MOTT MACDONALD

Wirral Local Plan: Green Belt Sites for Further Investigation

Transport & Accessibility Review and Addendum of Green Belt Weak Parcel Sites

January 2020

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1 Introduction

This document reviews 54 Green Belt parcels that have been identified for further investigation. Individual site proformas have been created to assess the potential of these parcels to support future development. The proformas include key information such as indicative dwelling capacity, potential trip generations, high level site considerations and general accessibility to the site.

Access to basic amenities have also been considered, and for each site it has been calculated if it would be possible to walk / cycle to the following amenities:

- Primary school within 10 minutes;
- Secondary School within 20 minutes;
- GP Surgery within 15 minutes;
- Public Transport within 10 minutes;
- Retail within 15 minutes;
- Leisure facility within 15 minutes; and
- Pub / restaurant within 15 minutes.

This is indicated within the proformas as yes (green) and no (red).

Public transport access to main settlements is generated by calculating how accessible surrounding centres are from each site by existing public transport. The categories include:

- Liverpool within 45 minutes;
- Birkenhead within 25 minutes;
- Town Centre within 15 minutes;
- District Centre within 10 minutes; and
- Local Centre within 10 minutes.

Within the proformas if it is possible to access these centres from each site it is indicated as yes (green) and if it is not accessible it is indicated as no (red).

Integration with the surrounding area has been separated into three categories:

- Green which represents the sites that would seamlessly integrate into the surrounding area, these sites would require minimal transport improvements;
- Amber which represents the sites that could somewhat integrate into the surrounding area subject to some additional investment, these sites would require moderate transport improvements; and
- Red which identifies sites that would not integrate well into the surrounding area without significant investment in additional infrastructure, these sites would require significant transport improvements.

The ease of deliverability has been separated into four categories:

- Green which represents the sites that would require minimal transport improvements, that could be delivered within 0-5 years;
- Amber which represents the sites that would require moderate transport improvements that could be delivered within 5-10 years;

- Red which identifies sites that would require significant transport improvements that would take more than 10 years to deliver; and
- Blue which identifies sites that are considered undeliverable.

The table below summarises the potential capacity of the Green Belt sites included in this review by ease of deliverability.

Table 1: Ease of Deliverability

Years	Colour	Number of Dwellings
0 – 5 Years	Green	3,189
5 – 10 Years	Amber	4,210
> 10 Years	Red	9,117
Total		16,516

Source: Mott MacDonald

It can be seen from Table 1 above that within 0-10 years approximately 7,399 dwellings could potentially be delivered.

A site accessibility plan is included within the proformas along with specific comments which include: nearest bus and cycle routes, public rights of way and other considerations.

Each site has been assigned an overall accessibility score which is the combined score of access to basic amenities by active travel and the public transport infrastructure currently in place to access main settlements.

A cost budget estimate has been included. This is a rough guideline of the cost to access to the site and any mitigation measures needed on surrounding roads and junctions adjacent to the site. This cost does not include any internal roads or junctions within the individual sites. There are 7 tiers for the cost budget estimates which are as follows:

- £0 - £100,000
- £100,000 - £500,000
- £500,000 - £1 million
- £1 million - £3 million
- £3million - £5million
- £5 million - £10 Million
- Greater than £10 million

In addition to the individual site proformas which have been outlined within Section 2, several sites have been included within the addendum contained in Appendix A. These sites have been identified through a commission undertaken by independent consultants Arup, to assess Wirral's existing Green Belt parcels. These parcels have been assessed as potential housing sites using the same framework that has been used for the initial Green Belt sites review as outlined above.

Appendix B provides an overview plan of all sites that have been considered within this report.

2 Individual Site Proformas

2.1 SP001, North of Greasby

Site Reference / Location	SP001, North of Greasby

Electoral Wards	Moreton West and Saughall Massie; Hoylake and Meols; Greasby, Frankby and Irby

Area (ha) and Indicative Dwelling Capacity	47.63 ha and 976 dwellings

Potential trip generation	Arrivals	Departures
AM Trips	129	362
PM Trips	311	153

High Level Site Considerations	River corridors

General Accessibility	A very large site within Greasby. Transport improvements would be required to integrate the site into surrounding areas, including: footways; street lighting and public transport facilities. Potential off-site mitigation required to off-set traffic impacts to key junctions.

Key - Basic Amenities	1: Primary School (within 10 minutes)	2: Secondary School (within 20 minutes)	3: GP Surgery (within 15 minutes)
	4: Public Transport (within 400 meters)	5: Retail (within 15 minutes)	6: Leisure Facility (within 15 minutes)

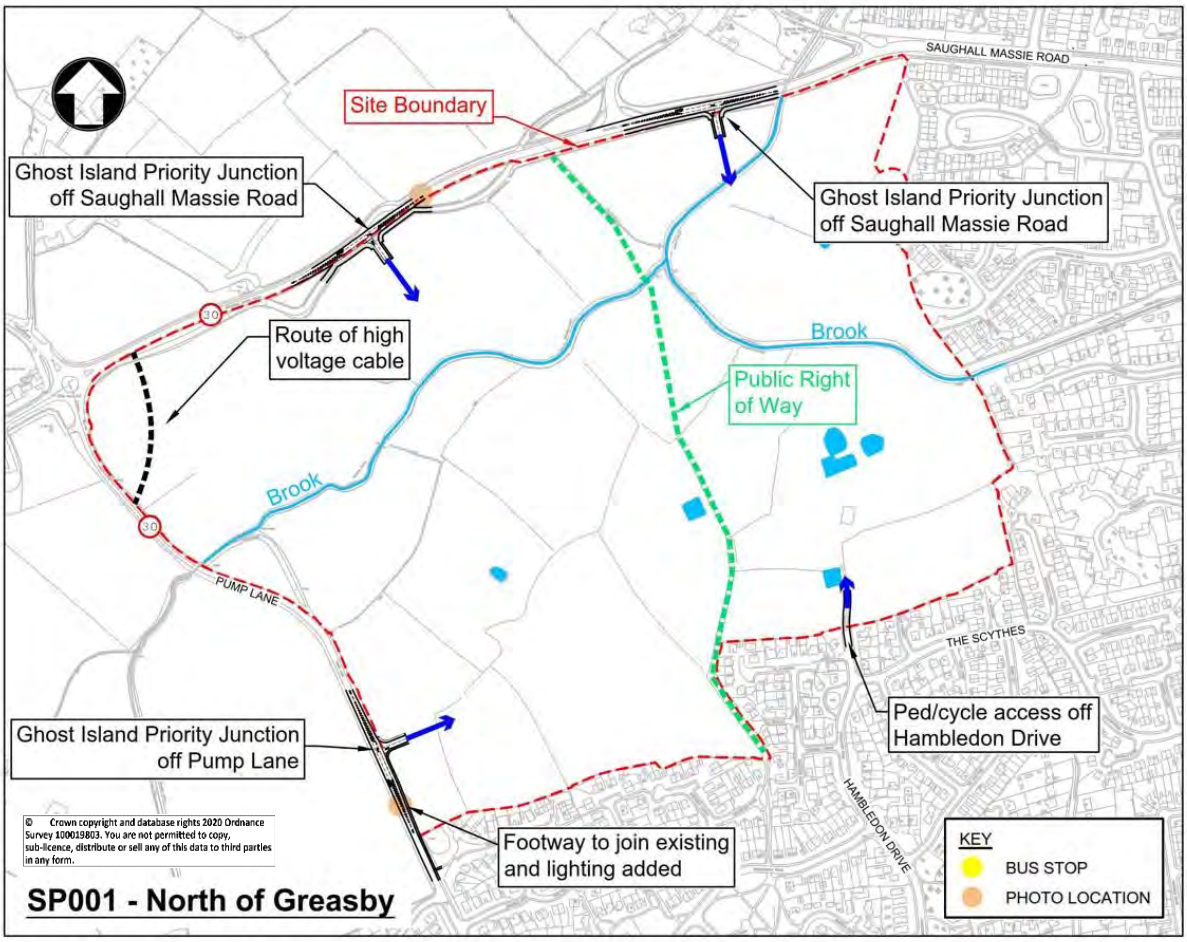
Criteria		Category					
Active mode access to basic amenities	Amenities	1	2	3	4	5	6
	Walk						
	Cycle						
Integration with surrounding area							
Public transport access to main settlements	Main Settlements	A	B	C	D	E	
	Accessible?						
Ease of deliverability		0 – 5 Years					

Key – Main Settlements
A: Liverpool (within 45 minutes)
B: Birkenhead (within 25 minutes)
C: Town Centre (within 15 minutes)
D: District Centre (within 10 minutes)
E: Local Centre (within 10 minutes)

Pump Lane

Saughall Massie Road

Figure 1: Indicative site accessibility plan



Summary of Recommendations:

- Pump Lane and Saughall Massie Road reduced to 30mph;
- New footways required along site frontage;
- Public right of way would need to be maintained;
- Watercourses and ponds within site boundary;
- New bus stops required adjacent to site;
- Cycle route along Saughall Massie Road incorporated into site access designs;
- New street lighting required adjacent to site.
- High voltage cable runs through a section of the site.

Overall Accessibility Score
7

Budget Cost Estimate
£3 million – £5 million

2.2 SP002A, Garden Hey Nursery, Saughall Massie

Site Reference / Location	SP002A, Garden Hey Nursery, Saughall Massie

Electoral Wards	Moreton West and Saughall Massie

Area (ha) and Indicative Dwelling Capacity	0.17 ha and 5 dwellings

Potential trip generation	Arrivals	Departures
AM Trips	1	2
PM Trips	2	1

High Level Site Considerations	

General Accessibility	A very small site situated in Saughall Massie. Minimal transport improvements would be required to integrate the site into surrounding area as there are already properties either side of the proposed site. There would be no significant impact from the potential trip generations.

Key - Basic Amenities	1: Primary School (within 10 minutes)	2: Secondary School (within 20 minutes)	3: GP Surgery (within 15 minutes)
	4: Public Transport (within 400 meters)	5: Retail (within 15 minutes)	6: Leisure Facility (within 15 minutes)

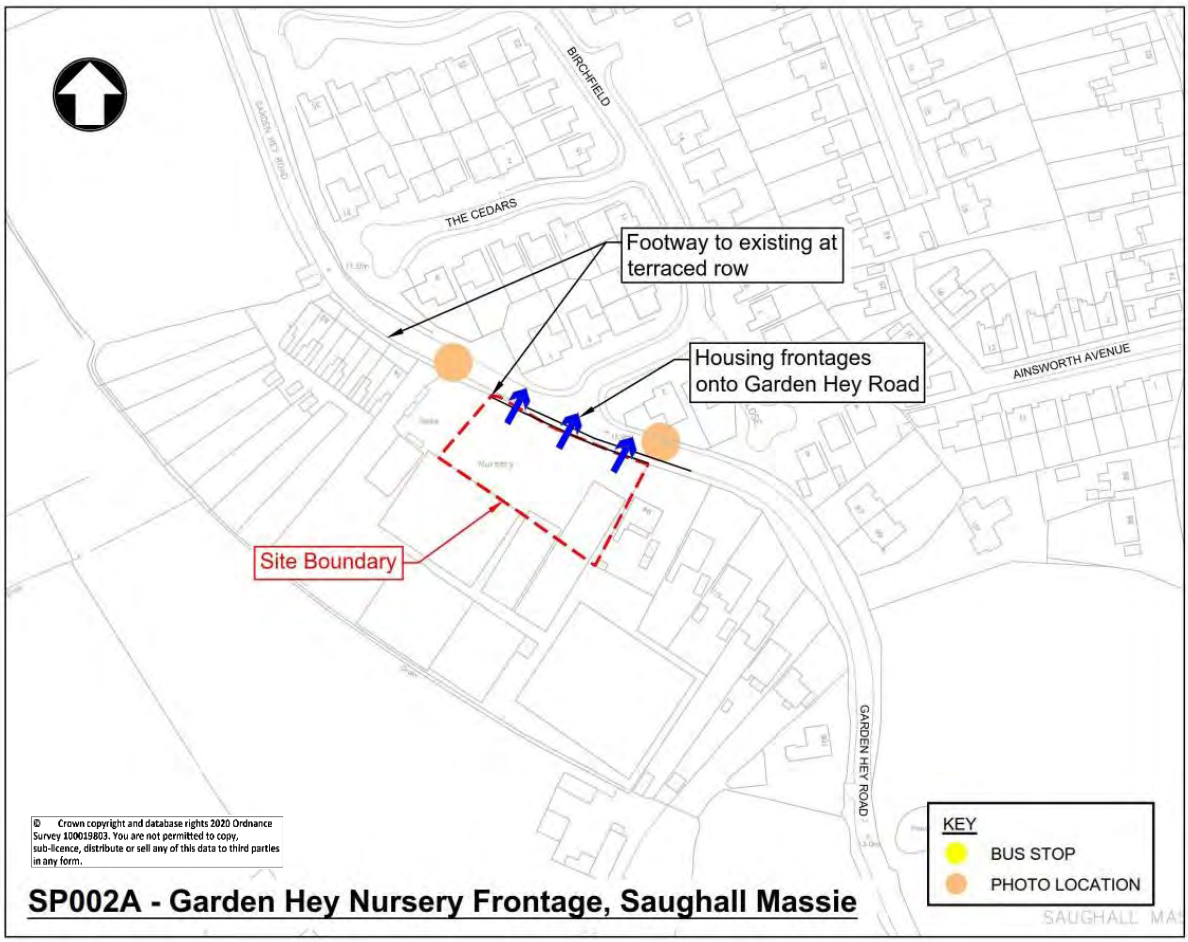
Criteria		Category					
Active mode access to basic amenities	Amenities	1	2	3	4	5	6
	Walk						
	Cycle						
Integration with surrounding area							
Public transport access to main settlements	Main Settlements	A	B	C	D	E	
	Accessible?						
Ease of deliverability		0 – 5 Years					

Key – Main Settlements
A: Liverpool (within 45 minutes)
B: Birkenhead (within 25 minutes)
C: Town Centre (within 15 minutes)
D: District Centre (within 10 minutes)
E: Local Centre (within 10 minutes)

Garden Hey Road

Garden Hay Road

Figure 2: Indicative site accessibility plan



Summary of Recommendations:

- New footways required along site frontage;
- No public rights of way would need to be maintained;
- Closest bus stops are located along Saughall Road;
- Closest cycle routes are along Saughall Massie Road;
- New street lighting required adjacent to site.

Overall Accessibility Score
9

Budget Cost Estimate
£0 - £100,000

2.3 SP002B, Garden Hey Nursery, Saughall Massie

Site Reference / Location	SP002B, Garden Hey Nursery, Saughall Massie

Electoral Wards	Moreton West and Saughall Massie

Area (ha) and Indicative Dwelling Capacity	0.82 ha and 25 dwellings

Potential trip generation	Arrivals	Departures
AM Trips	3	9
PM Trips	8	4

High Level Site Considerations	

General Accessibility	A small site situated in Saughall Massie. There would be minimal transport improvements required to integrate the site into surrounding areas as there are already properties either side of the proposed site. There would be no significant impact from the potential trip generations.

Key - Basic Amenities	1: Primary School (within 10 minutes)	2: Secondary School (within 20 minutes)	3: GP Surgery (within 15 minutes)
	4: Public Transport (within 400 meters)	5: Retail (within 15 minutes)	6: Leisure Facility (within 15 minutes)

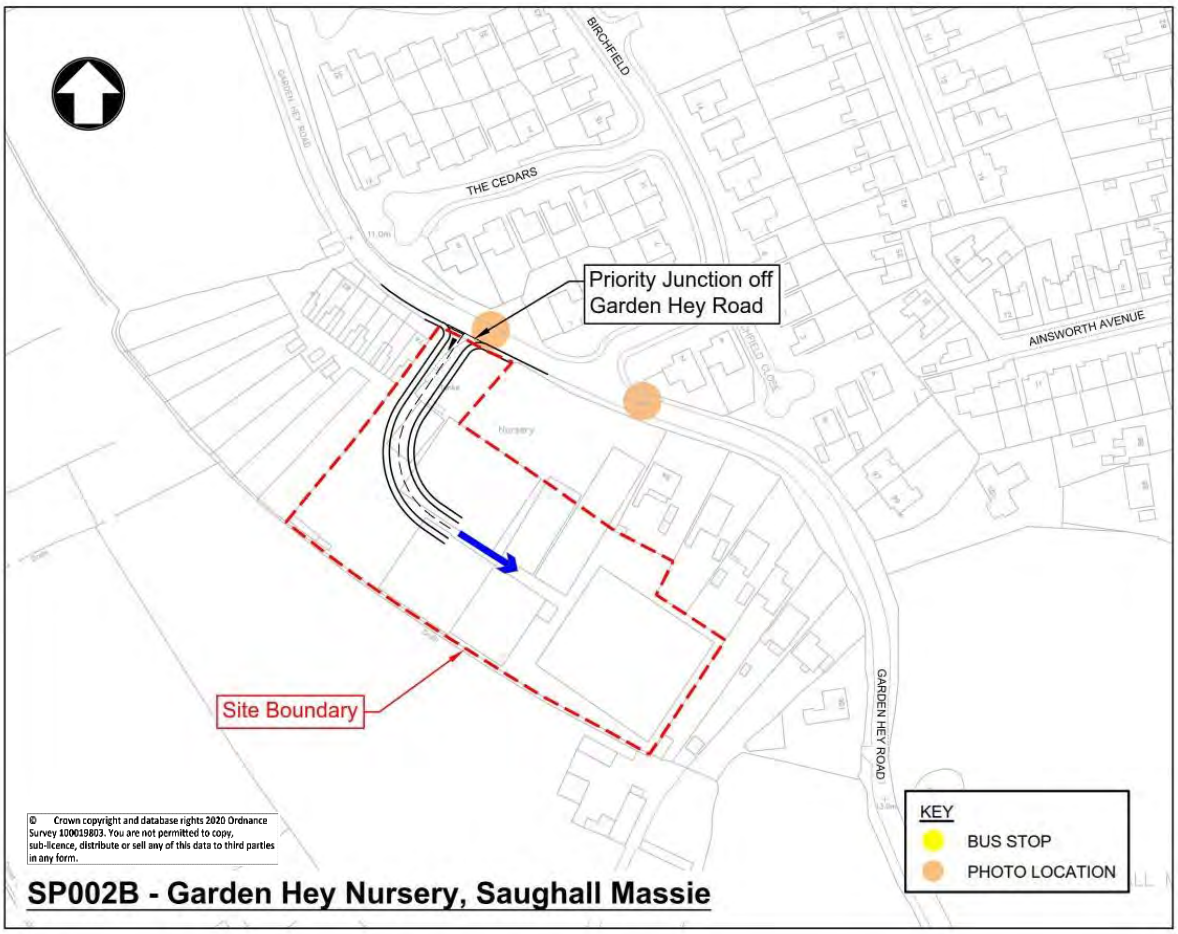
Criteria		Category					
Active mode access to basic amenities	Amenities	1	2	3	4	5	6
	Walk						
	Cycle						
Integration with surrounding area							
Public transport access to main settlements	Main Settlements	A	B	C	D	E	
	Accessible?						
Ease of deliverability		0 – 5 Years					

Key – Main Settlements
A: Liverpool (within 45 minutes)
B: Birkenhead (within 25 minutes)
C: Town Centre (within 15 minutes)
D: District Centre (within 10 minutes)
E: Local Centre (within 10 minutes)

Garden Hey Road

Garden Hay Road

Figure 3: Indicative site accessibility plan



Summary of Recommendations:

- New footways required along site frontage;
- No public rights of way would need to be maintained;
- Closest bus stops are located along Saughall Road;
- Closest cycle routes are along Saughall Massie Road;
- New street lighting required adjacent to site.

Overall Accessibility Score
9

Budget Cost Estimate
£0 - £100,000

2.4 SP002C, Barnacre Lane, Saughall Massie

Site Reference / Location	SP002C, Garden Hey Nursery, Saughall Massie

Electoral Wards	Moreton West and Saughall Massie

Area (ha) and Indicative Dwelling Capacity	0.93 ha and 28 dwellings

Potential trip generation	Arrivals	Departures
AM Trips	4	10
PM Trips	9	4

High Level Site Considerations	

General Accessibility	A small site situated in Saughall Massie. Minor transport improvements would be required to integrate the site into surrounding areas, including: a suitable site access and street lighting. The potential trip generations would not create any issues on the surrounding roads or junctions.

Key - Basic Amenities	1: Primary School (within 10 minutes)	2: Secondary School (within 20 minutes)	3: GP Surgery (within 15 minutes)
	4: Public Transport (within 400 meters)	5: Retail (within 15 minutes)	6: Leisure Facility (within 15 minutes)

Criteria		Category					
Active mode access to basic amenities	Amenities	1	2	3	4	5	6
	Walk						
	Cycle						
Integration with surrounding area							
Public transport access to main settlements	Main Settlements	A	B	C	D	E	
	Accessible?						
Ease of deliverability		5 – 10 Years					

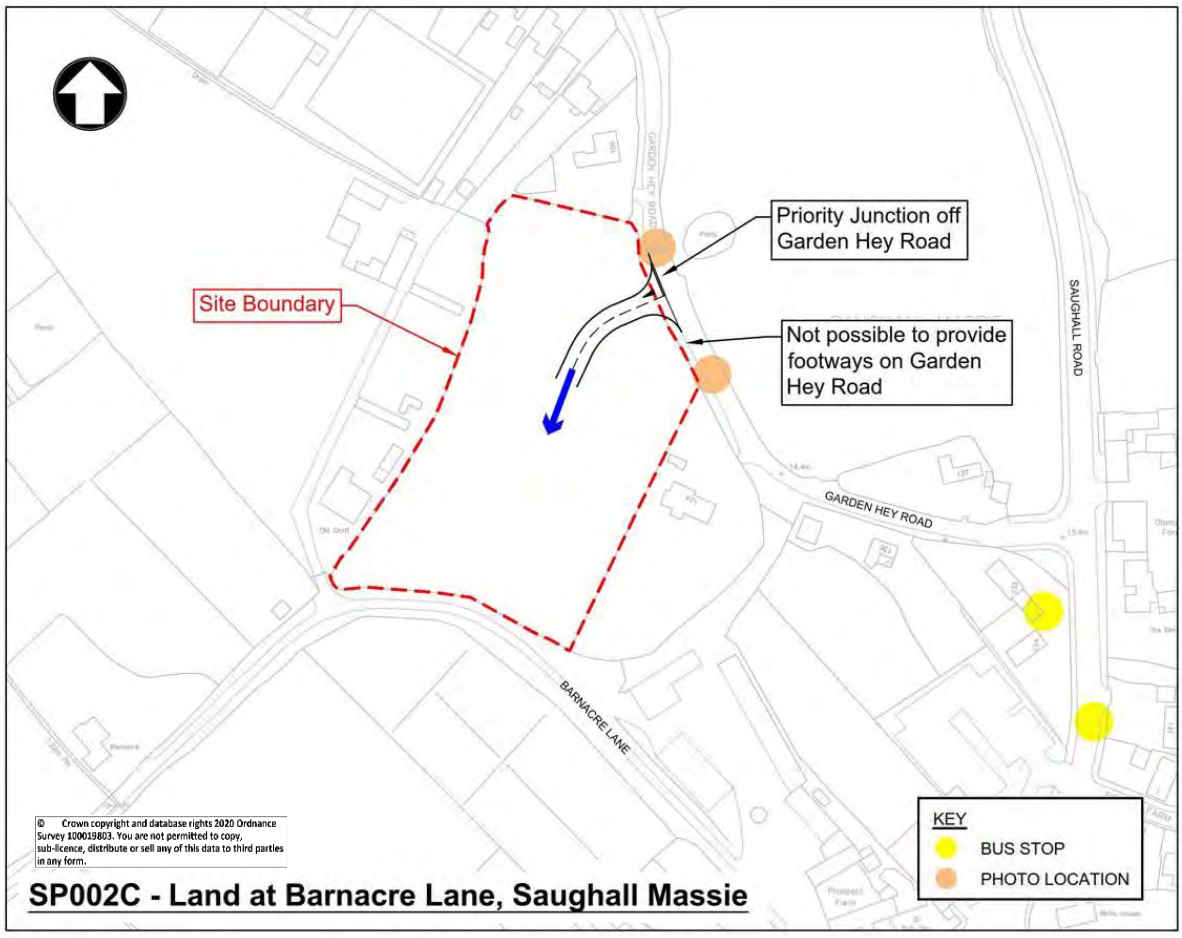
Key – Main Settlements

A: Liverpool (within 45 minutes)
B: Birkenhead (within 25 minutes)
C: Town Centre (within 15 minutes)
D: District Centre (within 10 minutes)
E: Local Centre (within 10 minutes)

Garden Hey Road

Garden Hay Road

Figure 4: Indicative site accessibility plan



Summary of Recommendations:

- Third party land would be required to provide a continuous footway link to village;
- No public rights of way would need to be maintained;
- Closest bus stops are located along Saughall Road;
- Closest cycle routes are along Saughall Massie Road;
- New street lighting required adjacent to site.

Overall Accessibility Score
9

Budget Cost Estimate
£0 - £100,000

2.5 SP004A, North of Saughall Massie

Site Reference / Location	SP004A, North of Saughall Massie

Electoral Wards	Moreton West and Saughall Massie

Area (ha) and Indicative Dwelling Capacity	9.59 ha and 302 dwellings

Potential trip generation	Arrivals	Departures
AM Trips	40	112
PM Trips	96	47

High Level Site Considerations	River corridor and roadside hedge lines

General Accessibility	A large site in a central area of Saughall Massie. Minimal transport improvements would be required to integrate the site into surrounding areas, as many of the surrounding areas are residential. Potential off-site mitigation required to off-set traffic impacts to key junctions.

Key - Basic Amenities	1: Primary School (within 10 minutes)	2: Secondary School (within 20 minutes)	3: GP Surgery (within 15 minutes)
	4: Public Transport (within 400 meters)	5: Retail (within 15 minutes)	6: Leisure Facility (within 15 minutes)

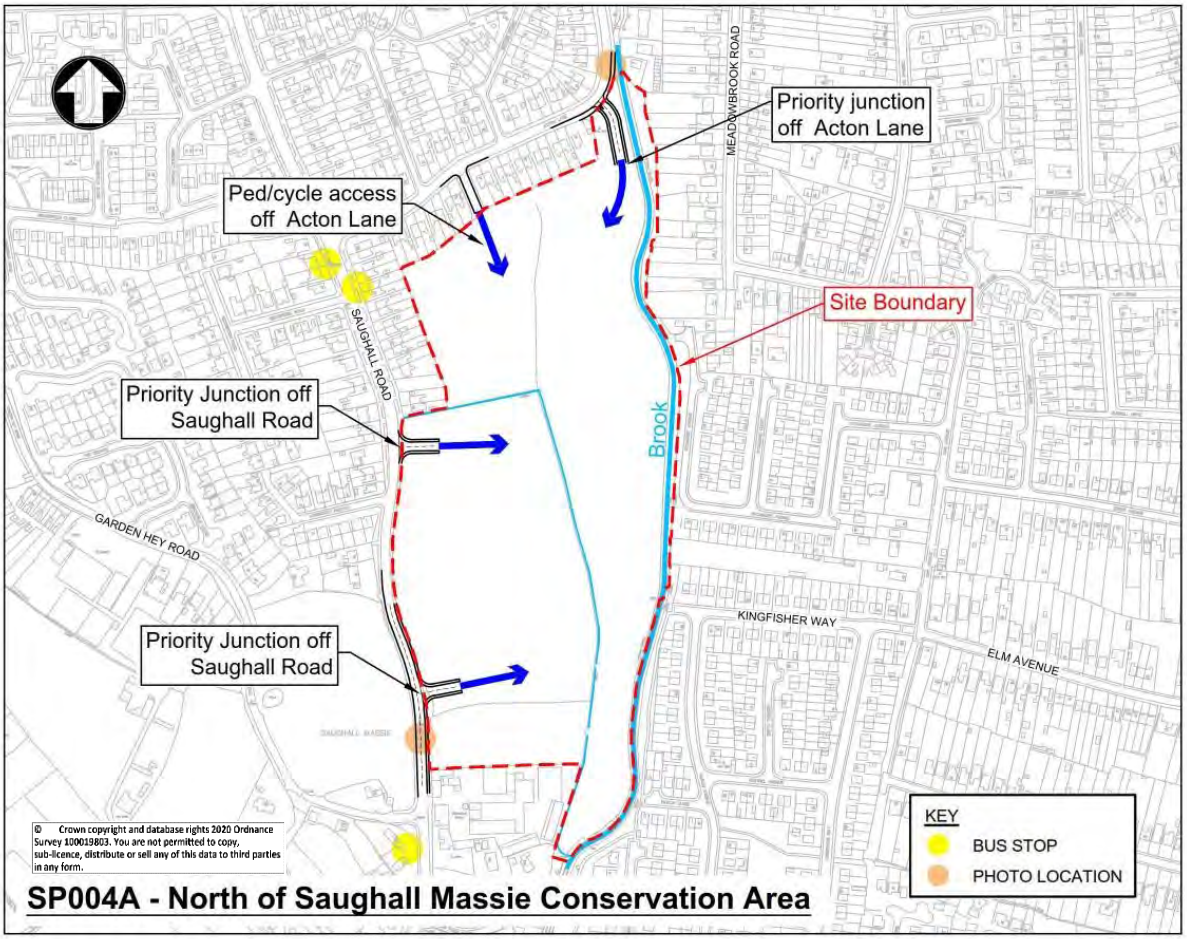
Criteria		Category					
Active mode access to basic amenities	Amenities	1	2	3	4	5	6
	Walk						
	Cycle						
Integration with surrounding area							
Public transport access to main settlements	Main Settlements	A	B	C	D	E	
	Accessible?						
Ease of deliverability		0 – 5 Years					

Key – Main Settlements
A: Liverpool (within 45 minutes)
B: Birkenhead (within 25 minutes)
C: Town Centre (within 15 minutes)
D: District Centre (within 10 minutes)
E: Local Centre (within 10 minutes)

Acton Lane

Saughall Road

Figure 5: Indicative site accessibility plan



Summary of Recommendations:

- New footways are not required along site frontage. However, they may require widening along Saughall Road which would impact the existing roadside hedge;
- No public rights of way would need to be maintained;
- River Corridor and roadside hedge present on eastern site boundary;
- Closest bus stops are located along Saughall Road;
- Closest suggested cycle route is along Saughall Road;
- No new street lighting required.

Overall Accessibility Score
10

Budget Cost Estimate
£100,000 - £500,000

2.6 SP005A, East of Garden Hey Road, Saughall Massie

Site Reference / Location	SP005A, East of Garden Hey Road, Saughall Massie
Electoral Wards	Moreton West and Saughall Massie
Area (ha) and Indicative Dwelling Capacity	1.75 ha and 53 dwellings

Potential trip generation	**Arrivals**	**Departures**
AM Trips	7	19
PM Trips	17	8

High Level Site Considerations	Roadside hedge lines
General Accessibility	A small site in a central area of Saughall Massie. Minimal transport improvements would be required to integrate the site into surrounding areas as many of the surrounding areas are residential. The potential trip generations would have no significant impact on surrounding roads.

Key - Basic Amenities	1: Primary School (within 10 minutes)	2: Secondary School (within 20 minutes)	3: GP Surgery (within 15 minutes)
	4: Public Transport (within 400 meters)	5: Retail (within 15 minutes)	6: Leisure Facility (within 15 minutes)

Criteria		**Category**					
Active mode access to basic amenities	**Amenities**	**1**	**2**	**3**	**4**	**5**	**6**
	Walk						
	Cycle						
Integration with surrounding area							
Public transport access to main settlements	**Main Settlements**	**A**	**B**	**C**	**D**	**E**	
	Accessible?						
Ease of deliverability		0 – 5 Years					

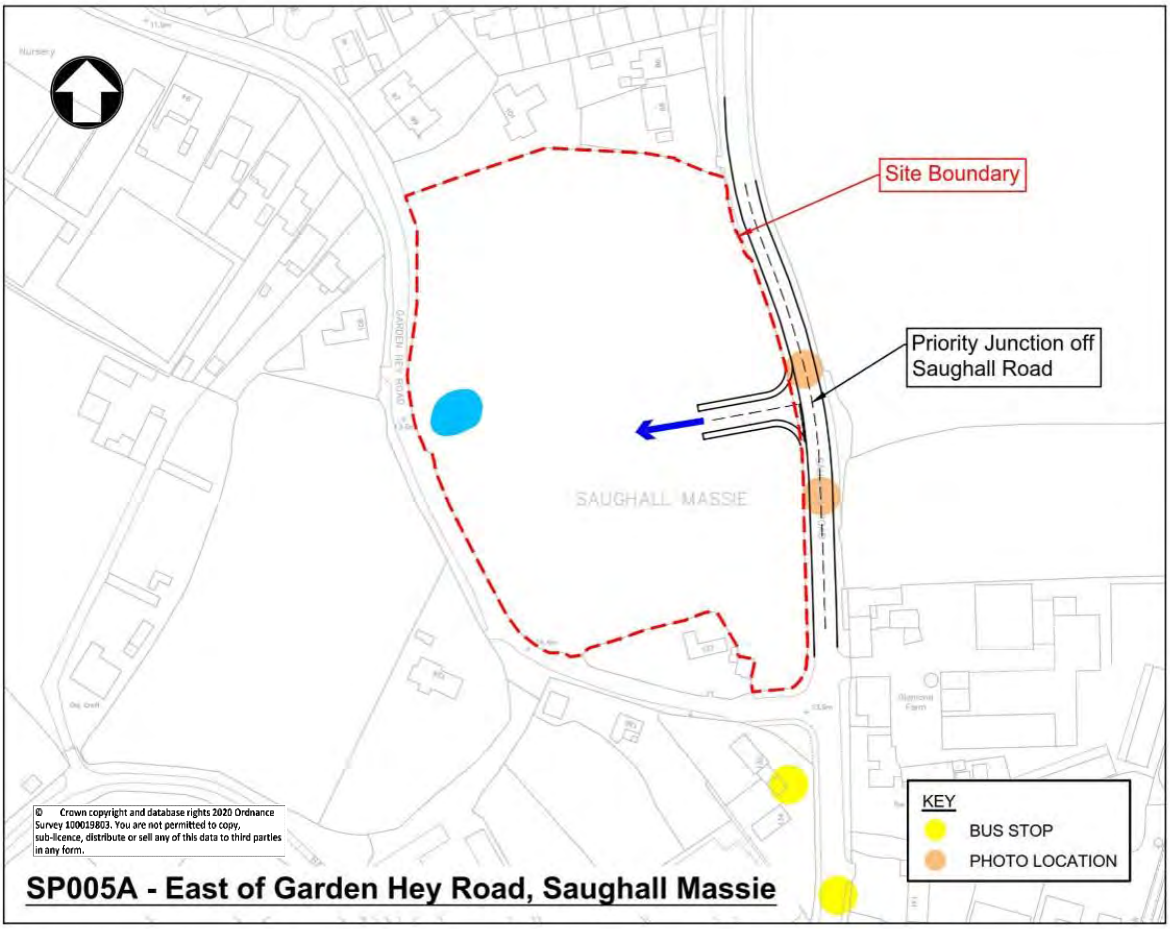
Key – Main Settlements

A: Liverpool (within 45 minutes)
B: Birkenhead (within 25 minutes)
C: Town Centre (within 15 minutes)
D: District Centre (within 10 minutes)
E: Local Centre (within 10 minutes)

Saughall Road

Saughall Road

Figure 6: Indicative site accessibility plan



Summary of Recommendations:

- New footways are not required along Saughall Road site frontage, but they may require widening which would impact roadside hedge;
- Footway connection to the east along Garden Hey Road would require third party land to give a continuous link to the village centre;
- No public rights of way would need to be maintained;
- Pond within site boundary;
- Closest bus stops are located along Saughall Road;
- There is a suggested cycle route along Saughall Road;
- No new street lighting required adjacent to site.

Overall Accessibility Score
9

Budget Cost Estimate
£0 - £100,000

2.7 SP010A, East of Rigby Drive, Greasby

Site Reference / Location	SP010A, East of Rigby Drive, Greasby

Electoral Wards	Greasby, Frankby and Irby

Area (ha) and Indicative Dwelling Capacity	23.72 ha and 456 dwellings

Potential trip generation	Arrivals	Departures
AM Trips	60	169
PM Trips	145	72

High Level Site Considerations	Greasby Copse, ponds and watercourse

General Accessibility	A large site adjacent to the built-up area of Greasby. Transport improvements would be required to integrate the site into surrounding areas, including: footways; site accesses and street lighting. Potential off-site mitigation required to off-set traffic impacts to key junctions.

Key - Basic Amenities	1: Primary School (within 10 minutes)	2: Secondary School (within 20 minutes)	3: GP Surgery (within 15 minutes)
	4: Public Transport (within 400 meters)	5: Retail (within 15 minutes)	6: Leisure Facility (within 15 minutes)

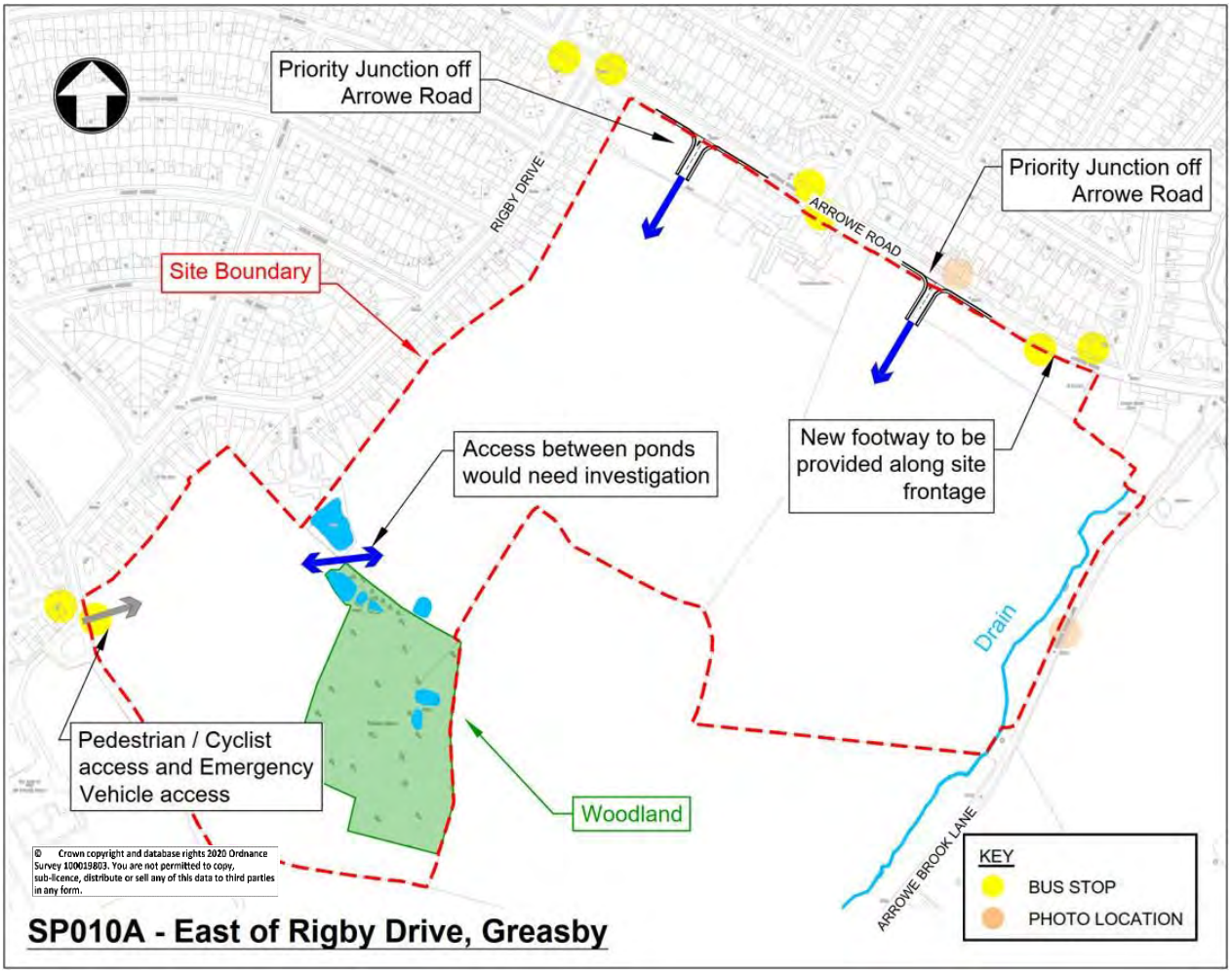
Criteria		Category					
Active mode access to basic amenities	Amenities	1	2	3	4	5	6
	Walk						
	Cycle						
Integration with surrounding area							
Public transport access to main settlements	Main Settlements	A	B	C	D	E	
	Accessible?						
Ease of deliverability		5 – 10 Years					

Key – Main Settlements
A: Liverpool (within 45 minutes)
B: Birkenhead (within 25 minutes)
C: Town Centre (within 15 minutes)
D: District Centre (within 10 minutes)
E: Local Centre (within 10 minutes)

Arrowe Road

Arrowe Brook Lane

Figure 7: Indicative site accessibility plan



Summary of Recommendations:

- New footways required along site frontage;
- No public rights of way would need to be maintained;
- Woodland, ponds and watercourse within site boundary;
- There are bus stops along site frontage;
- There is a suggested cycle route along Rigby Drive and Arrowe Road;
- New street lighting required adjacent to site;
- Access Between ponds would need investigating;
- Restricted access may limit the number of dwellings to the west of the Copse and ponds.

Overall Accessibility Score
13

Budget Cost Estimate
£500,000 - £1 million

2.8 SP013, West of Column Road, West Kirby

Site Reference / Location	SP013A, West of Column Road, West Kirby

Electoral Wards	West Kirby and Thurstaston

Area (ha) and Indicative Dwelling Capacity	19.62 ha and 402 dwellings

Potential trip generation	Arrivals	Departures
AM Trips	53	149
PM Trips	128	63

High Level Site Considerations	Stapledon Wood and ponds

General Accessibility	A large site adjacent to the built-up areas of West Kirby. Transport improvements would be required to integrate the site into surrounding areas, including: footways; site accesses and street lighting. Potential off-site mitigation required to off-set traffic impacts to key junctions.

Key - Basic Amenities	1: Primary School (within 10 minutes)	2: Secondary School (within 20 minutes)	3: GP Surgery (within 15 minutes)
	4: Public Transport (within 400 meters)	5: Retail (within 15 minutes)	6: Leisure Facility (within 15 minutes)

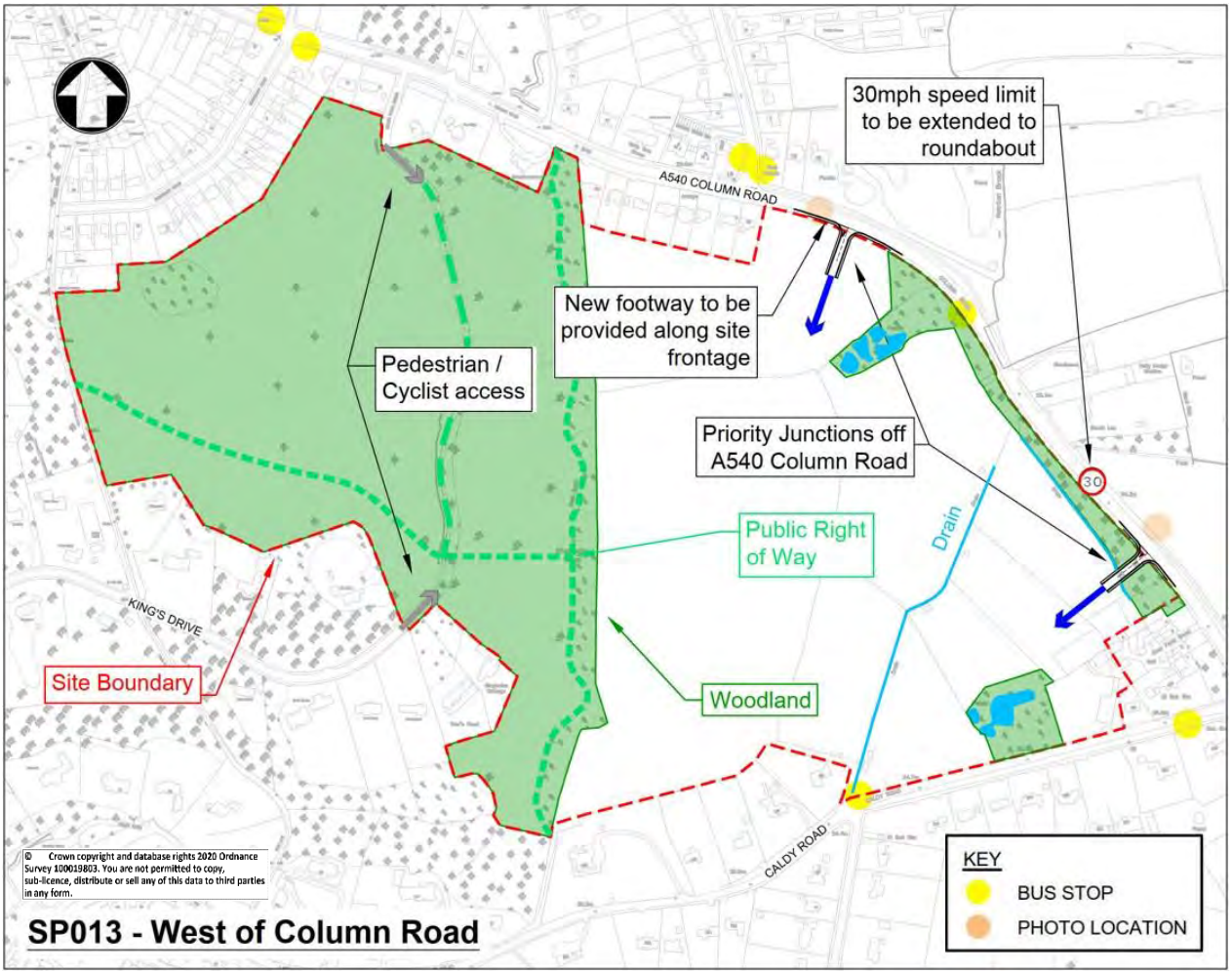
Criteria		Category					
Active mode access to basic amenities	Amenities	1	2	3	4	5	6
	Walk						
	Cycle						
Integration with surrounding area							
Public transport access to main settlements	Main Settlements	A	B	C	D	E	
	Accessible?						
Ease of deliverability		0 – 5 Years					

Key – Main Settlements
A: Liverpool (within 45 minutes)
B: Birkenhead (within 25 minutes)
C: Town Centre (within 15 minutes)
D: District Centre (within 10 minutes)
E: Local Centre (within 10 minutes)

Column Road

Column Road

Figure 8: Indicative site accessibility plan



Summary of Recommendations:

- 30 mph speed limit would be extended on Column Road;
- New footways required along site frontage;
- Multiple public rights of way would need to be maintained;
- Woodland, ponds and watercourses within site boundary;
- There are bus stops along site frontage, but facilities would require upgrading;
- Cycle route along Column Road incorporated into site access designs;
- New street lighting required adjacent to site.
- Only eastern half of the site would be developable due to Stapledon Woods

Overall Accessibility Score
10

Budget Cost Estimate
£1 million - £3 million

2.9 SP015A, West of 13 Acres Road, Meols

Site Reference / Location	SP015A, West of 13 Acres Road, Meols

Electoral Wards	Hoylake and Meols

Area (ha) and Indicative Dwelling Capacity	0.27 ha and 4 dwellings

Potential trip generation	Arrivals	Departures
AM Trips	1	3
PM Trips	3	1

High Level Site Considerations	Public right of way

General Accessibility	The site is situated within a cul-de-sac which would be accessed via Acres Road, off Heron Road. Parking on-street would need to be monitored to ensure vehicles could safely access the site via this route. An extension of the highway and footpaths would be required.

Key - Basic Amenities	1: Primary School (within 10 minutes)	2: Secondary School (within 20 minutes)	3: GP Surgery (within 15 minutes)
	4: Public Transport (within 400 meters)	5: Retail (within 15 minutes)	6: Leisure Facility (within 15 minutes)

Criteria		Category					
Active mode access to basic amenities	Amenities	1	2	3	4	5	6
	Walk						
	Cycle						
Integration with surrounding area							
Public transport access to main settlements	Main Settlements	A	B	C	D	E	
	Accessible?						
Ease of deliverability		0 – 5 Years					

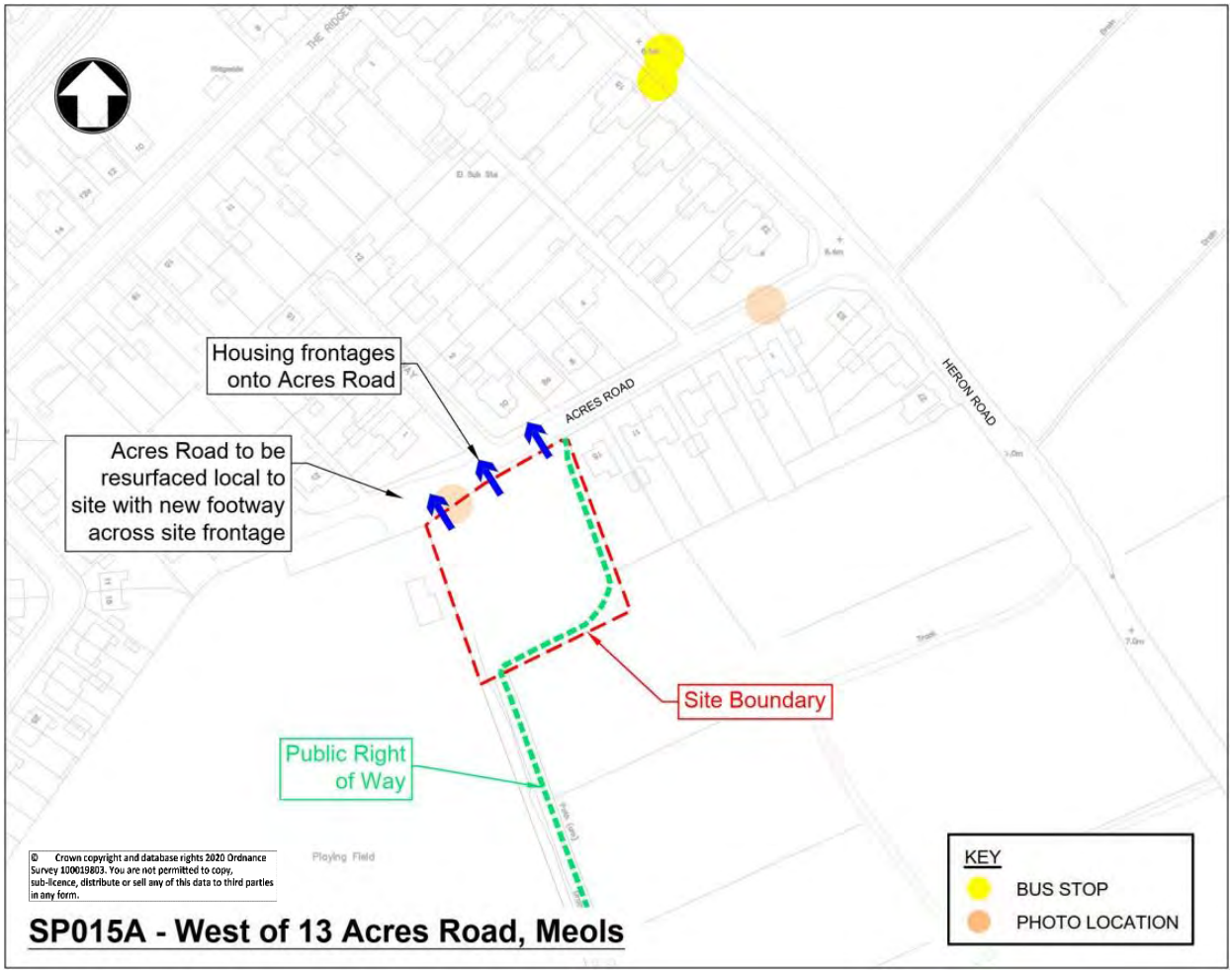
Key – Main Settlements

A: Liverpool (within 45 minutes)
B: Birkenhead (within 25 minutes)
C: Town Centre (within 15 minutes)
D: District Centre (within 10 minutes)
E: Local Centre (within 10 minutes)

Acres Road

Acres Road

Figure 9: Indicative site accessibility plan



Summary of Recommendations:

- New footways required along site frontage;
- Limits of highway adoption would need to be confirmed, and parts of Acres Road would require resurfacing;
- Public right of way would need to be maintained;
- The closest bus stop is located on Heron Road;
- There is a suggested cycle route along Birkenhead Road;
- New street lighting required adjacent to site;
- Poor visibility at junction with Acres Road and Heron Road.
- Parking enforcement would be required to control vehicles parking for football pitches located behind the site.

Overall Accessibility Score
13

Budget Cost Estimate
£0 - £100,000

2.10 SP019B, West of Glenwood Drive, Irby

Site Reference / Location	SP019B, West of Glenwood Drive, Irby
Electoral Wards	Greasby, Frankby and Irby
Area (ha) and Indicative Dwelling Capacity	40.11 ha and 743 dwellings

Potential trip generation	**Arrivals**	**Departures**
AM Trips	98	276
PM Trips	237	117

High Level Site Considerations	Limbo Lane, woodlands, ponds and public and permissive rights of way
General Accessibility	A very large site situated in Irby. Transport improvements would be required to integrate the site into surrounding areas, including: potential off-site mitigation to off-set traffic impacts on key roads along with suitable site accesses. Only possible to access the site from Thingwall Road.

Key - Basic Amenities	1: Primary School (within 10 minutes)	2: Secondary School (within 20 minutes)	3: GP Surgery (within 15 minutes)
	4: Public Transport (within 400 meters)	5: Retail (within 15 minutes)	6: Leisure Facility (within 15 minutes)

Criteria		**Category**					
Active mode access to basic amenities	**Amenities**	**1**	**2**	**3**	**4**	**5**	**6**
	Walk						
	Cycle						
Integration with surrounding area							
Public transport access to main settlements	**Main Settlements**	**A**	**B**	**C**	**D**	**E**	
	Accessible?						
Ease of deliverability		5 – 10 Years					

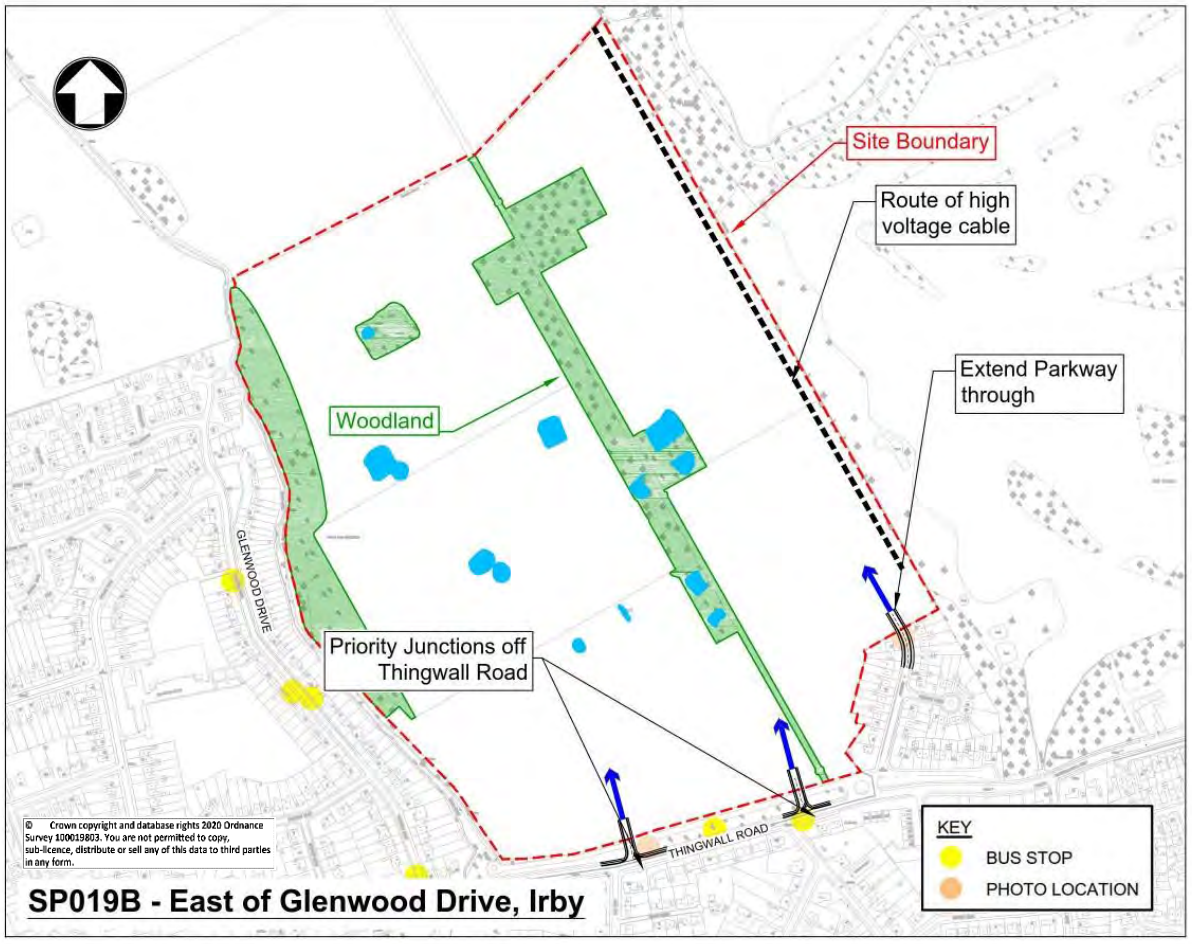
Key – Main Settlements

A: Liverpool (within 45 minutes)
B: Birkenhead (within 25 minutes)
C: Town Centre (within 15 minutes)
D: District Centre (within 10 minutes)
E: Local Centre (within 10 minutes)

Thingwall Road

Parkway Close

Figure 10: Indicative site accessibility plan



Summary of Recommendations:

- New footways would be required along site frontage;
- Public rights of way would need to be maintained;
- Woodland watercourses and ponds within site boundary;
- There are bus stops along site frontage;
- There is a suggested cycle route around the site boundary;
- New street lighting required adjacent to site;
- There is a gas pipeline along site frontage.
- High voltage cable running through the site underground
- Overall, limited options for highway access may restrict number of dwellings that could be supported.

Overall Accessibility Score
10

Budget Cost Estimate
£1 million - £3 million

2.11 SP025B, West of Weybourne Close, Upton

Site Reference / Location	SP025B, West of Weybourne Close, Upton

Electoral Wards	Upton

Area (ha) and Indicative Dwelling Capacity	2.08 ha and 47 dwellings

Potential trip generation	Arrivals	Departures
AM Trips	6	17
PM Trips	15	7

High Level Site Considerations	River corridor and public right of way, wastewater treatment works to south

General Accessibility	A small site adjacent to the developed areas of Upton. Significant transport improvements would be required to integrate the site into surrounding areas as there is currently no suitable vehicular access to this site.

Key - Basic Amenities	1: Primary School (within 10 minutes)	2: Secondary School (within 20 minutes)	3: GP Surgery (within 15 minutes)
	4: Public Transport (within 400 meters)	5: Retail (within 15 minutes)	6: Leisure Facility (within 15 minutes)

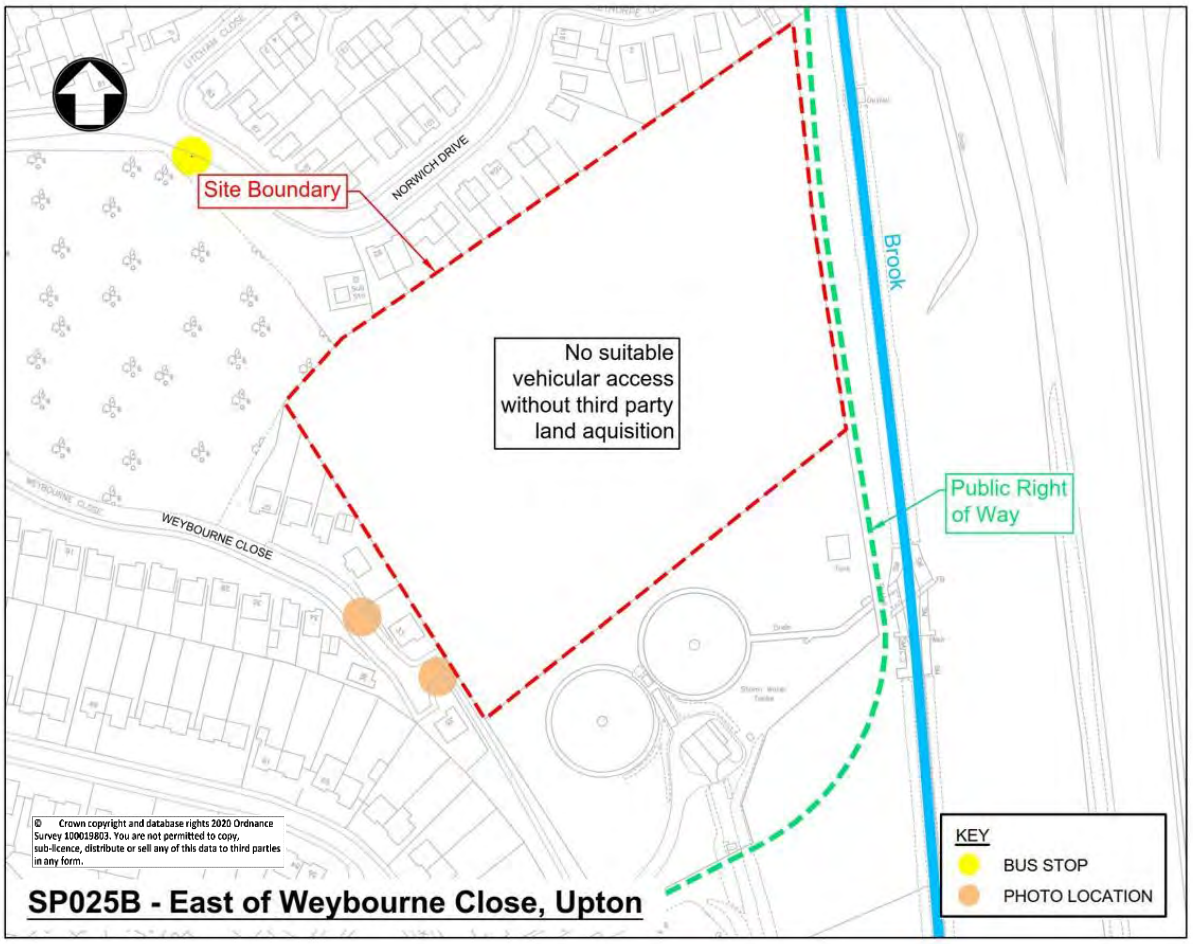
Criteria		Category					
Active mode access to basic amenities	Amenities	1	2	3	4	5	6
	Walk						
	Cycle						
Integration with surrounding area							
Public transport access to main settlements	Main Settlements	A	B	C	D	E	
	Accessible?						
Ease of deliverability		Undeliverable					

Key – Main Settlements
A: Liverpool (within 45 minutes)
B: Birkenhead (within 25 minutes)
C: Town Centre (within 15 minutes)
D: District Centre (within 10 minutes)
E: Local Centre (within 10 minutes)

Weybourne Close

Weybourne Close

Figure 11: Indicative site accessibility plan



Summary of Recommendations:

- No suitable vehicular access;
- Public rights of way would need to be maintained;
- Watercourse adjacent to eastern site boundary, wastewater treatment works to south;
- The closest bus stop is located on Norwich Drive;
- There is a suggested cycle route along Manor Drive;
- No new street lighting required.

Overall Accessibility Score
14

Budget Cost Estimate
£3 million - £5 million

2.12 SP030A, North of Lever Causeway, Storeton

Site Reference / Location	SP030A, North of Lever Causeway, Storeton

Electoral Wards	Prenton; Bebington

Area (ha) and Indicative Dwelling Capacity	21.8 ha and 312 dwellings

Potential trip generation	Arrivals	Departures
AM Trips	41	116
PM Trips	100	49

High Level Site Considerations	Prenton Golf Course: Prenton RUFC;

General Accessibility	Northern part of a very large site adjacent to the built-up areas of Prenton. Significant transport improvements would be required to integrate the site into surrounding areas, including: footways; site accesses; street lighting.

Key - Basic Amenities	1: Primary School (within 10 minutes)	2: Secondary School (within 20 minutes)	3: GP Surgery (within 15 minutes)
	4: Public Transport (within 400 meters)	5: Retail (within 15 minutes)	6: Leisure Facility (within 15 minutes)

Criteria		Category					
Active mode access to basic amenities	Amenities	1	2	3	4	5	6
	Walk						
	Cycle						
Integration with surrounding area							
Public transport access to main settlements	Main Settlements	A	B	C	D	E	
	Accessible?						
Ease of deliverability		>10 Years					

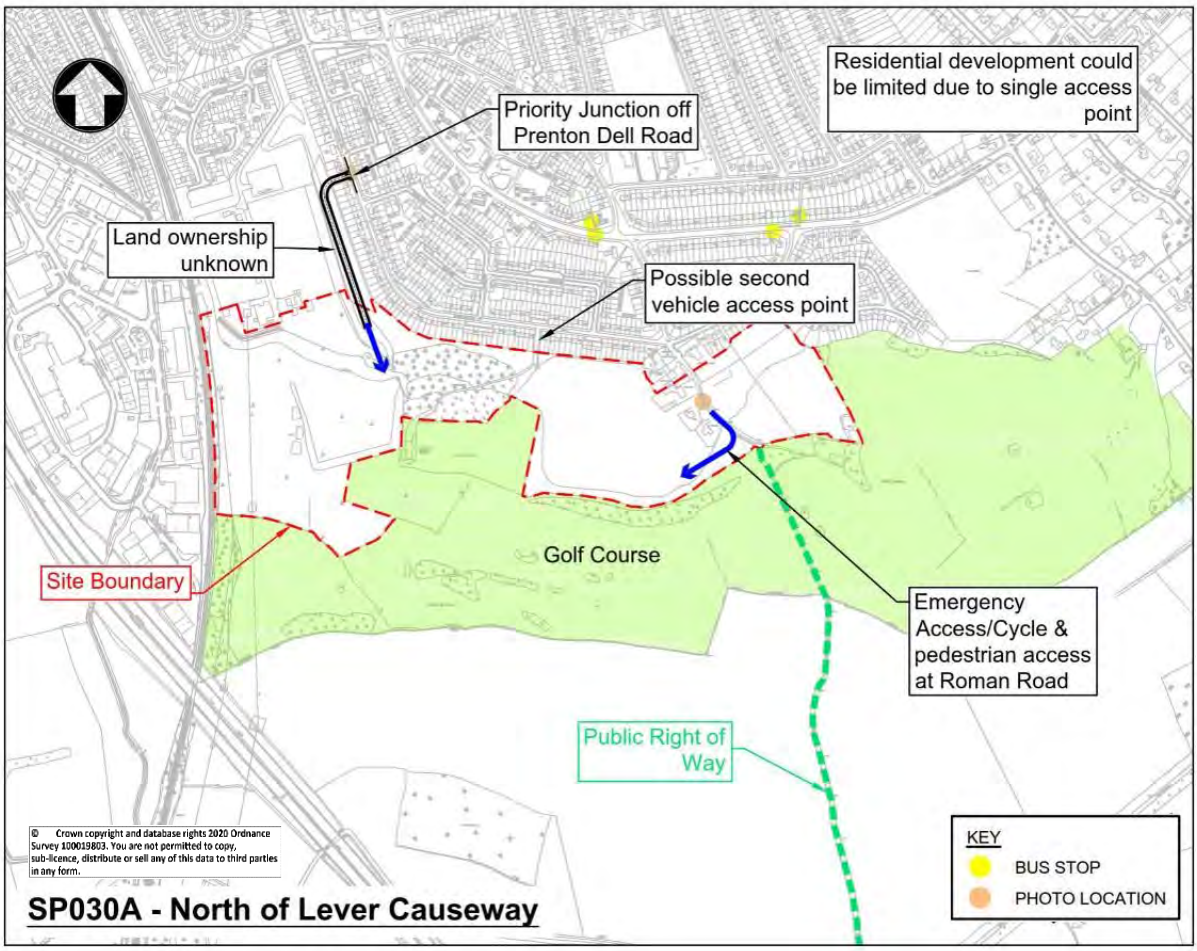
Key – Main Settlements

A: Liverpool (within 45 minutes)
B: Birkenhead (within 25 minutes)
C: Town Centre (within 15 minutes)
D: District Centre (within 10 minutes)
E: Local Centre (within 10 minutes)

Prenton Dell Road

Roman Road

Figure 12: Indicative site accessibility plan



Summary of Recommendations:

- New footways required along site access;
- Public rights of way would need to be maintained;
- Woodland, ponds and watercourses within site boundary;
- The closest bus stops are located along Prenton Hall Road;
- Cycle route along Prenton Dell Road incorporated into site access designs;
- New street lighting required adjacent to site;
- Residential development could be limited due to single restricted access point with unknown ownership or availability.

Overall Accessibility Score
12

Budget Cost Estimate
£1 million - £3million

2.13 SP030B, North of Lever Causeway, Storeton

Site Reference / Location	SP030B, North of Lever Causeway, Storeton

Electoral Wards	Prenton; Bebington

Area (ha) and Indicative Dwelling Capacity	70.47 ha and 1103 dwellings

Potential trip generation	Arrivals	Departures
AM Trips	132	372
PM Trips	320	157

High Level Site Considerations	Prenton Golf Course; Lever Causeway; Cow Hey Covert; and Marsh Hey Covert

General Accessibility	Southern part of a very large site adjacent to the built-up areas of Prenton. Significant transport improvements would be required to integrate the site into surrounding areas, including: footways; site accesses; street lighting; a new potential link from M53 and public transport facilities.

Key - Basic Amenities	1: Primary School (within 10 minutes)	2: Secondary School (within 20 minutes)	3: GP Surgery (within 15 minutes)
	4: Public Transport (within 400 meters)	5: Retail (within 15 minutes)	6: Leisure Facility (within 15 minutes)

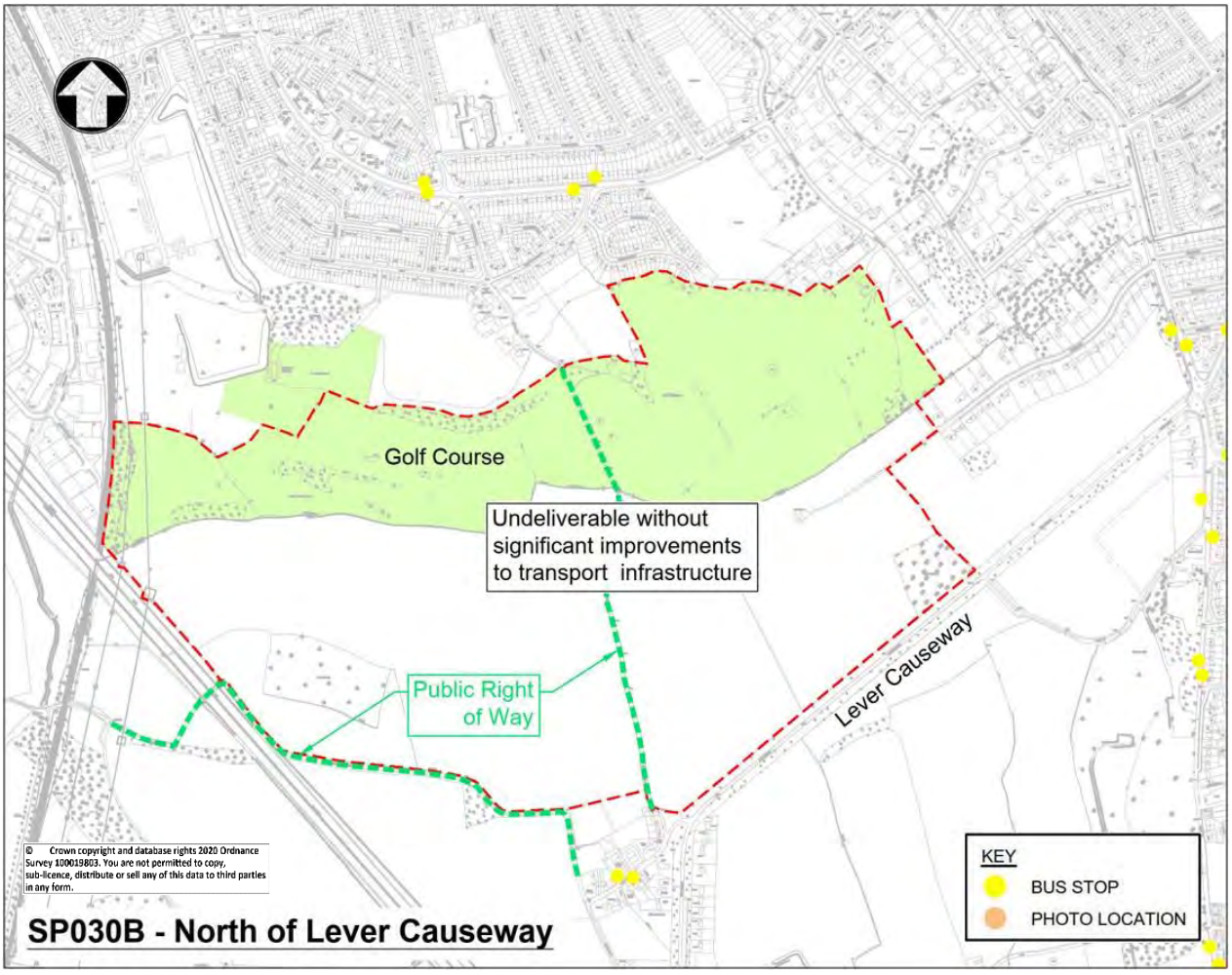
Criteria		Category					
Active mode access to basic amenities	Amenities	1	2	3	4	5	6
	Walk						
	Cycle						
Integration with surrounding area							
Public transport access to main settlements	Main Settlements	A	B	C	D	E	
	Accessible?						
Ease of deliverability		>10 Years					

Key – Main Settlements
A: Liverpool (within 45 minutes)
B: Birkenhead (within 25 minutes)
C: Town Centre (within 15 minutes)
D: District Centre (within 10 minutes)
E: Local Centre (within 10 minutes)

Lever Causeway

Lever Causeway

Figure 13: Indicative site accessibility plan



Summary of Recommendations:

- Undeliverable without significant transport improvements coordinated with adjacent sites;
- New footways required along site frontages;
- Multiple public rights of way would need to be maintained;
- Golf course, ponds and woodland within site boundary;
- The closest bus stops are along Landican Lane;
- Cycle route along Prenton Dell Road incorporated into site access designs;
- New street lighting required adjacent to site;
- There is a united utilities pumping station within site boundary;
- No site accesses proposed off Lever Causeway due to highway safety concerns, the preservation of a historical route and mature trees.

Overall Accessibility Score
9

Budget Cost Estimate
N/A

2.14 SP030C, North of Lever Causeway, Storeton

Site Reference / Location	SP030C, North of Lever Causeway, Storeton

Electoral Wards	Prenton; Bebington

Area (ha) and Indicative Dwelling Capacity	10.5 ha and 149 dwellings

Potential trip generation	Arrivals	Departures
AM Trips	20	55
PM Trips	48	23

High Level Site Considerations	Lever Causeway; Cow Hey Covert; and Marsh Hey Covert

General Accessibility	A large site adjacent to the built-up areas of Prenton and Bebington. With frontages to Mount Road the site is potentially easier to integrate with adjacent areas. A site access junction would impact mature trees on Mount Road. Connections to other adjacent sites may need to be coordinated.

Key - Basic Amenities	1: Primary School (within 10 minutes)	2: Secondary School (within 20 minutes)	3: GP Surgery (within 15 minutes)
	4: Public Transport (within 400 meters)	5: Retail (within 15 minutes)	6: Leisure Facility (within 15 minutes)

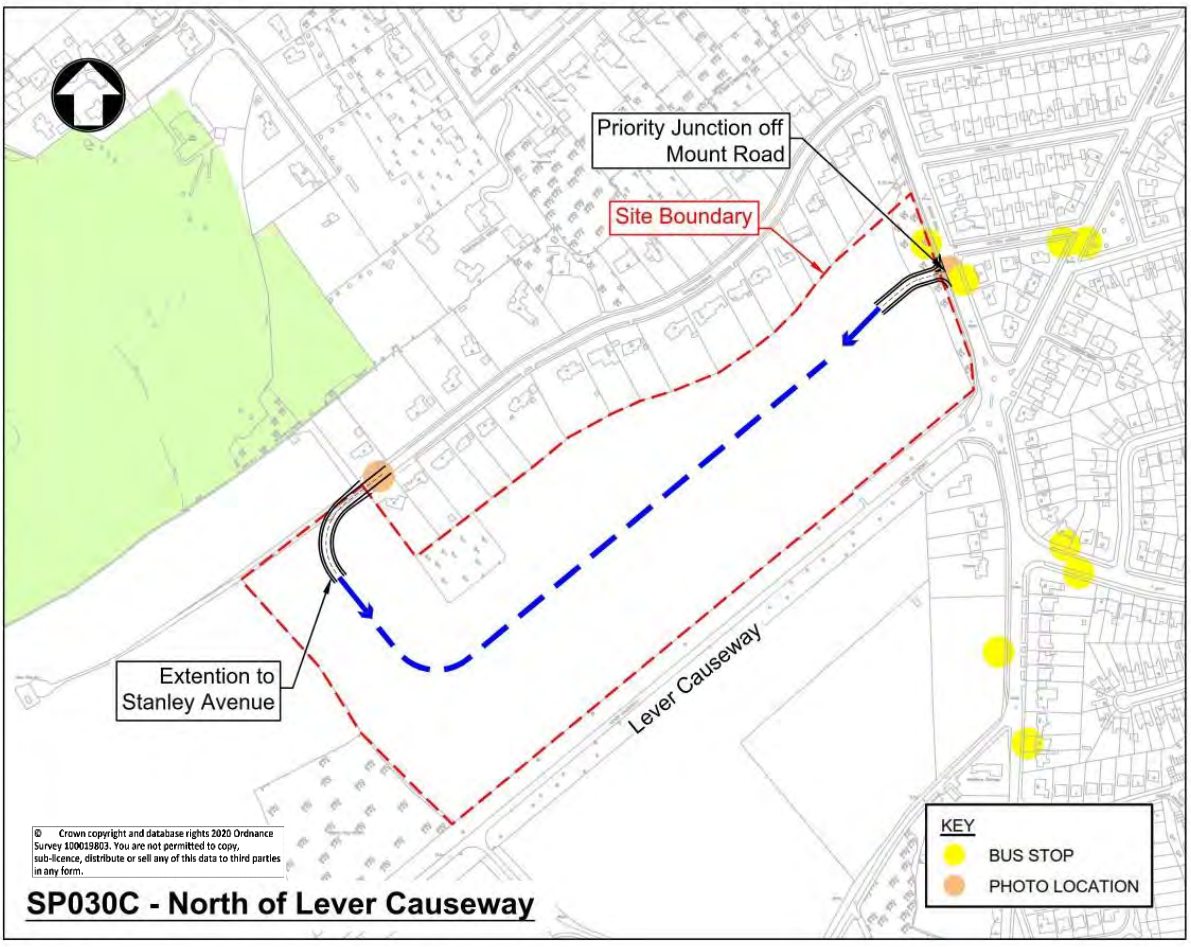
Criteria		Category					
Active mode access to basic amenities	Amenities	1	2	3	4	5	6
	Walk						
	Cycle						
Integration with surrounding area							
Public transport access to main settlements	Main Settlements	A	B	C	D	E	
	Accessible?						
Ease of deliverability		0 – 5 Years					

Key – Main Settlements
A: Liverpool (within 45 minutes)
B: Birkenhead (within 25 minutes)
C: Town Centre (within 15 minutes)
D: District Centre (within 10 minutes)
E: Local Centre (within 10 minutes)

Stanley Avenue

Mount Road

Figure 14: Indicative site accessibility plan



Summary of Recommendations:

- New footways required along site frontages;
- No public rights of way would need to be maintained;
- Woodland within site boundary;
- There are bus stops along site frontage;
- There is a shared pedestrian/ cycle route along Lever Causeway;
- New street lighting required adjacent to site;
- United Utilities pumping station off Stanley Avenue for which access will need to be maintained;
- Site access would affect mature trees along Mount Road;
- No site accesses proposed off Lever Causeway due to highway safety concerns, the preservation of a historical route and mature trees.

Overall Accessibility Score
12

Budget Cost Estimate
£500,000 - £1 million

2.15 SP031, West of Landican Lane, Storeton

Site Reference / Location	SP031, West of Landican Lane, Storeton

Electoral Wards	Bebington

Area (ha) and Indicative Dwelling Capacity	16.95 ha and 348 dwellings

Potential trip generation	Arrivals	Departures
AM Trips	46	129
PM Trips	111	59

High Level Site Considerations	Public Right of Way

General Accessibility	The site is situated within Storeton. Significant transport improvements would be required to integrate the site into surrounding areas, including: widening the current carriageway; footways; site accesses; street lighting and a new potential link from M53.

Key - Basic Amenities	1: Primary School (within 10 minutes)	2: Secondary School (within 20 minutes)	3: GP Surgery (within 15 minutes)
	4: Public Transport (within 400 meters)	5: Retail (within 15 minutes)	6: Leisure Facility (within 15 minutes)

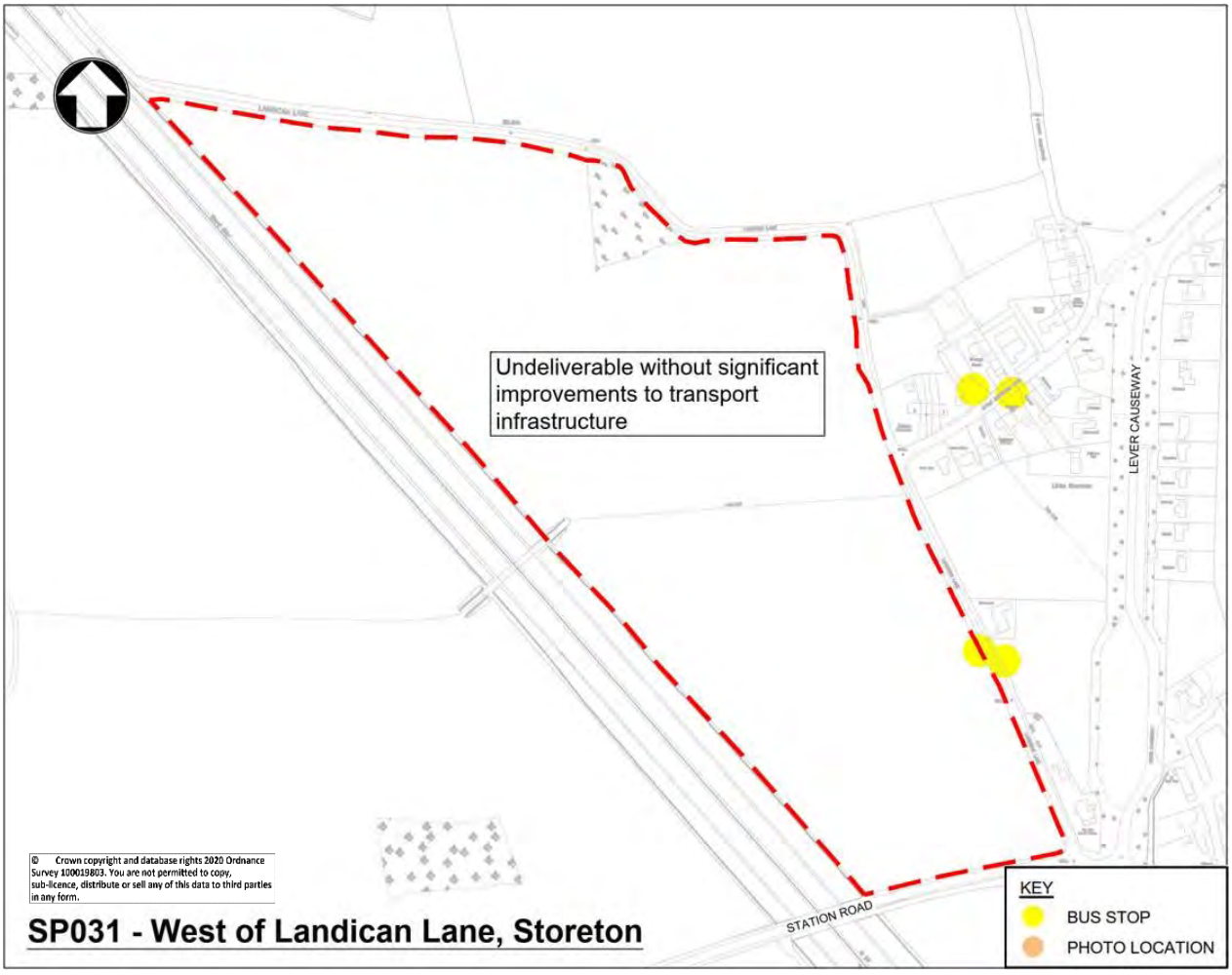
Criteria		Category					
Active mode access to basic amenities	Amenities	1	2	3	4	5	6
	Walk						
	Cycle						
Integration with surrounding area							
Public transport access to main settlements	Main Settlements	A	B	C	D	E	
	Accessible?						
Ease of deliverability		>10 Years					

Key – Main Settlements
A: Liverpool (within 45 minutes)
B: Birkenhead (within 25 minutes)
C: Town Centre (within 15 minutes)
D: District Centre (within 10 minutes)
E: Local Centre (within 10 minutes)

Landican Lane

Station Road

Figure 15: Indicative site accessibility plan



Summary of Recommendations:

- New footways required along site accesses;
- Public right of way would need to be maintained;
- There are bus stops along site frontage;
- There is a cycle route along Landican Lane (NCN Route 56);
- New street lighting required adjacent to site;
- Widen current carriageway;
- Access needing to be coordinated with adjacent sites – isolated site.
- Undeliverable without significant improvements to transport infrastructure

Overall Accessibility Score
8

Budget Cost Estimate
N/A

2.16 SP032A, Little Storeton

Site Reference / Location	SP032A, Little Storeton

Electoral Wards	Bebington

Area (ha) and Indicative Dwelling Capacity	1.21 ha and 27 dwellings

Potential trip generation	Arrivals	Departures
AM Trips	4	10
PM Trips	9	4

High Level Site Considerations	

General Accessibility	The site is situated within Storeton. Footpaths and street lighting would need to be implemented to ensure pedestrians could safely access the site. The surrounding roads are narrow and would need to be upgraded to accommodate an increase in traffic.

Key - Basic Amenities	1: Primary School (within 10 minutes)	2: Secondary School (within 20 minutes)	3: GP Surgery (within 15 minutes)
	4: Public Transport (within 400 meters)	5: Retail (within 15 minutes)	6: Leisure Facility (within 15 minutes)

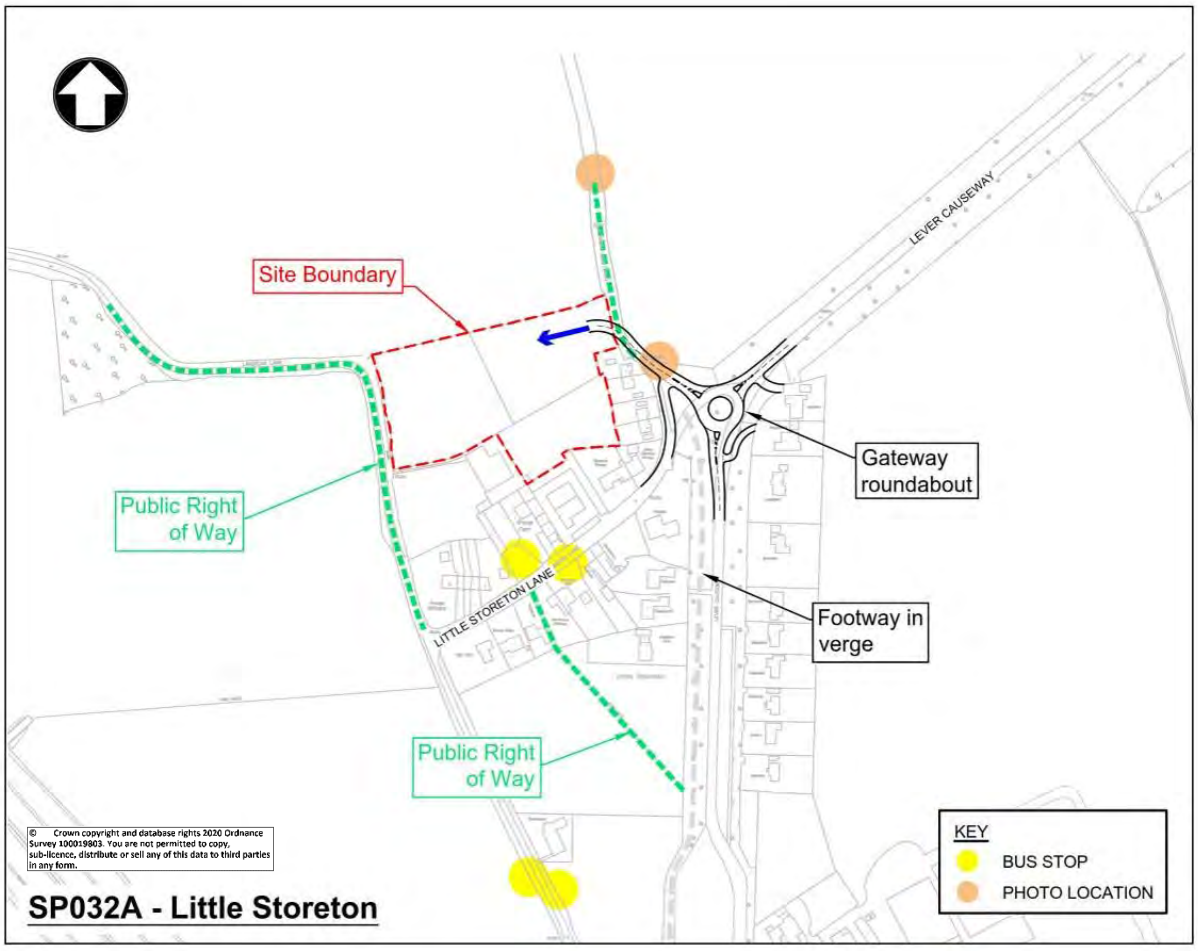
Criteria		Category					
Active mode access to basic amenities	Amenities	1	2	3	4	5	6
	Walk						
	Cycle						
Integration with surrounding area							
Public transport access to main settlements	Main Settlements	A	B	C	D	E	
	Accessible?						
Ease of deliverability		5 – 10 Years					

Key – Main Settlements
A: Liverpool (within 45 minutes)
B: Birkenhead (within 25 minutes)
C: Town Centre (within 15 minutes)
D: District Centre (within 10 minutes)
E: Local Centre (within 10 minutes)

Landican Lane

Little Storeton Lane

Figure 16: Indicative site accessibility plan



Summary of Recommendations:

- New footways required along site frontage;
- Multiple public rights of way would need to be maintained around the site;
- No potential flood risk from watercourses;
- The closest bus stops are located along Landican Lane;
- There is a cycle route along Landican Lane (NCN Route 56);
- New street lighting required adjacent to site;
- Vehicle access could possibly be achieved from Lever Causeway via a roundabout, but may require third-party land to achieve sufficient widths.
- Access may need to be coordinated with adjacent sites subject to major new transport infrastructure.

Overall Accessibility Score
9

Budget Cost Estimate
£1 million - £3 million

2.17 SP032B, Little Storeton

Site Reference and Location	SP032B, Little Storeton

Electoral Wards	Bebington

Area (ha) and Indicative Dwelling Capacity	1.95 ha and 44 dwellings

Potential trip generation	Arrivals	Departures
AM Trips	6	16
PM Trips	14	7

High Level Site Considerations	Public right of way, cycle route

General Accessibility	The site is situated within Storeton. Footpaths and street lighting would need to be implemented along Landican Lane and Lever Causeway to ensure pedestrians could safely access the site. Landican Lane is very narrow with no footways.

Key - Basic Amenities	1: Primary School (within 10 minutes)	2: Secondary School (within 20 minutes)	3: GP Surgery (within 15 minutes)
	4: Public Transport (within 400 meters)	5: Retail (within 15 minutes)	6: Leisure Facility (within 15 minutes)

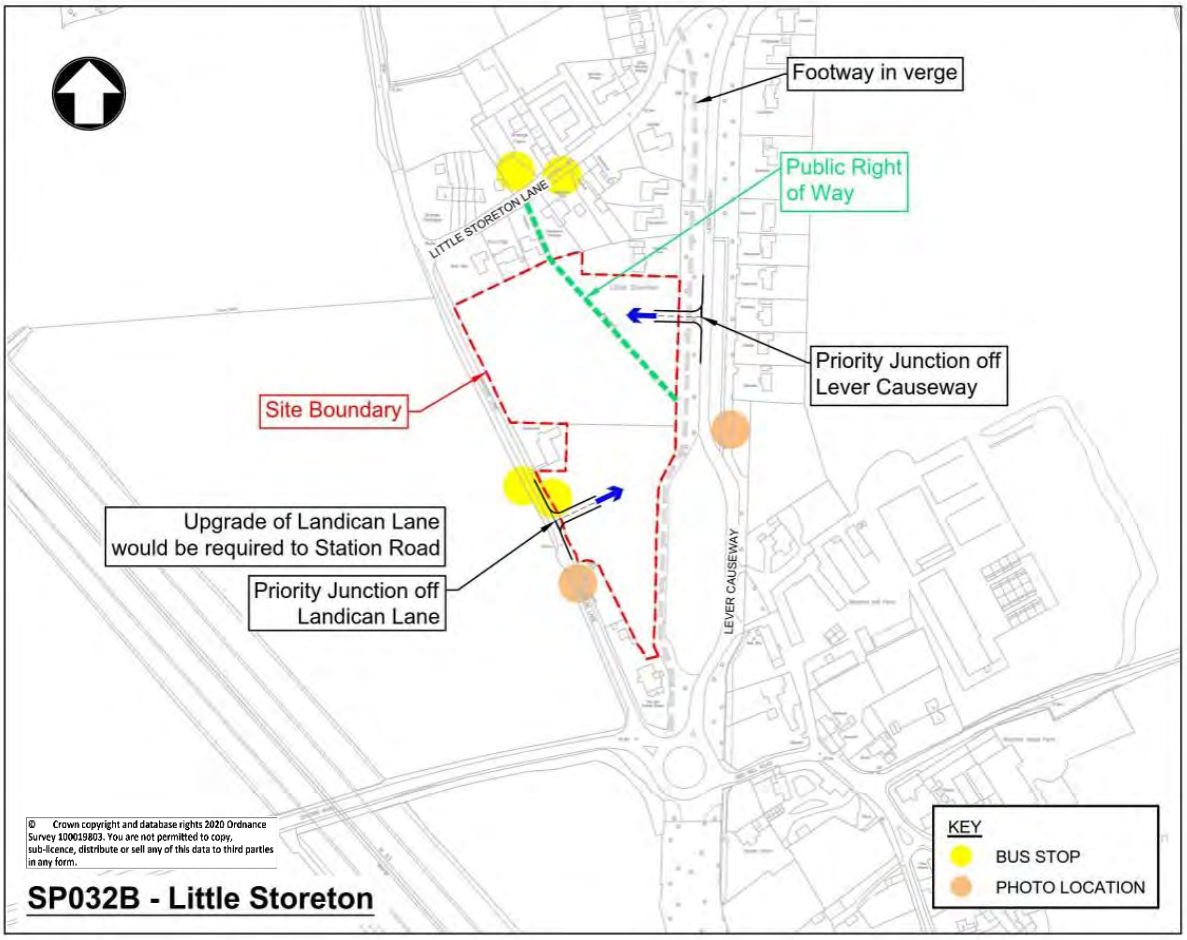
Criteria		Category					
Active mode access to basic amenities	Amenities	1	2	3	4	5	6
	Walk						
	Cycle						
Integration with surrounding area							
Public transport access to main settlements	Main Settlements	A	B	C	D	E	
	Accessible?						
Ease of deliverability		5 – 10 Years					

Key – Main Settlements
A: Liverpool (within 45 minutes)
B: Birkenhead (within 25 minutes)
C: Town Centre (within 15 minutes)
D: District Centre (within 10 minutes)
E: Local Centre (within 10 minutes)

Landican Lane

Lever Causeway

Figure 17: Indicative site accessibility plan



Summary of Recommendations:

- New footways required along site frontage;
- Public rights of way would need to be maintained;
- No potential flood risk from watercourses;
- There are bus stops along site frontage;
- There is a cycle route along Landican Lane (NCN Route 56);
- New street lighting required adjacent to site;
- Potential impact to mature trees to achieve a site access from Lever Causeway.
- Access may need to be coordinated with adjacent sites subject to major transport infrastructure

Overall Accessibility Score
8

Budget Cost Estimate
£500,000 - £1 million

2.18 SP033, North of Rest Hill Road, Storeton

Site Reference / Location	SP033, North of Rest Hill Road, Storeton

Electoral Wards	Bebington

Area (ha) and Indicative Dwelling Capacity	42.54 ha and 900 dwellings

Potential trip generation	Arrivals	Departures
AM Trips	119	334
PM Trips	287	141

High Level Site Considerations	Storeton Woods

General Accessibility	This very large site is situated within Storeton, footpaths and street lighting would need to be implemented to ensure pedestrians could safely access the site. The surrounding roads are narrow and would need to be significantly upgraded to accommodate an increase in traffic.

Key - Basic Amenities	1: Primary School (within 10 minutes)	2: Secondary School (within 20 minutes)	3: GP Surgery (within 15 minutes)
	4: Public Transport (within 400 meters)	5: Retail (within 15 minutes)	6: Leisure Facility (within 15 minutes)

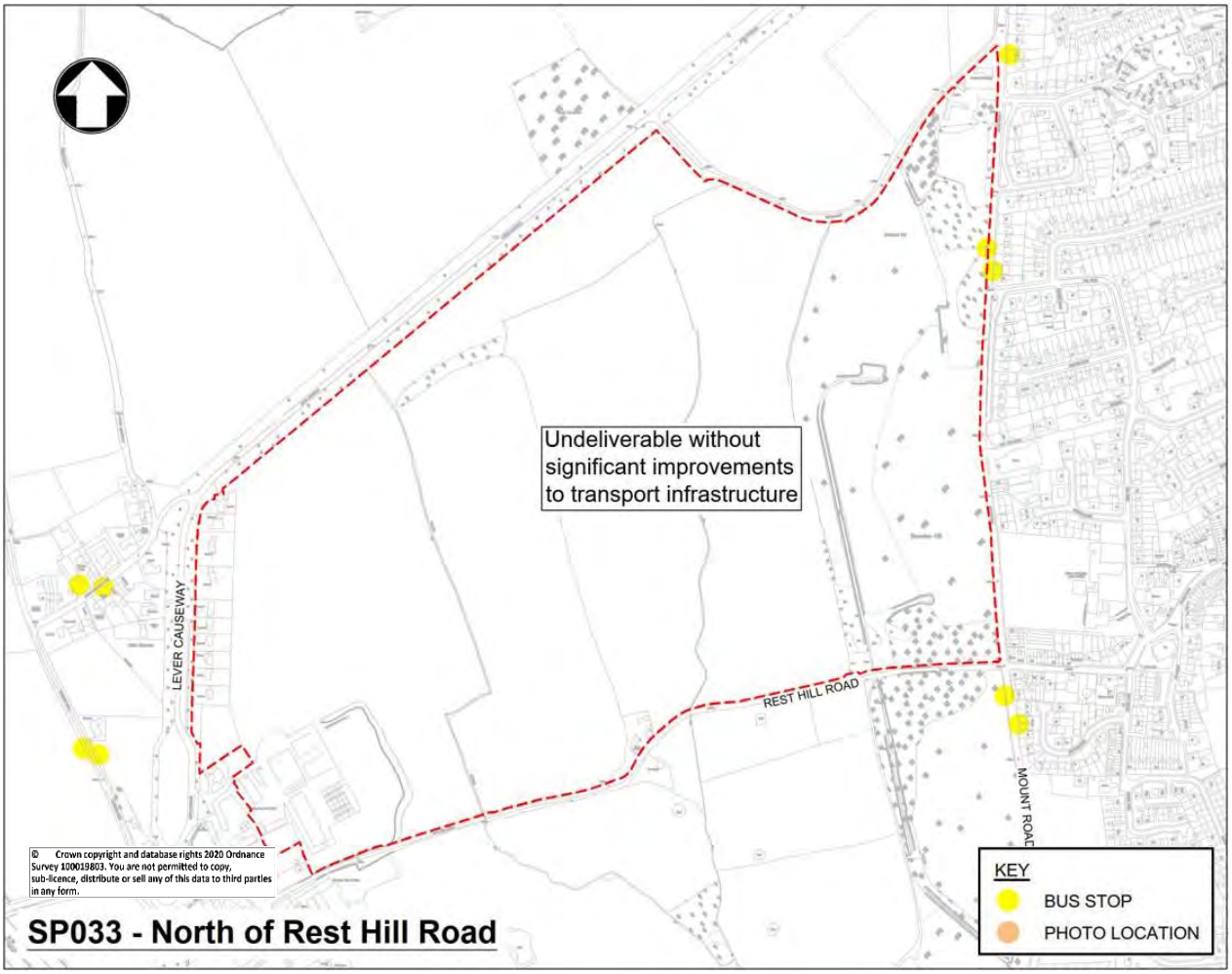
Criteria		Category					
Active mode access to basic amenities	Amenities	1	2	3	4	5	6
	Walk						
	Cycle						
Integration with surrounding area							
Public transport access to main settlements	Main Settlements	A	B	C	D	E	
	Accessible?						
Ease of deliverability		>10 Years					

Key – Main Settlements
A: Liverpool (within 45 minutes)
B: Birkenhead (within 25 minutes)
C: Town Centre (within 15 minutes)
D: District Centre (within 10 minutes)
E: Local Centre (within 10 minutes)

Rest Hill Road

Lever Causeway

Figure 18: Indicative site accessibility plan



Summary of Recommendations:

- Undeliverable without significant transport improvements and any future access would need to be coordinated with adjacent sites;
- New footways required along site accesses;
- No public rights of way would need to be maintained;
- Ponds and watercourses within site boundary;
- The closest bus stops are located along Little Storeton Lane;
- There is a shared pedestrian / cycle route along Lever Causeway;
- New street lighting required adjacent to site;
- Carriageways would need to be widened along Rest Hill Road.

Overall Accessibility Score
13

Budget Cost Estimate
N/A

2.19 SP035, North of Marsh Lane, Storeton

Site Reference / Location	SP035, North of Marsh Lane, Storeton

Electoral Wards	Bebington

Area (ha) and Indicative Dwelling Capacity	7.75 ha and 174 dwellings

Potential trip generation	Arrivals	Departures
AM Trips	23	65
PM Trips	56	27

High Level Site Considerations	

General Accessibility	A large site situated in Storeton. Transport improvements would be required to integrate the site into surrounding areas, including: footways; site accesses; street lighting and public transport facilities. Potential off-site mitigation required to off-set traffic impacts to key junctions.

Key - Basic Amenities	1: Primary School (within 10 minutes)	2: Secondary School (within 20 minutes)	3: GP Surgery (within 15 minutes)
	4: Public Transport (within 400 meters)	5: Retail (within 15 minutes)	6: Leisure Facility (within 15 minutes)

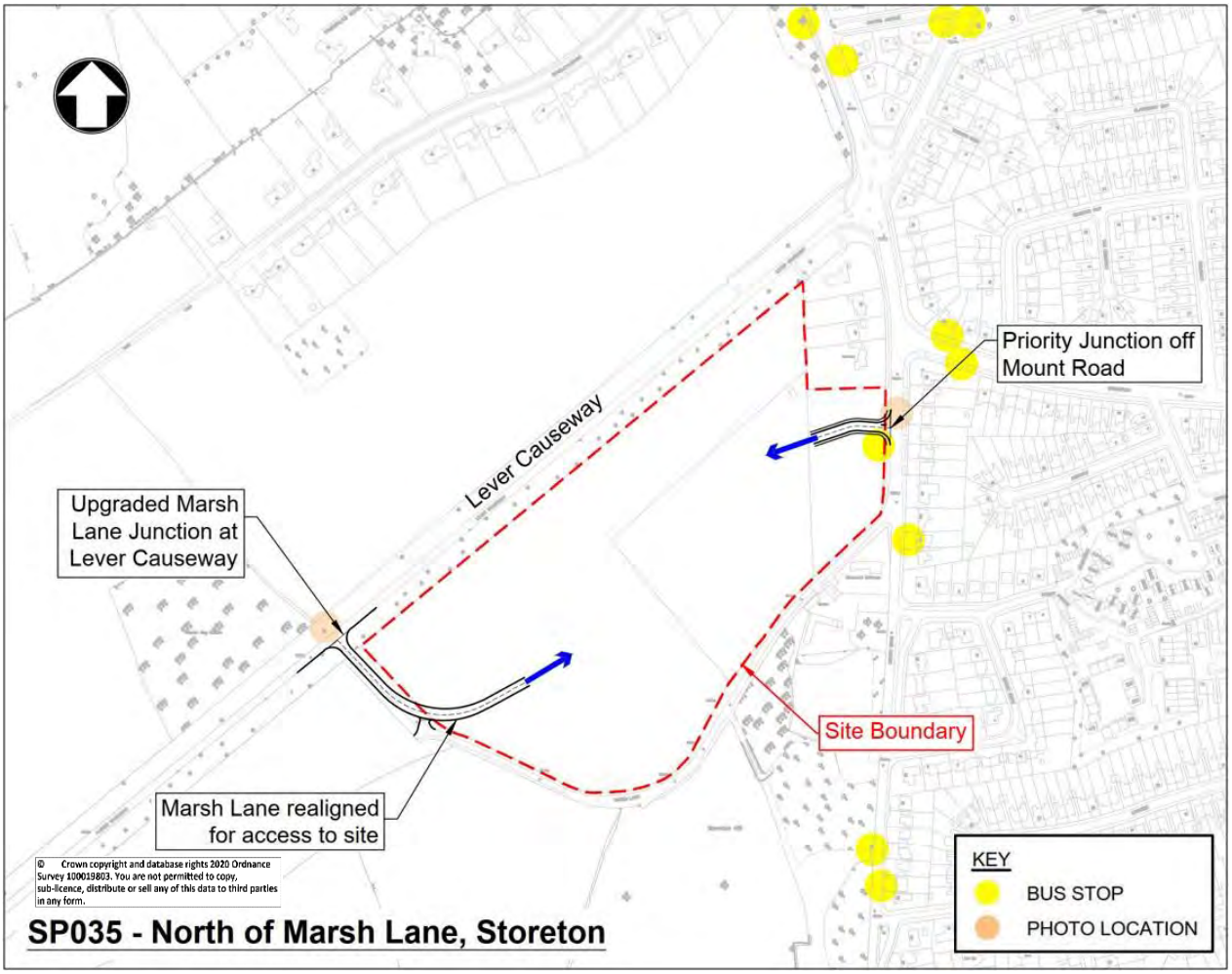
Criteria		Category					
Active mode access to basic amenities	Amenities	1	2	3	4	5	6
	Walk						
	Cycle						
Integration with surrounding area							
Public transport access to main settlements	Main Settlements	A	B	C	D	E	
	Accessible?						
Ease of deliverability		0 – 5 Years					

Key – Main Settlements
A: Liverpool (within 45 minutes)
B: Birkenhead (within 25 minutes)
C: Town Centre (within 15 minutes)
D: District Centre (within 10 minutes)
E: Local Centre (within 10 minutes)

Mount Road

Lever Causeway

Figure 19: Indicative site accessibility plan



Summary of Recommendations:

- Potentially stop-up Marsh Lane south of existing properties;
- No new footways required along site frontage;
- No public rights of way would need to be maintained;
- The closest bus stops are located along Broadway;
- There is a shared pedestrian / cycle route along Lever Causeway;
- New street lighting required adjacent to site;
- Upgrade Marsh Lane Junction at Lever Causeway.
- No site accesses proposed off Lever Causeway due to highway safety concerns, the preservation of a historical route and mature trees.

Overall Accessibility Score
12

Budget Cost Estimate
£1 million - £3 million

2.20 SP036, North of Red Hill Road, Storeton

Site Reference / Location	SP036, North of Red Hill Road, Storeton

Electoral Wards	Bebington

Area (ha) and Indicative Dwelling Capacity	26.35 ha and 552 dwellings

Potential trip generation	Arrivals	Departures
AM Trips	73	205
PM Trips	176	87

High Level Site Considerations	Storeton Woods

General Accessibility	A very large site located in Storeton. Significant transport improvements would be required to integrate the site into surrounding areas, including: widening current carriageways; a potential new link with M53; footways; site accesses; street lighting and public transport facilities.

Key - Basic Amenities	1: Primary School (within 10 minutes)	2: Secondary School (within 20 minutes)	3: GP Surgery (within 15 minutes)
	4: Public Transport (within 400 meters)	5: Retail (within 15 minutes)	6: Leisure Facility (within 15 minutes)

Criteria		Category					
Active mode access to basic amenities	Amenities	1	2	3	4	5	6
	Walk						
	Cycle						
Integration with surrounding area							
Public transport access to main settlements	Main Settlements	A	B	C	D	E	
	Accessible?						
Ease of deliverability		>10 Years					

Key – Main Settlements
A: Liverpool (within 45 minutes)
B: Birkenhead (within 25 minutes)
C: Town Centre (within 15 minutes)
D: District Centre (within 10 minutes)
E: Local Centre (within 10 minutes)

Rest Hill Road

Red Hill Road

Figure 20: Indicative site accessibility plan

Summary of Recommendations:

- Undeliverable without significant transport improvements and access would need to be coordinated with surrounding sites;
- New footways required along site accesses;
- Public right of way to the west of Storeton Wood;
- Storeton Woods, ponds and watercourses;
- The closest bus stops are located along Mount Road;
- There is a suggested cycle route along Brimstage Lane;
- New street lighting required adjacent to site;
- Widening of current carriageways would be required along Red Hill Road and Rest Hill Road.

Overall Accessibility Score
9

Budget Cost Estimate
N/A

2.21 SP037, East of Brimstage Lane, Storeton

Site Reference / Location	SP037, East of Brimstage Lane, Storeton

Electoral Wards	Bebington

Area (ha) and Indicative Dwelling Capacity	38.92 ha and 812 dwellings

Potential trip generation	Arrivals	Departures
AM Trips	107	301
PM Trips	259	127

High Level Site Considerations	Umberstone Covert woodland; public right of way

General Accessibility	A very large site located in Storeton. Significant transport improvements would be required to integrate the site into surrounding areas, including: widening current carriageways; a new potential link with M53; footways; site accesses; street lighting and public transport facilities.

Key - Basic Amenities	1: Primary School (within 10 minutes)	2: Secondary School (within 20 minutes)	3: GP Surgery (within 15 minutes)
	4: Public Transport (within 400 meters)	5: Retail (within 15 minutes)	6: Leisure Facility (within 15 minutes)

Criteria		Category					
Active mode access to basic amenities	Amenities	1	2	3	4	5	6
	Walk						
	Cycle						
Integration with surrounding area							
Public transport access to main settlements	Main Settlements	A	B	C	D	E	
	Accessible?						
Ease of deliverability		>10 Years					

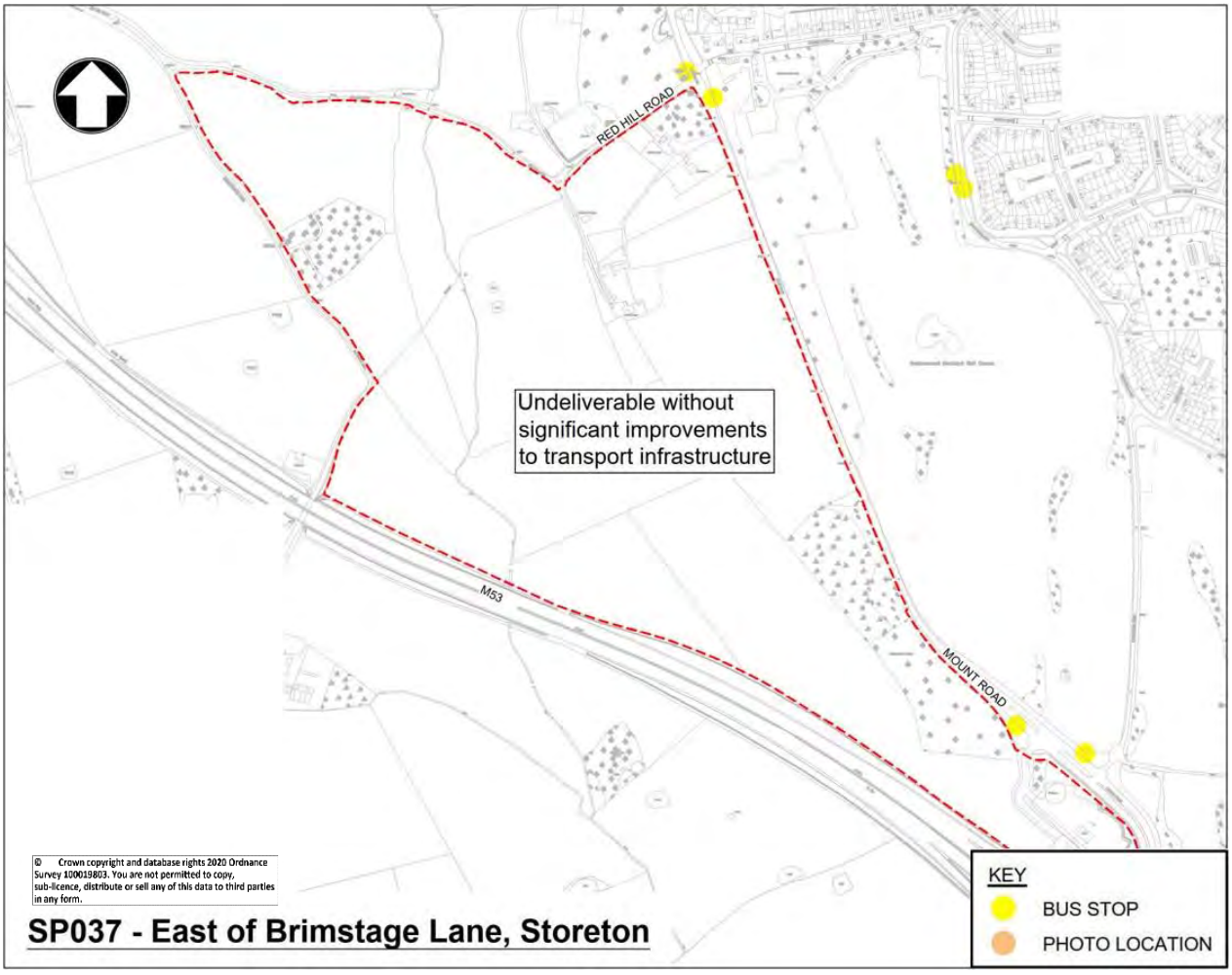
Key – Main Settlements

A: Liverpool (within 45 minutes)
B: Birkenhead (within 25 minutes)
C: Town Centre (within 15 minutes)
D: District Centre (within 10 minutes)
E: Local Centre (within 10 minutes)

Brimstage Lane

Mount Road

Figure 21: Indicative site accessibility plan



Summary of Recommendations:

- Undeliverable without significant transport improvements and access would need to be coordinated with surrounding sites;
- New footways required along site accesses;
- Public right of way would need to be maintained;
- No potential flood risk from watercourses;
- The closest bus stops are located on Mount Road and Brackenwood Road;
- There is a cycle route along Brimstage Lane (NCN Route 56);
- New street lighting required adjacent to site;
- Widening of current carriageway would be required along Red Hill Road and Brimstage Lane.

Overall Accessibility Score
9

Budget Cost Estimate
N/A

2.22 SP039, South of Peter Prices Lane

Site Reference / Location	SP039, South of Peter Prices Lane

Electoral Wards	Bebington

Area (ha) and Indicative Dwelling Capacity	19.5 ha and 371 dwellings

Potential trip generation	Arrivals	Departures
AM Trips	49	138
PM Trips	118	58

High Level Site Considerations	Poulton Recreation Ground; public right of way

General Accessibility	A large site located in Bebington. Significant transport improvements would be required to integrate the site into surrounding areas, including: footways; site accesses; street lighting and public transport facilities

Key - Basic Amenities	1: Primary School (within 10 minutes)	2: Secondary School (within 20 minutes)	3: GP Surgery (within 15 minutes)
	4: Public Transport (within 400 meters)	5: Retail (within 15 minutes)	6: Leisure Facility (within 15 minutes)

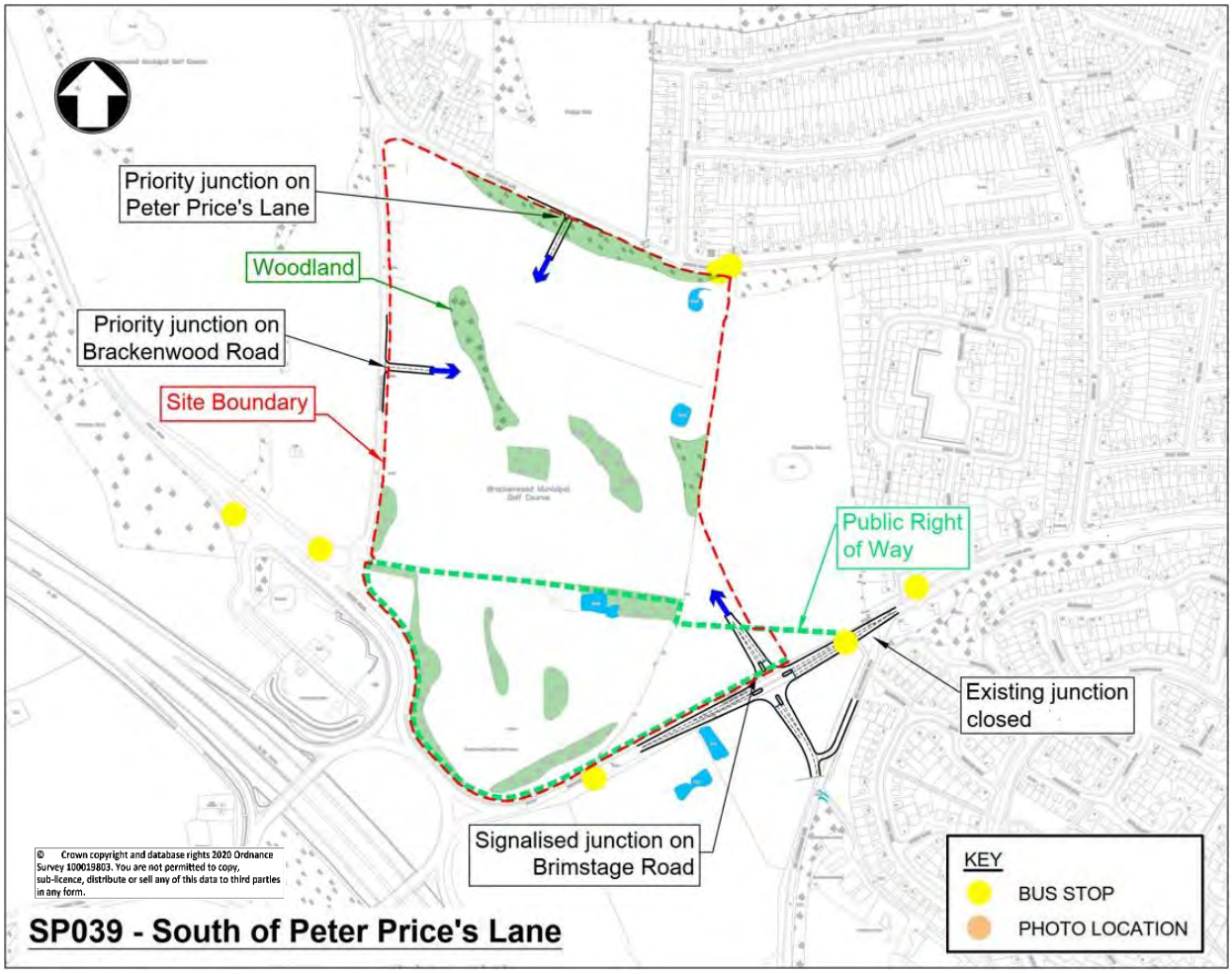
Criteria		Category					
Active mode access to basic amenities	Amenities	1	2	3	4	5	6
	Walk						
	Cycle						
Integration with surrounding area							
Public transport access to main settlements	Main Settlements	A	B	C	D	E	
	Accessible?						
Ease of deliverability		5 – 10 Years					

Key – Main Settlements
A: Liverpool (within 45 minutes)
B: Birkenhead (within 25 minutes)
C: Town Centre (within 15 minutes)
D: District Centre (within 10 minutes)
E: Local Centre (within 10 minutes)

Peter Prices Lane

Brimstage Road

Figure 22: Indicative site accessibility plan



Summary of Recommendations:

- New footways required adjacent to the site, potentially impacting road hedges and trees;
- Public rights of way would need to be maintained;
- No potential flood risk from watercourses;
- There are bus stops along site frontage;
- There is a suggested cycle route along Stanton Road;
- New street lighting required adjacent to site;
- Speed limits on adjacent roads would need reviewing;
- Primary access would be to Brimstage Road (possibly by a new signal controlled junction) and this would need to be coordinated with access to adjacent sites.
- Potential capacity issues at M53 Junction 4

Overall Accessibility Score
11

Budget Cost Estimate
£1 million - £3million

2.23 SP040, North of Clatterbridge Road, Bebington

Site Reference / Location	SP040, North of Clatterbridge Road, Bebington

Electoral Wards	Clatterbridge

Area (ha) and Indicative Dwelling Capacity	11.06 ha and 227 dwellings

Potential trip generation	Arrivals	Departures
AM Trips	30	84
PM Trips	72	36

High Level Site Considerations	

General Accessibility	A large site located in Bebington. Significant transport improvements would be required to integrate the site into surrounding areas, including: footways; site accesses; street lighting and public transport facilities. Potential off-site mitigation required to off-set traffic impacts.

Key - Basic Amenities	1: Primary School (within 10 minutes)	2: Secondary School (within 20 minutes)	3: GP Surgery (within 15 minutes)
	4: Public Transport (within 400 meters)	5: Retail (within 15 minutes)	6: Leisure Facility (within 15 minutes)

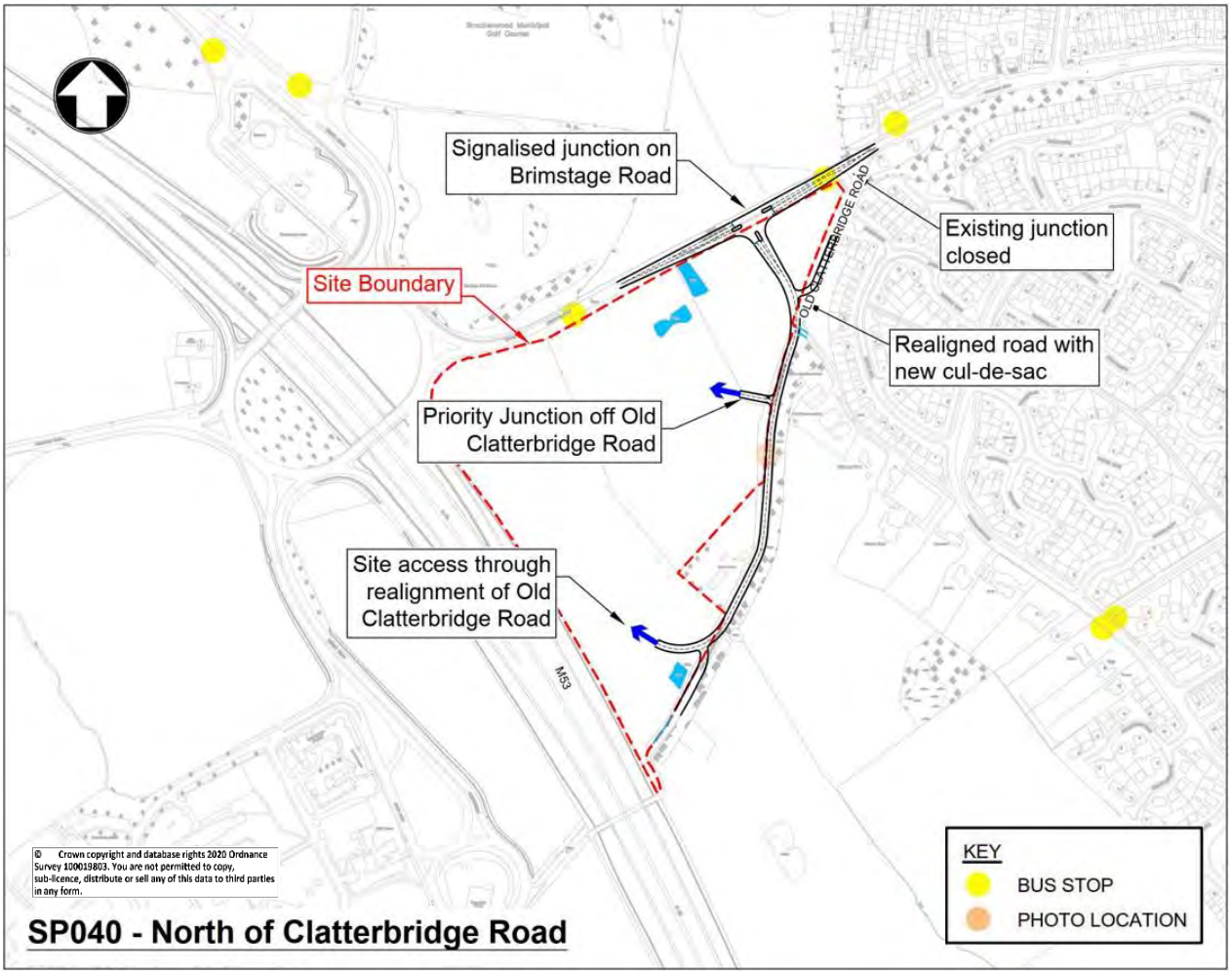
Criteria		Category					
Active mode access to basic amenities	Amenities	1	2	3	4	5	6
	Walk						
	Cycle						
Integration with surrounding area							
Public transport access to main settlements	Main Settlements	A	B	C	D	E	
	Accessible?						
Ease of deliverability		0 – 5 Years					

Key – Main Settlements
A: Liverpool (within 45 minutes)
B: Birkenhead (within 25 minutes)
C: Town Centre (within 15 minutes)
D: District Centre (within 10 minutes)
E: Local Centre (within 10 minutes)

Brimstage Road

Old Clatterbridge Road

Figure 23: Indicative site accessibility plan



Summary of Recommendations:

- Primary access would be to Brimstage Road (possibly by a new signal-controlled junction) and this would need to be coordinated with access to adjacent sites;
- Existing Old Clatterbridge junction with Brimstage Road could be closed;
- New footways required along site frontage;
- No public rights of way would need to be maintained;
- Ponds within site boundary;
- Closest bus stops are along Brimstage Road;
- There is a pedestrian/ cycle route along Old Clatterbridge Road to Clatterbridge Hospital;
- New street lighting required adjacent to site.
- Potential capacity issues at M53 Junction 4

Overall Accessibility Score
10

Budget Cost Estimate
£1 million - £3million

2.24 SP041, West of Brimstage Lane, Storeton

Site Reference / Location	SP041, West of Brimstage Lane, Storeton

Electoral Wards	Bebington

Area (ha) and Indicative Dwelling Capacity	22.62 ha and 466 dwellings

Potential trip generation	Arrivals	Departures
AM Trips	62	173
PM Trips	149	73

High Level Site Considerations	Public right of way

General Accessibility	A very large site situated in Storeton. Significant transport improvements would be required to integrate the site into surrounding areas, including: footways and street lighting along Station Road and Bimstage Lane; a new potential link to M53; site accesses and public transport facilities.

Key - Basic Amenities	1: Primary School (within 10 minutes)	2: Secondary School (within 20 minutes)	3: GP Surgery (within 15 minutes)
	4: Public Transport (within 10 minutes)	5: Retail (within 15 minutes)	6: Leisure Facility (within 15 minutes)

Criteria		Category					
Active mode access to basic amenities	Amenities	1	2	3	4	5	6
	Walk						
	Cycle						
Integration with surrounding area							
Public transport access to main settlements	Main Settlements	A	B	C	D	E	
	Accessible?						
Ease of deliverability		>10 Years					

Key – Main Settlements
A: Liverpool (within 45 minutes)
B: Birkenhead (within 25 minutes)
C: Town Centre (within 15 minutes)
D: District Centre (within 10 minutes)
E: Local Centre (within 10 minutes)

Brimstage Lane

Station Road

Figure 24: Indicative site accessibility plan

Summary of Recommendations:

- Undeliverable without significant transport improvements and access would need to be coordinated with surrounding sites;
- New footways required along site frontage;
- Public right of way would need to be maintained;
- Pond within site boundary;
- Closest bus stops are located along Landican Lane;
- There is a suggested cycle route along Brimstage Lane;
- New street lighting required adjacent to site;
- Current carriageways would need to be widened along Red Hill Road and Brimstage Lane.

Overall Accessibility Score
7

Budget Cost Estimate
N/A

2.25 SP042, North of Poulton Hall Road, Spital

Site Reference / Location	SP042, North of Poulton Hall Road, Spital

Electoral Wards	Clatterbridge

Area (ha) and Indicative Dwelling Capacity	73.34 ha and 951 dwellings

Potential trip generation	Arrivals	Departures
AM Trips	126	353
PM Trips	303	149

High Level Site Considerations	Dibbinsdale SSSI; and Raby Mere Woodland; ponds and watercourses

General Accessibility	A very large site situated in Spital. Significant transport improvements would be required to integrate the site into surrounding areas, including: footways and street lighting along Poulton Hall Road and Poulton Road; suitable site accesses and public transport facilities.

Key - Basic Amenities	1: Primary School (within 10 minutes)	2: Secondary School (within 20 minutes)	3: GP Surgery (within 15 minutes)
	4: Public Transport (within 400 meters)	5: Retail (within 15 minutes)	6: Leisure Facility (within 15 minutes)

Criteria		Category					
Active mode access to basic amenities	Amenities	1	2	3	4	5	6
	Walk						
	Cycle						
Integration with surrounding area							
Public transport access to main settlements	Main Settlements	A	B	C	D	E	
	Accessible?						
Ease of deliverability		>10 Years					

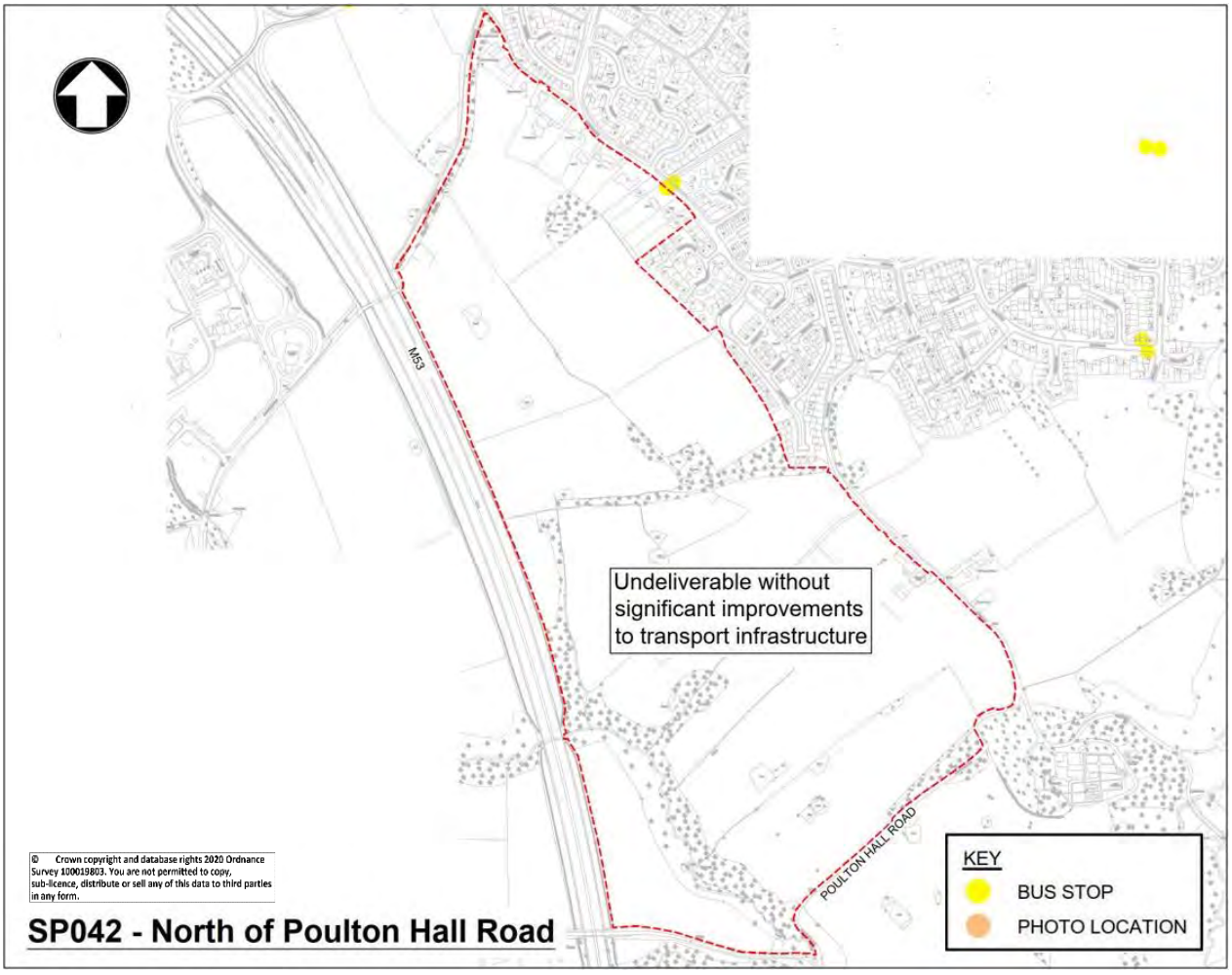
Key – Main Settlements

A: Liverpool (within 45 minutes)
B: Birkenhead (within 25 minutes)
C: Town Centre (within 15 minutes)
D: District Centre (within 10 minutes)
E: Local Centre (within 10 minutes)

Poulton Hall Road

Poulton Road

Figure 25: Indicative site accessibility plan



Summary of Recommendations:

- Undeliverable without significant transport improvements and access would need to be coordinated with surrounding sites;
- New footways required along site frontage;
- No public rights of way would need to be maintained;
- Ponds and watercourses within site boundary;
- Closest bus stops are located along Poulton Royd Drive;
- There is a suggested cycle route along Raby Hall Road;
- New street lighting required adjacent to site;
- Widen current carriageways.

Overall Accessibility Score
9

Budget Cost Estimate
N/A

2.26 SP043, East of Poulton Road, Spital

Site Reference / Location	SP043, East of Poulton Road, Spital

Electoral Wards	Clatterbridge

Area (ha) and Indicative Dwelling Capacity	24.19 ha and 464 dwellings

Potential trip generation	Arrivals	Departures
AM Trips	61	172
PM Trips	148	73

High Level Site Considerations	Dibbinsdale LNR; and Brotherton Park; public right of way;

General Accessibility	A very large site situated in Spital. Transport improvements would be required to integrate the site into surrounding areas, including: footways and street lighting to ensure pedestrian can safely access the site and site accesses. Potential off-site mitigation required to off-set traffic.

Key - Basic Amenities	1: Primary School (within 10 minutes)	2: Secondary School (within 20 minutes)	3: GP Surgery (within 15 minutes)
	4: Public Transport (within 400 meters)	5: Retail (within 15 minutes)	6: Leisure Facility (within 15 minutes)

Criteria		Category					
Active mode access to basic amenities	Amenities	1	2	3	4	5	6
	Walk						
	Cycle						
Integration with surrounding area							
Public transport access to main settlements	Main Settlements	A	B	C	D	E	
	Accessible?						
Ease of deliverability		>10 Years					

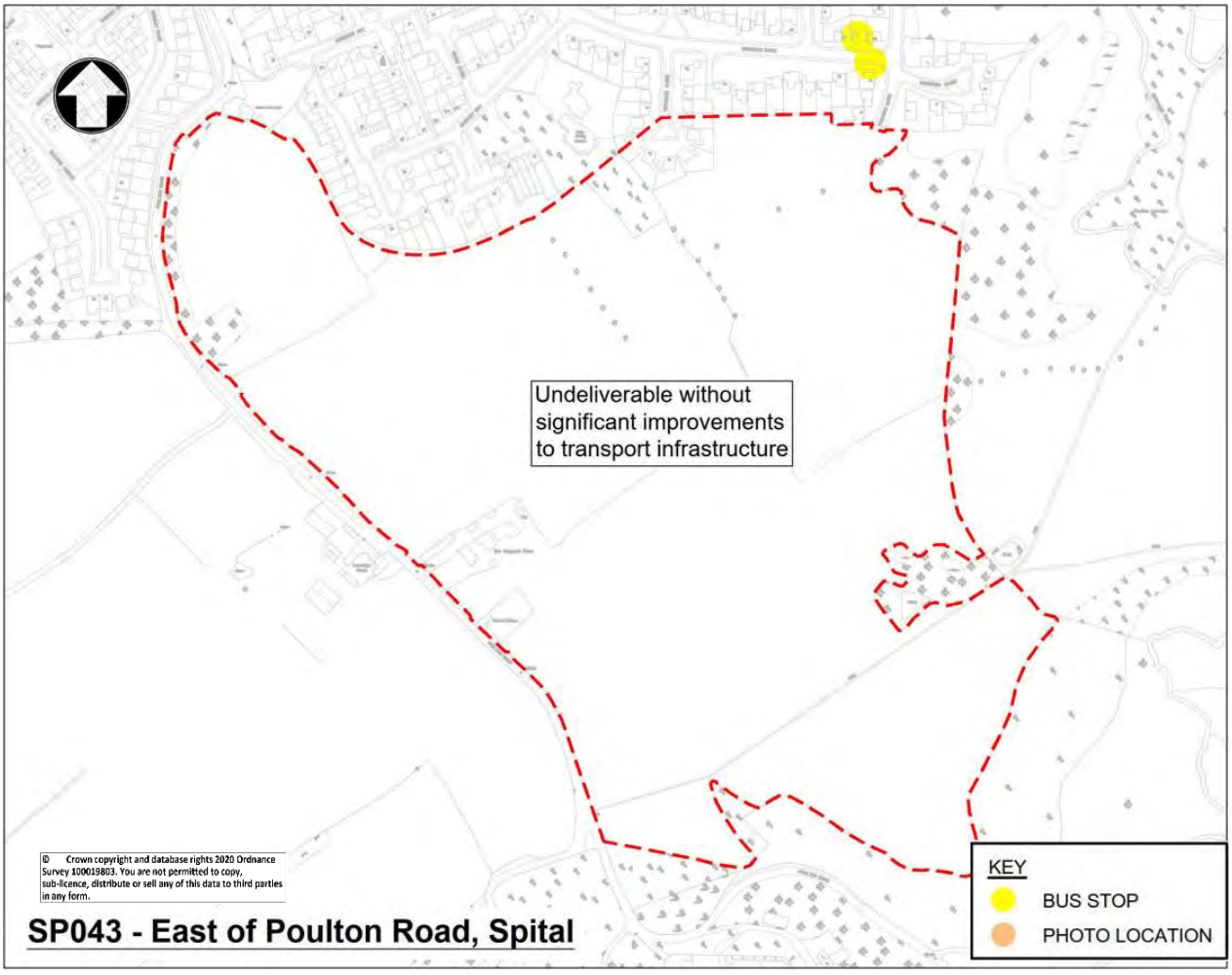
Key – Main Settlements

A: Liverpool (within 45 minutes)
B: Birkenhead (within 25 minutes)
C: Town Centre (within 15 minutes)
D: District Centre (within 10 minutes)
E: Local Centre (within 10 minutes)

Poulton Road

Poulton Road

Figure 26: Indicative site accessibility plan



Summary of Recommendations:

- Undeliverable without significant transport improvements and access would need to be coordinated with surrounding sites;
- Potential limited amount of development accessed from an extension to Wolfrick Drive to the north.
- New footways required along site frontage;
- Public rights of way would need to be maintained;
- New street lighting required adjacent to site;
- Current carriageways along Poulton Road would need widening.

Overall Accessibility Score
8

Budget Cost Estimate
N/A

2.27 SP044, West of Dibbinsdale Road

Site Reference and Location	SP044, West of Dibbinsdale Road

Electoral Wards	Clatterbridge

Area (ha) and Indicative Dwelling Capacity	23.15 ha and 286 dwellings

Potential trip generation	Arrivals	Departures
AM Trips	64	180
PM Trips	155	76

High Level Site Considerations	Poulton Hall; Dibbinsdale SSSI; and Marfords Wood; ponds and watercourse

General Accessibility	A very large site situated in Spital. Significant transport improvements would be required to integrate the site into surrounding areas, including: footways and street lighting to ensure pedestrian can safely access the site; site accesses; and public transport facilities.

Key - Basic Amenities	1: Primary School (within 10 minutes)	2: Secondary School (within 20 minutes)	3: GP Surgery (within 15 minutes)
	4: Public Transport (within 400 meters)	5: Retail (within 15 minutes)	6: Leisure Facility (within 15 minutes)

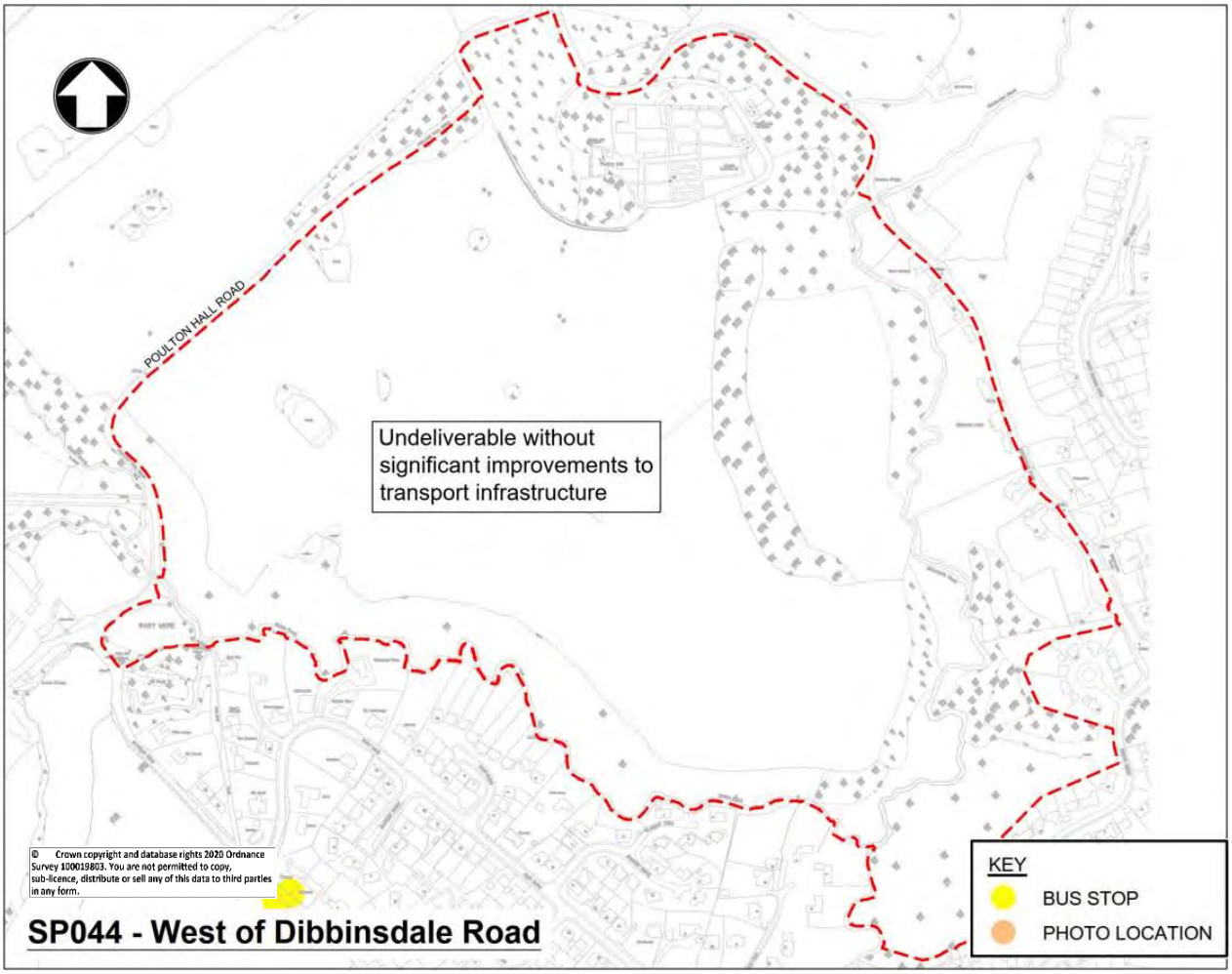
Criteria		Category					
Active mode access to basic amenities	Amenities	1	2	3	4	5	6
	Walk						
	Cycle						
Integration with surrounding area							
Public transport access to main settlements	Main Settlements	A	B	C	D	E	
	Accessible?						
Ease of deliverability		>10 Years					

Key – Main Settlements
A: Liverpool (within 45 minutes)
B Birkenhead (within 25 minutes)
C: Town Centre (within 15 minutes)
D: District Centre (within 10 minutes)
E: Local Centre (within 10 minutes)

Poulton Hall Road

Dibbinsdale Road

Figure 27: Indicative site accessibility plan



Summary of Recommendations:

- Undeliverable without significant transport improvements and access would need to be coordinated with surrounding sites;
- New footways required along site frontage;
- Public rights of way would need to be maintained;
- Ponds and watercourse within site boundary;
- Closest bus stops are located along Blakeley Road;
- There is a suggested cycle route along Raby Hall Road;
- New street lighting required adjacent to site;
- Current carriageways along Poulton Hall Road would need widening.

Overall Accessibility Score
7

Budget Cost Estimate
N/A

2.28 SP045A, West of Raby Drive, Raby Mere

Site Reference / Location	SP045A, West of Raby Drive, Raby Mere

Electoral Wards	Clatterbridge

Area (ha) and Indicative Dwelling Capacity	3.67 ha and 142 dwellings

Potential trip generation	Arrivals	Departures
AM Trips	19	53
PM Trips	45	22

High Level Site Considerations	Dibbinsdale SSSI; and Raby Mere Woodland

General Accessibility	A large site situated in Raby Mere. Significant transport improvements would be required to integrate the site into surrounding areas, including: footways and street lighting along Blakeley Road and Raby Hall Road along with site accesses and public transport facilities.

Key - Basic Amenities	1: Primary School (within 10 minutes)	2: Secondary School (within 20 minutes)	3: GP Surgery (within 15 minutes)
	4: Public Transport (within 400 meters)	5: Retail (within 15 minutes)	6: Leisure Facility (within 15 minutes)

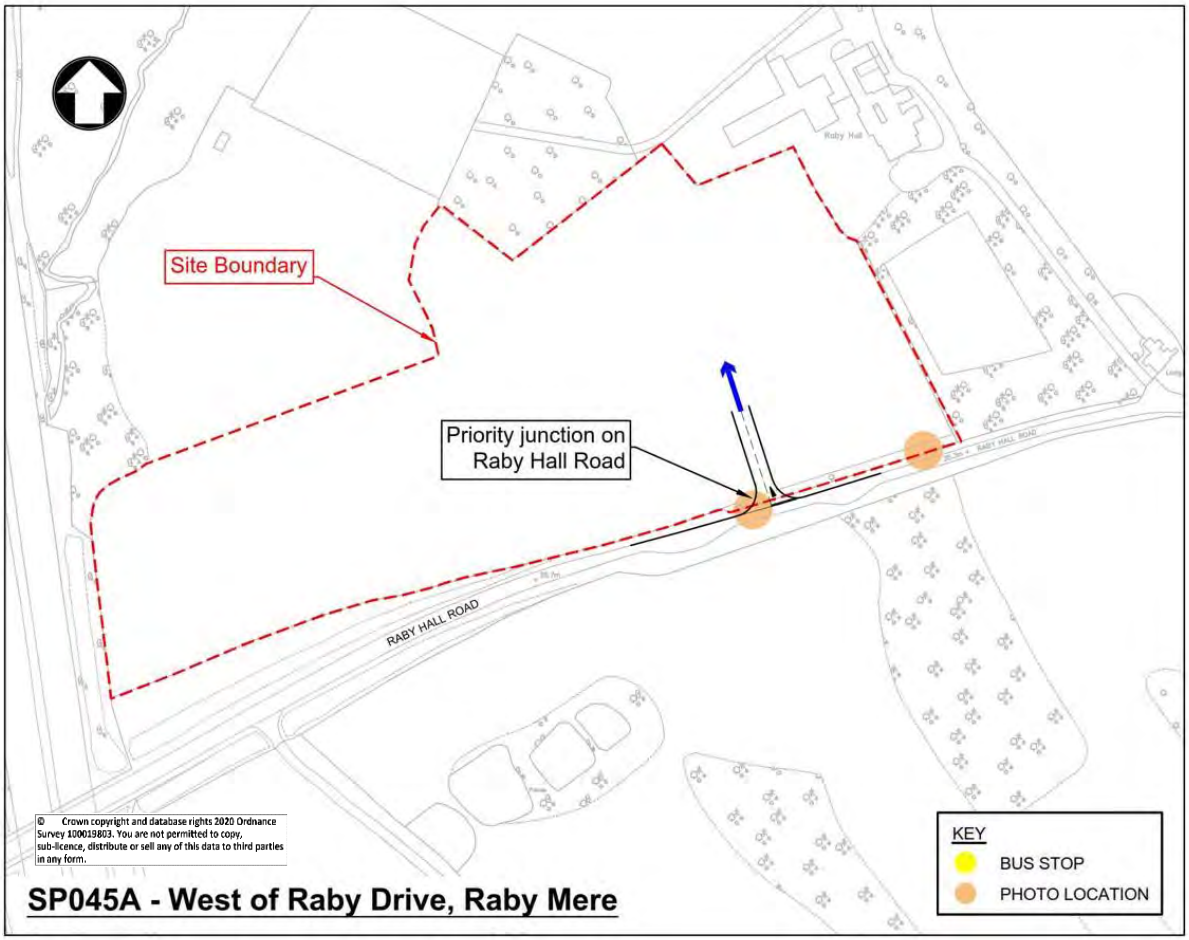
Criteria		Category					
Active mode access to basic amenities	Amenities	1	2	3	4	5	6
	Walk						
	Cycle						
Integration with surrounding area							
Public transport access to main settlements	Main Settlements	A	B	C	D	E	
	Accessible?						
Ease of deliverability		5 – 10 Years					

Key – Main Settlements
A: Liverpool (within 45 minutes)
B: Birkenhead (within 25 minutes)
C: Town Centre (within 15 minutes)
D: District Centre (within 10 minutes)
E: Local Centre (within 10 minutes)

Raby Hall Road

Raby Hall Road

Figure 28: Indicative site accessibility plan



Summary of Recommendations:

- New footways required along site frontage;
- No public rights of way would need to be maintained;
- Closest bus stops are along Raby Hall Road;
- There is a suggested cycle route along Raby Hall Road;
- New street lighting required adjacent to site;
- Access, particularly footways, would need to be coordinated with other nearby sites

Overall Accessibility Score
7

Budget Cost Estimate
£1 million - £3million