between distinct communities and would provide access into fields for more development.	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.
273	The existing site in the Green Belt at Irby Farm (SHLAA 895) is opposed because it extends into fields.	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.
275	The existing site in the Green Belt at Crosshill Service Reservoir (SHLAA 931) is adjacent to housing but opposed.	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.
276	The existing site in the Green Belt at Crosshill Service Reservoir (SHLAA 932) is undeveloped and opposed.	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.
283	The existing site in the Green Belt at Irby Road, between Irby and Pensby (SHLAA 1546) is opposed as infilling between distinct communities.	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.
287	The existing site in the Green Belt at Townshend Avenue, Irby (SHLAA 1759) is opposed as infilling between distinct communities, extending into fields, flood risk, protected species and would set a poor precedent.	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.
288	The existing site in the Green Belt at Townshend Avenue, Irby (SHLAA 1980) is opposed as infilling between distinct communities, extending into fields, flood risk, protected species and would set a poor precedent.	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 Methodology (September 2017)

ID	Comment Received	Recommended Response
289	The existing site in the Green Belt at Mill Hill Road, Irby (SHLAA 1760) is opposed as infilling between distinct communities.	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.
290	The existing site in the Green Belt at Sandy Lane North, Irby (SHLAA 1761) would expands a small community but lead to the loss of the open aspect from the main road.	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.
291	The existing site in the Green Belt at Sandy Lane North, Irby (SHLAA 1762) could be acceptable depending on design and layout as part of an isolated row of houses in a small community.	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.
292	The existing site in the Green Belt at Sandy Lane North, Irby (SHLAA 1763) is opposed as remote from existing communities and the loss of open farmland.	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.
293	The existing site in the Green Belt at Rose Cottage, Thurstaston Road (SHLAA 1764) includes low grade agricultural uses and could be acceptable depending on the design and layout.	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.
294	The existing site in the Green Belt at 41 Thurstaston Road, Irby (SHLAA 1765) includes low grade agricultural uses and could be acceptable depending on the design and layout.	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.
295	The existing site in the Green Belt at 61 Thurstaston Road, Irby (SHLAA 1766) includes low grade agricultural uses and could be acceptable depending on the design and layout.	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.

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ID	Comment Received	Recommended Response
296	The existing site in the Green Belt at Mill Hill Road, Irby (SHLAA 1774) is opposed as a large intrusion into open fields, with a loss of ponds, open aspect and high-grade land.	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.
297	The existing site in the Green Belt at Irby Hall (SHLAA 1775) is opposed because of its historic setting/archaeology, impact on views over the fields to North Wales, flood risk and protected species.	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.
298	The existing site in the Green Belt at Mill Hill Road, Irby (SHLAA 1776) is opposed as a large intrusion extending fields and for the loss of ponds, open aspect and high grade land.	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.
299	The existing site in the Green Belt at Sandy Lane, Irby (SHLAA 1778) is opposed, as it would extend housing into open fields which act as a buffer between the housing and the brook and the trees beyond.	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.
300	The existing site in the Green Belt at Telegraph Road, Thurstaston (SHLAA 1783 is opposed as open farmland between communities, with only isolated farmhouses in otherwise open fields.	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.
301	The existing site in the Green Belt at Sandy Lane, Irby Quarry (SHLAA 1790) could be acceptable, to expand a small community using a small low-grade tree enclosed area.	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.
306	The existing site in the Green Belt at Telegraph Road, Thurstaston (SHLAA 1784) is opposed as open farmland between communities, with only isolated farmhouses in otherwise open fields.	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.

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309	The existing sites in the Green Belt at Mill Hill Road, Irby (SHLAA 1774 and SHLAA 1776) are opposed.	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.
453	The existing sites in the Green Belt around Broad Lane, Heswall (SHLAAs 641, 643, 644, 943, 1768, 1772, 1773, 1815, 1938, 1939, 1940, 1941, 1967, 1968 and 1973) are opposed. I strongly urge you to dismiss the idea of development of this land for a housing estate. I agree that land directly on the road, as indeed Seabank has been built, could have a continuation of houses right adjacent to the road on Riverbank either side of the road. Also too and passed Manners Lane. At least this would provide for 100 or so houses. There is land further up Wittering Lane. To have any estate on this lovely land is outrageous.	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.
474	The existing site in the Green Belt at Vineyard Farm (SHLAA 1930) is opposed, as it would result in a large increase in traffic and untenable pressure on local services, including schools. The area has little or no public transport links in the form of bus services and would damage the integrity and nature of the area.	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.
484	The existing site in the Green Belt at Sandy Lane, Irby (SHLAA 1778) should be released for housing.	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.
497	The existing site in the Green Belt to the south of Greasby (SHLAA 1781) should be released for housing.	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.

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510	The existing site in the Green Belt at 41 Thurstaston Road, Irby (SHLAA 1765) should be released for housing.	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.
523	The existing site in the Green Belt to the north of Pump Lane, Greasby (SHLAA 640) should be released for housing.	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.
551	The existing site in the Green Belt at Chester Road, Heswall (SHLAA 1549) is suitable for development now and can make a valuable contribution to the significant shortfall in housing land supply in the short term.	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.
584	The existing sites in the Green Belt around Broad Lane, Heswall (SHLAAs 641, 643, 644, 943, 1768, 1772, 1773, 1815, 1938, 1939, 1940, 1941, 1967, 1968 and 1973) are opposed as extensive evidence is available that demonstrates the inability of the area around Riverbank Road (including Seabank Road), Manners Lane North and South and Wittering Lane) to sustain any form of development to meet the needs of Government policy.	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.