

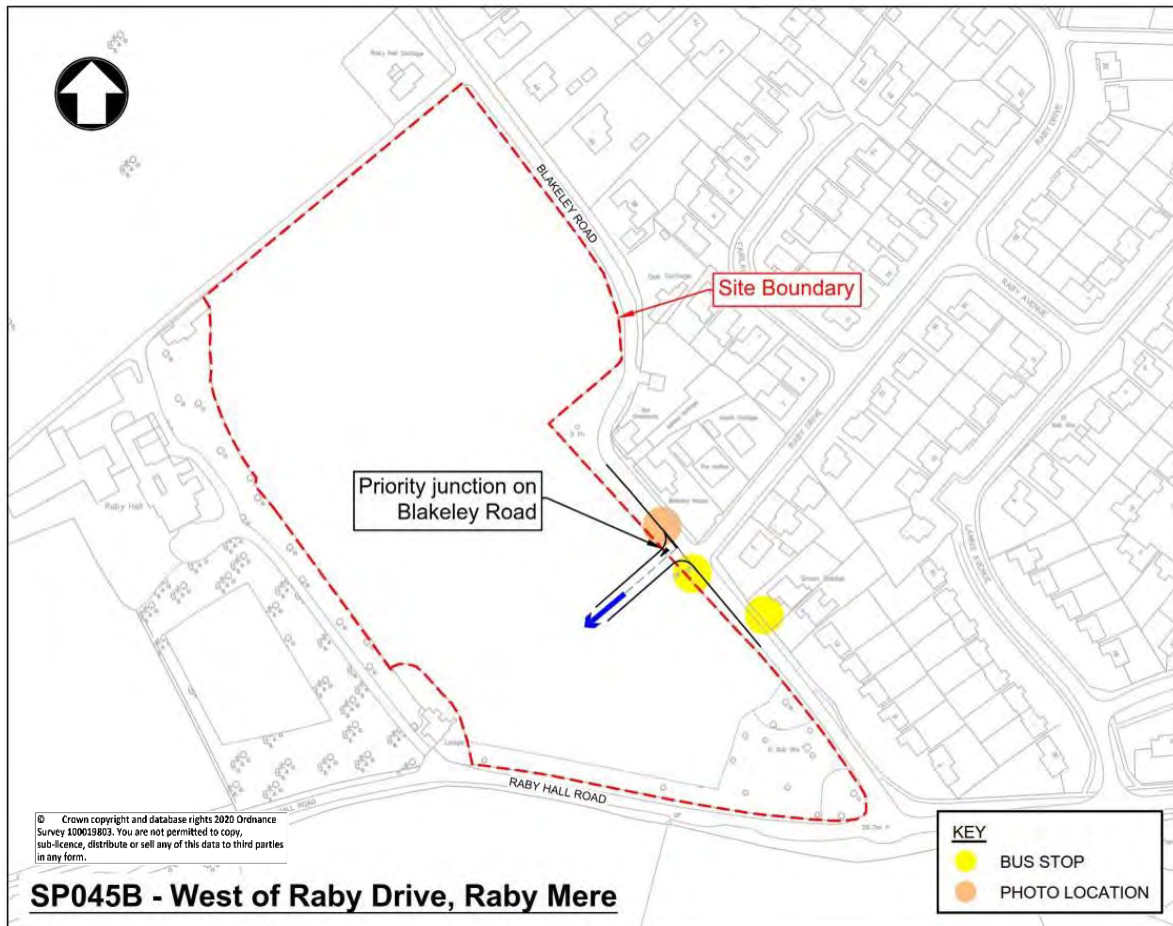


## 2.29 SP045B, West of Raby Drive, Raby Mere

<b>Site Reference and Location</b>	SP045B, West of Raby Drive, Raby Mere						
<b>Electoral Wards</b>	Clatterbridge						
<b>Area (ha) and Indicative Dwelling Capacity</b>	3.69 ha and 143 dwellings						
<b>Potential trip generation</b>	<b>Arrivals</b>			<b>Departures</b>			
<b>AM Trips</b>	19			53			
<b>PM Trips</b>	46			22			
<b>High Level Site Considerations</b>	Protect Dibbinsdale SSSI; and Raby Mere Woodland						
<b>General Accessibility</b>	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						
<b>Key - Basic Amenities</b>	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)		
<b>Criteria</b>		<b>Category</b>					
<b>Active mode access to basic amenities</b>	<b>Amenities</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>
	<b>Walk</b>	Red	Red	Red	Green	Red	Green
	<b>Cycle</b>	Green	Green	Green	Green	Green	Green
<b>Integration with surrounding area</b>		Yellow					
<b>Public transport access to main settlements</b>	<b>Main Settlements</b>	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	
	<b>Accessible?</b>	Green	Red	Red	Red	Red	
<b>Ease of deliverability</b>		0 – 5 Years					
<b>Key – Main Settlements</b>							
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)							
							
Blakeley Road				Blakeley Hall Road			

**Figure 29: Indicative site accessibility plan**



**Summary of Recommendations:**

- New footways required along site frontage. Widening may affect road hedges and trees;
- No public rights of way would need to be maintained;
- There are bus stops along site frontage;
- There is a suggested cycle route along Raby Hall Road;
- New street lighting required adjacent to site
- Portion of the site required to improve visibility splays at Raby Hall Road junction.



**Overall Accessibility Score**

8

**Budget Cost Estimate**

£500,000 - £1 million

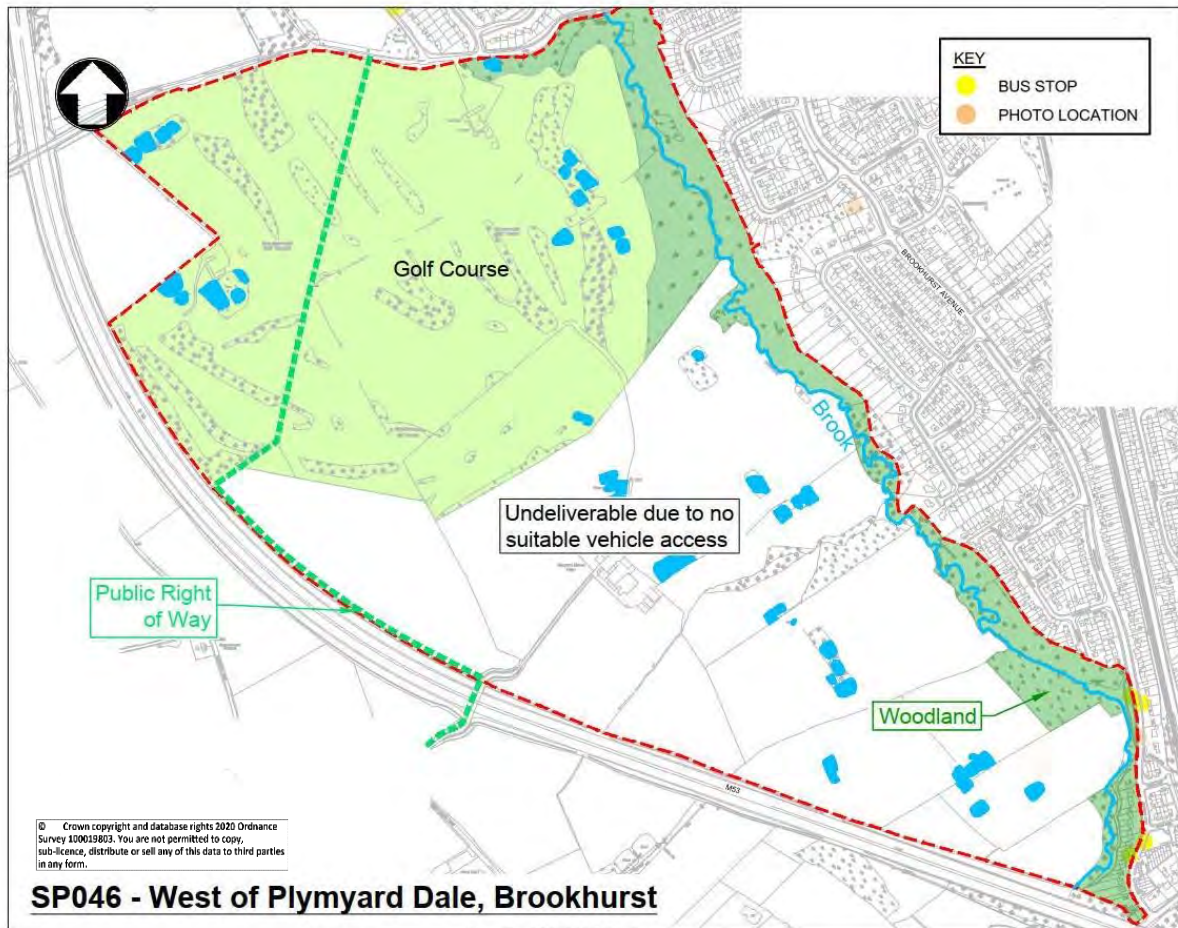
### 2.30 SP046, West of Plymyard Dale, Brookhurst

<b>Site Reference / Location</b>	SP046, West of Plymyard Dale, Brookhurst						
<b>Electoral Wards</b>	Clatterbridge						
<b>Area (ha) and Indicative Dwelling Capacity</b>	123.48 ha and 853 dwellings						
<b>Potential trip generation</b>	<b>Arrivals</b>			<b>Departures</b>			
<b>AM Trips</b>	133			316			
<b>PM Trips</b>	272			134			
<b>High Level Site Considerations</b>	Bromborough Golf Course; and Plymyard Dale, ponds and watercourses						
<b>General Accessibility</b>	A very large site situated in Brookhurst. Significant transport improvements would be required to integrate the site into surrounding areas, including: footways; site accesses; street lighting; bridge to connect site to Bentley Heath and public transport facilities						
<b>Key - Basic Amenities</b>	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)		
<b>Criteria</b>		<b>Category</b>					
<b>Active mode access to basic amenities</b>	<b>Amenities</b>	1	2	3	4	5	6
	<b>Walk</b>	Green	Red	Red	Green	Green	Green
	<b>Cycle</b>	Green	Green	Green	Green	Green	Green
<b>Integration with surrounding area</b>		Yellow					
<b>Public transport access to main settlements</b>	<b>Main Settlements</b>	A	B	C	D	E	
	<b>Accessible?</b>	Green	Red	Red	Red	Red	
<b>Ease of deliverability</b>		Undeliverable					
							
Raby Hall Road		Brookhurst Avenue					

<b>Key – Main Settlements</b>
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)



**Figure 30: Indicative site accessibility plan**



**Summary of Recommendations:**

- No realistic access points appear to be possible to serve a site of this extent for new residential uses;
- Woodland, golf course, ponds and watercourse within site boundary;
- Only limited access routes into this area being constrained by the Birkenhead / Chester rail line (which is elevated) and the M53 motorway. These routes already serve significant quantities of residential dwellings.



**Overall Accessibility Score**

10

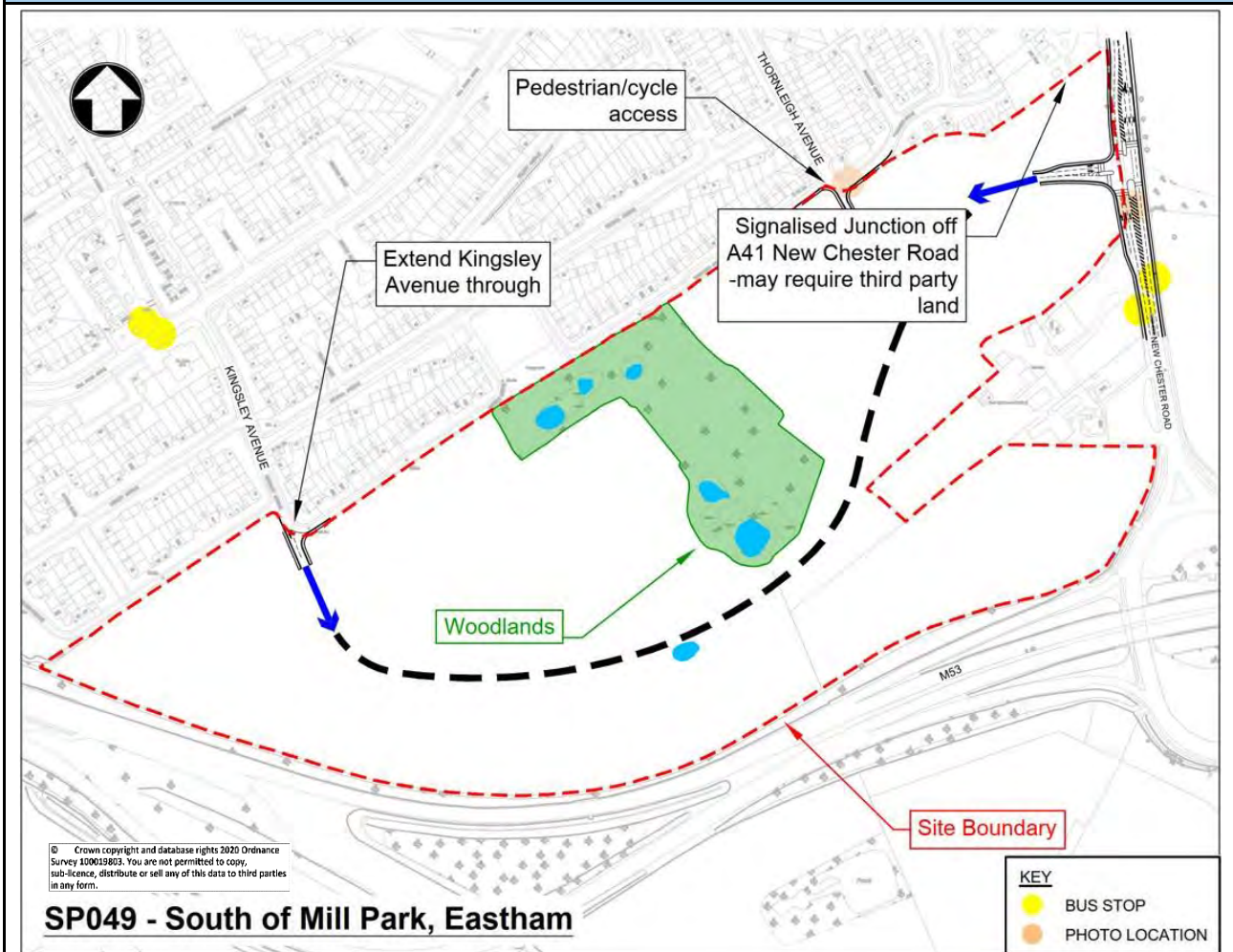
**Budget Cost Estimate**

N/A

### 2.31 SP049, South of Mill Park, Eastham

<b>Site Reference / Location</b>	SP049, South of Mill Park, Eastham						
<b>Electoral Wards</b>	Eastham						
<b>Area (ha) and Indicative Dwelling Capacity</b>	20.54 ha and 429 dwellings						
<b>Potential trip generation</b>	<b>Arrivals</b>			<b>Departures</b>			
<b>AM Trips</b>	57			159			
<b>PM Trips</b>	137			67			
<b>High Level Site Considerations</b>	Woodlands and Ponds						
<b>General Accessibility</b>	A large site situated in Eastham. Transport improvements would be required to integrate the site into surrounding areas, including: footways; site access and street lighting. Off-site mitigation may be required to off-set traffic impacts to key roads and junctions.						
<b>Key - Basic Amenities</b>	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)		
<b>Criteria</b>		<b>Category</b>					
<b>Active mode access to basic amenities</b>	<b>Amenities</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>
	<b>Walk</b>						
	<b>Cycle</b>						
<b>Integration with surrounding area</b>							
<b>Public transport access to main settlements</b>	<b>Main Settlements</b>	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	
	<b>Accessible?</b>						
<b>Ease of deliverability</b>		5 – 10 Years					
<b>Key – Main Settlements</b>							
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)							
							
New Chester Road				Thornleigh Avenue			

**Figure 31: Indicative site accessibility plan**



**Summary of Recommendations:**

- Primary vehicle access would need to be from the A41, which would require a large signalised junction;
- This access could be shared with existing residential areas to the north;
- No new footways required along site frontage;
- No public rights of way would need to be maintained;
- Woodland and ponds within site boundary;
- There are bus stops along site frontage;
- The closest suggested cycle route is along Eastham Rake;
- No new street lighting required.

**Overall Accessibility Score**



11

**Budget Cost Estimate**

£3 million - £5 million

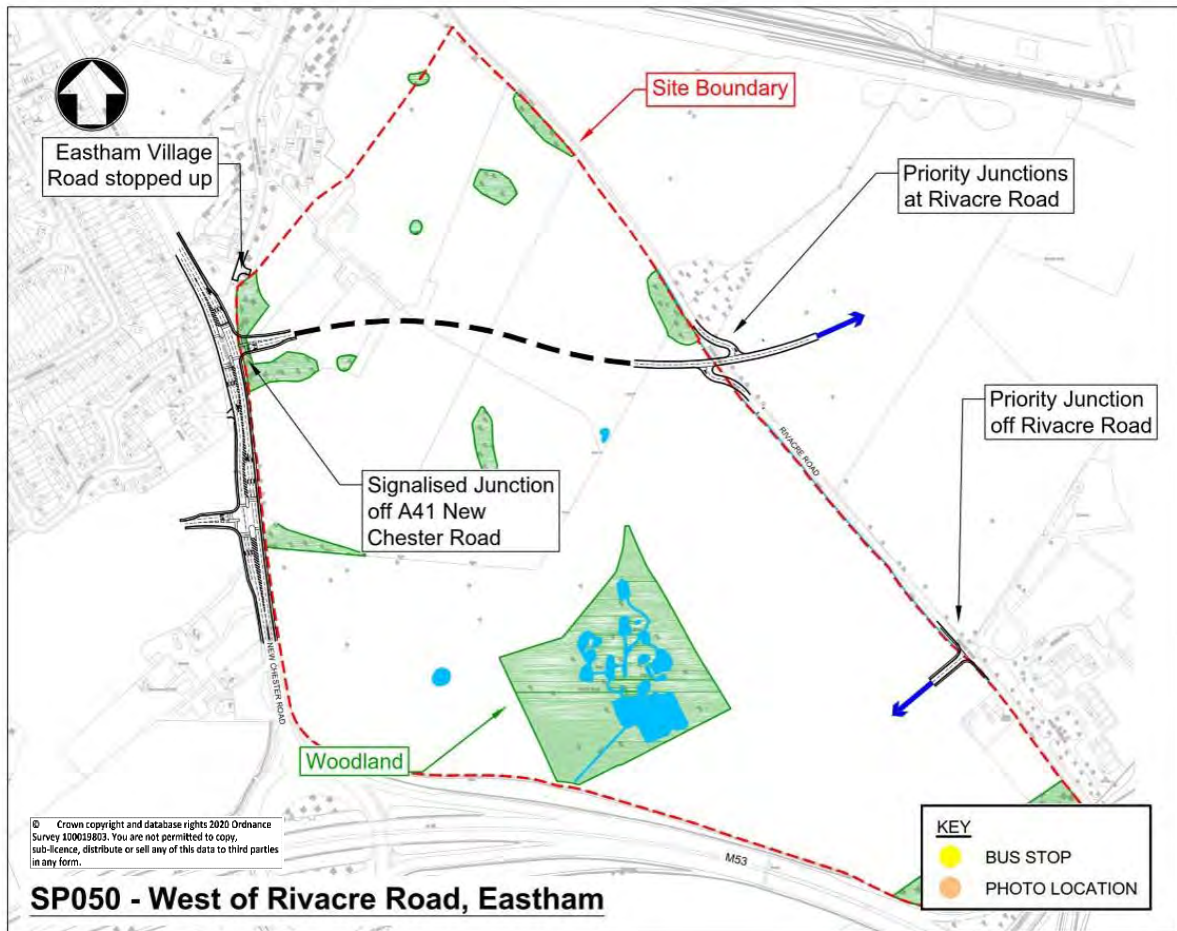


**2.32 SP050, West of Rivacre Road, Eastham**

<b>Site Reference / Location</b>	SP050, West of Rivacre Road, Eastham						
<b>Electoral Wards</b>	Eastham						
<b>Area (ha) and Indicative Dwelling Capacity</b>	43.8 ha and 831 dwellings						
<b>Potential trip generation</b>	<b>Arrivals</b>			<b>Departures</b>			
<b>AM Trips</b>	110			308			
<b>PM Trips</b>	265			130			
<b>High Level Site Considerations</b>	David's Rough (woodland), ponds. May also be suitable for employment uses						
<b>General Accessibility</b>	A large site situated in Eastham. Footways and street lighting would need to be implemented. Other transport improvements to integrate the site into surrounding areas, include: site accesses and public transport facilities.						
<b>Key - Basic Amenities</b>	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)		
<b>Criteria</b>		<b>Category</b>					
<b>Active mode access to basic amenities</b>	<b>Amenities</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>
	<b>Walk</b>	Red	Red	Red	Green	Green	Green
	<b>Cycle</b>	Green	Green	Green	Green	Green	Green
<b>Integration with surrounding area</b>		Yellow					
<b>Public transport access to main settlements</b>	<b>Main Settlements</b>	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	
	<b>Accessible?</b>	Green	Red	Red	Green	Green	
<b>Ease of deliverability</b>		5 – 10 Years					
							
New Chester Road		Rivacre Road					

<b>Key – Main Settlements</b>
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)

**Figure 32: Indicative site accessibility plan**



**Summary of Recommendations:**

- Primary access to the site would be from the A41 requiring a large signalised junction – potentially requiring coordination with site on other side of the A41;
- Site access junction could include stopping up of Eastham Village Road;
- Site access could be coordinated with SP051, East of Rivacre Road;
- New footways required along site frontage;
- No public rights of way would need to be maintained;
- Woodland and ponds within site boundary;
- There are bus stops along site frontage;
- There is a suggested cycle route along Stanley Lane;
- New street lighting required adjacent to site.

**Overall Accessibility Score**



11

**Budget Cost Estimate**

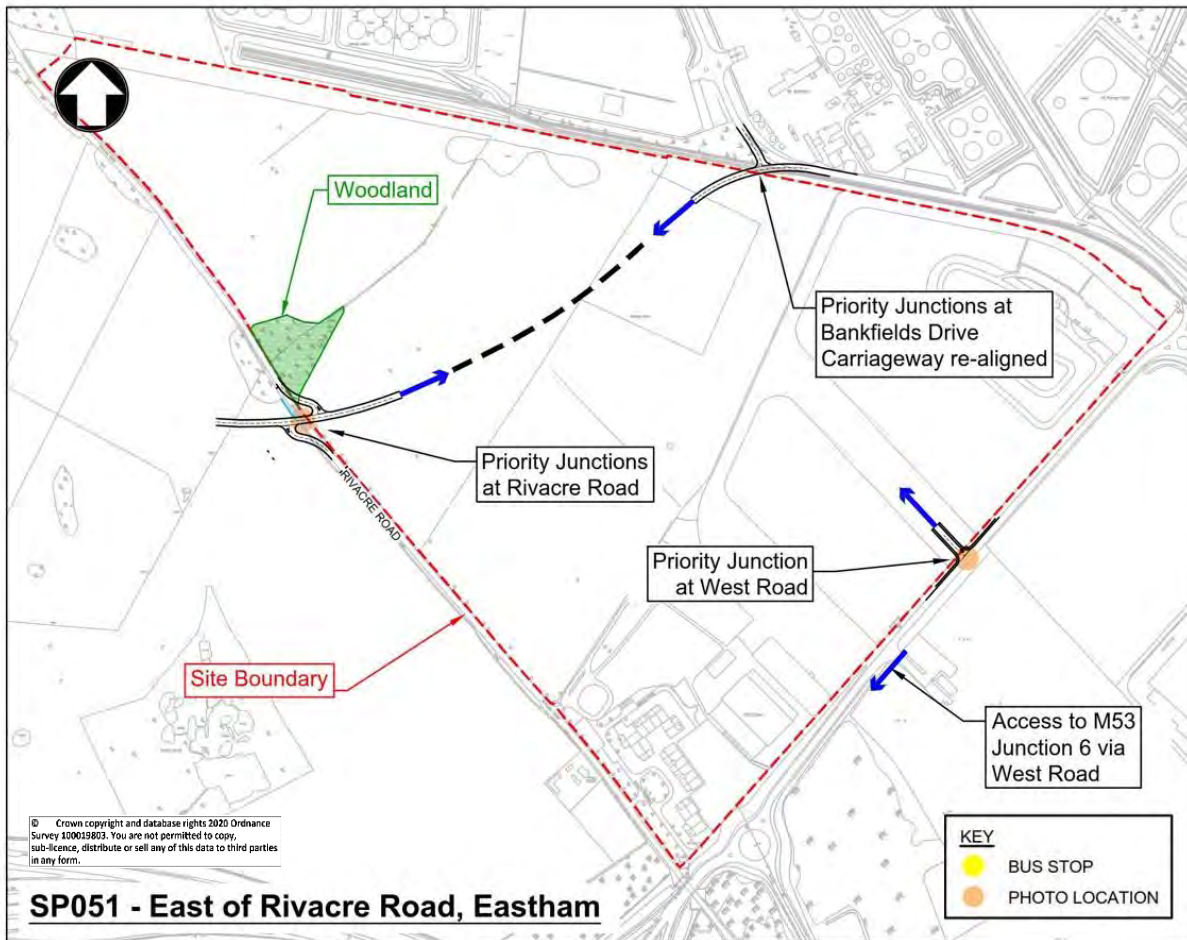
£3 million - £5 million



### 2.33 SP051, East of Rivacre Road, Eastham

<b>Site Reference / Location</b>	SP051, East of Rivacre Road, Eastham						
<b>Electoral Wards</b>	Eastham						
<b>Area (ha) and Indicative Dwelling Capacity</b>	47.78 ha and 572 dwellings						
<b>Potential trip generation</b>	<b>Arrivals</b>			<b>Departures</b>			
<b>AM Trips</b>	76			212			
<b>PM Trips</b>	182			90			
<b>High Level Site Considerations</b>	May be suitable for employment uses						
<b>General Accessibility</b>	A large site situated in Eastham. Footways and street lighting would be implemented along West Road and Rivacre Road. Other transport improvements to integrate the site into surrounding areas, include: site accesses and public transport facilities. Off-site mitigation may be required to off-set traffic impacts to key junctions.						
<b>Key - Basic Amenities</b>	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)		
<b>Criteria</b>		<b>Category</b>					
<b>Active mode access to basic amenities</b>	<b>Amenities</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>
	<b>Walk</b>						
	<b>Cycle</b>						
<b>Integration with surrounding area</b>							
<b>Public transport access to main settlements</b>	<b>Main Settlements</b>	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	
	<b>Accessible?</b>						
<b>Ease of deliverability</b>		>10 Years					
<b>Key – Main Settlements</b>							
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)							
							
West Road				Rivacre Road			

**Figure 33: Indicative site accessibility plan**



**Summary of Recommendations:**

- Access could be coordinated with SP050, West of Rivacre Road, to gain a direct link with the A41;
- Access could be achieved with Banksfield Drive to the north to give a route to M53 Junction 6;
- New footways required along site frontage;
- No public rights of way would need to be maintained;
- Woodland and pond within site boundary;
- The closest bus stops are located along Eastham Village Road;
- There is a suggested cycle route along Ferry Road;
- New street lighting required adjacent to site.



**Overall Accessibility Score**

9

**Budget Cost Estimate**

£3 million - £5 million

**2.34 SP053A, St David's Road, Eastham**

<b>Site Reference / Location</b>	SP053A, St David's Road, Eastham						
<b>Electoral Wards</b>	Eastham						
<b>Area (ha) and Indicative Dwelling Capacity</b>	0.36 ha and 10 dwellings						
<b>Potential trip generation</b>	<b>Arrivals</b>			<b>Departures</b>			
<b>AM Trips</b>	1			4			
<b>PM Trips</b>	3			2			
<b>High Level Site Considerations</b>	Woodland						
<b>General Accessibility</b>	A very small site situated in Eastham. Minimal transport improvements would be required to integrate the site into surrounding areas, there would need to be a suitable site access and the site should be accessible public transport facilities						
<b>Key - Basic Amenities</b>	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)		
<b>Criteria</b>		<b>Category</b>					
<b>Active mode access to basic amenities</b>	<b>Amenities</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>
	<b>Walk</b>						
	<b>Cycle</b>						
<b>Integration with surrounding area</b>							
<b>Public transport access to main settlements</b>	<b>Main Settlements</b>	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	
	<b>Accessible?</b>						
<b>Ease of deliverability</b>		0 – 5 Years					
<b>Key – Main Settlements</b>							
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)							
							
Ferry Road				Ferry Road			



**Figure 34: Indicative site accessibility plan**



**Summary of Recommendations:**

- Frontage access direct to Ferry Road;
- No public rights of way would need to be maintained;
- Woodland within site boundary;
- There are bus stops along site frontage;
- There is a suggested cycle route along Ferry Road;
- New street lighting required adjacent to site.



**Overall Accessibility Score**

9

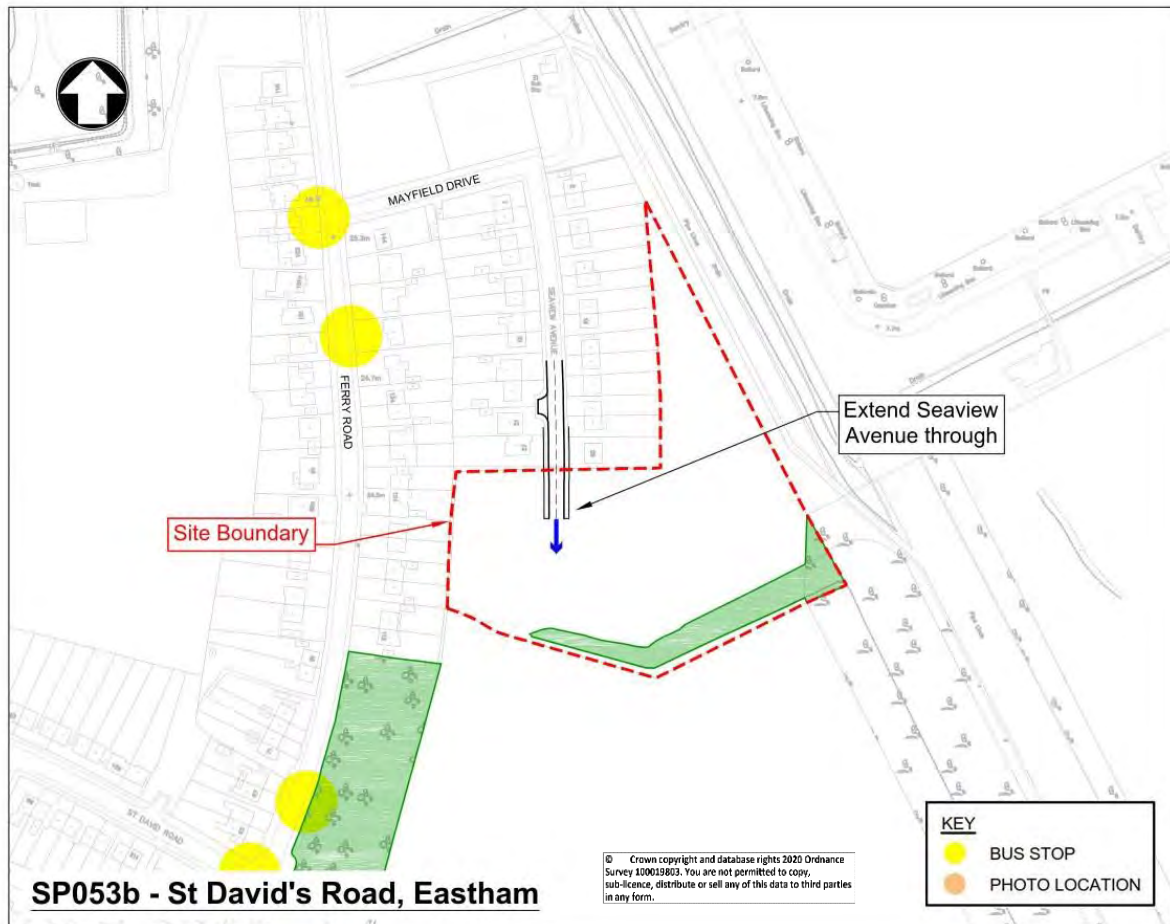
**Budget Cost Estimate**

£0 - £100,000

**2.35 SP053B, St David's Road, Eastham**

<b>Site Reference / Location</b>	SP053B, St David's Road, Eastham						
<b>Electoral Wards</b>	Eastham						
<b>Area (ha) and Indicative Dwelling Capacity</b>	1.3 ha and 20 dwellings						
<b>Potential trip generation</b>	<b>Arrivals</b>			<b>Departures</b>			
<b>AM Trips</b>	3			7			
<b>PM Trips</b>	6			3			
<b>High Level Site Considerations</b>							
<b>General Accessibility</b>	A small site situated in Eastham. Minimal transport improvements would be required to integrate the site into surrounding areas, there would need to be a suitable site access and the site should be accessible to public transport facilities.						
<b>Key - Basic Amenities</b>	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)			
<b>Criteria</b>		<b>Category</b>					
<b>Active mode access to basic amenities</b>	<b>Amenities</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>
	<b>Walk</b>						
	<b>Cycle</b>						
<b>Integration with surrounding area</b>							
<b>Public transport access to main settlements</b>	<b>Main Settlements</b>	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	
	<b>Accessible?</b>						
<b>Ease of deliverability</b>		0 – 5 Years					
<b>Key – Main Settlements</b>							
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)							
							
Seaview Avenue				Seaview Avenue			

**Figure 35: Indicative site accessibility plan**



**Summary of Recommendations:**

- Site access would be achieved via an extension to the cul-de-sac of Seaview Avenue;
- Access would also need to be provided with footways and street lighting;
- No public rights of way would need to be maintained;
- Closest bus stops are located along Ferry Road;
- There is a suggested cycle route along Ferry Road.

**Overall Accessibility Score**



9

**Budget Cost Estimate**

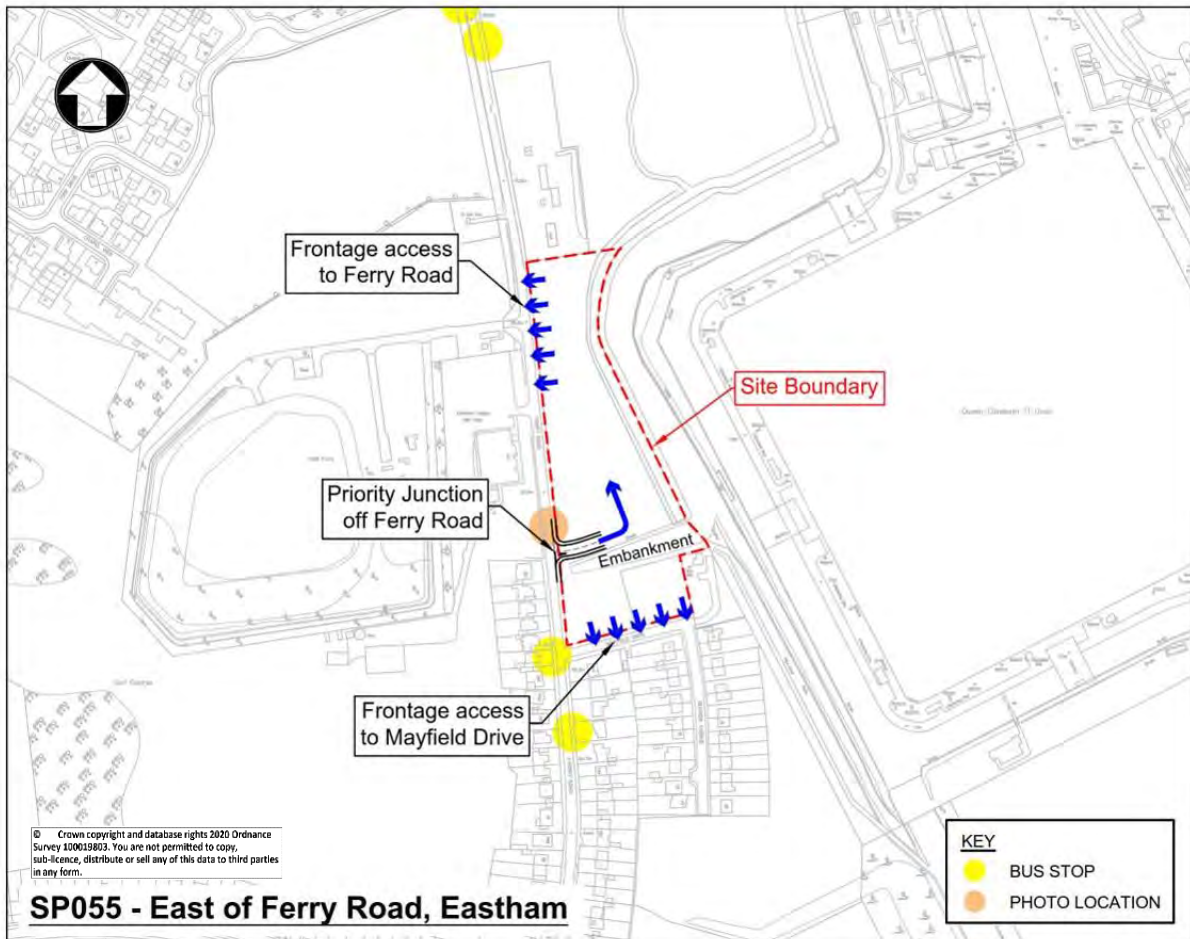
£0 - £100,000



**2.36 SP055, East of Ferry Road, Eastham**

<b>Site Reference / Location</b>	SP055, East of Ferry Road, Eastham						
<b>Electoral Wards</b>	Eastham						
<b>Area (ha) and Indicative Dwelling Capacity</b>	1.51 ha and 45 dwellings						
<b>Potential trip generation</b>	<b>Arrivals</b>			<b>Departures</b>			
<b>AM Trips</b>	6			17			
<b>PM Trips</b>	14			7			
<b>High Level Site Considerations</b>							
<b>General Accessibility</b>	A small site situated in Eastham. Transport improvements would be required to integrate the site into surrounding areas, these would include: street lighting, site accesses and public transport facilities. Off-site mitigation would not be required.						
<b>Key - Basic Amenities</b>	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)		
<b>Criteria</b>		<b>Category</b>					
<b>Active mode access to basic amenities</b>	<b>Amenities</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>
	<b>Walk</b>	Red	Red	Red	Green	Green	Green
	<b>Cycle</b>	Green	Green	Green	Green	Green	Green
<b>Integration with surrounding area</b>		Yellow					
<b>Public transport access to main settlements</b>	<b>Main Settlements</b>	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	
	<b>Accessible?</b>	Green	Red	Red	Red	Red	
<b>Ease of deliverability</b>		0 – 5 Years					
		<b>Key – Main Settlements</b>					
		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)					
							
Ferry Road		Ferry Road					

**Figure 36: Indicative site accessibility plan**



**Summary of Recommendations:**

- New footways required along Mayfield Drive site frontage;
- No public rights of way would need to be maintained;
- Closest bus stops are located along Ferry Road;
- There is a suggested cycle route along Ferry Road;
- New street lighting required adjacent to site;
- Large man-made embankment, requires further investigation.



**Overall Accessibility Score**

9

**Budget Cost Estimate**

£100,000 - £500,000

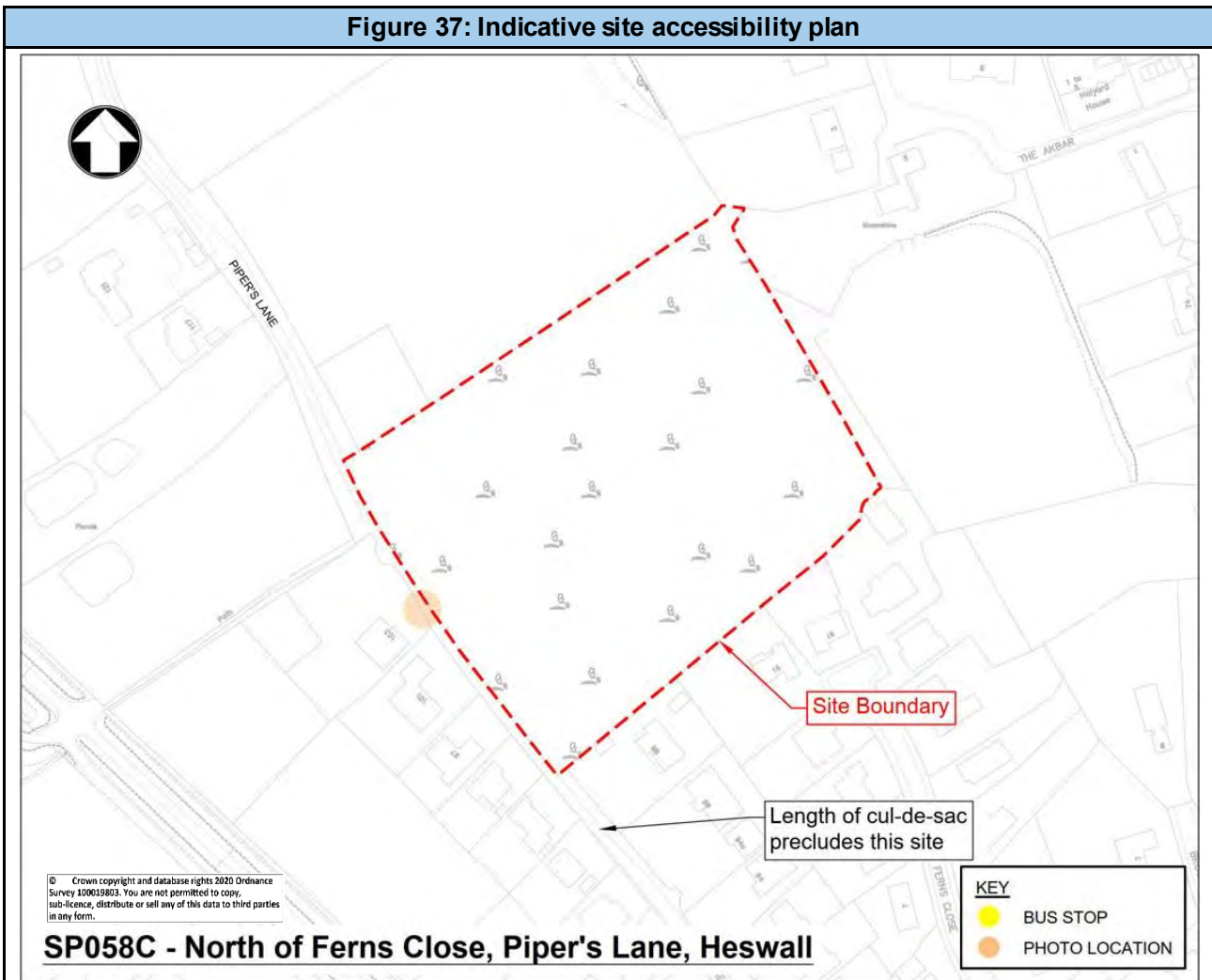
### 2.37 SP058C, East and West of Pipers Lane, Heswall

<b>Site Reference / Location</b>	SP058C, East and West of Pipers Lane, Heswall						
<b>Electoral Wards</b>	Heswall						
<b>Area (ha) and Indicative Dwelling Capacity</b>	1.64 ha and 24 dwellings						
<b>Potential trip generation</b>	<b>Arrivals</b>			<b>Departures</b>			
<b>AM Trips</b>	3			9			
<b>PM Trips</b>	8			4			
<b>High Level Site Considerations</b>	Nature conservation interests, ponds and woodlands						
<b>General Accessibility</b>	A site situated in Heswall close to the end of the narrow Pipers Lane. Given its location, it is not practical to provide any meaningful improvements to access due to third party land – including carriageway widening or facilities for pedestrians. Consequently it is not recommended that this site progress further.						
<b>Key - Basic Amenities</b>	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)		
<b>Criteria</b>		<b>Category</b>					
<b>Active mode access to basic amenities</b>	<b>Amenities</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>
	<b>Walk</b>	Red	Red	Red	Red	Green	Red
	<b>Cycle</b>	Green	Green	Green	Red	Green	Green
<b>Integration with surrounding area</b>		Red					
<b>Public transport access to main settlements</b>	<b>Main Settlements</b>	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	
	<b>Accessible?</b>	Red	Red	Red	Red	Red	
<b>Ease of deliverability</b>		Undeliverable					
							
Pipers Lane				Pipers Lane			

<b>Key – Main Settlements</b>
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)



**Figure 37: Indicative site accessibility plan**



**Summary of Recommendations:**

- New carriageways required;
- Closest bus stops are located along Banks Road;
- The Wirral Way cycle route can be accessed via Banks Road;
- New street lighting required adjacent to site;
- Unfeasible site.



**Overall Accessibility Score**

6

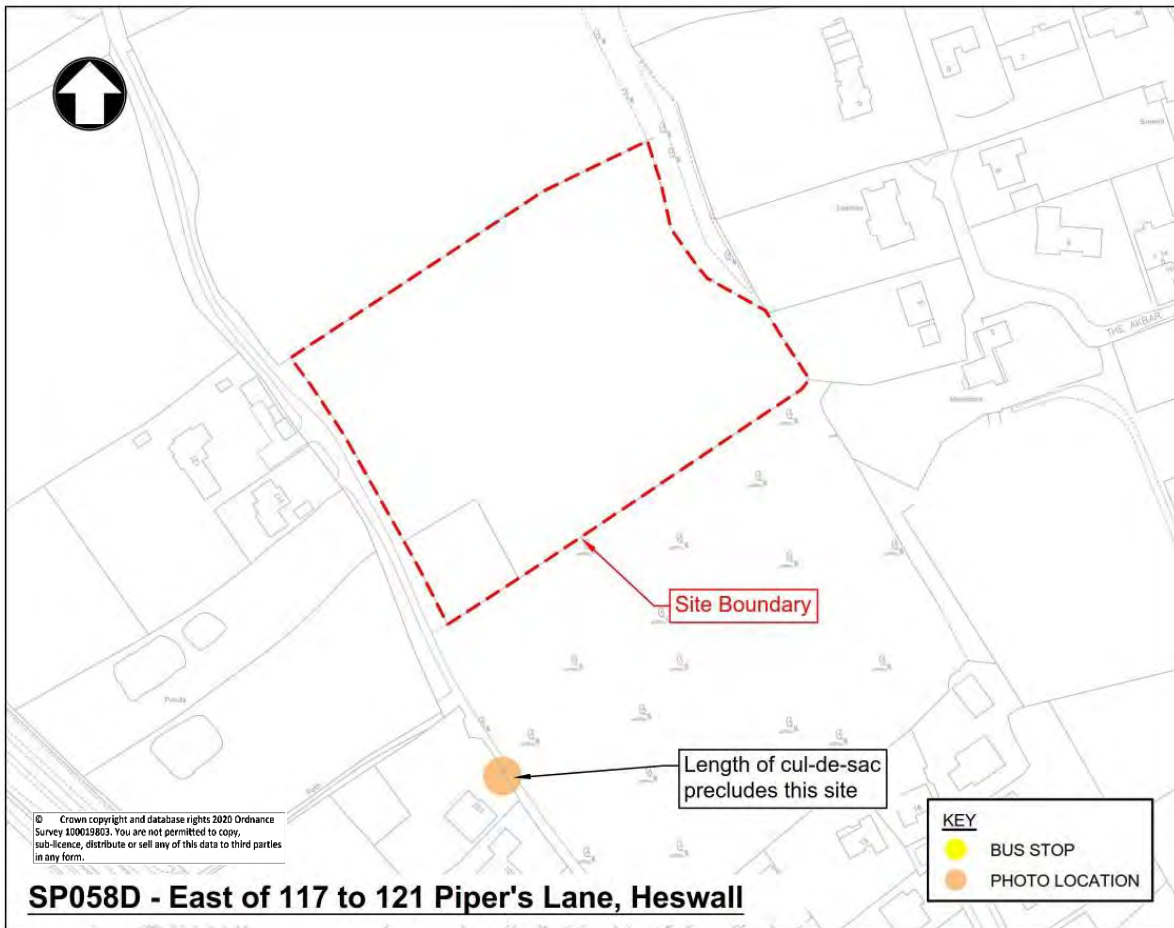
**Budget Cost Estimate**

N/A

### 2.38 SP058D, East and West of Pipers Lane, Heswall

<b>Site Reference / Location</b>	SP058D, East and West of Pipers Lane, Heswall						
<b>Electoral Wards</b>	Heswall						
<b>Area (ha) and Indicative Dwelling Capacity</b>	1.3 ha and 19 dwellings						
<b>Potential trip generation</b>	<b>Arrivals</b>			<b>Departures</b>			
<b>AM Trips</b>	3			7			
<b>PM Trips</b>	6			3			
<b>High Level Site Considerations</b>	Nature conservation interests, and woodland						
<b>General Accessibility</b>	A site situated in Heswall close to the end of the narrow Pipers Lane. Given its location, it is not practical to provide any meaningful improvements to access due to third party land – including carriageway widening or facilities for pedestrians. Consequently it is not recommended that this site progress further.						
<b>Key - Basic Amenities</b>	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)		
<b>Criteria</b>		<b>Category</b>					
<b>Active mode access to basic amenities</b>	<b>Amenities</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>
	<b>Walk</b>						
	<b>Cycle</b>						
<b>Integration with surrounding area</b>							
<b>Public transport access to main settlements</b>	<b>Main Settlements</b>	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	
	<b>Accessible?</b>						
<b>Ease of deliverability</b>		<b>Undeliverable</b>					
<b>Key – Main Settlements</b>							
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)							
							
Piper's Lane				Piper's Lane			

**Figure 38: Indicative site accessibility plan**



**Summary of Recommendations:**

- New carriageways required;
- Closest bus stops are located along Banks Road;
- The Wirral Way cycle route can be accessed via Banks Road;
- New street lighting required adjacent to site;
- Unfeasible site.

**Overall Accessibility Score**



5

**Budget Cost Estimate**

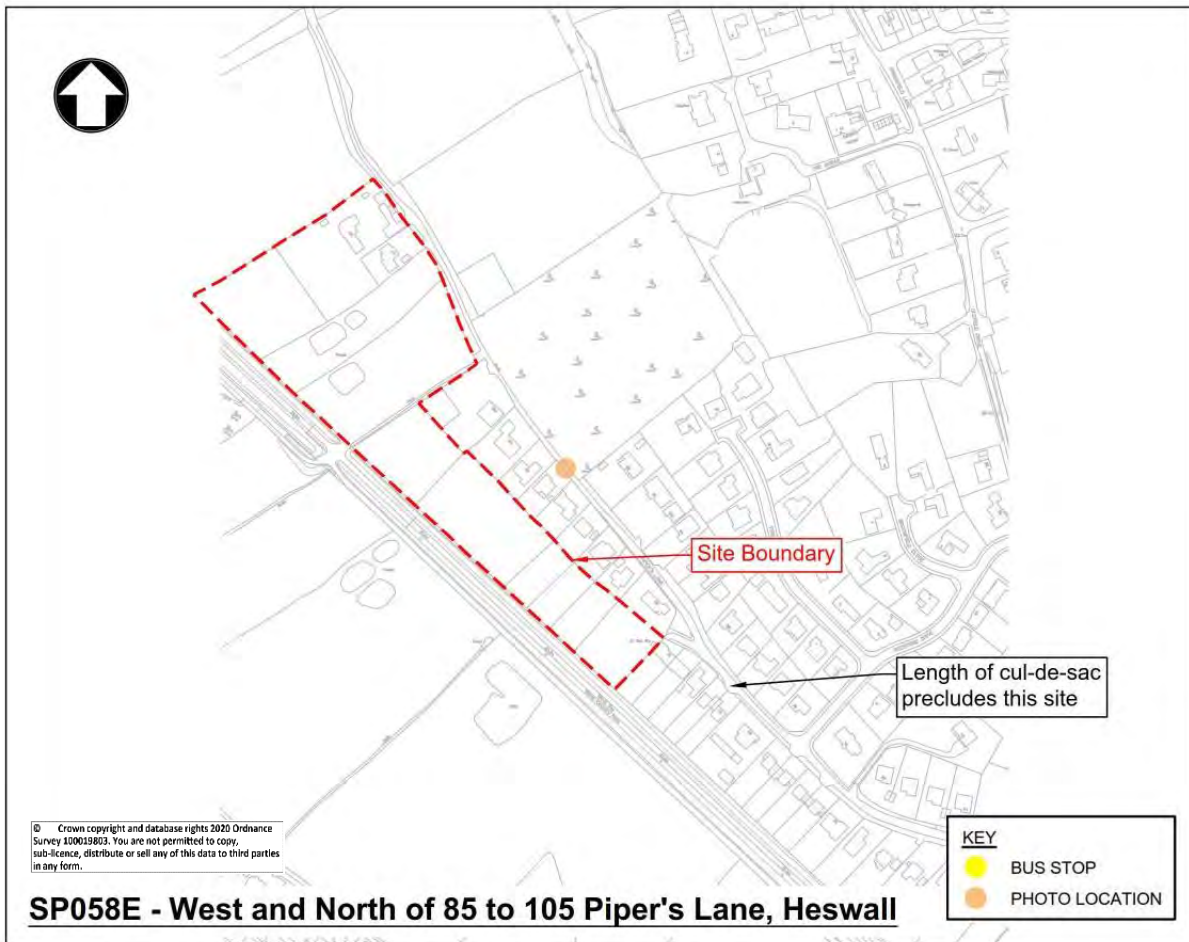
N/A



### 2.39 SP058E, East and West of Pipers Lane, Heswall

<b>Site Reference / Location</b>	SP058E, East and West of Pipers Lane, Heswall						
<b>Electoral Wards</b>	Heswall						
<b>Area (ha) and Indicative Dwelling Capacity</b>	2.6 ha and 36 dwellings						
<b>Potential trip generation</b>	<b>Arrivals</b>			<b>Departures</b>			
<b>AM Trips</b>	5			13			
<b>PM Trips</b>	11			6			
<b>High Level Site Considerations</b>	Nature conservation interests, ponds and woodlands						
<b>General Accessibility</b>	A site situated in Heswall close to the end of the narrow Pipers Lane. Given its location, it is not practical to provide any meaningful improvements to access due to third party land – including carriageway widening or facilities for pedestrians. Consequently it is not recommended that this site progress further.						
<b>Key - Basic Amenities</b>	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)		
<b>Criteria</b>		<b>Category</b>					
<b>Active mode access to basic amenities</b>	<b>Amenities</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>
	<b>Walk</b>						
	<b>Cycle</b>						
<b>Integration with surrounding area</b>							
<b>Public transport access to main settlements</b>	<b>Main Settlements</b>	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	
	<b>Accessible?</b>						
<b>Ease of deliverability</b>		<b>Undeliverable</b>					
		<b>Key – Main Settlements</b>					
		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)					
							
Piper's Lane		Pipers Lane					

**Figure 39: Indicative site accessibility plan**



**Summary of Recommendations:**

- Woodland and ponds within site boundary Wirral Way on western boundary;
- New carriageways required;
- Closest bus stops are located along Banks Road;
- The Wirral Way cycle route can be accessed via Banks Road;
- New street lighting required adjacent to site;
- Unfeasible site.



**Overall Accessibility Score**

5

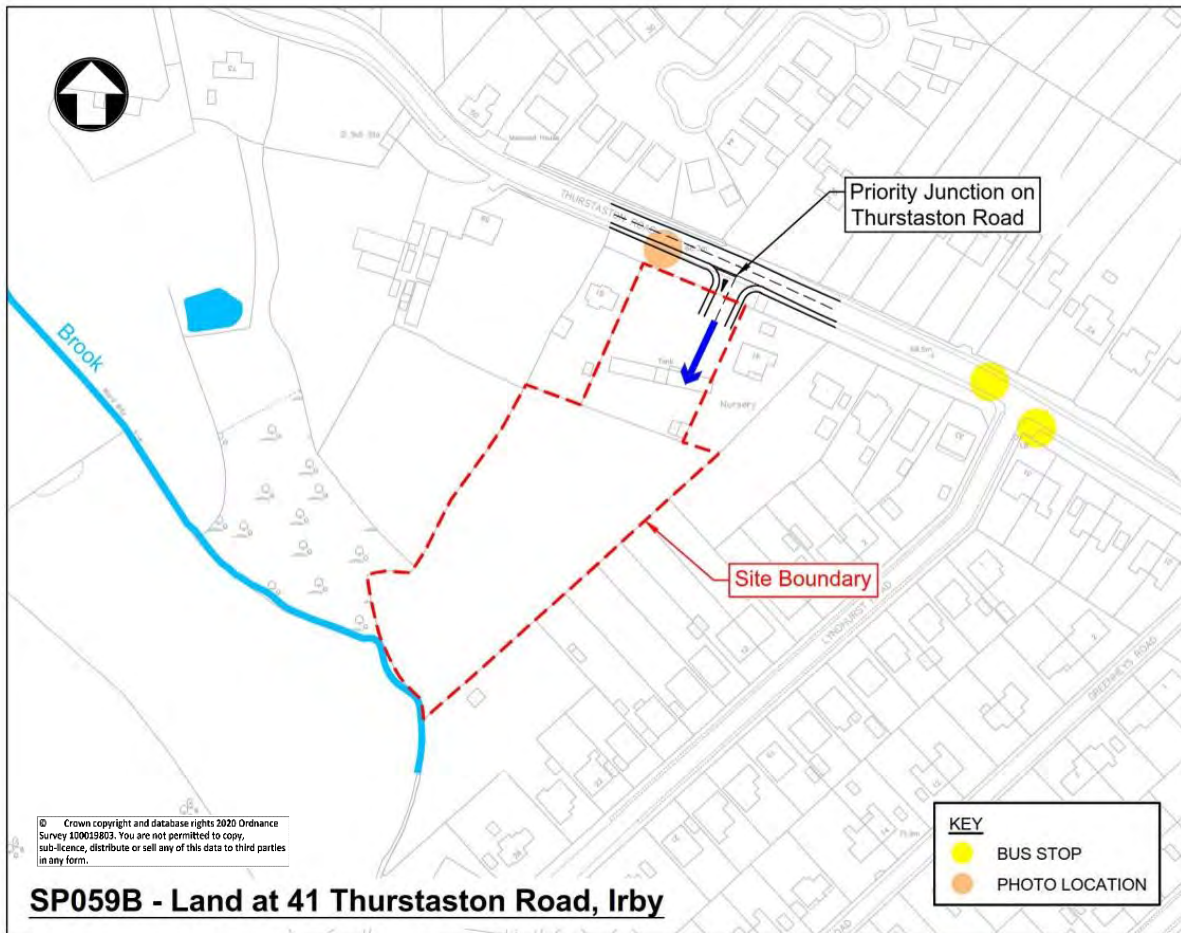
**Budget Cost Estimate**

N/A

## 2.40 SP059B, Land at 41 to 61 Thurstaston Road, Irby

<b>Site Reference / Location</b>	SP059B, Land at 41 to 61 Thurstaston Road, Irby						
<b>Electoral Wards</b>	Greasby, Frankby and Irby						
<b>Area (ha)</b>	0.68 ha and 30 dwellings						
<b>Potential trip generation</b>	<b>Arrivals</b>			<b>Departures</b>			
<b>AM Trips</b>	4			11			
<b>PM Trips</b>	10			5			
<b>High Level Site Considerations</b>							
<b>General Accessibility</b>	An infill site within the built-up area of Irby gives this site access to the amenities of the village. Frontage to Thurstaston Road would allow an access to be established, and connections to the village footways. Site could potentially be brought forward independently, or in coordination with sites SP059C and SP059D.						
<b>Key - Basic Amenities</b>	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)		
<b>Criteria</b>		<b>Category</b>					
<b>Active mode access to basic amenities</b>	<b>Amenities</b>	1	2	3	4	5	6
	<b>Walk</b>	Green	Green	Red	Green	Green	Green
	<b>Cycle</b>	Green	Green	Green	Green	Green	Green
<b>Integration with surrounding area</b>		Green					
<b>Public transport access to main settlements</b>	<b>Main Settlements</b>	A	B	C	D	E	
	<b>Accessible?</b>	Red	Red	Green	Red	Green	
<b>Ease of deliverability</b>		0 – 5 Years					
<b>Key – Main Settlements</b>							
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)							
							
Thurstaston Road				Thurstaston Road			

**Figure 40: Indicative site accessibility plan**



**Summary of Recommendations:**

- No new footways required along site frontage;
- No public rights of way would need to be maintained;
- Closest bus stops are located along Thurstaston Road;
- There is a suggested cycle route along Thurstaston Road;
- No new street lighting required;
- Access could be coordinated with sites SP059C and SP059D.

**Overall Accessibility Score**



12

**Budget Cost Estimate**

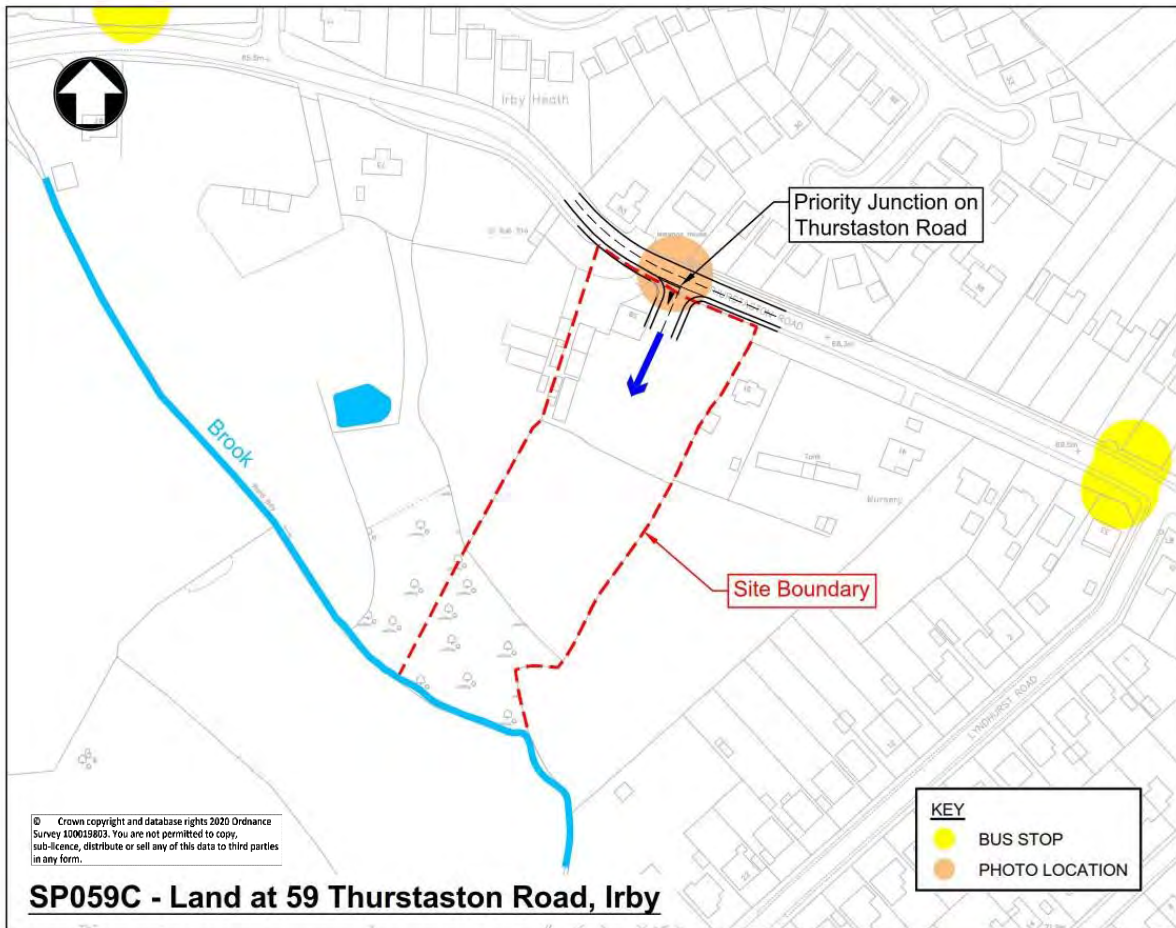
£0 - £100,000



**2.41 SP059C, Land at 59C Thurstaston Road, Irby**

<b>Site Reference / Location</b>	SP059C, Land at 59 Thurstaston Road, Irby																																																
<b>Electoral Wards</b>	Greasby, Frankby and Irby																																																
<b>Area (ha) and Indicative Dwelling Capacity</b>	0.71 ha and 32 dwellings																																																
<b>Potential trip generation</b>	<b>Arrivals</b>			<b>Departures</b>																																													
<b>AM Trips</b>	4			12																																													
<b>PM Trips</b>	10			5																																													
<b>High Level Site Considerations</b>																																																	
<b>General Accessibility</b>	An infill site within the built-up area of Irby gives this site access to the amenities of the village. Frontage to Thurstaston Road would allow an access to be established, and connections to the village footways. Site could potentially be brought forward independently, or in coordination with sites SP059B and SP059D.																																																
<b>Key - Basic Amenities</b>	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)																																												
<b>Criteria</b>		<b>Category</b>																																															
<b>Active mode access to basic amenities</b>	<b>Amenities</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>																																										
	<b>Walk</b>	Green	Green	Red	Green	Green	Green																																										
	<b>Cycle</b>	Green	Green	Green	Green	Green	Green																																										
<b>Integration with surrounding area</b>		Green																																															
<b>Public transport access to main settlements</b>	<b>Main Settlements</b>	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>																																											
	<b>Accessible?</b>	Red	Red	Green	Red	Green																																											
<b>Ease of deliverability</b>		0 – 5 Years																																															
		<table border="1"> <tr> <td colspan="7"><b>Key – Main Settlements</b></td> </tr> <tr> <td colspan="7">A: Liverpool (within 45 minutes)</td> </tr> <tr> <td colspan="7">B: Birkenhead (within 25 minutes)</td> </tr> <tr> <td colspan="7">C: Town Centre (within 15 minutes)</td> </tr> <tr> <td colspan="7">D: District Centre (within 10 minutes)</td> </tr> <tr> <td colspan="7">E: Local Centre (within 10 minutes)</td> </tr> </table>						<b>Key – Main Settlements</b>							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)						
<b>Key – Main Settlements</b>																																																	
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)																																																	
																																																	
Thurstaston Road		Thurstaston Road																																															

**Figure 41: Indicative site accessibility plan**



**Summary of Recommendations:**

- Site frontage vegetation would need to be cleared to achieve visibility splays;
- No new footways required along site frontage;
- No public rights of way would need to be maintained;
- Closest bus stops are located along Thurstaston Road;
- There is a suggested cycle route along Thurstaston Road;
- No new street lighting required;
- Access could be coordinated with sites SP059B and SP059D.



**Overall Accessibility Score**

12

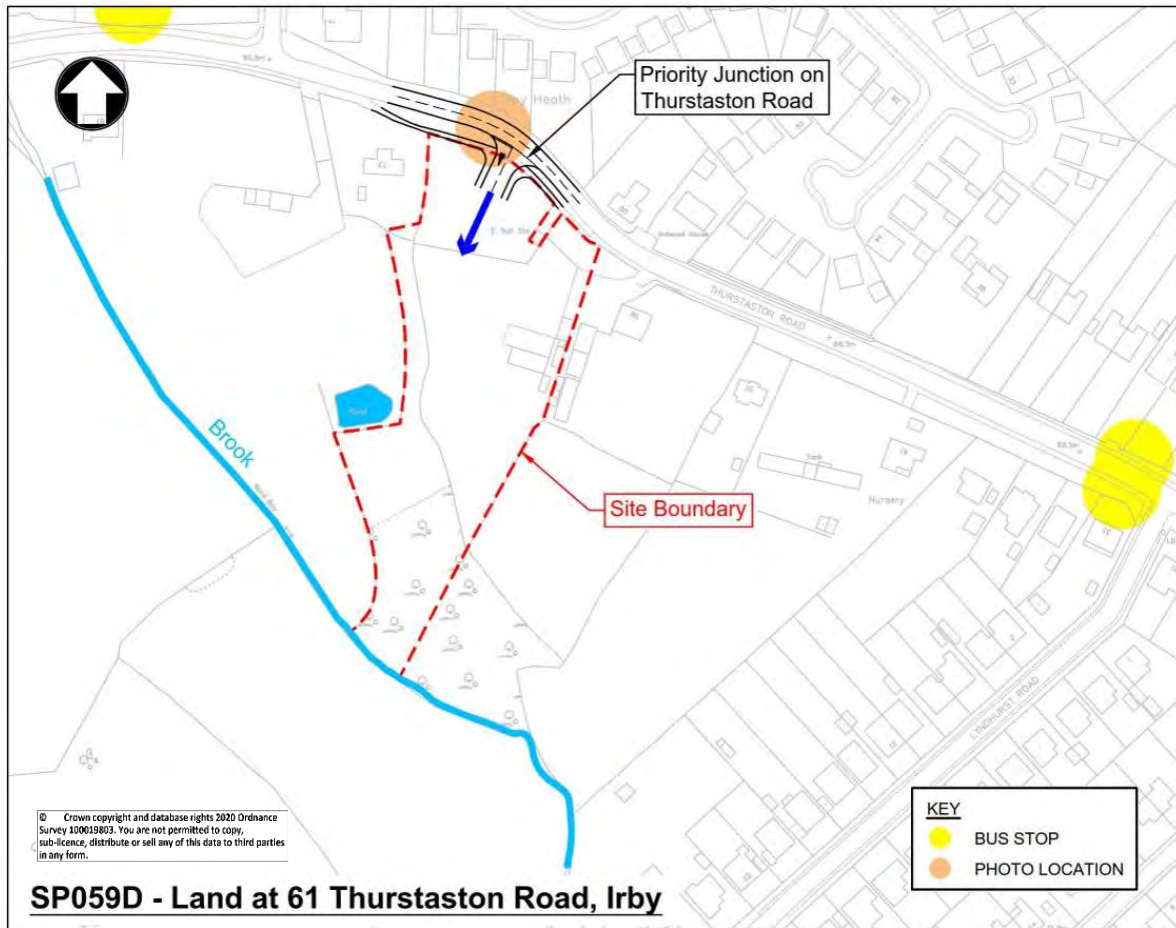
**Budget Cost Estimate**

£0 - £100,000

**2.42 SP059D, Land at 61 Thurstaston Road, Irby**

<b>Site Reference / Location</b>	SP059D, Land at 61 Thurstaston Road, Irby							
<b>Electoral Wards</b>	Greasby, Frankby and Irby							
<b>Area (ha) and Indicative Dwelling Capacity</b>	0.71 ha and 32 dwellings							
<b>Potential trip generation</b>	<b>Arrivals</b>	<b>Departures</b>						
<b>AM Trips</b>	4	12						
<b>PM Trips</b>	10	5						
<b>High Level Site Considerations</b>								
<b>General Accessibility</b>	An infill site on the edge of the built-up area of Irby gives this site access to the amenities of the village. Frontage to Thurstaston Road would allow an access to be established, and connections to the village footways. Site could potentially be brought forward independently, or in coordination with sites SP059B and SP059C.							
<b>Key - Basic Amenities</b>	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)					
<b>Criteria</b>	<b>Category</b>						<b>Key – Main Settlements</b>  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)	
<b>Active mode access to basic amenities</b>	<b>Amenities</b>	1	2	3	4	5		6
	<b>Walk</b>	Green	Green	Red	Green	Green		Green
	<b>Cycle</b>	Green	Green	Green	Green	Green		Green
<b>Integration with surrounding area</b>		Yellow						
<b>Public transport access to main settlements</b>	<b>Main Settlements</b>	A	B	C	D	E		
	<b>Accessible?</b>	Red	Red	Green	Red	Green		
<b>Ease of deliverability</b>		0 – 5 Years (Green)						
								
Thurstaston Road				Thurstaston Road				

**Figure 42: Indicative site accessibility plan**



**Summary of Recommendations:**

- Position of site access will need to achieve required visibility splays;
- No new footways required along site frontage;
- No public rights of way would need to be maintained;
- Closest bus stops are located along Thurstaston Road;
- There is a suggested cycle route along Thurstaston Road;
- No new street lighting required.

**Overall Accessibility Score**



12

**Budget Cost Estimate**

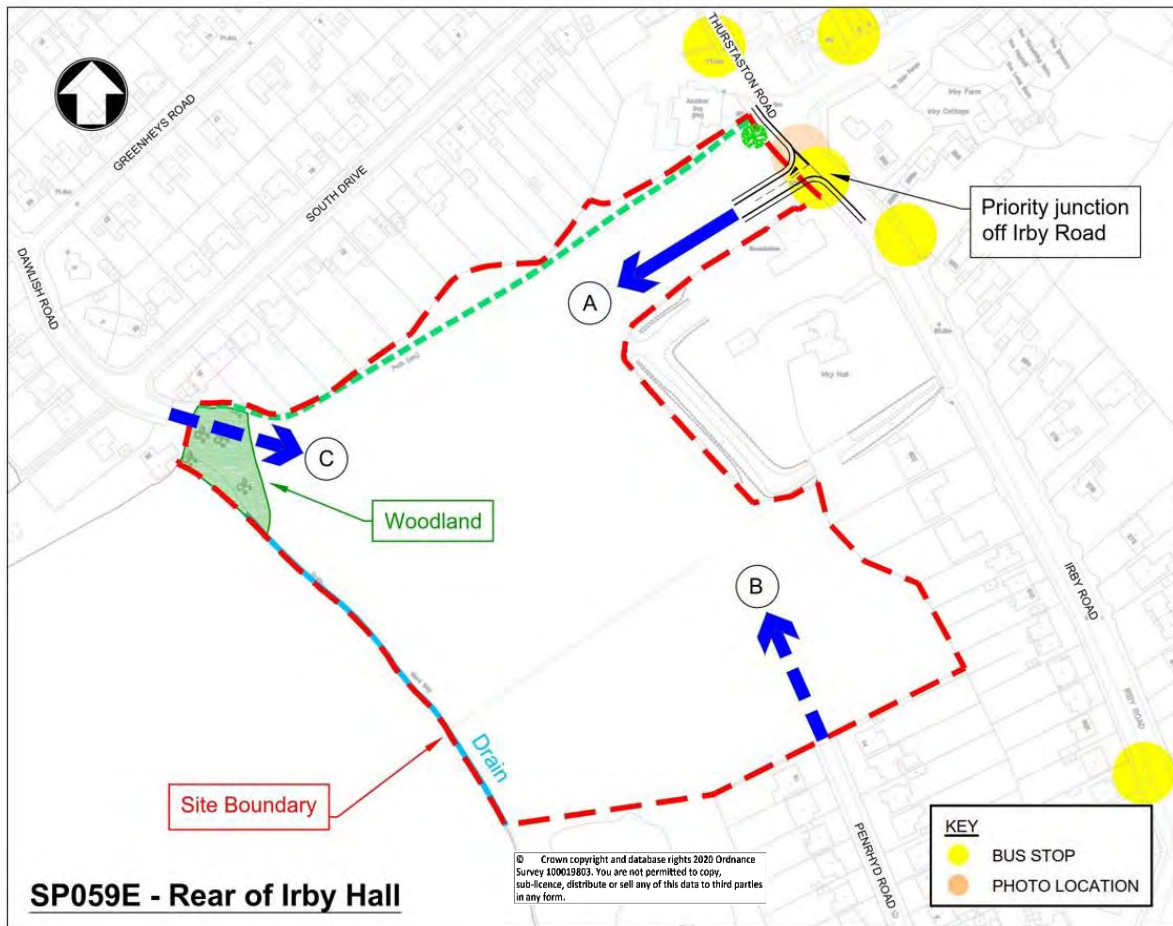
£100,000 - £500,000



### 2.43 SP059E, Rear of Irby Hall

<b>Site Reference / Location</b>	SP059E, Rear of Irby Hall						
<b>Electoral Wards</b>	Greasby, Frankby and Irby						
<b>Area (ha) and Indicative Dwelling Capacity</b>	4.14 ha and 93 dwellings						
<b>Potential trip generation</b>	<b>Arrivals</b>			<b>Departures</b>			
<b>AM Trips</b>	12			35			
<b>PM Trips</b>	30			15			
<b>High Level Site Considerations</b>	Scheduled ancient monument at Irby Hall						
<b>General Accessibility</b>	A large site close to the centre of Irby, and therefore convenient to amenities and public transport. Achieving suitable access to deliver the entire site may be problematic. This site has only limited frontage with Irby Road (A) and this is in close proximity to the Thingwall Road junction. Alternate access may be possible from Penrhud Road (B) but this is narrow and would be suitable to serve a limited no. of additional dwellings. Dawlish Road (C) access option appears to require 3 <sup>rd</sup> party land.						
<b>Key - Basic Amenities</b>	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)		
<b>Criteria</b>		<b>Category</b>					
<b>Active mode access to basic amenities</b>	<b>Amenities</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>
	<b>Walk</b>	Red	Green	Red	Green	Green	Green
	<b>Cycle</b>	Green	Green	Green	Green	Green	Green
<b>Integration with surrounding area</b>		Yellow					
<b>Public transport access to main settlements</b>	<b>Main Settlements</b>	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	
	<b>Accessible?</b>	Red	Red	Green	Green	Green	
<b>Ease of deliverability</b>		Red >10 Years					
<b>Key – Main Settlements</b>							
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)							
							
Irby Road				Irby Road			

**Figure 43: Indicative site accessibility plan**



**Summary of Recommendations:**

- Problematic to achieve adequate vehicle site access to deliver the entire site;
- Access option to Irby Road would require a coordinated junction with Thingwall Road. Also access will need to overcome a level difference, and will possibly impact a mature tree and significant gas utility;
- Access option from Penrhyd Road appears to be only suitable to serve a limited number of additional dwellings due to its narrow width;
- Scheduled ancient monument at Irby Hall
- Access option from Dawlish Road appears to be restricted by the need to cross 3<sup>rd</sup> party land;
- Public right of way would need to be maintained.



**Overall Accessibility Score**

12

**Budget Cost Estimate**

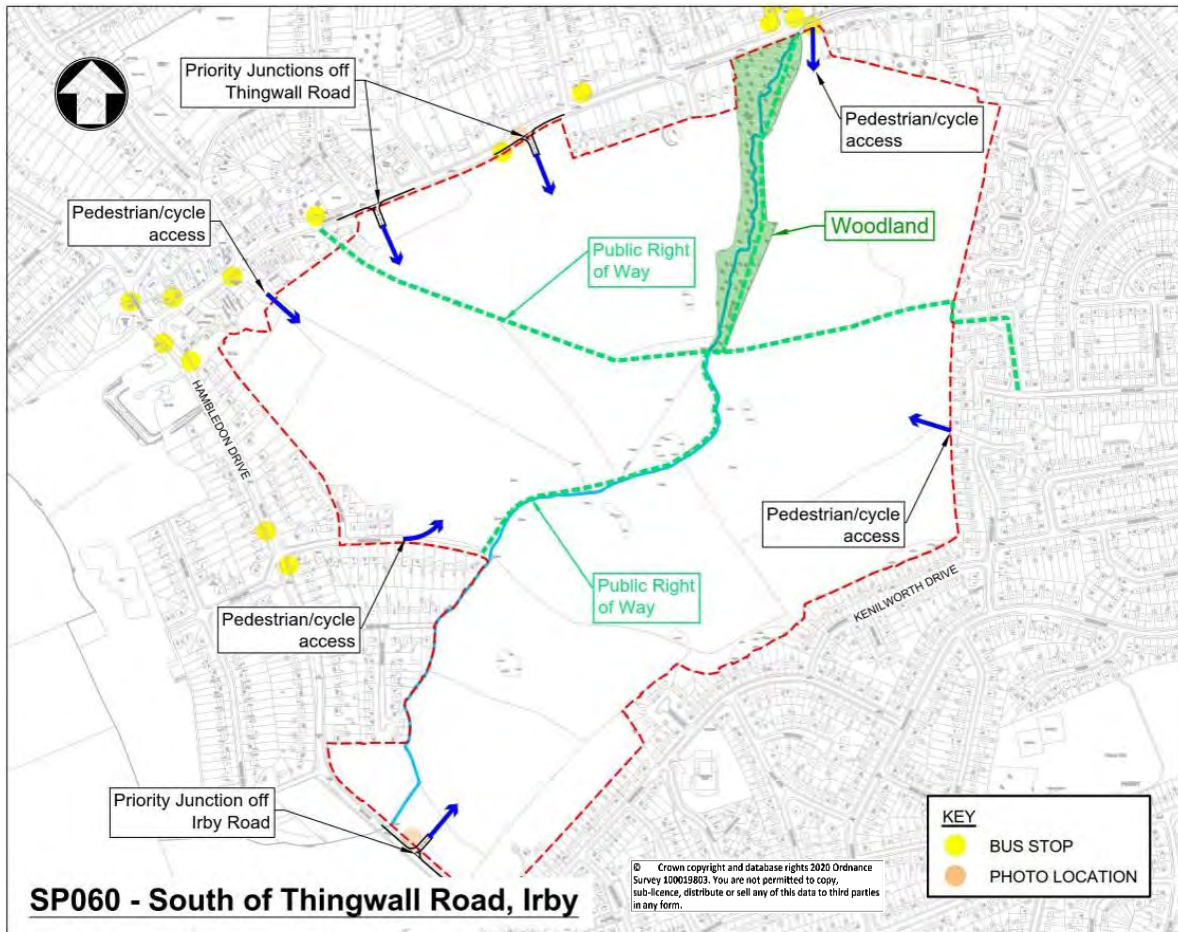
£1 million - £3 million

## 2.44 SP060, South of Thingwall Road, Irby

<b>Site Reference / Location</b>	SP060, South of Thingwall Road, Irby						
<b>Electoral Wards</b>	Greasby, Frankby and Irby; Pensby and Thingwall						
<b>Area (ha) and Indicative Dwelling Capacity</b>	61.9 ha and 876 dwellings						
<b>Potential trip generation</b>	<b>Arrivals</b>			<b>Departures</b>			
<b>AM Trips</b>	116			325			
<b>PM Trips</b>	279			138			
<b>High Level Site Considerations</b>	River corridors, Harrock Wood and public rights of way						
<b>General Accessibility</b>	A very large site situated between Irby, Pensby and Thingwall. Significant transport improvements would be required to integrate the site into surrounding areas, which would include: footways and street lighting along, site accesses and public transport facilities would have to be implemented. The dense urban grain to the east of the site limits access options from this frontage.						
<b>Key - Basic Amenities</b>	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)		
<b>Criteria</b>		<b>Category</b>					
<b>Active mode access to basic amenities</b>	<b>Amenities</b>	1	2	3	4	5	6
	<b>Walk</b>	Green	Green	Red	Green	Green	Green
	<b>Cycle</b>	Green	Green	Green	Green	Green	Green
<b>Integration with surrounding area</b>		Yellow					
<b>Public transport access to main settlements</b>	<b>Main Settlements</b>	A	B	C	D	E	
	<b>Accessible?</b>	Red	Red	Green	Red	Green	
<b>Ease of deliverability</b>		Yellow 5 – 10 Years					
<b>Key – Main Settlements</b>		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)					
							
Irby Road		Thingwall Road					



**Figure 44: Indicative site accessibility plan**



**Summary of Recommendations:**

- Primary vehicle access options seem most achievable from Irby Road to the south and Thingwall Road to the north;
- Suitable access options to the east appear to be very limited, and may be restricted to pedestrian / cycle and emergency access;
- Access to key amenities and public transport to the north and the south;
- Public rights of way would need to be maintained, along with a National Trust woodland plus a watercourse which runs north / south within the site boundary;
- A link road through the site between Irby Road and Thingwall Road required to ensure public transport penetration and removal of traffic from Irby village;
- Off-site traffic impact will need to be considered.

**Overall Accessibility Score**



12

**Budget Cost Estimate**

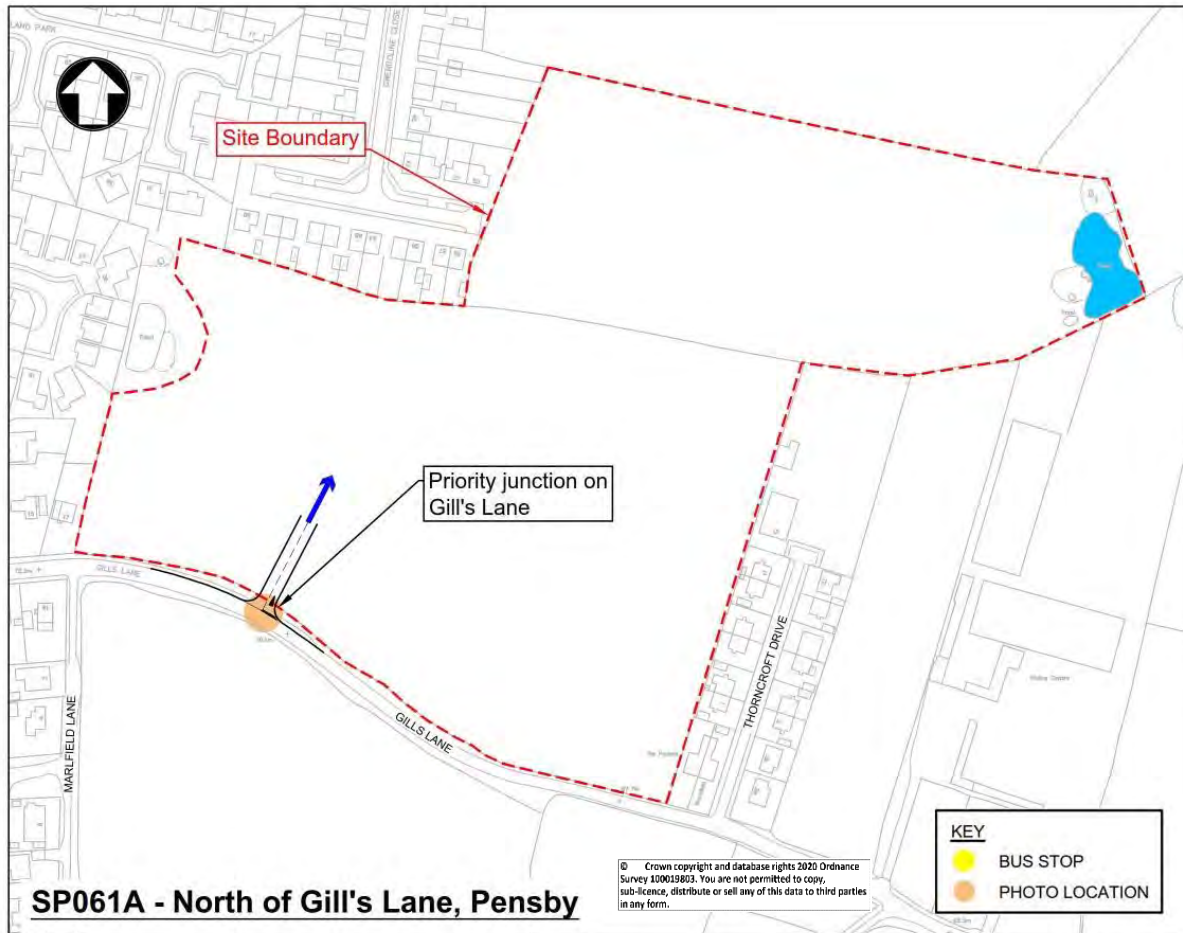
£3 million - £5 million



**2.45 SP061A, North of Gills Lane, Pensby**

<b>Site Reference / Location</b>	SP061A, North of Gills Lane, Pensby						
<b>Electoral Wards</b>	Pensby and Thingwall						
<b>Area (ha) and Indicative Dwelling Capacity</b>	6.08 ha and 111 dwellings						
<b>Potential trip generation</b>	<b>Arrivals</b>			<b>Departures</b>			
<b>AM Trips</b>	15			41			
<b>PM Trips</b>	35			17			
<b>High Level Site Considerations</b>	Cross Hill Reservoir						
<b>General Accessibility</b>	A large site situated in Pensby. Transport improvements would be required to integrate the site into surrounding areas, which would include: footways and street lighting along Gill's Lane. Suitable site accesses and public transport facilities would have to be implemented. Access would need to be coordinated with SP061B, SP061C and SP062A.						
<b>Key - Basic Amenities</b>	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)			
<b>Criteria</b>		<b>Category</b>					
<b>Active mode access to basic amenities</b>	<b>Amenities</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>
	<b>Walk</b>	Red	Green	Red	Green	Green	Green
	<b>Cycle</b>	Green	Green	Green	Green	Green	Green
<b>Integration with surrounding area</b>		Green					
<b>Public transport access to main settlements</b>	<b>Main Settlements</b>	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	
	<b>Accessible?</b>	Red	Red	Green	Red	Red	
<b>Ease of deliverability</b>		Red >10 Years					
<b>Key – Main Settlements</b>							
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)							
							
Gill's Lane				Gill's Lane			

**Figure 45: Indicative site accessibility plan**



**Summary of Recommendations:**

- Key to access for this site will be improvements to Gills Lane to make it suitable for two-way public transport, pedestrians and cyclists, together with ensuring junctions at either end are adequate. This would require a coordinated approach between all potential development along this corridor (sites SP061A, SP061B, SP061C and SP062A).
- Cumulative off-site traffic impact may need to be considered if multiple sites come forward;
- The closest bus stops are located along Pensby Road;
- There is a suggested cycle route along Gill's Lane;
- New street lighting required adjacent to site.



**Overall Accessibility Score**

10

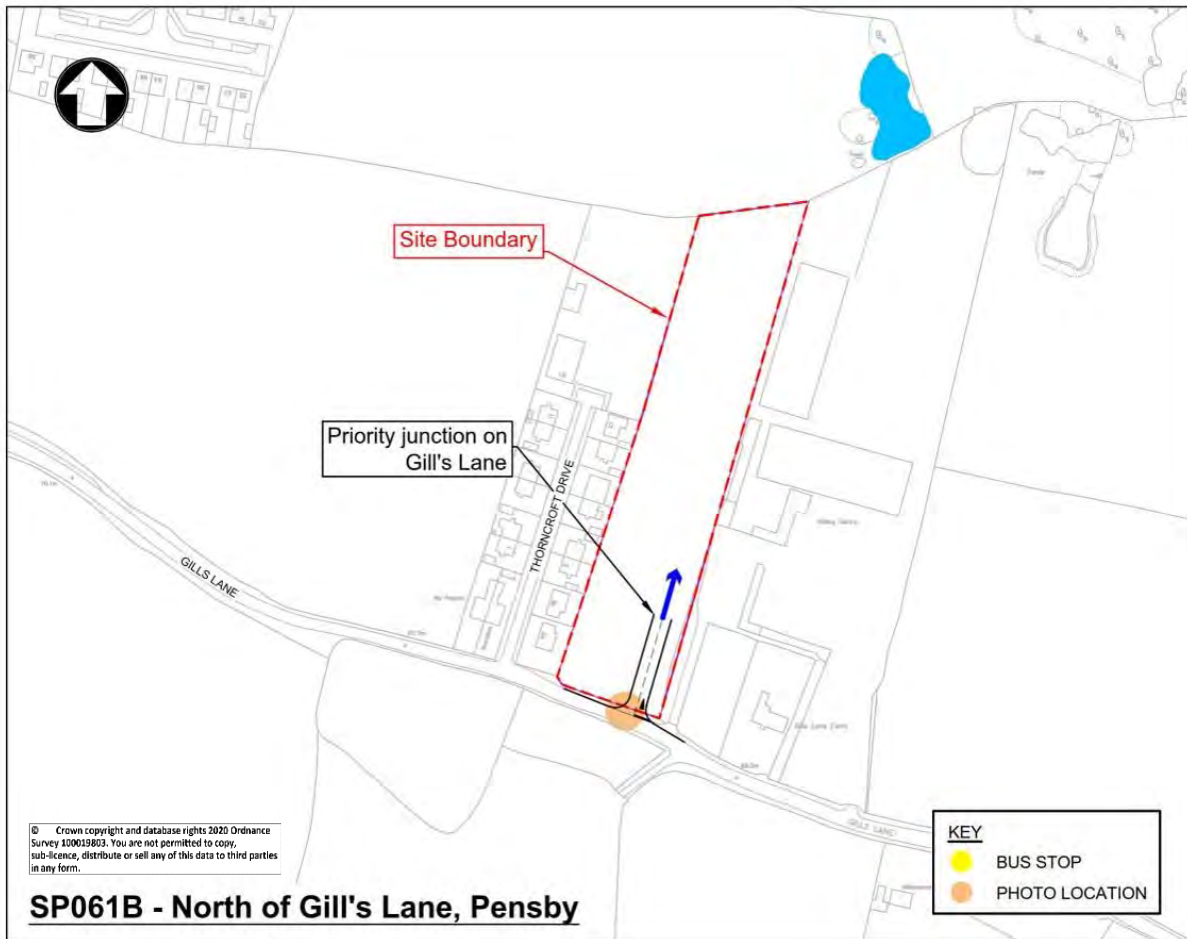
**Budget Cost Estimate**

£500,000 - £1 million

## 2.46 SP061B, North of Gills Lane, Pensby

<b>Site Reference / Location</b>	SP061B, North of Gills Lane, Pensby						
<b>Electoral Wards</b>	Pensby and Thingwall						
<b>Area (ha) and Indicative Dwelling Capacity</b>	8.37 ha and 156 dwellings						
<b>Potential trip generation</b>	<b>Arrivals</b>			<b>Departures</b>			
<b>AM Trips</b>	21			58			
<b>PM Trips</b>	50			24			
<b>High Level Site Considerations</b>	Cross Hill Reservoir						
<b>General Accessibility</b>	A thin linear site with a frontage to Gills Lane approximately ½ km from Pensby village centre. Although lying adjacent to a small no. of residential properties the site would be relatively isolated if brought forward by itself. Ideally, access would need to be coordinated with SP061A, SP061C and SP062A to help site integration.						
<b>Key - Basic Amenities</b>	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)		
<b>Criteria</b>		<b>Category</b>					
<b>Active mode access to basic amenities</b>	<b>Amenities</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>
	<b>Walk</b>	Red	Red	Red	Green	Green	Green
	<b>Cycle</b>	Green	Green	Green	Green	Green	Green
<b>Integration with surrounding area</b>		Yellow					
<b>Public transport access to main settlements</b>	<b>Main Settlements</b>	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	
	<b>Accessible?</b>	Red	Red	Green	Red	Red	
<b>Ease of deliverability</b>		Red >10 Years					
		<b>Key – Main Settlements</b>					
		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)					
							
Gill's Lane		Gill's Lane					

**Figure 46: Indicative site accessibility plan**



**Summary of Recommendations:**

- Key to access for this site will be improvements to Gills Lane to make it suitable for two-way public transport, pedestrians and cyclists together with ensuring junctions at either end are adequate. This would require a coordinated approach between all potential development along this corridor (sites SP061A, SP061B, SP061C and SP062A).
- No public rights of way would need to be maintained;
- The closest bus stops are located along Pensby Road;
- There is a suggested cycle route along Gill's Lane;
- New street lighting required adjacent to site.

**Overall Accessibility Score**

9

**Budget Cost Estimate**

£100,000 - £500,000



### 2.47 SP061C, North of Gills Lane, Pensby

<b>Site Reference / Location</b>	SP061C, North of Gills Lane, Pensby
----------------------------------	-------------------------------------

<b>Electoral Wards</b>	Pensby and Thingwall
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<b>Area (ha) and Indicative Dwelling Capacity</b>	7.16 ha and 135 dwellings
---	---------------------------

Potential trip generation	Arrivals	Departures
AM Trips	18	50
PM Trips	43	21

<b>High Level Site Considerations</b>	Cross Hill Reservoir
---------------------------------------	----------------------

<b>General Accessibility</b>	A large site situated in Pensby. Transport improvements would be required to integrate the site into surrounding areas, which would include: footways and street lighting. Suitable site accesses and public transport facilities would have to be implemented. Access would need to be coordinated with SP061A, SP061B and SP062A to help site integration.
------------------------------	--

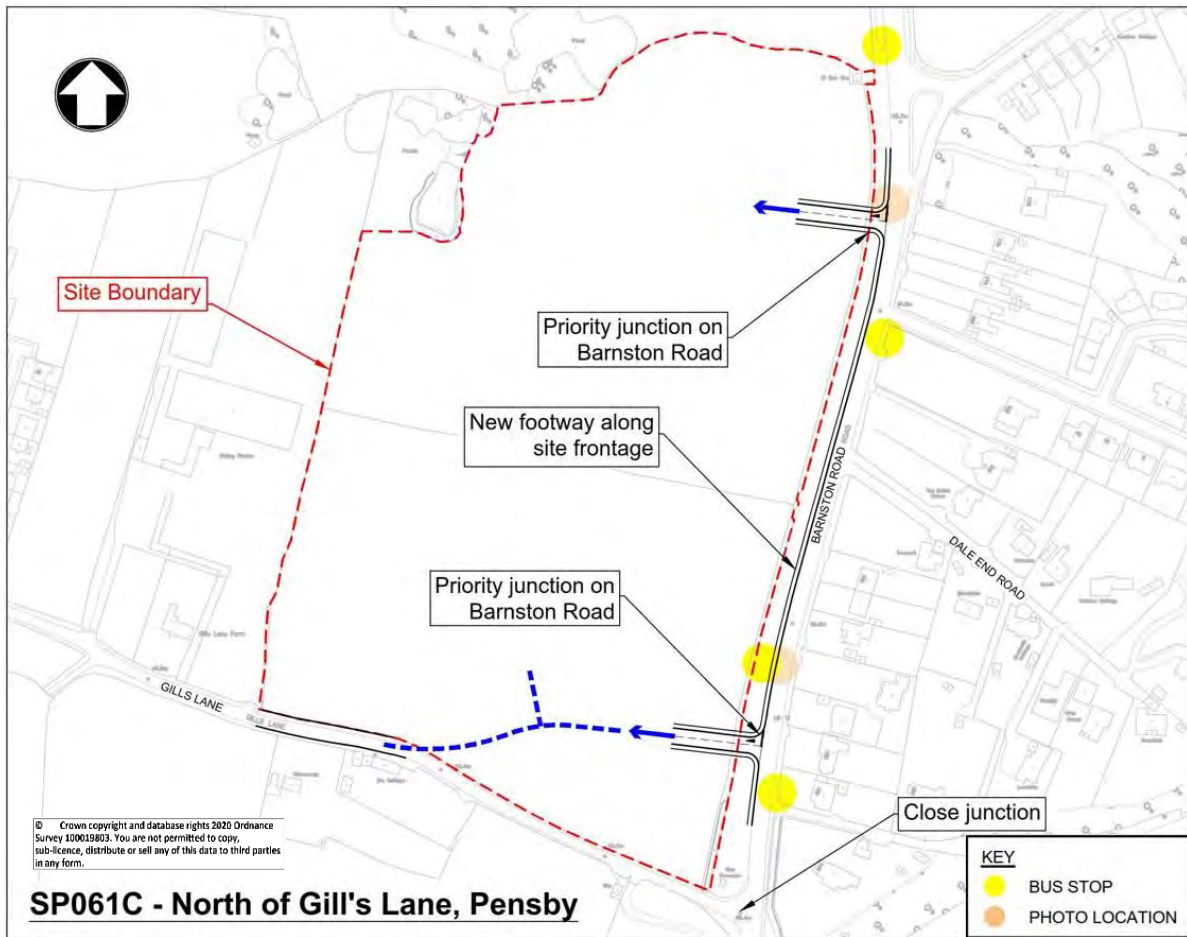
<b>Key - Basic Amenities</b>	1: Primary School (within 10 minutes)	2: Secondary School (within 20 minutes)	3: GP Surgery (within 15 minutes)
	4: Public Transport (within 400 meters)	5: Retail (within 15 minutes)	6: Leisure Facility (within 15 minutes)

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

<b>Key – Main Settlements</b>
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)



**Figure 47: Indicative site accessibility plan**



**Summary of Recommendations:**

- Key to access for this site will be improvements to Gills Lane to make it suitable for two-way public transport, pedestrians and cyclists together with ensuring junctions at either end are adequate. This would require a coordinated approach between all potential development along this corridor (sites SP061A, SP061B, SP061C and SP062A);
- Possible realignment of Gills Lane at eastern end with new junction on Barnston Road to remove pinch-points and sub-standard visibility splays;
- There are bus stops along site frontage;
- There is a suggested cycle routes along Gill's Lane and Barnston Road
- New street lighting required adjacent to site;
- Footways required along site frontage.



**Overall Accessibility Score**

8

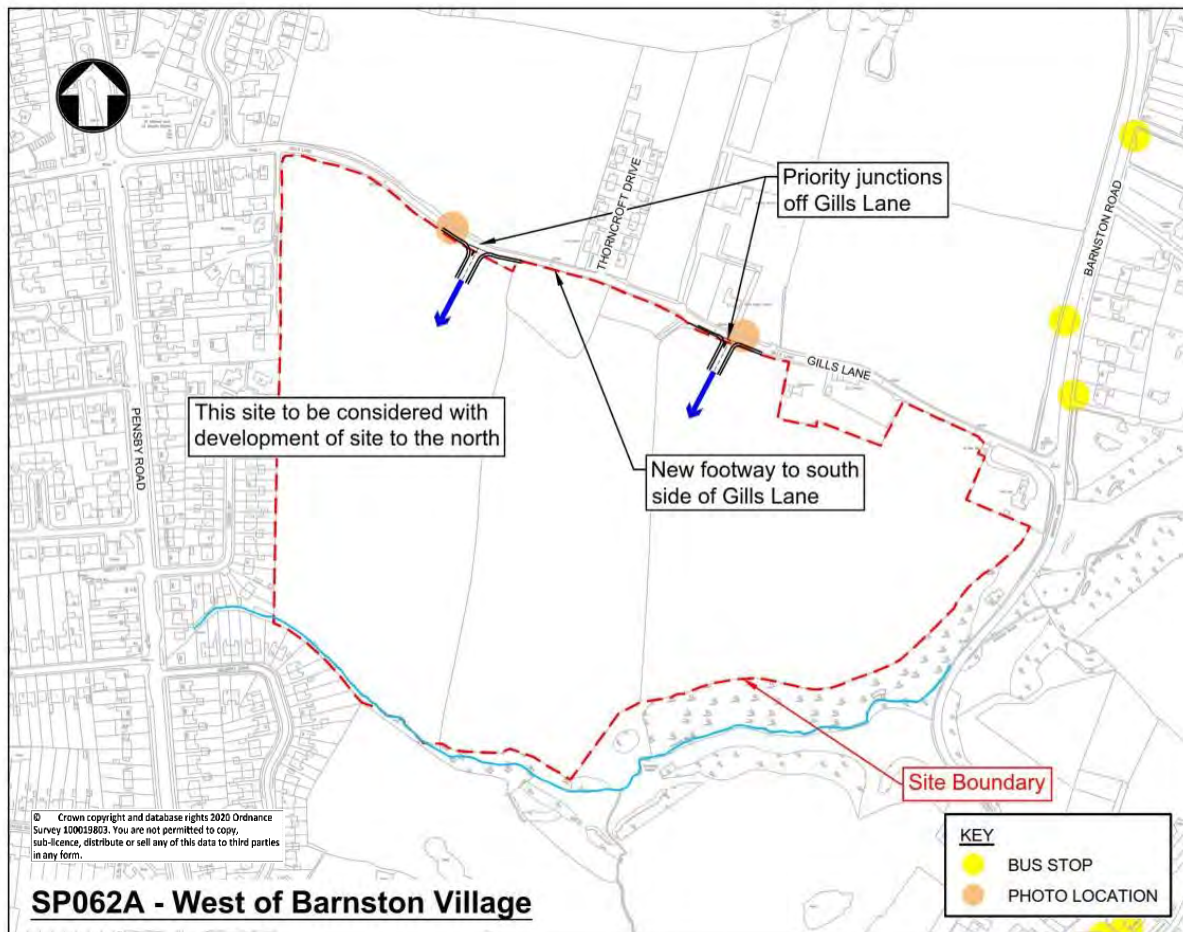
**Budget Cost Estimate**

£1 million - £3 million

**2.48 SP062A, West of Barnston Village**

<b>Site Reference / Location</b>	SP062A, West of Barnston Village																																																
<b>Electoral Wards</b>	Pensby and Thingwall; Heswall																																																
<b>Area (ha) and Indicative Dwelling Capacity</b>	17.69 ha and 247 dwellings																																																
<b>Potential trip generation</b>	<b>Arrivals</b>			<b>Departures</b>																																													
<b>AM Trips</b>	33			92																																													
<b>PM Trips</b>	79			39																																													
<b>High Level Site Considerations</b>	Barnston Dale																																																
<b>General Accessibility</b>	A very large site situated just outside Barnston Village. Significant transport improvements would be required to integrate the site into surrounding areas, including: footways and street lighting along Gill's Lane; site accesses; and public transport facilities. Access would need to be coordinated with SP061A, SP061B and SP062A to help site integration.																																																
<b>Key - Basic Amenities</b>	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)																																												
<b>Criteria</b>		<b>Category</b>																																															
<b>Active mode access to basic amenities</b>	<b>Amenities</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>																																										
	<b>Walk</b>	Red	Red	Red	Green	Green	Green																																										
	<b>Cycle</b>	Green	Green	Green	Green	Green	Green																																										
<b>Integration with surrounding area</b>		Yellow																																															
<b>Public transport access to main settlements</b>	<b>Main Settlements</b>	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>																																											
	<b>Accessible?</b>	Red	Red	Green	Red	Red																																											
<b>Ease of deliverability</b>		Red >10 Years																																															
		<table border="1"> <tr> <td colspan="7"><b>Key – Main Settlements</b></td> </tr> <tr> <td colspan="7">A: Liverpool (within 45 minutes)</td> </tr> <tr> <td colspan="7">B: Birkenhead (within 25 minutes)</td> </tr> <tr> <td colspan="7">C: Town Centre (within 15 minutes)</td> </tr> <tr> <td colspan="7">D: District Centre (within 10 minutes)</td> </tr> <tr> <td colspan="7">E: Local Centre (within 10 minutes)</td> </tr> </table>						<b>Key – Main Settlements</b>							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)						
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E: Local Centre (within 10 minutes)																																																	
																																																	
Barnston Road		Gill's Lane																																															

**Figure 48: Indicative site accessibility plan**



**Summary of Recommendations:**

- Key to access for this site will be improvements to Gills Lane to make it suitable for two-way public transport, pedestrians and cyclists together with ensuring junctions at either end are adequate. This would require a coordinated approach between all potential development along this corridor (sites SP061A, SP061B, SP061C and SP062A);
- New footways required along site frontage;
- No public rights of way would need to be maintained;
- Watercourse on southern boundary of site;
- Closest bus stops are located along Barnston Road;
- There is a suggested cycle route along Gill's Lane;
- New street lighting required adjacent to site.

**Overall Accessibility Score**



9

**Budget Cost Estimate**

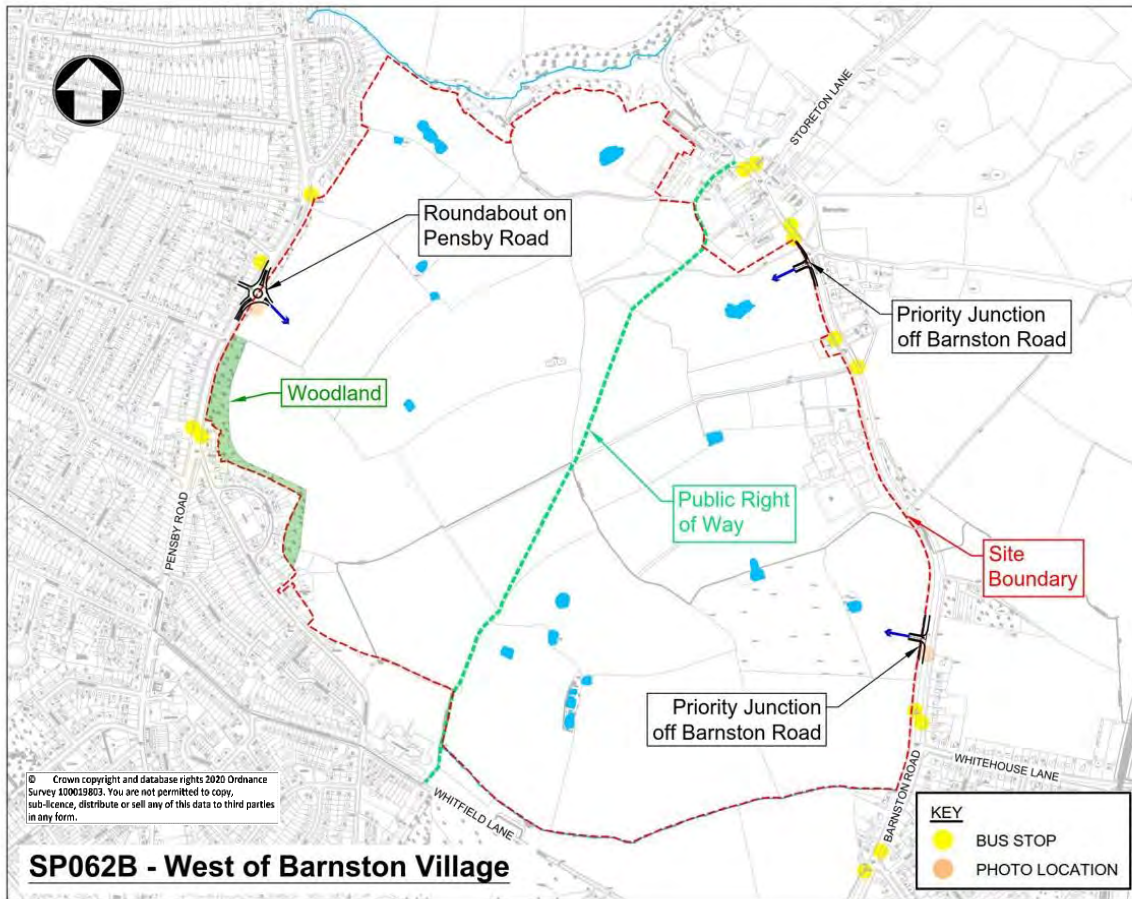
£1 million - £3 million



## 2.49 SP062B, West of Barnston Village

<b>Site Reference /Location</b>	SP062B, West of Barnston Village																																																
<b>Electoral Wards</b>	Pensby and Thingwall; Heswall																																																
<b>Area (ha) and Indicative Dwelling Capacity</b>	108 ha and 1509 dwellings																																																
<b>Potential trip generation</b>	<b>Arrivals</b>			<b>Departures</b>																																													
<b>AM Trips</b>	199			560																																													
<b>PM Trips</b>	481			237																																													
<b>High Level Site Considerations</b>	Barnston Dale, woodlands and ponds																																																
<b>General Accessibility</b>	A very large site situated just outside Barnston Village. Significant transport improvements would be required to integrate the site into surrounding areas, including: footways and street lighting; site accesses; and public transport facilities. Access would need to be coordinated with other potential development sites (SP062A and SP062C).																																																
<b>Key - Basic Amenities</b>	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)																																												
<b>Criteria</b>		<b>Category</b>																																															
<b>Active mode access to basic amenities</b>	<b>Amenities</b>	1	2	3	4	5	6																																										
	<b>Walk</b>	Green	Green	Red	Green	Green	Green																																										
	<b>Cycle</b>	Green	Green	Green	Green	Green	Green																																										
<b>Integration with surrounding area</b>		Yellow																																															
<b>Public transport access to main settlements</b>	<b>Main Settlements</b>	A	B	C	D	E																																											
	<b>Accessible?</b>	Red	Red	Green	Green	Green																																											
<b>Ease of deliverability</b>		Red >10 Years																																															
		<table border="1"> <tr> <td colspan="7"><b>Key – Main Settlements</b></td> </tr> <tr> <td colspan="7">A: Liverpool (within 45 minutes)</td> </tr> <tr> <td colspan="7">B: Birkenhead (within 25 minutes)</td> </tr> <tr> <td colspan="7">C: Town Centre (within 15 minutes)</td> </tr> <tr> <td colspan="7">D: District Centre (within 10 minutes)</td> </tr> <tr> <td colspan="7">E: Local Centre (within 10 minutes)</td> </tr> </table>						<b>Key – Main Settlements</b>							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)						
<b>Key – Main Settlements</b>																																																	
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C: Town Centre (within 15 minutes)																																																	
D: District Centre (within 10 minutes)																																																	
E: Local Centre (within 10 minutes)																																																	
																																																	
Barnston Road		Pensby Road																																															

**Figure 49: Indicative site accessibility plan**



**Summary of Recommendations:**

- Coordination would be needed between other potential development sites of SP062A and SP062C to integrate the site into adjacent built up areas;
- Potential to create a new east / west link road between Pensby Road and Barnston Road to enable public transport penetration;
- Off-site traffic impact will need to be assessed;
- New footways required along site frontage;
- Public rights of way would need to be maintained;
- Watercourse at north of site, woodland and ponds within site boundary;
- There are bus stops along site frontage;
- There is a suggested cycle route along Barnston Road and Pensby Road;
- New street lighting required adjacent to site.



**Overall Accessibility Score**

13

**Budget Cost Estimate**

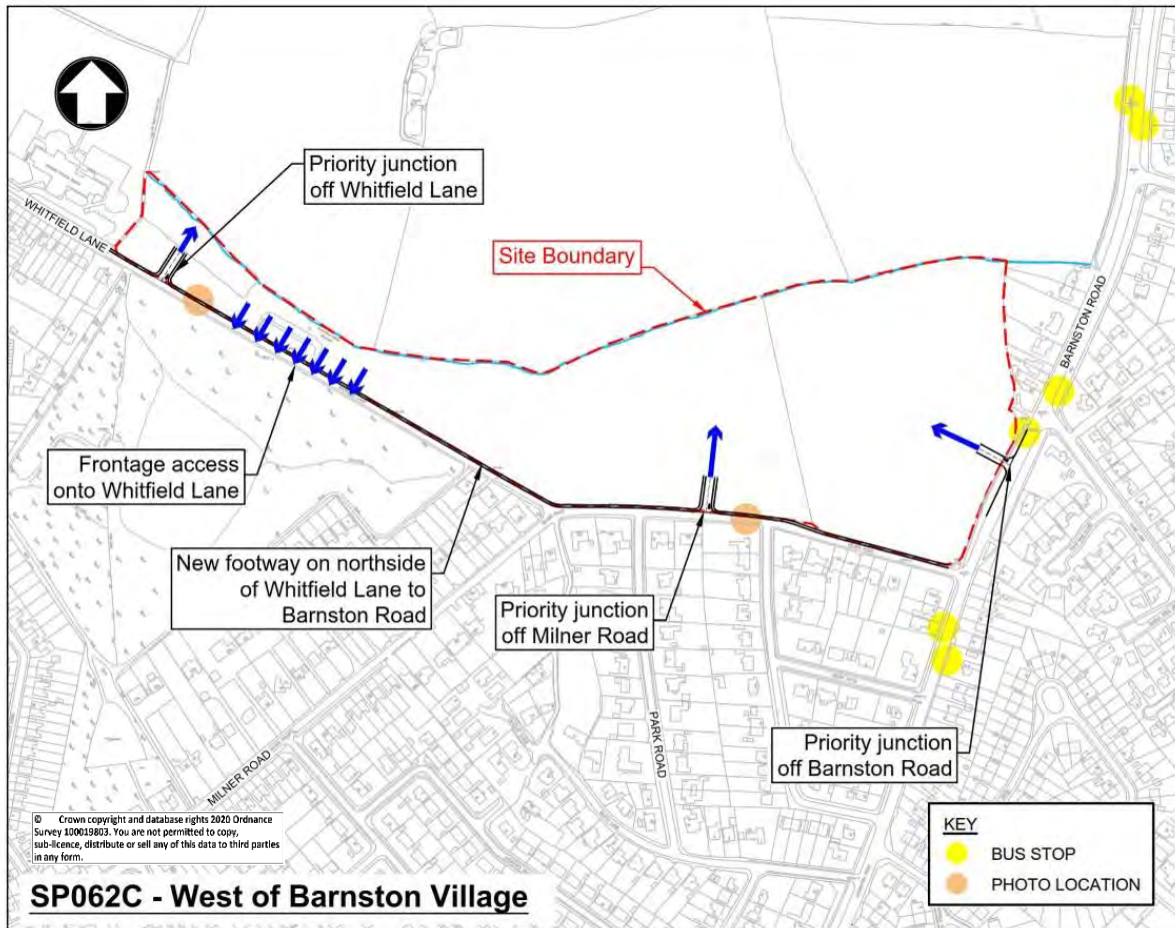
8.37N/A

## 2.50 SP062C, West of Barnston Village

<b>Site Reference / Location</b>	SP062C, West of Barnston Village						
<b>Electoral Wards</b>	Pensby and Thingwall; Heswall						
<b>Area (ha) and Indicative Dwelling Capacity</b>	8.68 ha and 121 dwellings						
<b>Potential trip generation</b>	<b>Arrivals</b>			<b>Departures</b>			
<b>AM Trips</b>	16			45			
<b>PM Trips</b>	39			19			
<b>High Level Site Considerations</b>							
<b>General Accessibility</b>	A large site situated just outside the northern edge of Heswall and the south of site SP062B. Transport improvements would be required to integrate the site into surrounding areas, including: footways and street lighting; site accesses; and public transport facilities. Access would need to be coordinated with other potential development sites (SP062A and SP062C).						
<b>Key - Basic Amenities</b>	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)		
<b>Criteria</b>		<b>Category</b>					
<b>Active mode access to basic amenities</b>	<b>Amenities</b>	1	2	3	4	5	6
	<b>Walk</b>	Green	Red	Red	Green	Green	Green
	<b>Cycle</b>	Green	Green	Green	Green	Green	Green
<b>Integration with surrounding area</b>		Green					
<b>Public transport access to main settlements</b>	<b>Main Settlements</b>	A	B	C	D	E	
	<b>Accessible?</b>	Red	Red	Green	Red	Red	
<b>Ease of deliverability</b>		5 – 10 Years					
<b>Key – Main Settlements</b>							
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)							
							
Whitfield Lane				Milner Road			



**Figure 50: Indicative site accessibility plan**



**Summary of Recommendations:**

- Site accesses should be coordinated with the potential development of site SP062B to help future integration and permeability;
- Off-site traffic impact should be assessed;
- No public rights of way would need to be maintained;
- There are bus stops along site frontage;
- There is a suggested cycle route along Milner Road;
- Speed limit of Barnston Road may need reducing to 30mph.

**Overall Accessibility Score**



10

**Budget Cost Estimate**

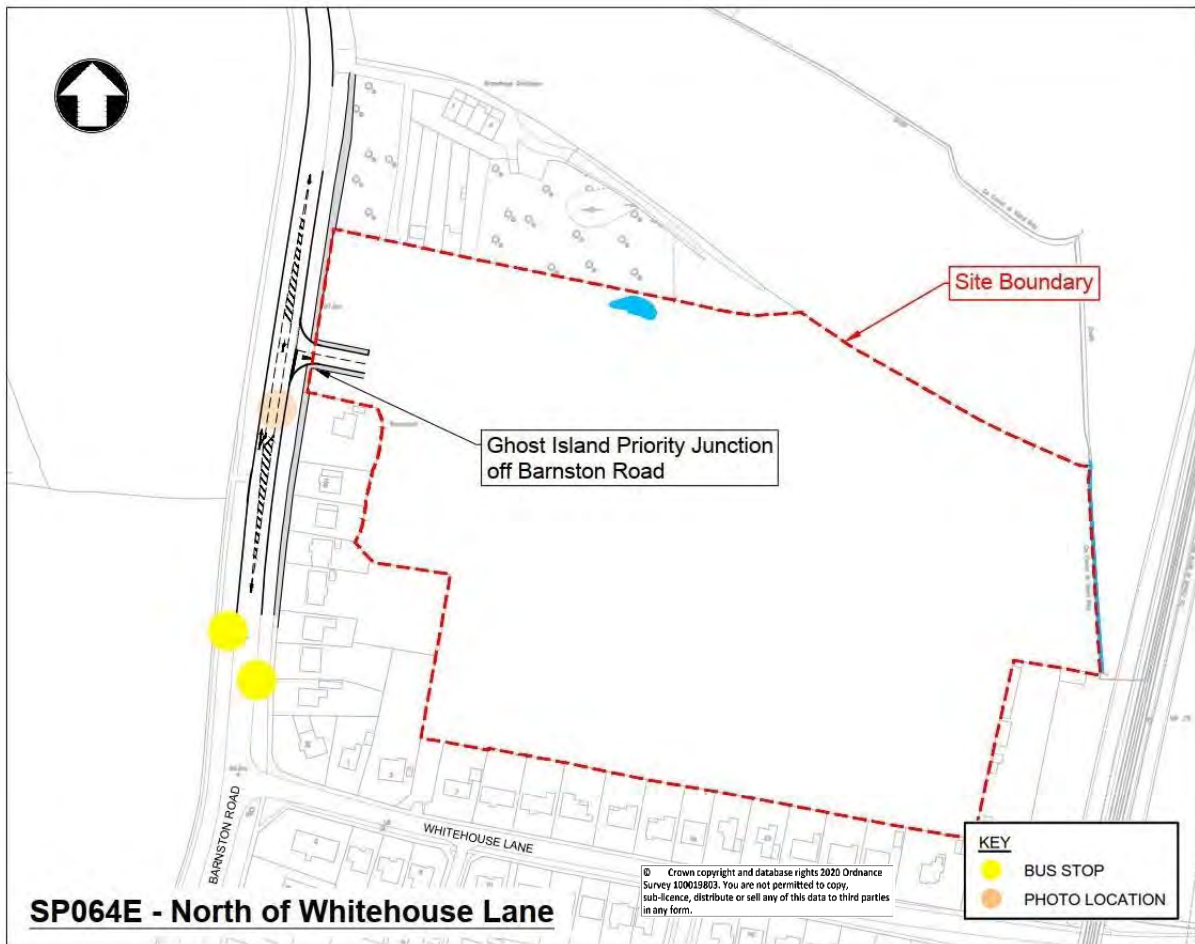
£500,000 - £1 million



**2.51 SP064E, North of Whitehouse Lane**

<b>Site Reference / Location</b>	SP064E, North of Whitehouse Lane							
<b>Electoral Wards</b>	Heswall							
<b>Area (ha) and Indicative Dwelling Capacity</b>	5.27 ha and 158 dwellings							
<b>Potential trip generation</b>	<b>Arrivals</b>	<b>Departures</b>						
<b>AM Trips</b>	21	59						
<b>PM Trips</b>	50	25						
<b>High Level Site Considerations</b>	Protected trees							
<b>General Accessibility</b>	This site would be an urban extension to north Heswall which could be accessed from a new access to Barnston Road. No other vehicle access appears feasible, and therefore number of dwellings would need to be restricted as it would be a cul-de-sac development.							
<b>Key - Basic Amenities</b>	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)					
<b>Criteria</b>	<b>Category</b>						<b>Key – Main Settlements</b>  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)	
<b>Active mode access to basic amenities</b>	<b>Amenities</b>	1	2	3	4	5		6
	<b>Walk</b>							
	<b>Cycle</b>							
<b>Integration with surrounding area</b>								
<b>Public transport access to main settlements</b>	<b>Main Settlements</b>	A	B	C	D	E		
	<b>Accessible?</b>							
<b>Ease of deliverability</b>		0 – 5 Years						
								
Barnston Road				Barnston Road				

**Figure 51: Indicative site accessibility plan**



**Summary of Recommendations:**

- New vehicle access from Barnston Road potentially impacting mature trees;
- Upgraded footways required along site frontage;
- Barnston Road speed limit may require reducing to 30mph;
- No public rights of way would need to be maintained;
- There are bus stops along site frontage;
- There is a suggested cycle path along Brimstage Road;
- New street lighting required adjacent to site.



**Overall Accessibility Score**

11

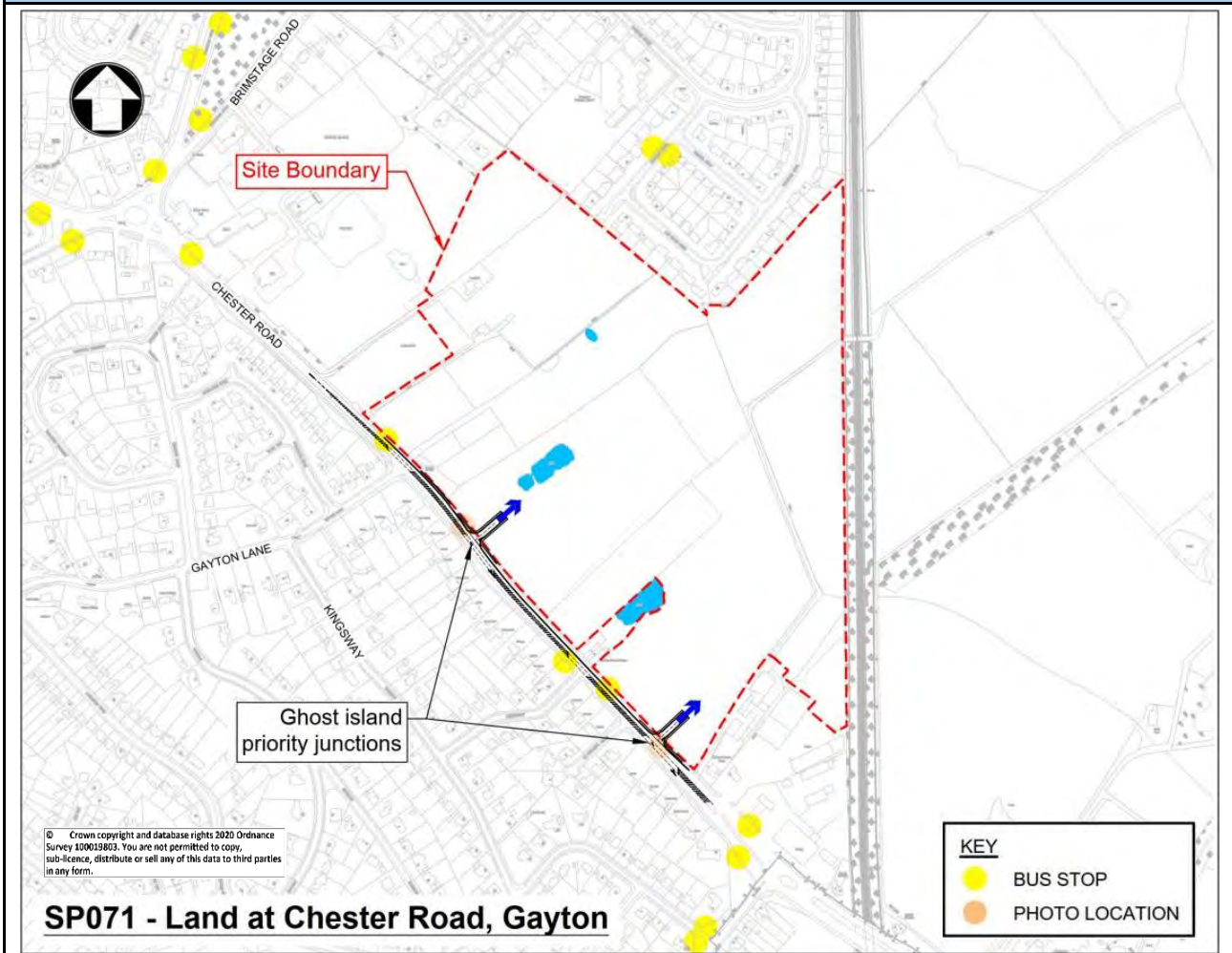
**Budget Cost Estimate**

£500,000 - £1 million

## 2.52 SP071, Land at Chester Road, Gayton

<b>Site Reference / Location</b>	SP071, Land at Chester Road, Gayton						
<b>Electoral Wards</b>	Heswall						
<b>Area (ha) and Indicative Dwelling Capacity</b>	13.36 ha and 401 dwellings						
<b>Potential trip generation</b>	<b>Arrivals</b>			<b>Departures</b>			
<b>AM Trips</b>	53			149			
<b>PM Trips</b>	128			63			
<b>High Level Site Considerations</b>	Gayton Park, ponds and woodland						
<b>General Accessibility</b>	A very large site situated in Gayton. Transport improvements would be required to integrate the site into surrounding areas, which would include: site accesses; and public transport facilities. Off-site mitigation may be required to off-set transport impacts to key roads.						
<b>Key - Basic Amenities</b>	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)			
<b>Criteria</b>	<b>Category</b>						
<b>Active mode access to basic amenities</b>	<b>Amenities</b>	1	2	3	4	5	6
	<b>Walk</b>	Red	Red	Red	Green	Green	Green
	<b>Cycle</b>	Green	Green	Green	Green	Green	Green
<b>Integration with surrounding area</b>		Yellow					
<b>Public transport access to main settlements</b>	<b>Main Settlements</b>	A	B	C	D	E	
	<b>Accessible?</b>	Red	Red	Green	Green	Green	
<b>Ease of deliverability</b>		0 – 5 Years					
<b>Key – Main Settlements</b>							
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)							
							
Chester Road				Chester Road			

**Figure 52: Indicative site accessibility plan**



**Summary of Recommendations:**

- Due to size of site at least two new accesses would need to be provided from Chester Road;
- No new footways required along site frontage;
- Lengthy walk distance to amenities in Heswall;
- No public rights of way would need to be maintained;
- There are bus stops along site frontage;
- There is a suggested cycle path along Brimstage Road;
- No new street lighting required.

**Overall Accessibility Score**



11

**Budget Cost Estimate**

£1 million - £3 million

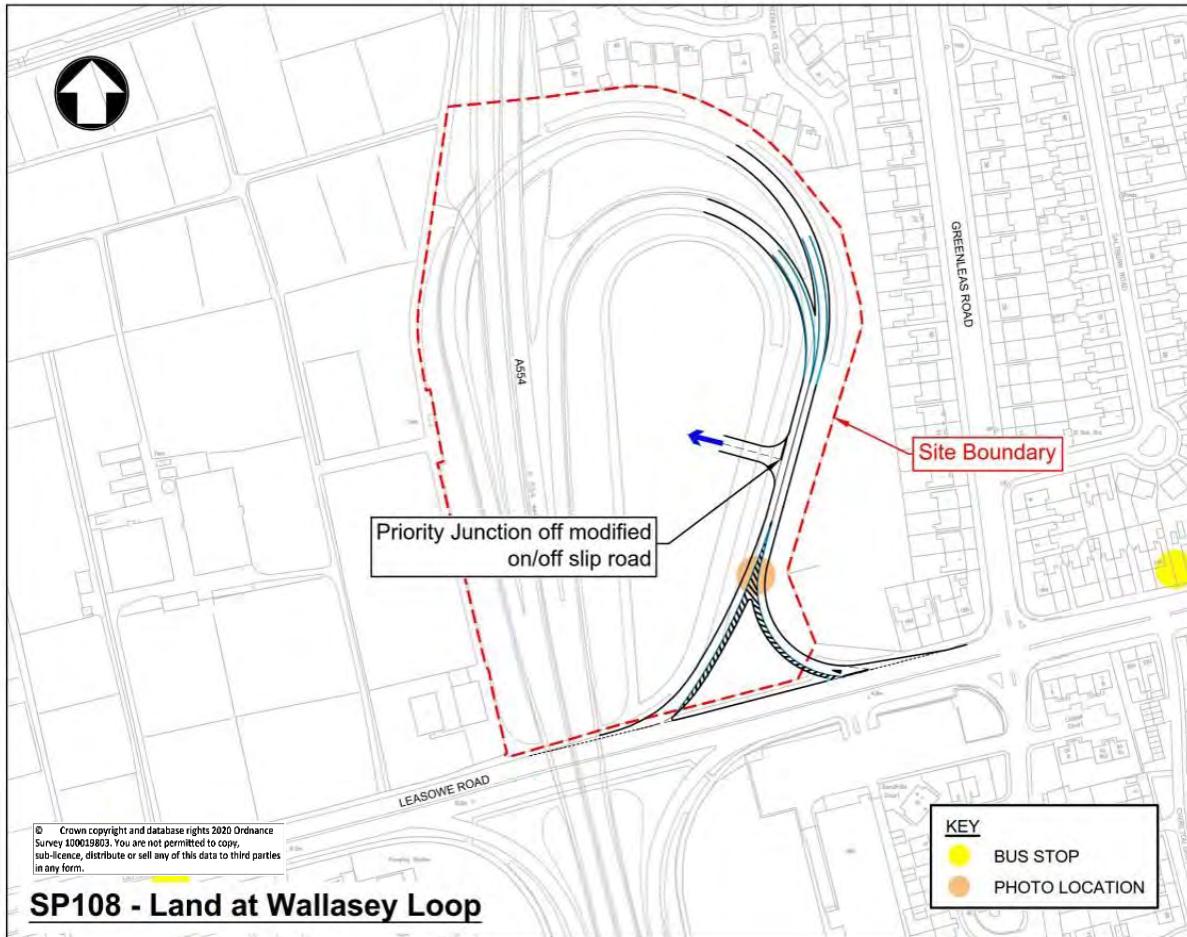


### 2.53 SP108, Land at Wallasey Loop

<b>Site Reference / Location</b>	SP108, Land at Wallasey Loop						
<b>Electoral Wards</b>	Wallasey; Leasowe and Moreton East						
<b>Area (ha) and Indicative Dwelling Capacity</b>	4.73 ha and 142 dwellings						
<b>Potential trip generation</b>	<b>Arrivals</b>			<b>Departures</b>			
<b>AM Trips</b>	19			53			
<b>PM Trips</b>	45			22			
<b>High Level Site Considerations</b>	Subject to acceptable highway access						
<b>General Accessibility</b>	Currently a land locked site which forms the inner core of a free-flow intersection between the A554 and Leasowe Road. To bring the site forward to be suitable for residential uses would require a reconfiguration of the intersection to introduce footways and suitable and safe access for vehicles.						
<b>Key - Basic Amenities</b>	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)		
<b>Criteria</b>		<b>Category</b>					
<b>Active mode access to basic amenities</b>	<b>Amenities</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>
	<b>Walk</b>	Red	Green	Red	Green	Green	Green
	<b>Cycle</b>	Green	Green	Green	Green	Green	Green
<b>Integration with surrounding area</b>		Red					
<b>Public transport access to main settlements</b>	<b>Main Settlements</b>	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	
	<b>Accessible?</b>	Green	Green	Green	Red	Green	
<b>Ease of deliverability</b>		5 – 10 Years					
							
Wallasey Loop		Wallasey Loop					

<b>Key – Main Settlements</b>
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)

**Figure 53: Indicative site accessibility plan**



**Summary of Recommendations:**

- On and off-slips would need to be modified to allow additional turning movements into and out of the site;
- Traffic management measures would be needed to manage traffic speeds to promote highway safety;
- New footways and road crossings required along site frontage;
- No public rights of way would need to be maintained;
- The closest bus stops are located along Leasowe Road;
- There is a suggested cycle route along Leasowe Road.



**Overall Accessibility Score**

13

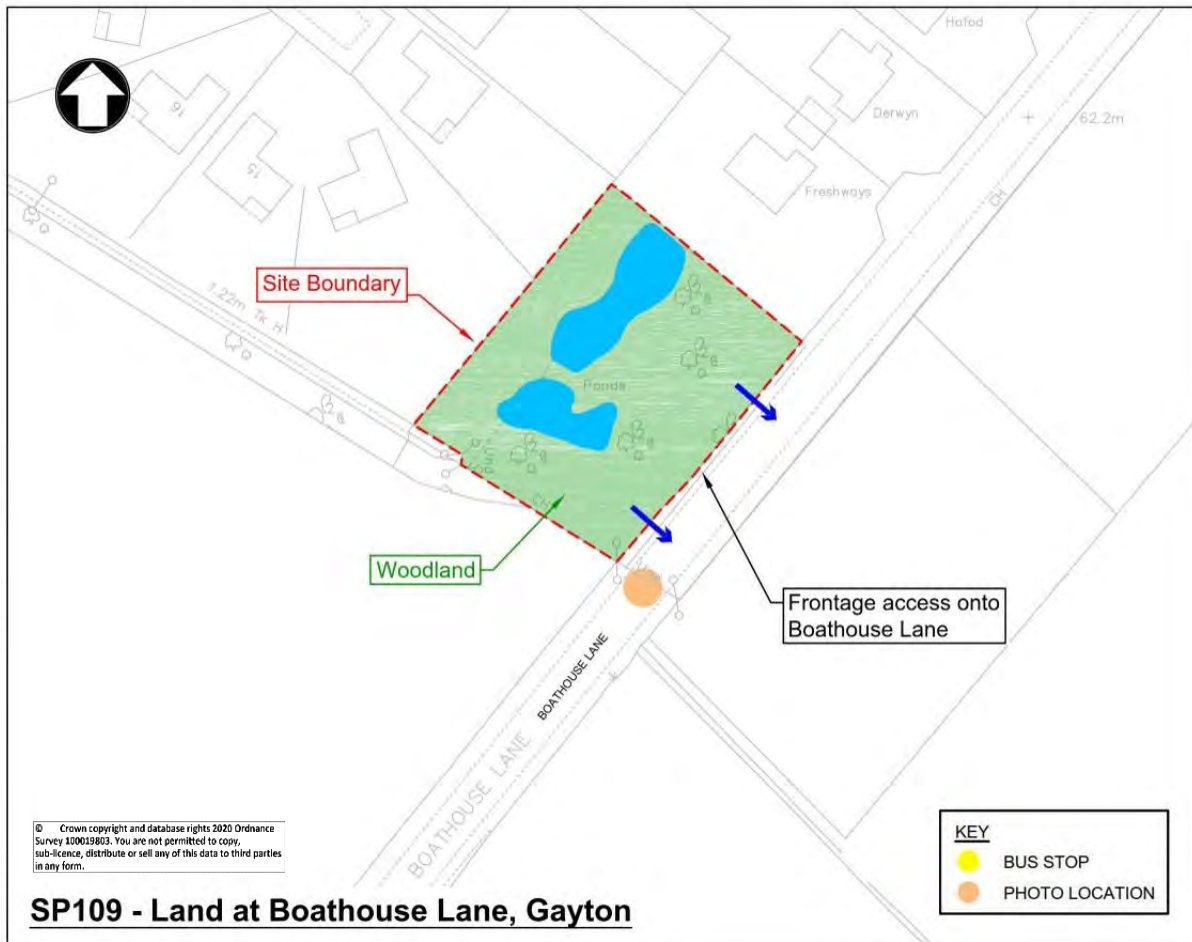
**Budget Cost Estimate**

£1 million - £3 million

### 2.54 SP109, Boathouse Lane, Gayton

<b>Site Reference / Location</b>	SP109, Boathouse Lane, Gayton																																																
<b>Electoral Wards</b>	Heswall																																																
<b>Area (ha) and Indicative Dwelling Capacity</b>	0.18 ha and 1 or 2 dwellings																																																
<b>Potential trip generation</b>	<b>Arrivals</b>			<b>Departures</b>																																													
<b>AM Trips</b>	1			2																																													
<b>PM Trips</b>	2			1																																													
<b>High Level Site Considerations</b>	Tree protection and nature conservation																																																
<b>General Accessibility</b>	A small site situated on the south side of Gayton which is currently appears to be occupied by mature trees and ponds. Site could potentially accommodate one or two houses with direct access to Boathouse Lane.																																																
<b>Key - Basic Amenities</b>	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)																																												
<b>Criteria</b>		<b>Category</b>																																															
<b>Active mode access to basic amenities</b>	<b>Amenities</b>	1	2	3	4	5	6																																										
	<b>Walk</b>	Red	Red	Red	Green	Green	Green																																										
	<b>Cycle</b>	Green	Green	Green	Green	Green	Green																																										
<b>Integration with surrounding area</b>		Green																																															
<b>Public transport access to main settlements</b>	<b>Main Settlements</b>	A	B	C	D	E																																											
	<b>Accessible?</b>	Red	Red	Green	Green	Green																																											
<b>Ease of deliverability</b>		0 – 5 Years																																															
		<table border="1"> <tr> <td colspan="7"><b>Key – Main Settlements</b></td> </tr> <tr> <td colspan="7">A: Liverpool (within 45 minutes)</td> </tr> <tr> <td colspan="7">B: Birkenhead (within 25 minutes)</td> </tr> <tr> <td colspan="7">C: Town Centre (within 15 minutes)</td> </tr> <tr> <td colspan="7">D: District Centre (within 10 minutes)</td> </tr> <tr> <td colspan="7">E: Local Centre (within 10 minutes)</td> </tr> </table>						<b>Key – Main Settlements</b>							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)						
<b>Key – Main Settlements</b>																																																	
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B: Birkenhead (within 25 minutes)																																																	
C: Town Centre (within 15 minutes)																																																	
D: District Centre (within 10 minutes)																																																	
E: Local Centre (within 10 minutes)																																																	
																																																	
Boathouse Lane		Boathouse Lane																																															

**Figure 54: Indicative site accessibility plan**



**Summary of Recommendations:**

- Footways required along site frontage to connect to existing facility to the north;
- No public rights of way would need to be maintained;
- Woodland and ponds within site boundary;
- The closest bus stops are located on Boathouse Lane;
- Boathouse Lane is a suggested cycle route;
- New street lighting required adjacent to site;
- Potentially undevelopable due to environmental issues.

**Overall Accessibility Score**

11

**Budget Cost Estimate**

£0 - £100,000



# Appendices

A.	Additional Sites	113
B.	Overview of all sites	126

## A. Additional Sites

**A.1 4.18**

<b>Site Reference / Location</b>	4.18
<b>Electoral Wards</b>	Eastham
<b>Area (ha) and Indicative Dwelling Capacity</b>	16.7 ha and 278 dwellings

<b>Potential trip generation</b>	<b>Arrivals</b>	<b>Departures</b>
<b>AM Trips</b>	37	103
<b>PM Trips</b>	89	44

<b>High Level Site Considerations</b>	Existing golf course use, proximity to Eastham Docks
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<b>General Accessibility</b>	A very large site situated in Eastham, currently used as a golf course. The site is connected to the surrounding highway network via the A41 New Chester Road which is well-served by bus services. The site is also well connected to the Wirral Circular Trail to the east which provides connectivity for walking and cycling.
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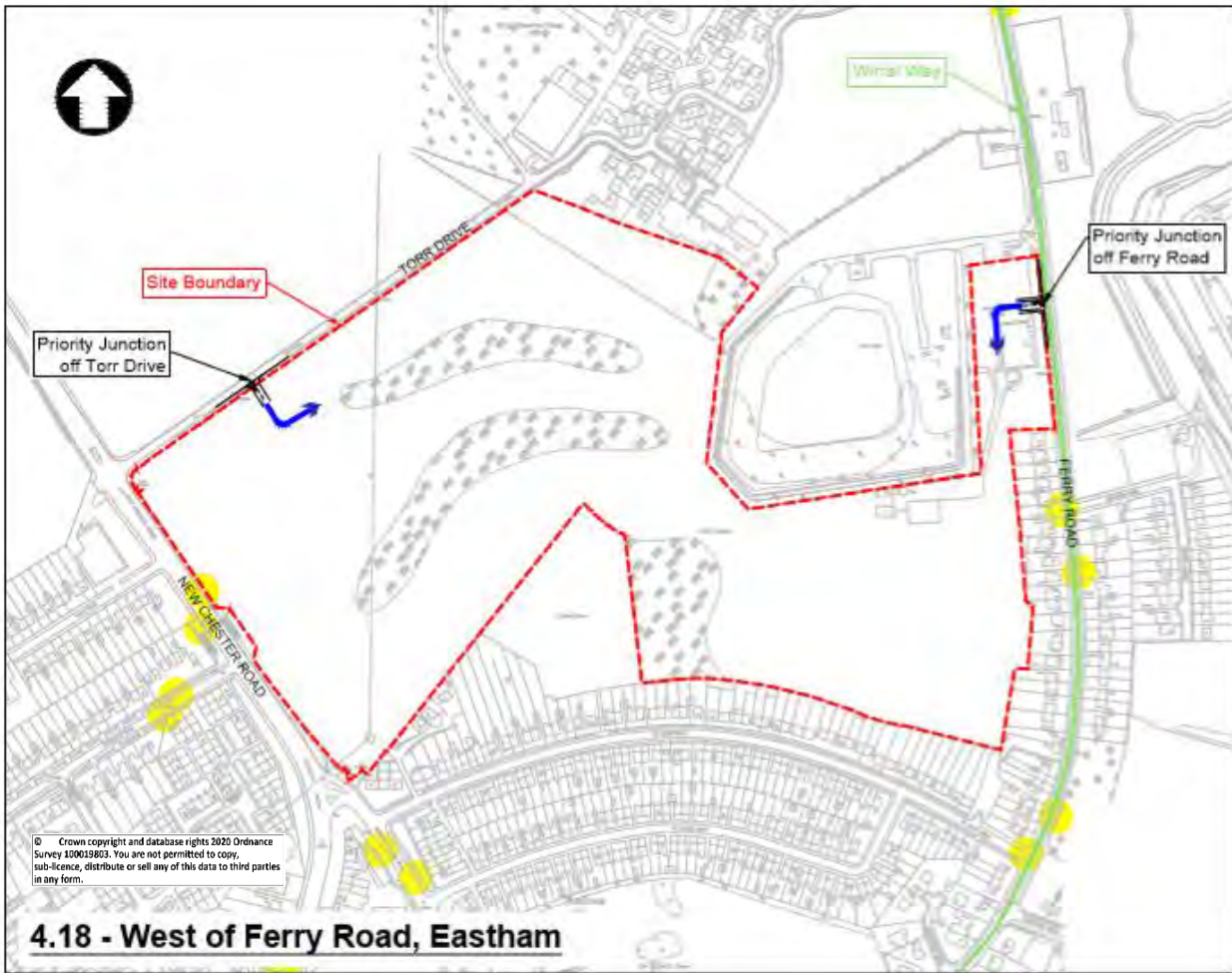
<b>Key - Basic Amenities</b>	1: Primary School (within 10 minutes)	2: Secondary School (within 20 minutes)	3: GP Surgery (within 15 minutes)
	4: Public Transport (within 400 meters)	5: Retail (within 15 minutes)	6: Leisure Facility (within 15 minutes)

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

<b>Key – Main Settlements</b>
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)



**Figure 55: Indicative site accessibility plan**



**Summary of Recommendations:**

- Consider upgrading cycle lanes to create continuous route along the A41 New Chester Road;
- Provide connectivity with Wirral Circular Trail running along south/east frontage – Ferry Road;
- Provide priority junction access from Torr Drive and Ferry Road;
- Provide link for pedestrians and cyclists to the A41 New Chester Road for access to public transport;
- Off-site traffic impact should be assessed.

**Overall Accessibility Score**

10

**Budget Cost Estimate**

£100,000 - £500,000



**A.2 5.13**

<b>Site Reference / Location</b>	5.13
<b>Electoral Wards</b>	Greasby, Frankby and Irby
<b>Area (ha) and Indicative Dwelling Capacity</b>	50.1 ha and 697 dwellings

Potential trip generation	Arrivals	Departures
<b>AM Trips</b>	92	259
<b>PM Trips</b>	222	109

<b>High Level Site Considerations</b>	Greasby Brook, High voltage cable running through the site, residential frontages surrounding the site, narrow country roads
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<b>General Accessibility</b>	The site is situated to the west of Greasby and south of Frankby. The site is bounded by residential properties on Frankby Road and Mill Lane which limits proposed access locations. To the south, Hill Bark Lane is extremely narrow and would not be able to support walking and cycling movements. A high voltage cable and associated easements run through the site and poses significant constraints to delivery.
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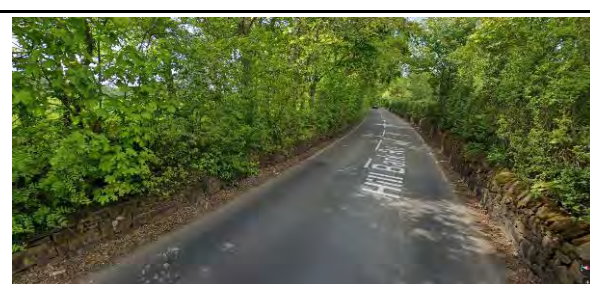
<b>Key - Basic Amenities</b>	1: Primary School (within 10 minutes)	2: Secondary School (within 20 minutes)	3: GP Surgery (within 15 minutes)
	4: Public Transport (within 400 meters)	5: Retail (within 15 minutes)	6: Leisure Facility (within 15 minutes)

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

<b>Key – Main Settlements</b>
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)

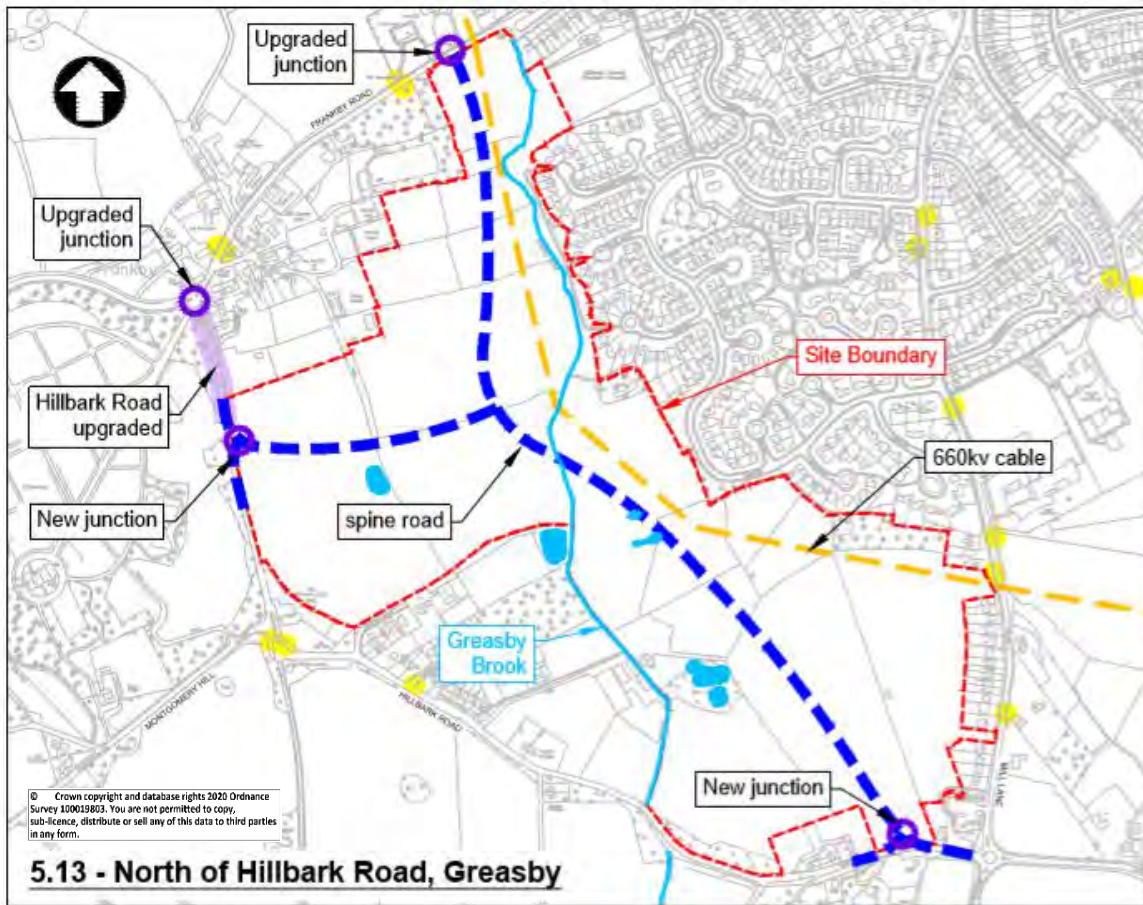


Mill Lane



Hill Bark Road

**Figure 56: Indicative site accessibility plan**



**Summary of Recommendations:**

- A brook runs through centre of site;
- Implications of high voltage cable and easements means this site is extremely difficult to deliver;
- Adequate access for the site is limited by residential frontages surrounding the site which would likely require acquisition means the site is undeliverable;
- Junction upgrades required on Frankby Road and Hill Bark Road to accommodate demand,
- Suggested cycle routes on site frontage;
- Hill Bark Road is very narrow and would be difficult to upgrade and support footway provisions . Any upgrade works to this route to increase highway capacity would not be fitting with the area's character.

**Overall Accessibility Score**

8

**Budget Cost Estimate**

£5 million - £10 million

**A.3 7.5**

<b>Site Reference / Location</b>	7.5
<b>Electoral Wards</b>	Heswall
<b>Area (ha) and Indicative Dwelling Capacity</b>	23.4 ha and 221 dwellings

Potential trip generation	Arrivals	Departures
<b>AM Trips</b>	29	82
<b>PM Trips</b>	70	35

<b>High Level Site Considerations</b>	Some residential properties on site, cul-de-sac development
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<b>General Accessibility</b>	A large site on the south west of Heswall. Site somewhat removed from centre of Heswall with access limited to via Riverbank Road. Transport improvements would be required to integrate site with surrounding areas and local amenities. This would include site access and improved public transport provision.
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<b>Key - Basic Amenities</b>	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)

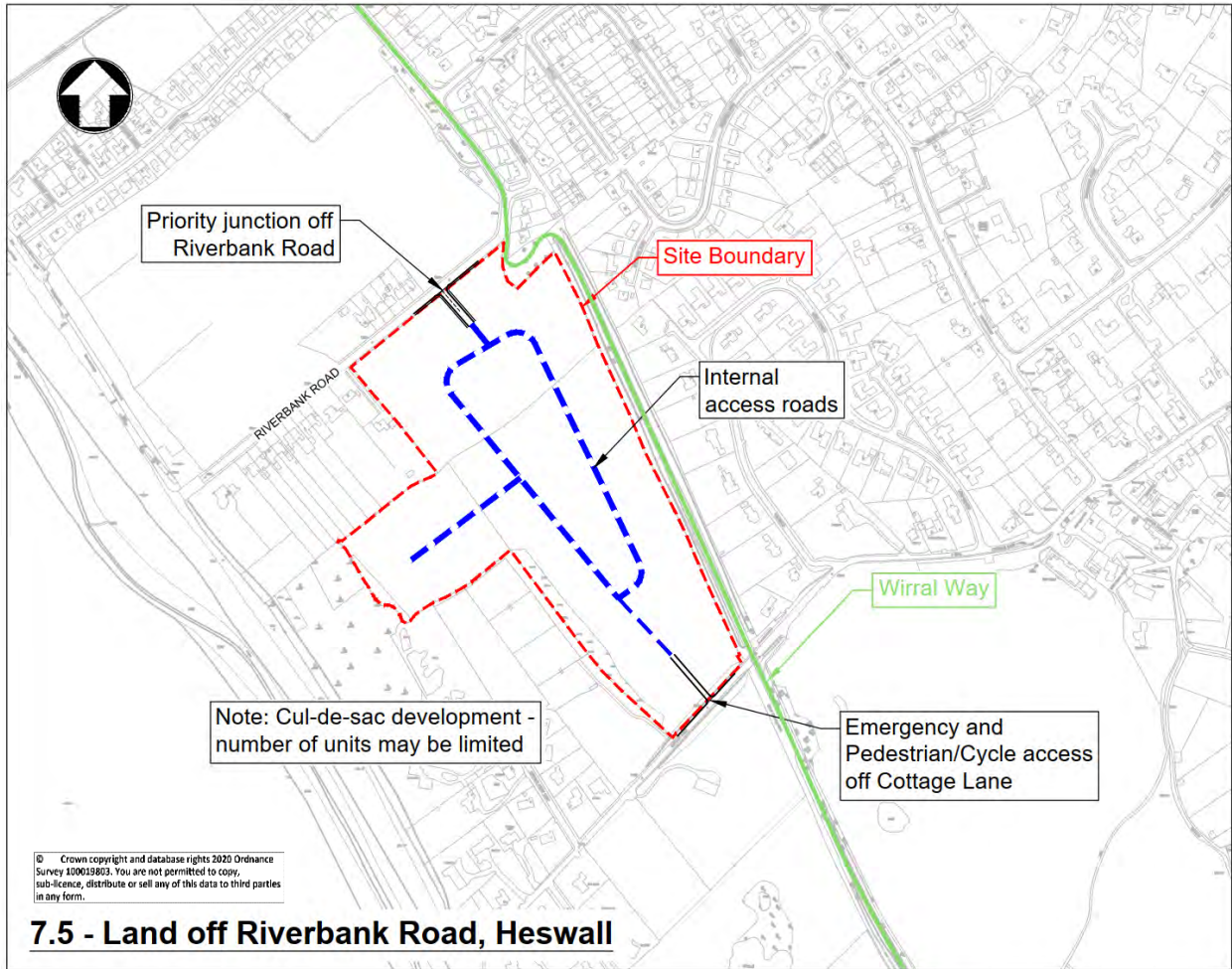
Criteria		Category					
<b>Active mode access to basic amenities</b>	<b>Amenities</b>	1	2	3	4	5	6
	<b>Walk</b>	Green	Red	Red	Yellow	Red	Green
	<b>Cycle</b>	Green	Green	Green	Yellow	Green	Green
<b>Integration with surrounding area</b>		Yellow					
<b>Public transport access to main settlements</b>	<b>Main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

<b>Key – Main Settlements</b>
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)





**Figure 57: Indicative site accessibility plan**



**Summary of Recommendations:**

- Wirral Way / Wirral Circular Trail runs along eastern frontage;
- Weight restrictions on Farr Hall Drive bridge close to the site limits accessibility to the site;
- New access routes would be required on frontage via Riverbank Road;
- Cottage Lane would require upgrading with footways;
- Site limited due to cul-de-sac layout with Cottage Lane suitable only for emergency and active travel access;
- Off-site traffic impact should be assessed.

**Overall Accessibility Score**

7

**Budget Cost Estimate**

£100,000 - £500,000



**A.4 7.19**

<b>Site Reference / Location</b>	7.19
<b>Electoral Wards</b>	Pensby and Thingwall
<b>Area (ha) and Indicative Dwelling Capacity</b>	6.9 ha and 155 dwellings

Potential trip generation	Arrivals	Departures
<b>AM Trips</b>	20	58
<b>PM Trips</b>	49	24

<b>High Level Site Considerations</b>	Proximity to covered reservoir
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<b>General Accessibility</b>	A medium sized site located to the north of Barnston and east of Thingwall, the site sits on the edge of the existing settlement boundaries. The site is bounded by the A551 Barnston Road to the west which is the primary source of access. Holmwood Drive bounds the site to the south east and serves as access to a medical facility.
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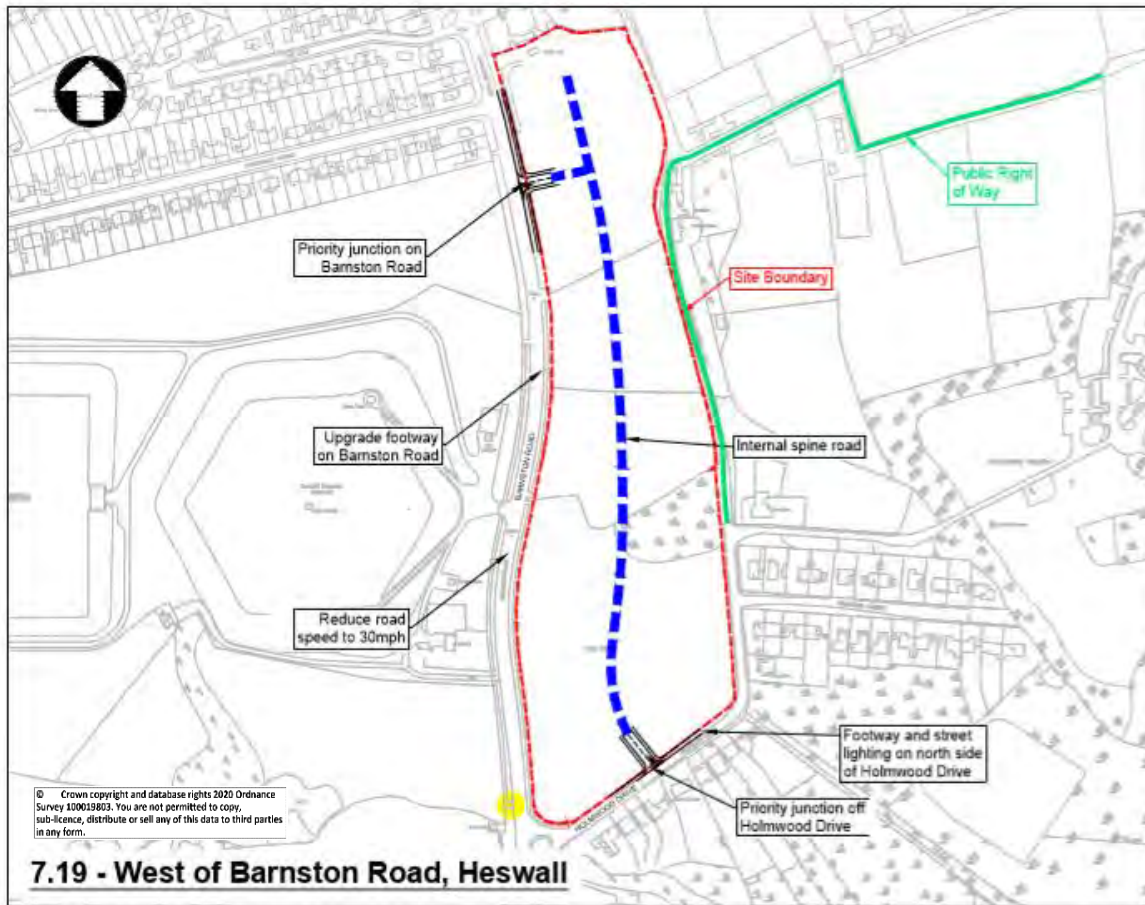
<b>Key - Basic Amenities</b>	1: Primary School (within 10 minutes)	2: Secondary School (within 20 minutes)	3: GP Surgery (within 15 minutes)
	4: Public Transport (within 400 meters)	5: Retail (within 15 minutes)	6: Leisure Facility (within 15 minutes)

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

<b>Key – Main Settlements</b>
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)



**Figure 58: Indicative site accessibility plan**



**Summary of Recommendations:**

- Public right of way and access via Holmwood Drive on the eastern frontage would need to be maintained;
- Footway and street lighting would be upgraded on Holmwood Drive;
- Public transport accessibility would need to be improved;
- The speed limit on the A551 Barnston Road should be reduced to 30mph and the footway upgraded;
- The A551 Barnston Road would be maintained as a suggested cycle route.

**Overall Accessibility Score**

5

**Budget Cost Estimate**

£500,000 - £1 million

**A.5 7.25**

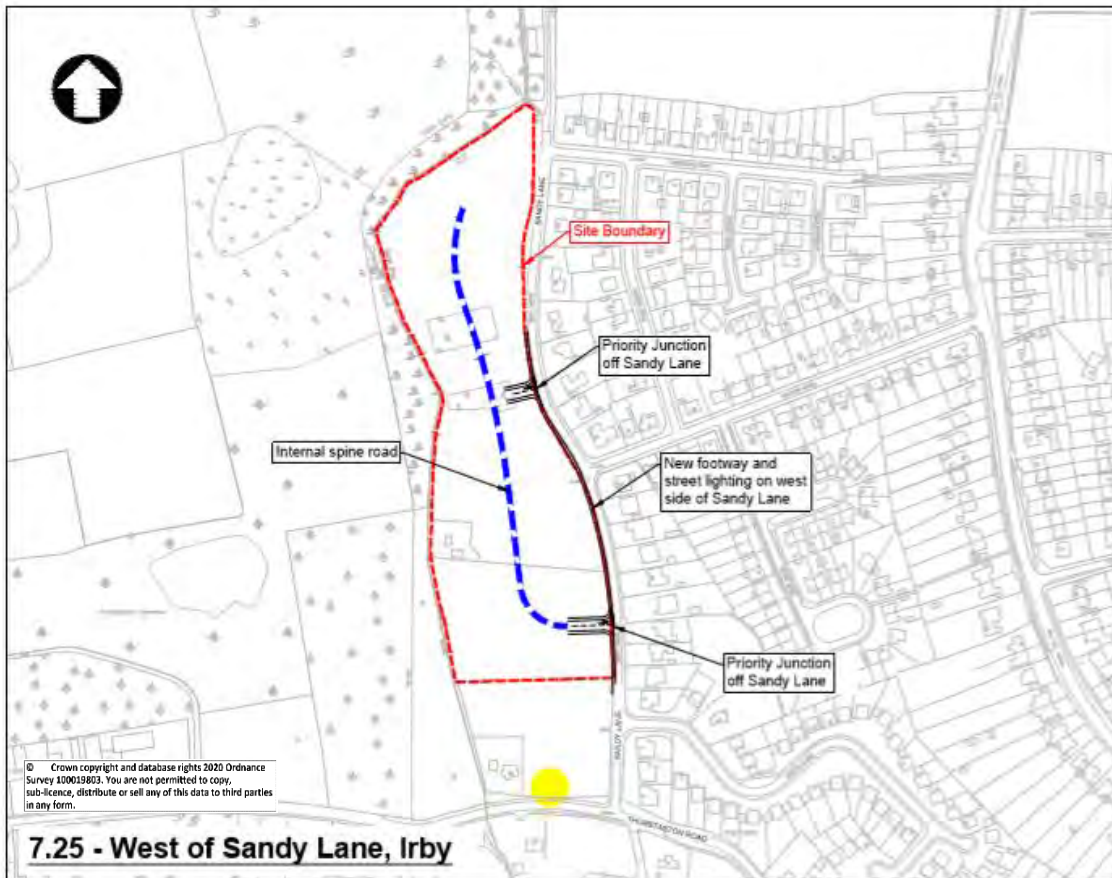
<b>Site Reference / Location</b>	7.25		
<b>Electoral Wards</b>	West Kirby and Thurstaston, Greasby, Frankby and Irby		
<b>Area (ha) and Indicative Dwelling Capacity</b>	11.8 ha and 92 dwellings		
<b>Potential trip generation</b>	<b>Arrivals</b>	<b>Departures</b>	
<b>AM Trips</b>	12	34	
<b>PM Trips</b>	29	14	
<b>High Level Site Considerations</b>	Small wooded area, Greasby Brook, school,		
<b>General Accessibility</b>	Large site in Irby on the edge of Thurstaston Common. Greasby Brook runs through the site. The site is located to the west of Irby with access provided by local roads, primarily Sandy Lane to the east and Thurstaston Road to the south.		
<b>Key - Basic Amenities</b>	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					
<b>Active mode access to basic amenities</b>	<b>Amenities</b>	1	2	3	4	5	6
	<b>Walk</b>	Green	Red	Red	Green	Yellow	Yellow
	<b>Cycle</b>	Green	Green	Green	Green	Yellow	Yellow
<b>Integration with surrounding area</b>		Yellow					
<b>Public transport access to main settlements</b>	<b>Main Settlements</b>	A	B	C	D	E	
	<b>Accessible?</b>	Red	Red	Yellow	Yellow	Green	
<b>Ease of deliverability</b>		5 – 10 Years					

<b>Key – Main Settlements</b>
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)



**Figure 59: Indicative site accessibility plan**



**Summary of Recommendations:**

- Public footpaths in the site/on frontage would need to be maintained / improved;
- New access would be required from Thurstaston Road / School Lane / Sandy Lane;
- New footway and street lighting would need to be provided along Sandy Lane;
- Access to public transport would need to be improved; the closest bus stops with regular bus services are over 500m away on Thingwall Road / Irby Road
- Footways on Thurstaston Road and School Lane may need upgrading;
- Upgrade School Lane / Thurstaston Road junction.

**Overall Accessibility Score**



6

**Budget Cost Estimate**

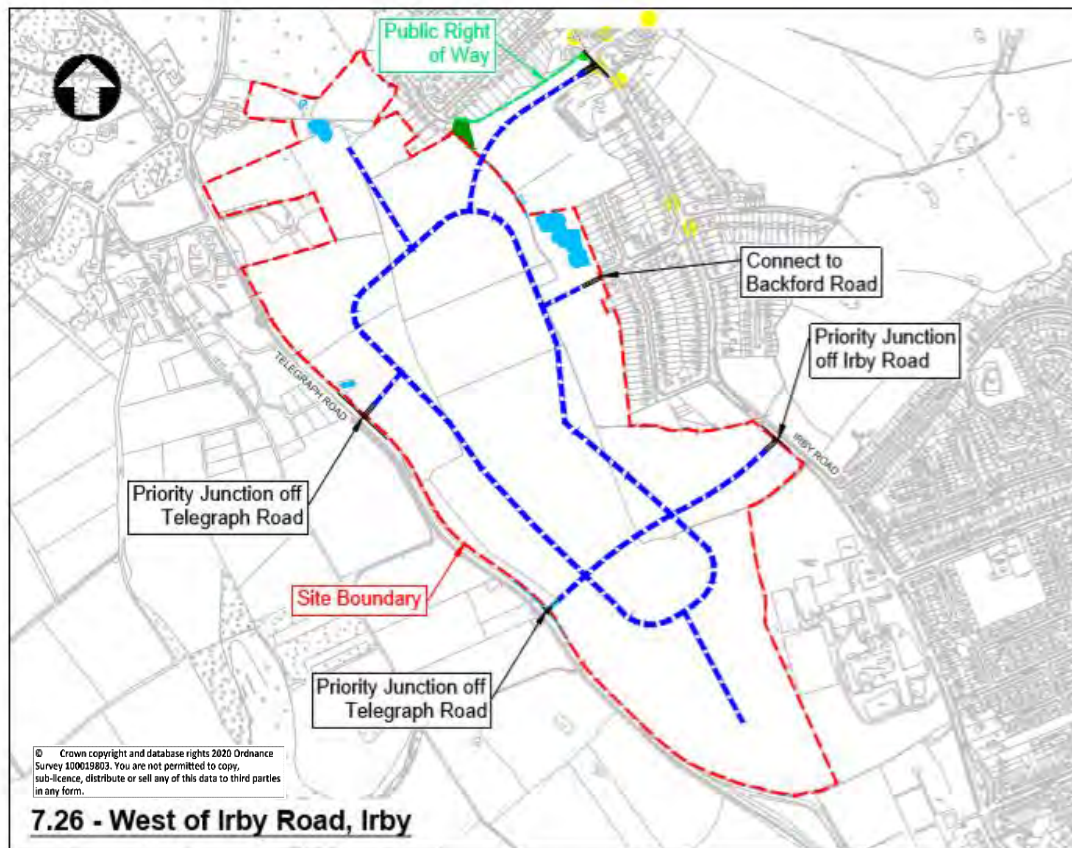
£500,000 - £1 million



**A.6 7.26**

<b>Site Reference / Location</b>	7.26						
<b>Electoral Wards</b>	West Kirby and Thurstaston, Greasby, Frankby and Irby, and Pensby and Thingwall						
<b>Area (ha) and Indicative Dwelling Capacity</b>	96.6 ha and 1390 dwellings						
<b>Potential trip generation</b>	<b>Arrivals</b>			<b>Departures</b>			
<b>AM Trips</b>	183			516			
<b>PM Trips</b>	443			218			
<b>High Level Site Considerations</b>	Greasby Brook and pond in the site						
<b>General Accessibility</b>	Very large site west of Pensby, Greasby Brook and pond in the site. Access to the site would be from Thurstaston Road and Telegraph Road. Surrounding roads are of acceptable size and would not require significant upgrades to accommodate additional traffic.						
<b>Key - Basic Amenities</b>	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)		
<b>Criteria</b>		<b>Category</b>					
<b>Active mode access to basic amenities</b>	<b>Amenities</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>
	<b>Walk</b>	Green	Green	Green	Green	Yellow	Yellow
	<b>Cycle</b>	Green	Green	Green	Green	Yellow	Yellow
<b>Integration with surrounding area</b>		Yellow					
<b>Public transport access to main settlements</b>	<b>Main Settlements</b>	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	
	<b>Accessible?</b>	Red	Red	Yellow	Green	Green	
<b>Ease of deliverability</b>		Yellow 5 – 10 Years					
<b>Key – Main Settlements</b>							
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)							
							
Telegraph Road				Thurstaston Road			

**Figure 60: Indicative site accessibility plan**



**Summary of Recommendations:**

- Upgrades may be surrounding highway network to accommodate additional traffic;
- Closest bus stops are located on Irby Road;
- Off-road cycle route along Telegraph Road and suggested cycle route on Irby Road;
- Priority access to the site would need to be via both Irby Road and Telegraph Road;
- Access option to Irby Road would require a coordinated junction with Thingwall Road. Also, access will need to overcome a level difference, and will possibly impact a mature tree and significant gas utility;
- New street lighting required adjacent to the site;
- Telegraph Road may need speed limit reducing;
- Footways on Thurstaston Road need upgrading;
- Telegraph Road is currently national speed limit and would need to be reduced to be suitable for a residential area;
- Scheduled ancient monument at Irby Hall;
- Public footpath which traverses the site needs to be maintained.

**Overall Accessibility Score**

9

**Budget Cost Estimate**

£3 million - £5 million