
WIRRAL LOCAL PLAN 2021 - 2037

SUBMISSION DRAFT



SEQUENTIAL & EXCEPTION TESTS REPORT

MARCH 2022

1. Introduction

- 1.1 The purpose of this report is to set out the Sequential and Exception Tests undertaken to inform the selection of sites for allocation in the Wirral Local Plan 2021-2037 Submission Draft (Regulation 19).

2. National Policy Requirements

- 2.1 The National Planning Policy Framework (NPPF, 2021)¹ requires that all plans should apply a sequential, risk-based approach to the location of development – taking into account all sources of flood risk and the current and future impacts of climate change – so as to avoid, where possible, flood risk to people and property. To do this the ‘sequential test’ should be applied and then, if necessary, the ‘exception test’.
- 2.2 The NPPF explains that the aim of the sequential test is to steer new development to areas with the lowest risk of flooding from any source. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. The strategic flood risk assessment provides the basis for applying this test. The sequential approach should be used in areas known to be at risk now or in the future from any form of flooding.
- 2.3 The NPPF states that if it is not possible for development to be located in areas with a lower risk of flooding (taking into account wider sustainable development objectives), the exception test may have to be applied. The need for the exception test will depend on the potential vulnerability of the site and of the development proposed, in line with the Flood Risk Vulnerability Classification set out in Annex 3 of the NPPF.
- 2.4 The NPPF requires that the application of the exception test should be informed by a strategic or site-specific flood risk assessment, depending on whether it is being applied during plan production or at the application stage. To pass the exception test it should be demonstrated that:
- a) the development provides wider sustainability benefits to the community that outweigh flood risk; and
 - b) the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

¹ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

- 2.5 Both elements of the exception test should be satisfied for development to be allocated or permitted.
- 2.6 The NPPF states that where planning applications come forward on sites allocated in the development plan through the sequential test, applicants need not apply the sequential test again. However, the exception test may need to be reapplied if relevant aspects of the proposal had not been considered when the test was applied at the plan-making stage, or if more recent information about existing or potential flood risk should be taken into account.
- 2.7 The national Planning Practice Guidance – Flood Risk and Coastal Change² (PPG) advises local planning authorities on how to take account of and address the risks associated with flooding and climate change. This includes guidance on applying the sequential test and the exception test in the preparation of a Local Plan.

3. The Sequential and Exception Tests Methodology

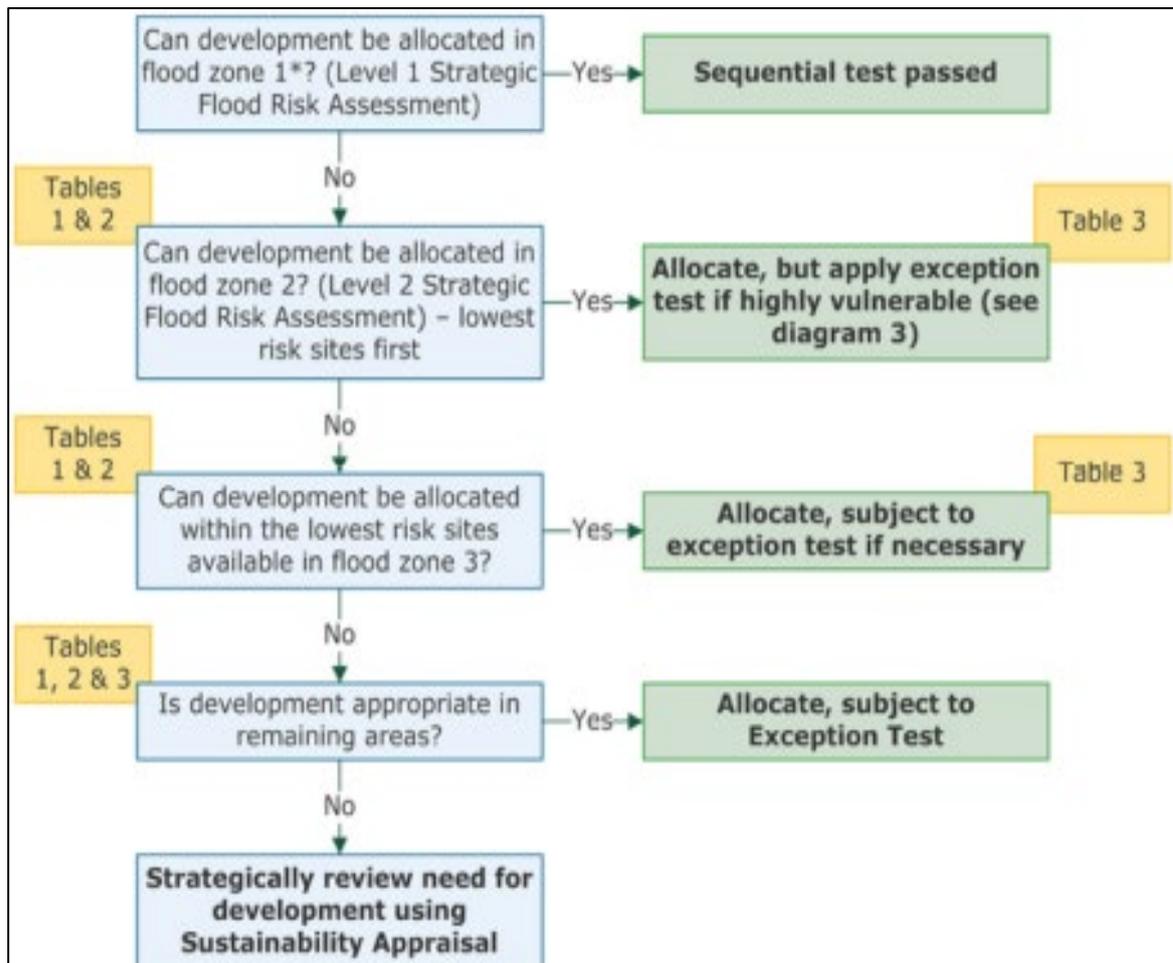
- 3.1. This section sets out the methodology used to apply the Sequential and Exception Tests.

The Sequential Test

- 3.2. When allocating land in a Local Plan, local planning authorities should seek to steer new development to the areas with the lowest probability of flooding. They should apply the Sequential Test to show that there are no reasonably available sites at a lower risk of flooding that are appropriate for the proposed development. The PPG identifies the methodology for Local Plan preparation in relation to the sequential test. This is set out in Figure 1 below.

² <https://www.gov.uk/guidance/flood-risk-and-coastal-change>

Figure 1 – Diagram 2: Application of the Sequential Test for Local Plan preparation (Source: Flood Risk and Coastal Change PPG)³



3.3. The flood zones as refined in the Strategic Flood Risk Assessment for the area provide the basis for applying the Test. The aim is to steer new development to Flood Zone 1 (areas with a low probability of river or sea flooding). Where there are no reasonably available sites in Flood Zone 1, the flood risk vulnerability of land uses (see Table 3 in Figure 2 below) and reasonably available sites in Flood Zone 2 (areas with a medium probability of river or sea flooding) should be considered, applying the Exception Test if required. Only where there are no reasonably available sites in Flood Zones 1 or 2 should the suitability of sites in Flood Zone 3 (areas with a high probability of river or sea flooding) be considered, taking into account the flood risk vulnerability of land uses and applying the Exception Test if required. Within each flood zone, surface water and other sources of flooding also need to be taken into account in applying the sequential approach to the location of development.

³ For Notes to Diagram 2 see Planning Practice Guidance – Flood Risk and Climate Change <https://www.gov.uk/guidance/flood-risk-and-coastal-change>

- 3.4. Flood Risk Vulnerability and Flood Zone ‘Compatibility’ is set out in Table 3 in the PPG. Table 3 is included below as Figure 2 of this report. Residential development (including dwelling houses and residential institutions), together with non-residential institutions (such as schools and health facilities) are classed as “more vulnerable”. Employment uses are classed as “less vulnerable”.

Figure 2 – Table 3: Flood Risk Vulnerability and Flood Zone ‘Compatibility’ (Source: Flood Risk and Coastal Change PPG)⁴

Flood Zones	Flood Risk Vulnerability Classification				
	Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test required	✓	✓	✓
Zone 3a	Exception Test required †	X	Exception Test required	✓	✓
Zone 3b *	Exception Test required *	X	X	X	✓*

Key:

✓ Development is appropriate

X Development should not be permitted.

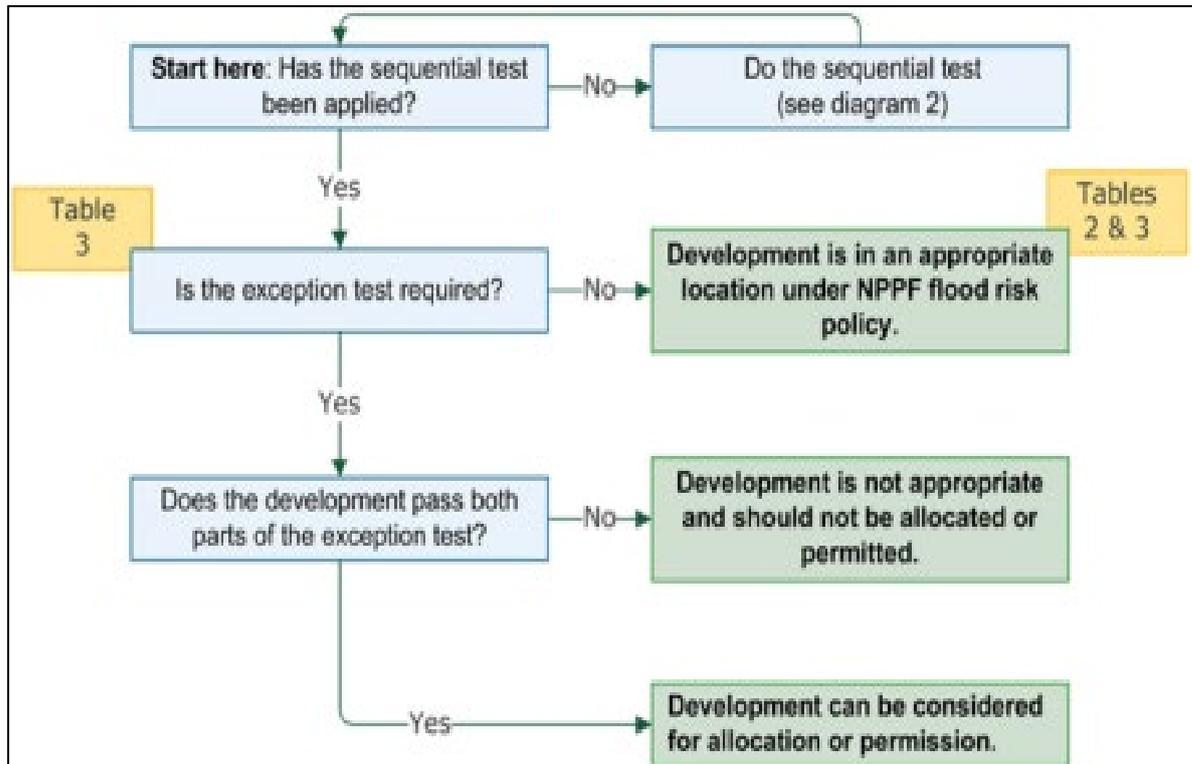
The Exception Test

- 3.5. After applying the Sequential Test, if there are no other options to allocate that development on a site at a lower risk of flooding, then the Exception Test might need to be applied, depending on the vulnerability of the proposals and the flood zone location.
- 3.6. The Exception Test provides a method to demonstrate and help ensure that flood risk to people and property will be managed satisfactorily, while allowing necessary development to go ahead in situations where suitable sites at lower risk of flooding are not available.

⁴ For Notes to Table 3 see Planning Practice Guidance – Flood Risk and Climate Change <https://www.gov.uk/guidance/flood-risk-and-coastal-change>

- 3.7. Both parts of the Exception Test should be passed for development to be allocated in the Local Plan. The first part requires it to be demonstrated that the proposed development will provide wider sustainability benefits to the community that outweigh flood risk. The second part requires it to be demonstrated that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall. The second part of the Exception Test should be informed by a Level 2 Strategic Flood Risk Assessment.
- 3.8. The PPG states that residential development should be considered for a minimum of 100 years, unless there is specific justification for considering a shorter period. The lifetime of a non-residential development depends on the characteristics of that development, and planners should use their experience within their locality to assess how long they anticipate the development will be present.
- 3.9. The PPG also notes that the impact of climate change needs to be taken into account in a realistic way and developers, the local planning authority and Environment Agency should discuss and agree what allowances are acceptable.

Figure 3 – Diagram 3: Application of the Exception Test to Local Plan preparation (Flood Risk and Coastal Change PPG, Diagram 3)⁵



4. Assessment of Flood Risk for the Wirral Local Plan

- 4.1 As part of the evidence base for the Wirral Local Plan 2021-2037 Submission Draft the Wirral Level 1 Strategic Flood Risk Assessment (SFRA) was prepared in 2021 by JBA Consulting on behalf of Wirral Council to provide flood risk information across the whole Borough.
- 4.2 The Level 1 SFRA used the Environment Agency’s Flood Map for Planning (Rivers and Seas), the Environment Agency’s models where available to create a functional floodplain and the Environment Agency’s Risk of Flooding from Surface Water (RoFSW) dataset to identify areas at highest risk of fluvial and surface water flood risk. The Level 1 SFRA initiated the sequential risk-based approach for allocation of land for development and identified whether application of the Exception Test was likely to be necessary. In order to inform the sequential approach to the allocation of development in the Local Plan, the Level 1 SFRA included an assessment of the flood risk vulnerability of 702 sites

⁵ For Notes to Diagram 3 see Planning Practice Guidance – Flood Risk and Climate Change <https://www.gov.uk/guidance/flood-risk-and-coastal-change>

that were being assessed by the Council for potential as Local Plan housing, mixed use or employment allocations. 25 of these sites were identified as requiring further, more detailed investigation through a Level 2 SFRA. The Level 1 SFRA and accompanying appendices (including Appendix B – Development Sites Assessment Spreadsheet, detailing the varying flood risk from fluvial, tidal and surface water flooding and residual risk) can be found in the evidence base documents list on the Council’s website⁶.

- 4.3 The Wirral Level 2 SFRA was prepared in 2021 by JBA Consulting on behalf of Wirral Council. The Level 2 SFRA assesses the 25 potential sites identified in the Level 1 SFRA as requiring further, more detailed investigation by providing high-level site-specific assessments based on the latest Environment Agency flood modelling and flood risk information including the impacts on climate change using the most up to date climate change allowances (UKCP18), updated July 2021 for peak river flows, and modelling outputs. 13 of the sites considered in the Level 2 SFRA were assessed to establish if they passed the second part of the Exception Test (see further details below).

5. Application of the Sequential and Exception Test for the Wirral Local Plan

- 5.1 The Council used the results included in the Wirral Level 1 SFRA assessment spreadsheets (Appendix B of the Level 1 SFRA) to apply the Sequential Test to all 702 sites identified by the Council for potential as Local Plan allocations.
- 5.2 The Level 1 SFRA assessment set out the following information for each site:
- Site Reference;
 - Site Name and Location;
 - Indicative use (Residential, Employment or Mixed Use);
 - Site Area (hectares);
 - Fluvial/ Tidal Flood Zone Coverage;
 - Risk of flooding from Surface Water;
 - Significance of Surface Water Risk;
 - Risk of flooding from Climate Change;
 - Flood Risk Vulnerability Classification (NPPF)
 - Level 1 SFRA strategic recommendation;
 - Development considerations; and
 - Recommended Next Steps.

⁶ <https://www.wirral.gov.uk/planning-and-building/local-plans-and-planning-policy/local-planning-evidence-and-research-reports-3>

5.3 For each site the Level 1 SFRA Appendix B assessment spreadsheet provides a breakdown of the site's percentage coverage of each fluvial and tidal flood zone and the risk of flooding from surface water by risk category. Flood Zones 3b, 3a, 2 and 1 are considered in isolation. Any area of a site within the higher risk Flood Zone 3b that is also within Flood Zone 3a is excluded from Flood Zone 3a and any area within Flood Zone 3a is excluded from Flood Zone 2. This allows for the sequential assessment of risk at each site by addressing those sites at higher risk first. Figures 4 and 5 below from the Level 1 SFRA show firstly, Table 6.2 which sets out the number of sites assessed in the Level 1 SFRA within each fluvial / tidal flood zone and then secondly, Table 6.3 which shows the number of sites within each surface water flood zone:

**Figure 4 – Table 6-2: SHLAA sites at fluvial/ tidal risk
(Source: Wirral Level 1 SFRA, 2021)**

Indicative land use	Number of sites within...			
	Flood Zone 1*	Flood Zone 2	Flood Zone 3a	Flood Zone 3b
Residential	498	69	87	100
Employment	35	19	20	10
Mixed use	2	4	4	4
TOTAL	535	92	111	114
*Sites with 100% area within Flood Zone 1				

**Figure 5 – Table 6-3: SHLAA sites at surface water risk
(Source: Wirral Level 1 SFRA, 2021)**

Indicative land use	Number of sites within...		
	Low risk zone	Medium risk zone	High risk zone
Residential	382	246	179
Employment	44	33	21
Mixed Use	6	5	4
TOTAL	432	284	204

5.4 The assessment spreadsheet in the Level 1 SFRA also includes high level broad-brush strategic recommendations and consequential development considerations for each site. Development considerations are based on Tables 1, 2 and 3 of the flood risk and flood zone tables of the FRCC-PPG (Paragraphs 065 - 067). The strategic recommendations are intended to assist the Council in carrying out the Sequential Test and to highlight those sites at greatest flood risk. Surface water flood risk is afforded the equivalent level of importance as fluvial and tidal risk in terms of the strategic recommendations assigned to each assessed site in the Level 1 SFRA. Table 6-7 (included as

Figure 6 below) shows the number of sites each strategic recommendation applies to. The strategic recommendations were:

- Strategic Recommendation A – potentially unsuitable site based on significant level of fluvial/ tidal or surface water flood risk, recommend withdrawal from allocation;
- Strategic Recommendation B – Exception Test required if site passes Sequential Test;
- Strategic Recommendation C – Careful consideration of site layout and design around the identified flood risk which may be complex, i.e. redrawing of development boundaries to remove risk or incorporation of risk through appropriate mitigation techniques, if site passes Sequential Test;
- Strategic Recommendation D – low risk therefore progress to site-specific FRA; and
- Strategic Recommendation E – site could be allocated or permitted for development on flood risk grounds due to very low risk, subject to consultation with the LPA and LLFA.

Figure 6 – Table 6-7: Number of SHLAA sites per strategic recommendation (Source: Wirral Level 1 SFRA)

Indicative land use	Number of sites within...				
	A	B	C	D	E
Residential	52	31	70	257	227
Employment	2	0	18	24	15
Mixed use	0	2	2	2	0
TOTAL	54	33	90	283	242

5.5 The Level 1 SFRA notes that the site assessment was a high-level screening assessment and that each site may require further investigation before development is allocated or permitted, as local circumstances may dictate the outcome of the strategic recommendations. Examples of such local circumstances are included in Section 6.4.1 of the Level 1 SFRA.⁷

⁷ Wirral Level 1 SFRA, 2021, Pages 73 – 74.

The Sequential Test Conclusions

- 5.6 The Sequential Test was undertaken by the Council separately for housing/ mixed use sites and employment sites. The Sequential Test had three steps. The conclusions for each step for the housing/ mixed uses sites are set out below first, and then followed by the conclusions for the employment sites.

Housing/ Mixed Use Sites

- 5.7 The total housing need identified for the Borough over the Plan period 2021-2037 is 13,360 dwellings but it is necessary to identify a larger supply to make allowances for the potential that sites may not come forward at the pace expected. The Local Plan therefore will make provision for the delivery of almost 18,000 dwellings. New build commitments and allowances for net gains from conversions and changes of use, new build windfalls and the return to use of empty homes will provide 5,222 dwellings.

Step1: Can development be allocated in Flood Zone 1 with no significant surface water risk?

- 5.8 479 potential housing sites⁸ were identified to be 100% in Flood Zone 1 and with no significant risk from surface water flooding. All these sites passed the Sequential Test. Of these 45 sites are identified as proposed housing allocations for a total of 1,722 dwellings.
- 5.9 20 potential housing sites were identified to be 100% in Flood Zone 1 with significant surface water flooding. 5 of these sites are identified as proposed housing allocations for a total of 1,470 dwellings. All of the sites proposed for allocation have been subject to their own site-specific Flood Risk Assessment or were considered in the Wirral Level 2 SFRA.
- 5.10 1 potential mixed-use site was identified to be 100% in Flood Zone 1 and with no significant risk from surface water flooding. This site has not been identified as a proposed allocation. This site passed the sequential test.
- 5.11 No potential mixed-use sites were identified to be 100% in Flood Zone 1 with significant surface water flooding.

⁸ Site 0632 has been miscoded in the Wirral Level 1 SFRA, 2021 as Flood Zone 3b. This has been corrected in Appendix 1 of this paper and in the summary in Paragraph 5.6 above.

Step 2: Can development be allocated in Flood Zone 2 – lowest risk sites first?

- 5.12 In relation to potential housing sites in Flood Zone 2, five sites were identified to be more than 80% in Flood Zone 1 and with no significant risk from surface water flooding. Three of these sites are identified as proposed housing allocations for a total of 1,277 dwellings. All these proposed allocations are on sites that are more than 95% in Flood Zone 1.
- 5.13 One housing site in Zone 2 was identified to be more than 95% in Flood Zone 1 with significant surface water risk. This site was assessed in the Level 2 SFRA. This site is not proposed for allocation.
- 5.14 One housing site in Zone 2 was identified to be more than 50% in Flood Zone 2 with no significant surface water risk. This site is proposed for allocation for 1 dwelling.
- 5.15 No potential mixed-use sites were identified in Flood Zone 2.
- 5.16 None of the potential sites in Flood Zone 2 were for highly vulnerable uses and so were not taken forward for the Exception Test.

Step 3: Can development be allocated in the lowest risk sites available in Flood Zone 3?

- 5.17 33 sites were identified in Flood Zone 3a.
- 5.18 Seven potential housing sites were identified to be more than 75% in Flood Zone 1, less than 25% in Flood Zone 3a and none of the sites in Flood Zone 3b. Two of these sites are identified as proposed housing allocations for a total of 450 dwellings⁹. These sites were assessed together in the Level 2 SFRA and have been subject to the Exception Test (see details in Appendix 3).
- 5.19 Seven potential housing sites were identified to be more than 60% in Flood Zones 1 and 2, less than 40% in Flood Zone 3a and none of the sites in Flood Zone 3b. One of these sites is identified as a proposed housing allocation for a total of 87 dwellings¹⁰. This site has planning permission and a site-specific Flood Risk Assessment – the site has passed the Exception Test.

⁹ RES-RA2.1 and RES-RA2.2.

¹⁰ RES-SA1.3.

- 5.20 Nineteen potential housing sites were identified to be more than 50% in Flood Zone 3a and none of the sites in Flood Zone 3b. Two of these sites are proposed housing allocations for a total of 101 dwellings. One of the sites has planning permission and a site-specific Flood Risk Assessment – the site has passed the Exception Test¹¹. The other site has been assessed in the Level 2 SFRA and has been subject to the Exception Test¹² (see details in Appendix 3).
- 5.21 98 sites were identified in Flood Zone 3b.
- 5.22 72 potential housing sites were identified to be less than 5% in Flood Zone 3b. Six of these sites are proposed housing allocations for a total of 1,134 dwellings. Four of these sites have a site-specific Flood Risk Assessment and have passed the Exception Test¹³. Two sites were assessed in the Level 2 SFRA and have been subject to the Exception Test¹⁴ (see details in Appendix 3).
- 5.23 Seventeen potential housing sites were identified to be between 6% and 20% in Flood Zone 3b. One of these sites is proposed for allocation for 14 dwellings. This site has planning permission and a site-specific Flood Risk Assessment – the site has passed the Exception Test.¹⁵
- 5.24 Nine potential housing sites were identified to be more than 20% in Flood Zone 3b. None of these sites are proposed for allocation.
- 5.25 Four potential mixed-use sites were identified in Flood Zone 3b. One of these is proposed for allocation as a housing site for 2,200 dwellings. It was assessed in the Level 2 SFRA and has been subject to the Exception Test¹⁶ (see details in Appendix 3).
- 5.26 The Sequential Test assessments for the potential housing sites and mixed-use sites are included as Appendix 1 of this report.
- 5.27 As Figures 7 and 8 below show there were insufficient sites in Flood Zones 1 or 2 to meet Wirral’s housing need.

¹¹ RES-SA6.7.

¹² RES-SA5.3.

¹³ RES-RA6.7, RES-RA6.6, RES-RA6.3, RES-RA6.4.

¹⁴ RES-RA6.5, RES-SA4.6.

¹⁵ RES-SA5.8.

¹⁶ RES-RA6.2.

Figure 7 – Allocated housing sites in each Flood Zone

Appendix 1 – Housing Sites	Allocated sites	Allocated dwellings
Step 1 – Flood Zone 1		
Step 1 – Flood Zone 1 no significant flood risk	45	1,722
Step 1 – Flood Zone 1 and significant surface water flood risk	20	1,470
Step 2 – Flood Zone 2		
More than 80% of the site in Flood Zone 1 & no significant surface water flood risk	3	1,277
More than 95% of the site in Flood Zone 1 & significant surface water flood risk	0	0
More than 50% of the site in Flood Zone 2 & no significant surface water flood risk	1	1
Step 3 – Flood Zone 3		
More than 75% in Flood Zone 1, less than 25% in Flood Zone 3a and none of the site in Flood Zone 3b	2	450
More than 60% in Flood Zones 1 and 2, less than 40% in Flood Zone 3a and none of the site in Flood Zone 3b	1	87
More than 50% in Flood Zone 3a and none of the site in Flood Zone 3b	2	101
Less than 5% in Flood Zone 3b	6	1,134
Between 6% and 20% in Flood Zone 3b	1	14
More than 20% in Flood Zone 3b	0	0
Total	81	6,256

Figure 8 – Allocated mixed use sites in each Flood Zone

Appendix 1 – Mixed Use Sites	Allocated sites	Allocated dwellings
Step 1 – Flood Zone 1		
Step 1 – Flood Zone 1 no significant flood risk	0	0
Step 1 – Flood Zone 1 and significant surface water flood risk	0	0
Step 2 – Flood Zone 2		
No sites in Flood Zone 2	0	0
Step 3 – Flood Zone 3		
No sites in Flood Zone 3a	0	0
Mixed use sites in Flood Zone 3b	1	2,200
Total	1	2,200

Employment Sites

5.28 The employment land need identified for Wirral over the Plan period 2021-2037 is 52.9 hectares. To accommodate jobs growth the Local Plan will make provision for 65.6 hectares net employment land. This exceeds the requirement of 53 hectares in order to provide for flexibility over the plan period and in recognition that some of the sites may be required for relocation of existing businesses in connection with delivery of the wider plan strategy, and also that some sites are within the Port and Maritime Zone where port-related uses will be prioritised.

Step1: Can development be allocated in Flood Zone 1 with no significant surface water risk?

5.29 34 potential employment sites were identified to be 100% in Flood Zone 1 with no significant risk from surface water flooding. Of these, ten sites are identified as proposed employment allocations for a total of 31.39 hectares. All these sites passed the Sequential Test.

5.30 No potential employment sites were identified to be 100% in Flood Zone 1 with significant surface water flooding.

Step 2: Can development be allocated in Flood Zone 2 – lowest risk sites first?

5.31 In relation to potential employment sites in Flood Zone 2, four potential employment sites were identified to be more than 99% in Flood Zone 1 and with no risk from surface water flooding. None of these sites are identified as proposed employment allocations.

Step 3: Can development be allocated in the lowest risk sites available in Flood Zone 3?

5.32 Eleven sites were identified in Flood Zone 3a.

5.33 Six potential employment sites were identified to be more than 75% in Flood Zone 1, less than 25% in Flood Zone 3a and none of the sites in Flood Zone 3b. One of these sites is identified as a proposed employment allocation for 1.8 hectares.

5.34 One potential employment site was identified to be more than 60% in Flood Zones 1 and 2, less than 40% in Flood Zone 3a and none of the site in Flood Zone 3b. This site is not identified as a proposed employment allocation.

- 5.35 Four potential employment sites were identified to be more than 90% in Flood Zone 3a with none of the site in Flood Zone 3b. Three of these sites are identified as proposed employment allocations for 3.28 hectares.
- 5.36 None of the potential sites in Flood Zone 3 were for highly vulnerable uses and so were not taken forward for the Exception Test.
- 5.37 Ten sites were identified in Flood Zone 3b.
- 5.38 Eight sites were identified to be less than 5% in Flood Zone 3b. Six of these sites are identified as proposed employment allocations for a total of 27.55 hectares. One of these sites was assessed in the Level 2 SFRA.
- 5.39 Two sites were identified to be between 15% and 25% in Flood Zone 3b. Both of these sites were assessed in the Level 2 SFRA. One of these sites is identified as a proposed employment allocation for 1.58 hectares.
- 5.40 For all of the eleven sites identified as employment allocations in Flood Zone 3 flood risk is considered to be manageable through careful consideration of site layout and design as part of a site-specific FRA.
- 5.41 As Figure 9 below shows there were insufficient sites in Flood Zones 1 or 2 to meet Wirral's employment land need.
- 5.42 The Sequential Test assessment for potential employment sites is included as Appendix 2 of this report.

Figure 9 – Allocated employment sites in each Flood Zone

Appendix 2 – Employment Sites	Allocated sites	Allocated land (ha)
Step 1 – Flood Zone 1		
Step 1 – Flood Zone 1 and no significant flood risk	10	31.39
Step 1 – Flood Zone 1 and significant surface water flood risk	0	0
Step 2 – Flood Zone 2		
More than 99% of site in Flood Zone 1 and no significant surface water flood risk	0	0
Step 3 – Flood Zone 3		
More than 75% of site in Flood Zone 1, less than 25% in Flood Zone 3a and none of site in Flood Zone 3b	1	1.8
More than 60% in Flood Zones 1 and 2, less than 40% in Flood Zone 3a and none of site in Flood Zone 3b	0	0
More than 90% in Flood Zone 3a and none of site in Flood Zone 3b	3	3.28
Less than 5% in Flood Zone 3b	6	27.55
Between 15% and 25% of site in Flood Zone 3b	1	1.58
Total		65.6

The Exception Test Conclusions

5.43 25 sites were identified in the Level 1 SFRA requiring further investigation in the Level 2 SFRA. 13 of these sites were considered to require the Exception Test. The Council considered the conclusions of the Sequential Test and identified that six sites required an Exception Test. Both parts of the Exception Test have been completed for these sites and all the sites have passed the Exception Test. The Exception Test assessment is included as Appendix 3 to this report.

Appendix 1A – Wirral Local Plan Sequential Test for Housing Sites

Step 1: Can development be allocated in Flood Zone 1 with No Significant Surface Water Risk?

100% of site lies within Flood Zone 1 and No Significant Surface Water Risk (Total 479 sites, of which 45 sites to be allocated for 1,722 dwellings)

Site ref	Site Name	Area (ha)	FZ1	FZ2	FZ3a	FZ3b	Significant Surface Water Risk	Climate Change Risk	Comments	Add into housing figures?	Dwellings/ Land (ha) to 2037
0019	SHLAA 0019 LAND ADJACENT TO 38 MOUNT PLEASANT ROAD, NEW BRIGHTON	0.01	100%	0%	0%	0%	No	Low	-	No	0
0032	SHLAA 0032 Adjacent 60 Albion Street, New Brighton	0.04	100%	0%	0%	0%	No	Low	-	No	0
0047	SHLAA 0047 37A Hartismere Road, Seacombe	0.07	100%	0%	0%	0%	No	Low	-	No	0
0111	SHLAA 0111 East of 2 Devonshire Road, Oxton	0.07	100%	0%	0%	0%	No	Low	-	No	0
0126	SHLAA 0126 Rear of Phoenix House, Upton	0.17	100%	0%	0%	0%	No	Low	-	No	0
0127	SHLAA 0127 North of Phoenix House, Upton	0.34	100%	0%	0%	0%	No	Low	-	No	0
0134	SHLAA 0134 West of 100	0.05	100%	0%	0%	0%	No	Low	-	No	0

Appendix 1 – Wirral Local Plan Sequential Test for Housing and Mixed Use Sites

Site ref	Site Name	Area (ha)	FZ1	FZ2	FZ3a	FZ3b	Significant Surface Water Risk	Climate Change Risk	Comments	Add into housing figures?	Dwellings/Land (ha) to 2037
	Brassey Street, Birkenhead										
-0136	SHLAA 0136 North of 41 Eltham Green, Woodchurch	0.10	100%	0%	0%	0%	No	Low	-	No	0
0152	SHLAA 0152 Adjacent 575 Price Street, Birkenhead	0.02	100%	0%	0%	0%	No	Low	-	No	0
0255	SHLAA 0255 South of 706 New Chester Road, Rock Ferry	0.19	100%	0%	0%	0%	No	Low	-	No	0
0299	SHLAA 0299 Rear of 49 Dearnford Avenue, Bromborough	0.06	100%	0%	0%	0%	No	Low	-	No	0
0306	SHLAA 0306 North of 88C Downham Road South, Heswall	0.05	100%	0%	0%	0%	No	Low	-	No	0
0418	SHLAA 0418 Former Waste Transfer Station, Limekiln Lane	1.59	100%	0%	0%	0%	No	Low	-	No	0
0436	SHLAA 0436 Price Street Business Park, Birkenhead	0.41	100%	0%	0%	0%	No	Low	-	No	0
0449	SHLAA 0449 Rear of 88	0.15	100%	0%	0%	0%	No	Low	-	No	0

Appendix 1 – Wirral Local Plan Sequential Test for Housing and Mixed Use Sites

Site ref	Site Name	Area (ha)	FZ1	FZ2	FZ3a	FZ3b	Significant Surface Water Risk	Climate Change Risk	Comments	Add into housing figures?	Dwellings/Land (ha) to 2037
	Wallasey Village, Wallasey										
0454	SHLAA 0454 26A Sandfield Road, New Brighton	0.11	100%	0%	0%	0%	No	Low	-	No	0
0457	SHLAA 0457 Former 19-21 Trafalgar Road, Egremont	0.02	100%	0%	0%	0%	No	Low	-	No	0
0459	SHLAA 0459 Former 40 to 44 Rice Lane, Liscard	0.03	100%	0%	0%	0%	No	Low	-	No	0
0460	SHLAA 0460 Former 60 Union Street, Liscard	0.01	100%	0%	0%	0%	No	Low	-	No	0
0462	SHLAA 0462 Rappart Road Car Park, Seacombe	0.20	100%	0%	0%	0%	No	Low	-	No	0
0465	SHLAA 0465 Former 174 to 178 Borough Road, Seacombe	0.03	100%	0%	0%	0%	No	Low	-	No	0
0466	SHLAA 0466 East of 1 Leopold Street, Seacombe	0.08	100%	0%	0%	0%	No	Low	-	No	0
0468	SHLAA 0468 Former 22 to 40	0.24	100%	0%	0%	0%	No	Low	-	No	0

Appendix 1 – Wirral Local Plan Sequential Test for Housing and Mixed Use Sites

Site ref	Site Name	Area (ha)	FZ1	FZ2	FZ3a	FZ3b	Significant Surface Water Risk	Climate Change Risk	Comments	Add into housing figures?	Dwellings/Land (ha) to 2037
	Borough Way, Seacombe										
0476	SHLAA 0476 Former 1-17 Montrose Avenue, Seacombe	0.06	100%	0%	0%	0%	No	Low	-	No	0
0482	SHLAA 0482 Argyle Industrial Estate, Tranmere	3.62	100%	0%	0%	0%	No	Low	-	No	0
0483	SHLAA 0483 13 Green Lane, Tranmere	0.99	100%	0%	0%	0%	No	Low	-	No	0
0485	SHLAA 0485 Adjacent to 47 Agnes Road, Tranmere	0.13	100%	0%	0%	0%	No	Low	-	No	0
0492	SHLAA 0492 Land at Rock Lane East, Rock Ferry	0.08	100%	0%	0%	0%	No	Low	-	No	0
0494	SHLAA 0494 St Annes RC Church Car Park, Rock Ferry	0.22	100%	0%	0%	0%	No	Low	-	No	0
0497	SHLAA 0497 Former Dell Primary School	1.21	100%	0%	0%	0%	No	Some	-	No	0
0500	SHLAA 0500 North of 2-4 Thorburn Close, Rock Ferry	0.13	100%	0%	0%	0%	No	Low	-	No	0

Appendix 1 – Wirral Local Plan Sequential Test for Housing and Mixed Use Sites

Site ref	Site Name	Area (ha)	FZ1	FZ2	FZ3a	FZ3b	Significant Surface Water Risk	Climate Change Risk	Comments	Add into housing figures?	Dwellings/Land (ha) to 2037
0501	SHLAA 0501 Former Earl and Marquiss Gardens, New Ferry	0.48	100%	0%	0%	0%	No	Low	-	No	0
0503	SHLAA 0503 Fmr Goods Yard	1.97	100%	0%	0%	0%	No	Low	-	No	0
0510	SHLAA 0510 Adjacent 24 Swaledale Close, Eastham	0.08	100%	0%	0%	0%	No	Low	-	No	0
0511	SHLAA 0511 Raby Hall Autistic Centre, Raby	1.63	100%	0%	0%	0%	No	Low	-	No	0
0516	SHLAA 0516 Adjacent 44, Schoolfield Road, Woodchurch	0.09	100%	0%	0%	0%	No	Low	-	No	0
0517	SHLAA 0517 Rear of 86 to 140 Ferny Brown Road, Woodchurch	0.33	100%	0%	0%	0%	No	Low	-	No	0
0545	SHLAA 0545 Former 1 to 53, Bluewood Drive, Bidston	0.43	100%	0%	0%	0%	No	Low	-	No	0
0546	SHLAA 0546 Former 2 to 104, Bluewood Drive, Bidston	0.54	100%	0%	0%	0%	No	Low	-	No	0

Appendix 1 – Wirral Local Plan Sequential Test for Housing and Mixed Use Sites

Site ref	Site Name	Area (ha)	FZ1	FZ2	FZ3a	FZ3b	Significant Surface Water Risk	Climate Change Risk	Comments	Add into housing figures?	Dwellings/Land (ha) to 2037
0556	SHLAA 0556 Land at Lincoln Street, Birkenhead	0.17	100%	0%	0%	0%	No	Some	-	No	0
0560	SHLAA 0560 Adjacent 1, Austin Street, Poulton	0.01	100%	0%	0%	0%	No	Low	-	No	0
0561	SHLAA 0561 Adjacent 8, Sherlock Lane, Liscard	0.02	100%	0%	0%	0%	No	Low	-	No	0
0562	SHLAA 0562 Former St Lukes Church Hall, Poulton	0.20	100%	0%	0%	0%	No	Low	-	No	0
0571	SHLAA 0571 Former 6-8 The Grove, Liscard	0.03	100%	0%	0%	0%	No	Low	-	No	0
0572	SHLAA 0572 Rear of 70 to 100 Brassey Street, Birkenhead	0.73	100%	0%	0%	0%	No	Low	-	No	0
0574	SHLAA 0574 Land at Stoke Street, Birkenhead	0.05	100%	0%	0%	0%	No	Low	-	No	0
0580	SHLAA 0580 33 Old Bidston Road, Birkenhead	0.01	100%	0%	0%	0%	No	Low	-	No	0
0596	SHLAA 0596 249 Cleveland	0.13	100%	0%	0%	0%	No	Low	-	No	0

Appendix 1 – Wirral Local Plan Sequential Test for Housing and Mixed Use Sites

Site ref	Site Name	Area (ha)	FZ1	FZ2	FZ3a	FZ3b	Significant Surface Water Risk	Climate Change Risk	Comments	Add into housing figures?	Dwellings/Land (ha) to 2037
	Street, Birkenhead										
0600	SHLAA 0600 Adjacent 95 Craven Street, Birkenhead	0.02	100%	0%	0%	0%	No	Low	-	No	0
0604	SHLAA 0604 North of 20 Balls Road, Birkenhead	0.02	100%	0%	0%	0%	No	Low	-	No	0
0607	SHLAA 0607 Rear of 4 to 10 Dingle Road, Birkenhead	0.05	100%	0%	0%	0%	No	Low	-	No	0
0608	SHLAA 0608 East of 40 Beech Road, Tranmere	0.02	100%	0%	0%	0%	No	Low	-	No	0
0621	SHLAA 0621 Former 31 to 35 Mona Street, Claughton	0.01	100%	0%	0%	0%	No	Low	-	No	0
0624	SHLAA 0624 81 Cleveland Street, Birkenhead	0.12	100%	0%	0%	0%	No	Low	-	No	0
0632	SHLAA 0632 Thornton Hough WWTW, Raby Road	0.35	100%	0%	0%	0%	No	Low	-	No	0
0638	SHLAA 0638 Garden Hey Nursery, Saughall Massie	0.83	100%	0%	0%	0%	No	Low	-	No	0

Appendix 1 – Wirral Local Plan Sequential Test for Housing and Mixed Use Sites

Site ref	Site Name	Area (ha)	FZ1	FZ2	FZ3a	FZ3b	Significant Surface Water Risk	Climate Change Risk	Comments	Add into housing figures?	Dwellings/Land (ha) to 2037
0641	SHLAA 0641 North of White House, Broad Lane, Heswall	0.50	100%	0%	0%	0%	No	Low	-	No	0
0642	SHLAA 0642 North of Ferns Close, Heswall	1.64	100%	0%	0%	0%	No	Low	-		
0644	SHLAA 0644 Rear of Sandymount, Broad Lane	0.97	100%	0%	0%	0%	No	Low	-	No	0
0647	SHLAA 0647 Octel Sports and Social Club, Eastham	3.83	100%	0%	0%	0%	No	Low	-	No	0
0648	SHLAA 0648 West of Raby Hall, Raby Mere	2.90	100%	0%	0%	0%	No	Low	-	No	0
0649	SHLAA 0649 Land East of Raby Hall, Raby Mere	3.69	100%	0%	0%	0%	No	Low	-	No	0
0656	SHLAA 0656 Rear of 2-16 School Lane, Wallasey Village	0.15	100%	0%	0%	0%	No	Low	-	No	0
0663	SHLAA 0663 South of 16 Magazine Brow, New Brighton	0.06	100%	0%	0%	0%	No	Low	-	No	0
0666	SHLAA 0666 Wallasey British Legion, Withens Lane	0.11	100%	0%	0%	0%	No	Low	-	No	0

Appendix 1 – Wirral Local Plan Sequential Test for Housing and Mixed Use Sites

Site ref	Site Name	Area (ha)	FZ1	FZ2	FZ3a	FZ3b	Significant Surface Water Risk	Climate Change Risk	Comments	Add into housing figures?	Dwellings/Land (ha) to 2037
0672	SHLAA 0672 Rear of 19 to 37 Bedford Avenue, Rock Ferry	0.19	100%	0%	0%	0%	No	Low	-	No	0
0673	SHLAA 0673 South of 9 Springwood Way, New Ferry	0.45	100%	0%	0%	0%	No	Low	-	No	0
0683	SHLAA 0683 Land at The Rake/Park View, Bromborough	0.61	100%	0%	0%	0%	No	Low	-	No	0
0684	SHLAA 0684 East of 216 Allport Road, Bromborough	0.22	100%	0%	0%	0%	No	Low	-	No	0
0685	SHLAA 0685 North of 1 Archers Green, Eastham	0.06	100%	0%	0%	0%	No	Low	-	No	0
0686	SHLAA 0686 South of 52, Shallmarch Road, Bebington	0.04	100%	0%	0%	0%	No	Low	-	No	0
0692	SHLAA 0692 North of 75 Moreton Road, Upton	0.15	100%	0%	0%	0%	No	Low	-	No	0
0694	SHLAA 0694 South of Moira Sephton Court, Noctorum	0.16	100%	0%	0%	0%	No	Low	-	No	0

Appendix 1 – Wirral Local Plan Sequential Test for Housing and Mixed Use Sites

Site ref	Site Name	Area (ha)	FZ1	FZ2	FZ3a	FZ3b	Significant Surface Water Risk	Climate Change Risk	Comments	Add into housing figures?	Dwellings/Land (ha) to 2037
0696	SHLAA 0696 South of Meadowside School, Woodchurch	0.24	100%	0%	0%	0%	No	Low	-	No	0
0703	SHLAA 0703 Rear of 1 Martin Close, Irby	0.20	100%	0%	0%	0%	No	Low	-	No	0
0705	SHLAA 0705 East of 51 Thingwall Road, Irby	0.11	100%	0%	0%	0%	No	Low	-	No	0
0715	SHLAA 0715 Land at Rectory Road, West Kirby	1.21	100%	0%	0%	0%	No	Low	-	No	0
0722	SHLAA 0722 Rear of 43 to 49 Lingham Lane, Moreton	0.54	100%	0%	0%	0%	No	Low	-	No	0
0724	SHLAA 0724 Land at Mallard Way, Moreton	0.26	100%	0%	0%	0%	No	Low	-	No	0
0726	SHLAA 0726 North of 14 Birchfield, Moreton	0.07	100%	0%	0%	0%	No	Low	-	No	0
0729	SHLAA 0729 North of 39 Millhouse Lane, Moreton	0.05	100%	0%	0%	0%	No	Low	-	No	0
0733	SHLAA 0733 North of 24 Fender Way, Beechwood	0.16	100%	0%	0%	0%	No	Low	-	No	0

Appendix 1 – Wirral Local Plan Sequential Test for Housing and Mixed Use Sites

Site ref	Site Name	Area (ha)	FZ1	FZ2	FZ3a	FZ3b	Significant Surface Water Risk	Climate Change Risk	Comments	Add into housing figures?	Dwellings/Land (ha) to 2037
0735	SHLAA 0735 Rear of 24 to 38 Arkle Road, Bidston	0.09	100%	0%	0%	0%	No	Low	-	No	0
0736	SHLAA 0736 Rear of 2 to 22 Deakin Street, Bidston	0.27	100%	0%	0%	0%	No	Low	-	No	0
0737	SHLAA 0737 East of 2 Edrich Avenue, Bidston	0.08	100%	0%	0%	0%	No	Low	-	No	0
0740	SHLAA 0740 North of 137 Garden Hey Road, Saughall Massie	1.75	100%	0%	0%	0%	No	Low	-	No	0
0741	SHLAA 0741 South of 106 Garden Hey Road, Saughall Massie	0.93	100%	0%	0%	0%	No	Low	-	No	0
0747	SHLAA 0747 West of Darcy Court, Wood Street, Port Suinlight	0.23	100%	0%	0%	0%	No	Low	-	No	0
0749	SHLAA 0749 Holborn Square Industrial Estate, Birkenhead	0.53	100%	0%	0%	0%	No	Low	-	No	0
0761	SHLAA 0761 Former Great Float Public	0.10	100%	0%	0%	0%	No	Low	-	No	0

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Site ref	Site Name	Area (ha)	FZ1	FZ2	FZ3a	FZ3b	Significant Surface Water Risk	Climate Change Risk	Comments	Add into housing figures?	Dwellings/Land (ha) to 2037
	House, Birkenhead										
0763	SHLAA 0763 Former Nelson House, Rock Ferry	0.32	100%	0%	0%	0%	No	Low	-	No	0
0766	SHLAA 0766 Former Greenacres Court, Beechwood	0.30	100%	0%	0%	0%	No	Low	-	No	0
0776	SHLAA 0776 Former Crooked Billet Public House, Tranmere	0.06	100%	0%	0%	0%	No	Low	-	No	0
0785	SHLAA 0785 101 to 103 New Chester Road, New Ferry	0.10	100%	0%	0%	0%	No	Low	-	No	0
0806	SHLAA 0806 99c New Chester Road, New Ferry	0.02	100%	0%	0%	0%	No	Low	-	No	0
0820	SHLAA 0820 Rear 29 to 33 Ravenswood Avenue, Rock Ferry	0.04	100%	0%	0%	0%	No	Low	-	No	0
0860	SHLAA 0860 East of Hill Top Farm, Thornton Hough	5.57	100%	0%	0%	0%	No	Low	-	No	0

Appendix 1 – Wirral Local Plan Sequential Test for Housing and Mixed Use Sites

Site ref	Site Name	Area (ha)	FZ1	FZ2	FZ3a	FZ3b	Significant Surface Water Risk	Climate Change Risk	Comments	Add into housing figures?	Dwellings/Land (ha) to 2037
0861	SHLAA 0861 South of Home Farm, Landican	1.09	100%	0%	0%	0%	No	Low	-	No	0
0864	SHLAA 0864 South of Brook Cottage, Brimstage	1.87	100%	0%	0%	0%	No	Some	-	No	0
0870	SHLAA 0870 Land at Bank Farm, Barnston Village	2.74	100%	0%	0%	0%	No	Low	-	No	0
0871	SHLAA 0871 North of Banager, Storeton Lane	2.51	100%	0%	0%	0%	No	Low	-	No	0
0874	SHLAA 0874 Land at White House Farm, Raby	0.44	100%	0%	0%	0%	No	Low	-	No	0
0878	SHLAA 0878 Bridges House Farm, Heswall	4.33	100%	0%	0%	0%	No	Low	-	No	0
0881	SHLAA 0881 West of Gills Lane Farm, Barnston	7.36	100%	0%	0%	0%	No	Low	-	No	0
0882	SHLAA 0882 East of Thorncroft Drive, Gills Lane, Barnston	0.83	100%	0%	0%	0%	No	Low	-	No	0
0883	SHLAA 0883 West of Thorncroft	4.00	100%	0%	0%	0%	No	Low	-	No	0

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Site ref	Site Name	Area (ha)	FZ1	FZ2	FZ3a	FZ3b	Significant Surface Water Risk	Climate Change Risk	Comments	Add into housing figures?	Dwellings/Land (ha) to 2037
	Drive, Gills Lane, Barnston										
0891	SHLAA 0891 South of Pickmere Drive, Eastham	8.67	100%	0%	0%	0%	No	Low	-	No	0
0894	SHLAA 0894 Abbey Grange, BRIDLE ROAD, EASTHAM, CH62 8BR	0.40	100%	0%	0%	0%	No	Low	-	No	0
0895	SHLAA 0895 Rear of Irby Farm, Irby	0.98	100%	0%	0%	0%	No	Low	-	No	0
0896	SHLAA 0896 West of 52 to 54 Stanley Lane, Eastham	0.08	100%	0%	0%	0%	No	Low	-	No	0
0907	SHLAA 0907 East of 117 to 121 Pipers Lane, Heswall	1.30	100%	0%	0%	0%	No	Low	-	No	0
0918	SHLAA 0918 West of 94 Garden Hey Road, Saughall Massie	0.17	100%	0%	0%	0%	No	Low	-	No	0
0926	SHLAA 0926 Noctorum Road Playing Field, Cloughton	2.24	100%	0%	0%	0%	No	Low	-	No	0
0928	SHLAA 0928 South of 218 Ferry Road, Eastham	1.35	100%	0%	0%	0%	No	Low	-	No	0

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Site ref	Site Name	Area (ha)	FZ1	FZ2	FZ3a	FZ3b	Significant Surface Water Risk	Climate Change Risk	Comments	Add into housing figures?	Dwellings/Land (ha) to 2037
0929	SHLAA 0929 West of 15 Acres Road, Meols	0.28	100%	0%	0%	0%	No	Low	-	No	0
0930	SHLAA 0930 South of Kingsley Avenue, Eastham	11.37	100%	0%	0%	0%	No	Low	-	No	0
0933	SHLAA 0933 Grange Water Treatment Works, West Kirby	1.26	100%	0%	0%	0%	No	Low	-	No	0
0934	SHLAA 0934 Land at Gorsehill Reservoir, New Brighton	0.19	100%	0%	0%	0%	No	Low	-	No	0
0935	SHLAA 0935 West Wallasey Van Hire, Thingwall	0.24	100%	0%	0%	0%	No	Low	-	No	0
0937	SHLAA 0937 Eastham Home Guard Club, Park Road	0.28	100%	0%	0%	0%	No	Low	-	No	0
0943	SHLAA 0943 East of Regency Lodge, Broad Lane, Heswall	0.72	100%	0%	0%	0%	No	Low	-	No	0
0945	SHLAA 0945 South of	0.17	100%	0%	0%	0%	No	Low	-	No	0

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Site ref	Site Name	Area (ha)	FZ1	FZ2	FZ3a	FZ3b	Significant Surface Water Risk	Climate Change Risk	Comments	Add into housing figures?	Dwellings/Land (ha) to 2037
	Wessex, Thornton Hough										
0947	SHLAA 0947 East of The Crossway, Raby	0.22	100%	0%	0%	0%	No	Low	-	No	0
0965	SHLAA 0965 7 New Chester Road, New Ferry	0.01	100%	0%	0%	0%	No	Low	-	No	0
0967	SHLAA 0967 Former Pool Inn, Poulton Road, Wallasey	0.10	100%	0%	0%	0%	No	Low	-	No	0
0974	SHLAA 0974 Land at Oxton Road, Birkenhead	0.36	100%	0%	0%	0%	No	Low	-	No	0
0982	SHLAA 0982 North of 22 Heythrop Drive, Heswall	0.05	100%	0%	0%	0%	No	Low	-	No	0
0990	SHLAA 0990 South of Community Centre, Gautby Road	0.37	100%	0%	0%	0%	No	Low	-	No	0
1003	SHLAA 1003 Rear of 7-11 Beaufort Road, Birkenhead	0.05	100%	0%	0%	0%	No	Low	-	No	0
1008	SHLAA 1008 164 to 190 Cleveland	0.10	100%	0%	0%	0%	No	Low	-	No	0

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Site ref	Site Name	Area (ha)	FZ1	FZ2	FZ3a	FZ3b	Significant Surface Water Risk	Climate Change Risk	Comments	Add into housing figures?	Dwellings/Land (ha) to 2037
	Street, Birkenhead										
1011	SHLAA 1011 West of 291 Cleveland Street, Birkenhead	0.10	100%	0%	0%	0%	No	Low	-	No	0
1012	SHLAA 1012 Rear of 267-273 Cleveland Street, Birkenhead	0.04	100%	0%	0%	0%	No	Low	-	No	0
1013	SHLAA 1013 Delta House, 257 Brook Street, Birkenhead	0.04	100%	0%	0%	0%	No	Low	-	No	0
1014	SHLAA 1014 Adjacent 34 Wood Street, Birkenhead	0.03	100%	0%	0%	0%	No	Low	-	No	0
1016	SHLAA 1016 South of 4 Freeman Street, Birkenhead	0.04	100%	0%	0%	0%	No	Low	-	No	0
1019	SHLAA 1019 Quarrybank Car Park, Birkenhead	0.15	100%	0%	0%	0%	No	Low	-	No	0
1020	SHLAA 1020 Quarrybank Workshops, Birkenhead	0.29	100%	0%	0%	0%	No	Low	-	No	0
1030	SHLAA 1030 Grosvenor	0.07	100%	0%	0%	0%	No	Low	-	No	0

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Site ref	Site Name	Area (ha)	FZ1	FZ2	FZ3a	FZ3b	Significant Surface Water Risk	Climate Change Risk	Comments	Add into housing figures?	Dwellings/Land (ha) to 2037
	Buildings, 1 Grosvenor Road, Birkenhead										
1032	SHLAA 1032 Rear of Lyndhurst, 54 Dibbinsdale Road, Bebington	0.08	100%	0%	0%	0%	No	Low	-	No	0
1033	SHLAA 1033 Rear of 38 Plymyard Avenue, Bromborough	0.06	100%	0%	0%	0%	No	Low	-	No	0
1044	SHLAA 1044 Adjacent 18 Croft Drive, Caldy	0.38	100%	0%	0%	0%	No	Low	-	No	0
1047	SHLAA 1047 Rear of 64 Caldy Road, Caldy	0.10	100%	0%	0%	0%	No	Low	-	No	0
1049	SHLAA 1049 Grosvenor Place Car Park, Claughton	0.17	100%	0%	0%	0%	No	Low	-	No	0
1050	SHLAA 1050 Scotts Place Garage, Claughton	0.07	100%	0%	0%	0%	No	Low	-	No	0
1070	SHLAA 1070 22 to 28 Littledale Road, Seacombe	0.05	100%	0%	0%	0%	No	Low	-	No	0

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Site ref	Site Name	Area (ha)	FZ1	FZ2	FZ3a	FZ3b	Significant Surface Water Risk	Climate Change Risk	Comments	Add into housing figures?	Dwellings/Land (ha) to 2037
1072	SHLAA 1072 Adjacent 21 Lightfoot Lane, Heswall	0.12	100%	0%	0%	0%	No	Low	-	No	0
1083	SHLAA 1083 Adjacent White House, Grange Road, Heswall	0.05	100%	0%	0%	0%	No	Low	-	No	0
1088	SHLAA 1088 Adjacent 35 Farr Hall Drive, Heswall	0.11	100%	0%	0%	0%	No	Low	-	No	0
1094	SHLAA 1094 Adjacent 2 Cable Road, Hoylake	0.05	100%	0%	0%	0%	No	Low	-	No	0
1106	SHLAA 1106 Rear of 26 School Lane, Hoylake	0.03	100%	0%	0%	0%	No	Low	-	No	0
1109	SHLAA 1109 274 Irby Road, Irby	0.08	100%	0%	0%	0%	No	Low	-	No	0
1110	SHLAA 1110 Adjacent 20 Coombe Road, Irby	0.06	100%	0%	0%	0%	No	Low	-	No	0
1127	SHLAA 1127 Former St John's Church, Liscard Road	0.58	100%	0%	0%	0%	No	Low	-	No	0
1129	SHLAA 1129 Adjacent Wallasey Fire Station, Liscard	0.17	100%	0%	0%	0%	No	Low	-	No	0

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Site ref	Site Name	Area (ha)	FZ1	FZ2	FZ3a	FZ3b	Significant Surface Water Risk	Climate Change Risk	Comments	Add into housing figures?	Dwellings/Land (ha) to 2037
1131	SHLAA 1131 Manor Road Car Park, Liscard	0.03	100%	0%	0%	0%	No	Low	-	No	0
1134	SHLAA 1134 Adjacent 15 Claremount Road, Wallasey	0.05	100%	0%	0%	0%	No	Low	-	No	0
1146	SHLAA 1146 Adjacent 58 Bermuda Road, Moreton	0.03	100%	0%	0%	0%	No	Low	-	No	0
1149	SHLAA 1149 Land at Wastdale Mews, Moreton	0.28	100%	0%	0%	0%	No	Low	-	No	0
1151	SHLAA 1151 East of 58 Cobham Road, Moreton	0.05	100%	0%	0%	0%	No	Low	-	No	0
1156	SHLAA 1156 20A Sandfield Road, New Brighton	0.04	100%	0%	0%	0%	No	Low	-	No	0
1170	SHLAA 1170 Field Road Car Park, New Brighton	0.05	100%	0%	0%	0%	No	Low	-	No	0
1172	SHLAA 1172 Adjacent 51 Mount Road, New Brighton	0.06	100%	0%	0%	0%	No	Low	-	No	0
1182	SHLAA 1182 Rear of 94 Newton Cross	0.16	100%	0%	0%	0%	No	Low	-	No	0

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Site ref	Site Name	Area (ha)	FZ1	FZ2	FZ3a	FZ3b	Significant Surface Water Risk	Climate Change Risk	Comments	Add into housing figures?	Dwellings/Land (ha) to 2037
	Lane, West Kirby										
1215	SHLAA 1215 Rear of 30-32 Shrewsbury Road	0.09	100%	0%	0%	0%	No	Low	-	No	0
1218	SHLAA 1218 Rear of 120 Irby Road, Pensby	0.21	100%	0%	0%	0%	No	Low	-	No	0
1225	SHLAA 1225 Holmlands Drive Car Park, Prenton	0.05	100%	0%	0%	0%	No	Low	-	No	0
1232	SHLAA 1232 Former 46 to 48 Egerton Park, Rock Ferry	0.24	100%	0%	0%	0%	No	Low	-	No	0
1245	SHLAA 1245 349 to 353 New Chester Road, Rock Ferry	0.07	100%	0%	0%	0%	No	Low	-	No	0
1246	SHLAA 1246 4 to 16 Russell Road, Rock Ferry	0.11	100%	0%	0%	0%	No	Low	-	No	0
1255	SHLAA 1255 Between 31 and 37 Acton Lane, Saughall Massie	0.04	100%	0%	0%	0%	No	Low	-	No	0
1259	SHLAA 1259 Seacombe Community Centre, Ferry View Road	0.15	100%	0%	0%	0%	No	Low	-	No	0

Appendix 1 – Wirral Local Plan Sequential Test for Housing and Mixed Use Sites

Site ref	Site Name	Area (ha)	FZ1	FZ2	FZ3a	FZ3b	Significant Surface Water Risk	Climate Change Risk	Comments	Add into housing figures?	Dwellings/Land (ha) to 2037
1261	SHLAA 1261 Rear of Mona Castle, Wheatland Lane, Seacombe	0.04	100%	0%	0%	0%	No	Low	-	No	0
1267	SHLAA 1267 Rear of 1 to 3 Mill Road, Thingwall	0.12	100%	0%	0%	0%	No	Low	-	No	0
1269	SHLAA 1269 Southwick Road Car Park, Old Chester Road	0.04	100%	0%	0%	0%	No	Low	-	No	0
1280	SHLAA 1280 Dial Road Warehouse, Tranmere	0.14	100%	0%	0%	0%	No	Low	-	No	0
1282	SHLAA 1282 Rear of 144 Church Road, Tranmere	0.04	100%	0%	0%	0%	No	Low	-	No	0
1283	SHLAA 1283 Adjacent 38 Church Road, Tranmere	0.08	100%	0%	0%	0%	No	Low	-	No	0
1284	SHLAA 1284 Rear of 1 to 5 Holt Hill, Tranmere	0.14	100%	0%	0%	0%	No	Low	-	No	0
1285	SHLAA 1285 Adjacent 135 Whetstone Lane, Tranmere	0.11	100%	0%	0%	0%	No	Low	-	No	0

Appendix 1 – Wirral Local Plan Sequential Test for Housing and Mixed Use Sites

Site ref	Site Name	Area (ha)	FZ1	FZ2	FZ3a	FZ3b	Significant Surface Water Risk	Climate Change Risk	Comments	Add into housing figures?	Dwellings/Land (ha) to 2037
1290	SHLAA 1290 Rear of 38A Ford Road, Upton	0.10	100%	0%	0%	0%	No	Low	-	No	0
1295	SHLAA 1295 Former 20 Elm Avenue, Moreton	0.29	100%	0%	0%	0%	No	Low	-	No	0
1302	SHLAA 1302 Adjacent 11 Groveside, West Kirby	0.02	100%	0%	0%	0%	No	Low	-	No	0
1320	SHLAA 1320 Land at Fender Primary, Woodchurch	0.97	100%	0%	0%	0%	No	Low	-	No	0
1358	SHLAA 1358 Rear of 127 to 165 Hinderton Road	0.24	100%	0%	0%	0%	No	Low	-	No	0
1362	SHLAA 1362 103 Beaconsfield Road, New Ferry	0.06	100%	0%	0%	0%	No	Low	-	No	0
1366	SHLAA 1366 Vacant Land At Livingstone Street & St Anne Street, Birkenhead	0.09	100%	0%	0%	0%	No	Low	-	No	0
1386	SHLAA 1386 Rockys Gymnasium,	0.05	100%	0%	0%	0%	No	Low	-	No	0

Appendix 1 – Wirral Local Plan Sequential Test for Housing and Mixed Use Sites

Site ref	Site Name	Area (ha)	FZ1	FZ2	FZ3a	FZ3b	Significant Surface Water Risk	Climate Change Risk	Comments	Add into housing figures?	Dwellings/Land (ha) to 2037
	Henry Street, Birkenhead										
1391	SHLAA 1391 13 Hampden Road, Tranmere	0.02	100%	0%	0%	0%	No	Low	-	No	0
1402	SHLAA 1402 Opposite 89 to 99 Park Road East, Birkenhead	0.22	100%	0%	0%	0%	No	Low	-	No	0
1412	SHLAA 1412 South of 6 Westwood Road, Birkenhead	0.07	100%	0%	0%	0%	No	Low	-	No	0
1417	SHLAA 1417 2 Charles Road, Hoylake	0.04	100%	0%	0%	0%	No	Low	-	No	0
1432	SHLAA 1432 AEV Marion Street, Birkenhead	0.33	100%	0%	0%	0%	No	Low	-	No	0
1436	SHLAA 1436 1A Clywyd Street, New Brighton	0.02	100%	0%	0%	0%	No	Low	-	No	0
1438	SHLAA 1438 Shiel House, Gayton	0.29	100%	0%	0%	0%	No	Low	-	No	0
1439	SHLAA 1439 23 Oaklea Road, Irby	0.17	100%	0%	0%	0%	No	Low	-	No	0
1440	SHLAA 1440 Springfield,	0.21	100%	0%	0%	0%	No	Low	-	No	0

Appendix 1 – Wirral Local Plan Sequential Test for Housing and Mixed Use Sites

Site ref	Site Name	Area (ha)	FZ1	FZ2	FZ3a	FZ3b	Significant Surface Water Risk	Climate Change Risk	Comments	Add into housing figures?	Dwellings/Land (ha) to 2037
	Wallrake, Heswall										
1457	SHLAA 1457 344 Telegraph Road, Heswall	0.32	100%	0%	0%	0%	No	Low	-	No	0
1487	SHLAA 1487 East of 20 and 21 Pleasington Close, Claughton	0.33	100%	0%	0%	0%	No	Low	-	No	0
1503	SHLAA 1503 Former 23 to 37 Trafalgar Road, Egremont	0.07	100%	0%	0%	0%	No	Low	-	No	0
1512	SHLAA 1512 South West of Spital Station	0.24	100%	0%	0%	0%	No	Low	-	No	0
1544	SHLAA 1544 Champions Business Park, Upton	7.51	100%	0%	0%	0%	No	Low	-	No	0
1546	SHLAA 1546 West of 210 Irby Road, Pensby	1.79	100%	0%	0%	0%	No	Low	-	No	0
1549	SHLAA 1549 Rear of Foxmere Cottage, Chester Road, Heswall	10.75	100%	0%	0%	0%	No	Low	-	No	0
1550	SHLAA 1550 22 Lorn Street, Birkenhead	0.09	100%	0%	0%	0%	No	Low	-	No	0

Appendix 1 – Wirral Local Plan Sequential Test for Housing and Mixed Use Sites

Site ref	Site Name	Area (ha)	FZ1	FZ2	FZ3a	FZ3b	Significant Surface Water Risk	Climate Change Risk	Comments	Add into housing figures?	Dwellings/Land (ha) to 2037
1551	SHLAA 1551 South of Burnbrae, Lever Causeway, Storeton	0.08	100%	0%	0%	0%	No	Low	-	No	0
1555	SHLAA 1555 Adjacent 28 Carlton Road, Tranmere	0.02	100%	0%	0%	0%	No	Low	-	No	0
1558	SHLAA 1558 576 to 578 New Chester Road, Rock Ferry	0.09	100%	0%	0%	0%	No	Low	-	No	0
1561	SHLAA 1561 96 to 100 Rodney Street, Tranmere	0.03	100%	0%	0%	0%	No	Low	-	No	0
1562	SHLAA 1562 142 Borough Road, Seacombe	0.00	100%	0%	0%	0%	No	Low	-	No	0
1564	SHLAA 1564 Adjacent 2 Worcester Road, Bidston	0.04	100%	0%	0%	0%	No	Low	-	No	0
1570	SHLAA 1570 Former 85 to 89 King Street, Egremont	0.03	100%	0%	0%	0%	No	Low	-	No	0
1588	SHLAA 1588 Land at Mayfield Drive, Eastham	0.14	100%	0%	0%	0%	No	Low	-	No	0
1594	SHLAA 1594 Land at Royden	0.24	100%	0%	0%	0%	No	Low	-	No	0

Appendix 1 – Wirral Local Plan Sequential Test for Housing and Mixed Use Sites

Site ref	Site Name	Area (ha)	FZ1	FZ2	FZ3a	FZ3b	Significant Surface Water Risk	Climate Change Risk	Comments	Add into housing figures?	Dwellings/Land (ha) to 2037
	Road, Overchurch										
1595	SHLAA 1595 Between 86 and 136 Ferny Brow Road, Woodchurch	0.09	100%	0%	0%	0%	No	Low	-	No	0
1599	SHLAA 1599 Albert Street Car Park, New Brighton	0.03	100%	0%	0%	0%	No	Low	-	No	0
1603	SHLAA 1603 Egerton Street Car Park, New Brighton	0.04	100%	0%	0%	0%	No	Low	-	No	0
1604	SHLAA 1604 Borough Road Car Park, Wallasey	0.02	100%	0%	0%	0%	No	Low	-	No	0
1605	SHLAA 1605 Bell Road Car Park, Wallasey	0.02	100%	0%	0%	0%	No	Low	-	No	0
1612	SHLAA 1612 Between 4 and 6 Henley Close, Spital	0.08	100%	0%	0%	0%	No	Low	-	No	0
1613	SHLAA 1613 North of Broomleigh Close, Bebington	0.48	100%	0%	0%	0%	No	Low	-	No	0
1615	SHLAA 1615 Land at Monks Way, Bebington	0.13	100%	0%	0%	0%	No	Low	-	No	0

Appendix 1 – Wirral Local Plan Sequential Test for Housing and Mixed Use Sites

Site ref	Site Name	Area (ha)	FZ1	FZ2	FZ3a	FZ3b	Significant Surface Water Risk	Climate Change Risk	Comments	Add into housing figures?	Dwellings/Land (ha) to 2037
1618	SHLAA 1618 North of 62 to 68 Brassey Street, Birkenhead	0.23	100%	0%	0%	0%	No	Low	-	No	0
1619	SHLAA 1619 West of 43 Price Street, Birkenhead	0.06	100%	0%	0%	0%	No	Low	-	No	0
1621	SHLAA 1621 Land at Howson Street, Rock Ferry	0.24	100%	0%	0%	0%	No	Low	-	No	0
1622	SHLAA 1622 St Pauls Road Car Park, Tranmere	0.11	100%	0%	0%	0%	No	Low	-	No	0
1634	SHLAA 1634 Kingsway Car Park, Higher Bebington	0.11	100%	0%	0%	0%	No	Low	-	No	0
1635	SHLAA 1635 Acre Lane Car Park, Bromborough	0.12	100%	0%	0%	0%	No	Low	-	No	0
1645	SHLAA 1645 North of 67 Pasture Road, Moreton	0.09	100%	0%	0%	0%	No	Low	-	No	0
1646	SHLAA 1646 West of 61 Harvest Lane, Moreton	0.07	100%	0%	0%	0%	No	Low	-	No	0
1647	SHLAA 1647 North of 117	0.02	100%	0%	0%	0%	No	Low	-	No	0

Appendix 1 – Wirral Local Plan Sequential Test for Housing and Mixed Use Sites

Site ref	Site Name	Area (ha)	FZ1	FZ2	FZ3a	FZ3b	Significant Surface Water Risk	Climate Change Risk	Comments	Add into housing figures?	Dwellings/Land (ha) to 2037
	Brighton Street, Seacombe										
1654	SHLAA 1654 South of 1 Seymour Street, New Brighton	0.01	100%	0%	0%	0%	No	Low	-	No	0
1656	SHLAA 1656 Mount Pleasant Road Car Park, New Brighton	0.04	100%	0%	0%	0%	No	Low	-	No	0
1659	SHLAA 1659 South of 109 Thorsway, Rock Ferry	0.06	100%	0%	0%	0%	No	Low	-	No	0
1660	SHLAA 1660 Rear of Wildbrook Drive, Birkenhead	1.79	100%	0%	0%	0%	No	Low	-	No	0
1663	SHLAA 1663 East of Florence Street, Birkenhead	0.06	100%	0%	0%	0%	No	Low	-	No	0
1664	SHLAA 1664 East of 198 Conway Street, Birkenhead	0.20	100%	0%	0%	0%	No	Low	-	No	0
1671	SHLAA 1671 156 to 162 Bedford Place, Rock Ferry	0.14	100%	0%	0%	0%	No	Low	-	No	0
1672	SHLAA 1672 South of Chelwood, Pine Walks, Prenton	0.18	100%	0%	0%	0%	No	Low	-	No	0

Appendix 1 – Wirral Local Plan Sequential Test for Housing and Mixed Use Sites

Site ref	Site Name	Area (ha)	FZ1	FZ2	FZ3a	FZ3b	Significant Surface Water Risk	Climate Change Risk	Comments	Add into housing figures?	Dwellings/Land (ha) to 2037
1686	SHLAA 1686 Former 62 to 66 and 68 Derby Road, Tranmere	0.04	100%	0%	0%	0%	No	Low	-	No	0
1744	SHLAA 1744 Land at Kenilworth Road, Seacombe	0.07	100%	0%	0%	0%	No	Low	-	No	0
1760	SHLAA 1760 West of Lilac Cottage, Mill Hill Road, Irby	0.96	100%	0%	0%	0%	No	Low	-	No	0
1761	SHLAA 1761 East of Willow Cottage, Sandy Lane North, Irby	1.11	100%	0%	0%	0%	No	Low	-	No	0
1762	SHLAA 1762 East of Farm End, Sandy Lane North, Irby	0.20	100%	0%	0%	0%	No	Low	-	No	0
1763	SHLAA 1763 East of Sandy Lane North, Irby	1.50	100%	0%	0%	0%	No	Low	-	No	0
1768	SHLAA 1768 Rear of 1 to 35 Mostyn Avenue, Heswall	2.74	100%	0%	0%	0%	No	Low	-	No	0
1769	SHLAA 1769 South of 1408 New Chester Road, Bromborough	2.65	100%	0%	0%	0%	No	Low	-	No	0

Appendix 1 – Wirral Local Plan Sequential Test for Housing and Mixed Use Sites

Site ref	Site Name	Area (ha)	FZ1	FZ2	FZ3a	FZ3b	Significant Surface Water Risk	Climate Change Risk	Comments	Add into housing figures?	Dwellings/Land (ha) to 2037
1772	SHLAA 1772 Former Deeside Caravan Park, Heswall	0.94	100%	0%	0%	0%	No	Low	-	No	0
1773	SHLAA 1773 Rear of Bren Aud, Banks Road, Heswall	0.51	100%	0%	0%	0%	No	Low	-	No	0
1776	SHLAA 1776 North of Thorstone Drive, Mill Hill Road, Irby	4.03	100%	0%	0%	0%	No	Low	-	No	0
1779	SHLAA 1779 Land off Marsh Lane, Higher Bebington	5.32	100%	0%	0%	0%	No	Low	-	No	0
1782	SHLAA 1782 North of 365 to 375 Leasowe Road, Leasowe	1.33	100%	0%	0%	0%	No	Low	-	No	0
1784	SHLAA 1784 Land at Telegraph Road, Thurstaston	4.31	100%	0%	0%	0%	No	Low	-	No	0
1790	SHLAA 1790 East of Hazeldene, Sandy Lane North, Irby	0.10	100%	0%	0%	0%	No	Low	-	No	0
1795	SHLAA 1795 Rear 78 Egerton Park, Rock Ferry	0.07	100%	0%	0%	0%	No	Low	-	No	0

Appendix 1 – Wirral Local Plan Sequential Test for Housing and Mixed Use Sites

Site ref	Site Name	Area (ha)	FZ1	FZ2	FZ3a	FZ3b	Significant Surface Water Risk	Climate Change Risk	Comments	Add into housing figures?	Dwellings/Land (ha) to 2037
1815	SHLAA 1815 Adjacent 6 Wittering Way, Heswall	0.13	100%	0%	0%	0%	No	Low	-	No	0
1817	SHLAA 1817 Toll Bar Cottage, Chester Road, Gayton	0.50	100%	0%	0%	0%	No	Low	-	No	0
1819	SHLAA 1819 South of Mountwood, Lever Causeway, Bebington	10.58	100%	0%	0%	0%	No	Low	-	No	0
1821	SHLAA 1821 Rear of 101 to 105 Barnston Road, Lower Thingwall Lane	0.66	100%	0%	0%	0%	No	Low	-	No	0
1825	SHLAA 1825 East of Toleman Avenue, Bebington	0.77	100%	0%	0%	0%	No	Low	-	No	0
1831	SHLAA 1831 Rear of 57 to 61 Norman Street, Birkenhead	0.39	100%	0%	0%	0%	No	Low	-	No	0
1832	SHLAA 1832 9- 11 Highfield Road, Rock Ferry	0.12	100%	0%	0%	0%	No	Low	-	No	0
1834	SHLAA 1834 108 Egerton	0.11	100%	0%	0%	0%	No	Low	-	No	0

Appendix 1 – Wirral Local Plan Sequential Test for Housing and Mixed Use Sites

Site ref	Site Name	Area (ha)	FZ1	FZ2	FZ3a	FZ3b	Significant Surface Water Risk	Climate Change Risk	Comments	Add into housing figures?	Dwellings/Land (ha) to 2037
	Park, Rock Ferry										
1835	SHLAA 1835 Former Great Float Hotel, Seacombe	0.07	100%	0%	0%	0%	No	Low	-	No	0
1846	SHLAA 1846 81A Withens Lane, Liscard	0.03	100%	0%	0%	0%	No	Low	-	No	0
1868	SHLAA 1868 Rear 376a to 378 Pensby Road, Heswall	0.09	100%	0%	0%	0%	No	Low	-	No	0
1876	SHLAA 1876 22 Drayton Road, Wallasey	0.04	100%	0%	0%	0%	No	Low	-	No	0
1882	SHLAA 1882 Rear of New Hall Home and Garden Centre, Chester Road, Heswall	1.04	100%	0%	0%	0%	No	Low	-	No	0
1883	SHLAA 1883 Land at 39 Quarry Road East, Heswall	0.22	100%	0%	0%	0%	No	Low	-	No	0
1885	SHLAA 1885 Rear of 12 and 14 Stokesay, Prenton	0.24	100%	0%	0%	0%	No	Low	-	No	0
1887	SHLAA 1887 30 to 32 Conway Street, Birkenhead	0.04	100%	0%	0%	0%	No	Low	-	No	0

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Site ref	Site Name	Area (ha)	FZ1	FZ2	FZ3a	FZ3b	Significant Surface Water Risk	Climate Change Risk	Comments	Add into housing figures?	Dwellings/Land (ha) to 2037
1893	SHLAA 1893 Former 327 Laird Street, Birkenhead	0.04	100%	0%	0%	0%	No	Low	-	No	0
1899	SHLAA 1899 North of 1 and 2 Beatty Close, Caldy	0.39	100%	0%	0%	0%	No	Low	-	No	0
1900	SHLAA 1900 Land at Hilton Close, Birkenhead	0.42	100%	0%	0%	0%	No	Low	-	No	0
1909	SHLAA 1909 Thingwall Methodist Church, Seven Acres Lane	0.13	100%	0%	0%	0%	No	Low	-	No	0
1910	SHLAA 1910 Former Holy Cross Church, Worcester Road, Bidston	0.36	100%	0%	0%	0%	No	Low	-	No	0
1911	SHLAA 1911 South of 81 Duke Street, Birkenhead	0.02	100%	0%	0%	0%	No	Low	-	No	0
1922	SHLAA 1922 Former 42 to 44 Egerton Park, Rock Ferry	0.21	100%	0%	0%	0%	No	Low	-	No	0
1927	SHLAA 1927 Land off Lower Thingwall Lane	0.71	100%	0%	0%	0%	No	Low	-	No	0
1928	SHLAA 1928 South of	1.28	100%	0%	0%	0%	No	Low	-	No	0

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Site ref	Site Name	Area (ha)	FZ1	FZ2	FZ3a	FZ3b	Significant Surface Water Risk	Climate Change Risk	Comments	Add into housing figures?	Dwellings/Land (ha) to 2037
	Seaview Avenue, Eastham										

Site ref	Site Name	Area (ha)	FZ1	FZ2	FZ3a	FZ3b	Significant Surface Water Risk	Climate Change Risk	Comments	Add into housing figures?	Dwellings/Land (ha) to 2037
1929	SHLAA 1929 South of 112 Ferry Road, Eastham	0.36	100%	0%	0%	0%	No	Low	-	No	0
1930	SHLAA 1930 Land at Vineyard Farm, Bebington	24.50	100%	0%	0%	0%	No	Low	-	No	0
1939	SHLAA 1939 South of Seabank Road, Heswall	9.08	100%	0%	0%	0%	No	Some	-	No	0
1942	SHLAA 1942 South of Brimstage Road, Bebington	11.06	100%	0%	0%	0%	No	Low	-	No	0
1953	SHLAA 1953 South of Willowbrow Road, Raby	1.85	100%	0%	0%	0%	No	Low	-	No	0
1954	SHLAA 1954 South of Woodchurch Road, Landican	29.17	100%	0%	0%	0%	No	Low	-	No	0

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Site ref	Site Name	Area (ha)	FZ1	FZ2	FZ3a	FZ3b	Significant Surface Water Risk	Climate Change Risk	Comments	Add into housing figures?	Dwellings/Land (ha) to 2037
1961	SHLAA 1961 Land at Lodge Farm, Thornton Hough	3.24	100%	0%	0%	0%	No	Low	-	No	0
1963	SHLAA 1963 Land at Keepers Lane, Storeton	22.31	100%	0%	0%	0%	No	Low	-	No	0
1964	SHLAA 1964 Land on Grange Drive, Thornton Hough	0.86	100%	0%	0%	0%	No	Low	-	No	0
1967	SHLAA 1967 Land at Wittering Lane, Heswall	0.82	100%	0%	0%	0%	No	Low	-	No	0
1968	SHLAA 1968 South of Riverbank Road, Heswall	3.23	100%	0%	0%	0%	No	Low	-	No	0
1970	SHLAA 1970 Land at Pear Tree Farm, Raby Road	0.70	100%	0%	0%	0%	No	Low	-	No	0
1971	SHLAA 1971 35 Private Drive, Barnston	0.06	100%	0%	0%	0%	No	Low	-	No	0
1973	SHLAA 1973 Plot 1 at Westward Ho, Broad Lane, Heswall	0.92	100%	0%	0%	0%	No	Low	-	No	0

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Site ref	Site Name	Area (ha)	FZ1	FZ2	FZ3a	FZ3b	Significant Surface Water Risk	Climate Change Risk	Comments	Add into housing figures?	Dwellings/Land (ha) to 2037
1980	SHLAA 1980 South of Townshend Aveue, Irby	1.09	100%	0%	0%	0%	No	Low	-	No	0
1981	SHLAA 1981 Land at Downham Road North, Heswall	11.57	100%	0%	0%	0%	No	Low	-	No	0
1987	SHLAA 1987 Rear of 3 Devonshire Road, Oxton	0.03	100%	0%	0%	0%	No	Low	-	No	0
1988	SHLAA 1988 11 Moss Grove, Prenton	0.05	100%	0%	0%	0%	No	Low	-	No	0
1989	SHLAA 1989 11 Barnston Road, Barnston	0.12	100%	0%	0%	0%	No	Low	-	No	0
1990	SHLAA 1990 South of 1 Poplar Grove, Tranmere	0.02	100%	0%	0%	0%	No	Low	-	No	0
1991	SHLAA 1991 Adjacent 23 Bufs Lane, Barnston	0.05	100%	0%	0%	0%	No	Low	-	No	0
1993	SHLAA 1993 Former 90 Sidney Terrace, Tranmere	0.01	100%	0%	0%	0%	No	Low	-	No	0

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Site ref	Site Name	Area (ha)	FZ1	FZ2	FZ3a	FZ3b	Significant Surface Water Risk	Climate Change Risk	Comments	Add into housing figures?	Dwellings/Land (ha) to 2037
1996	SHLAA 1996 West of 198 Saughall Massie Road, Saughall Massie	0.02	100%	0%	0%	0%	No	Low	-	No	0
1997	SHLAA 1997 South of 19 Barnston Lane, Moreton	0.07	100%	0%	0%	0%	No	Low	-	No	0
1998	SHLAA 1998 South of 560 New Chester Road, Rock Ferry	0.04	100%	0%	0%	0%	No	Low	-	No	0
2001	SHLAA 2001 Land at 17 to 31 Brighton Street, Seacombe	0.13	100%	0%	0%	0%	No	Low	-	No	0
2011	SHLAA 2011 Mayer Hall Complex, The Village, Bebington	0.29	100%	0%	0%	0%	No	Low	-	No	0
2026	SHLAA 2026 Treasury Building, Cleveland Street, Birkenhead	0.45	100%	0%	0%	0%	No	Low	-	No	0
2030	SHLAA 2030 North of 2 to 52 Mount	0.15	100%	0%	0%	0%	No	Low	-	No	0

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Site ref	Site Name	Area (ha)	FZ1	FZ2	FZ3a	FZ3b	Significant Surface Water Risk	Climate Change Risk	Comments	Add into housing figures?	Dwellings/Land (ha) to 2037
	Grove, Birkenhead										
2031	SHLAA 2031 Fishers Lane Car Park, Pensby	0.10	100%	0%	0%	0%	No	Low	-	No	0
2032	SHLAA 2032 Gladstone Road Car Park, Tranmere	0.04	100%	0%	0%	0%	No	Low	-	No	0
2033	SHLAA 2033 West of 27 Warwick Road, Overchurch	0.09	100%	0%	0%	0%	No	Low	-	No	0
2038	SHLAA 2038 Land at Yew Tree Farm, Bidston Village	0.47	100%	0%	0%	0%	No	Low	-	No	0
2039	SHLAA 2039 North of 67 Glenwood Drive, Irby	0.05	100%	0%	0%	0%	No	Low	-	No	0
2040	SHLAA 2040 North of 34 Telegraph Road, Heswall	0.07	100%	0%	0%	0%	No	Low	-	No	0
2043	SHLAA 2043 12 to 22 Ashton Court, West Kirby	0.12	100%	0%	0%	0%	No	Low	-	No	0
2047	SHLAA 2047 215 to 223	0.10	100%	0%	0%	0%	No	Low	-	No	0

Appendix 1 – Wirral Local Plan Sequential Test for Housing and Mixed Use Sites

Site ref	Site Name	Area (ha)	FZ1	FZ2	FZ3a	FZ3b	Significant Surface Water Risk	Climate Change Risk	Comments	Add into housing figures?	Dwellings/Land (ha) to 2037
	Wallasey Village										
2048	SHLAA 2048 Former Whitfield Court, Tranmere	0.25	100%	0%	0%	0%	No	Low	-	No	0
2055	SHLAA 2055 Land at 20 New Hall Lane, Hoylake	0.20	100%	0%	0%	0%	No	Low	-	No	0
2073	SHLAA 2073 Three Ways Garage, Clatterbridge	0.64	100%	0%	0%	0%	No	Low	-	No	0
2074	SHLAA 2074 Heswall Police Station	0.18	100%	0%	0%	0%	No	Low	-	No	0
2076	SHLAA 2076 Manor Road Church, Egremont	0.31	100%	0%	0%	0%	No	Low	-	No	0
2083	SHLAA 2083 North of 8 Darlington Street, Seacombe	0.03	100%	0%	0%	0%	No	Low	-	No	0
2099	SHLAA 2099 Former 550 to 558 New Chester Road, Tranmere	0.05	100%	0%	0%	0%	No	Low	-	No	0
3000	SHLAA 3000 Rear of 36	0.25	100%	0%	0%	0%	No	Low	-	No	0

Appendix 1 – Wirral Local Plan Sequential Test for Housing and Mixed Use Sites

Site ref	Site Name	Area (ha)	FZ1	FZ2	FZ3a	FZ3b	Significant Surface Water Risk	Climate Change Risk	Comments	Add into housing figures?	Dwellings/Land (ha) to 2037
	Church Lane, Woodchurch										
3001	SHLAA 3001 Birch Tree Public House, Prenton	0.43	100%	0%	0%	0%	No	Low	-	No	0
3002	SHLAA 3002 Eastham Nurseries, 1392 New Chester Road	1.43	100%	0%	0%	0%	No	Low	-	No	0
3005	SHLAA 3005 25 Eleanor Road, Upton	0.34	100%	0%	0%	0%	No	Low	-	No	0
3008	SHLAA 3008 North of 21 Patten Street	0.02	100%	0%	0%	0%	No	Low	-	No	0
3011	SHLAA 3011 Rear of 14 Village Road, Higher Bebington	0.03	100%	0%	0%	0%	No	Low	-	No	0
3012	SHLAA 3012 Rear of 34 Finstall Road	0.03	100%	0%	0%	0%	No	Low	-	No	0
3013	SHLAA 3013 West of 28 North Drive, Gayton	0.05	100%	0%	0%	0%	No	Low	-	No	0
3014	SHLAA 3014 Rear of 6 Cottage Lane, Gayton	0.10	100%	0%	0%	0%	No	Low	-	No	0
3018	SHLAA 3018 Rear of 22	0.19	100%	0%	0%	0%	No	Low	-	No	0

Appendix 1 – Wirral Local Plan Sequential Test for Housing and Mixed Use Sites

Site ref	Site Name	Area (ha)	FZ1	FZ2	FZ3a	FZ3b	Significant Surface Water Risk	Climate Change Risk	Comments	Add into housing figures?	Dwellings/Land (ha) to 2037
	Mount Road, Upton										
3020	SHLAA 3020 North of 42 Thurstaston Road	0.13	100%	0%	0%	0%	No	Low	-	No	0
3021	SHLAA 3021 North of 12 Hawthorne Drive, Newton	0.06	100%	0%	0%	0%	No	Low	-	No	0
3022	SHLAA 3022 West of 10 Anthony's Way, Gayton	0.06	100%	0%	0%	0%	No	Low	-	No	0
3023	SHLAA 3023 Church and Hall, 61 Wilmer Road, Tranmere	0.08	100%	0%	0%	0%	No	Low	-	No	0
3028	SHLAA 3028 Autosave, 69 Eastham Village Road	0.11	100%	0%	0%	0%	No	Low	-	No	0
3029	SHLAA 3029 Silverdale Medical Centre, Heswall	0.08	100%	0%	0%	0%	No	Low	-	No	0
3035	SHLAA 3035 Former 25 to 107 Thorsway	0.11	100%	0%	0%	0%	No	Low	-	No	0
3038	SHLAA 3038 South of 728 New Chester	0.04	100%	0%	0%	0%	No	Low	-	No	0

Appendix 1 – Wirral Local Plan Sequential Test for Housing and Mixed Use Sites

Site ref	Site Name	Area (ha)	FZ1	FZ2	FZ3a	FZ3b	Significant Surface Water Risk	Climate Change Risk	Comments	Add into housing figures?	Dwellings/Land (ha) to 2037
	Road, New Ferry										
3039	SHLAA 3039 Crossways Demolition Area, Naylor Road, Bidston	1.24	100%	0%	0%	0%	No	Low	-	No	0
3041	SHLAA 3041 West of Florence Street, Birkenhead	0.06	100%	0%	0%	0%	No	Low	-	No	0
3044	SHLAA 3044 Rear of Latchgate, Broad Lane, Heswall	0.04	100%	0%	0%	0%	No	Low	-	No	0
3045	SHLAA 3045 Lot 1 at Westward Ho, Broad Lane, Heswall	1.19	100%	0%	0%	0%	No	Low	-	No	0
3050	SHLAA 3050 Land between Chester Road and Suncroft Road	1.86	100%	0%	0%	0%	No	Low	-	No	0
3051	SHLAA 3051 Land at Broad Lane (opposite Deeside)	3.35	100%	0%	0%	0%	No	Low	-	No	0
3052	SHLAA 3052 North of The Akbar, Pipers Lane	5.92	100%	0%	0%	0%	No	Low	-	No	0

Appendix 1 – Wirral Local Plan Sequential Test for Housing and Mixed Use Sites

Site ref	Site Name	Area (ha)	FZ1	FZ2	FZ3a	FZ3b	Significant Surface Water Risk	Climate Change Risk	Comments	Add into housing figures?	Dwellings/Land (ha) to 2037
3053	SHLAA 3053 Land North of Park West	6.49	100%	0%	0%	0%	No	Some	-	No	0
3055	SHLAA 3055 Land at Croft Drive	3.40	100%	0%	0%	0%	No	Low	-	No	0
3056	SHLAA 3056 Land at Croft Drive East (Larger Site)	6.67	100%	0%	0%	0%	No	Low	-	No	0
3057	SHLAA 3057 Land at Mill Lane/Arrowe Brook Lane	0.72	100%	0%	0%	0%	No	Low	-	No	0
3068	SHLAA 3068 Eastham Lodge Golf Course	16.71	100%	0%	0%	0%	No	Low	-	No	0
3075	SHLAA 3075 Land at Woodend Cottage	0.64	100%	0%	0%	0%	No	Low	-	No	0
3086	SHLAA 3086 Land at Bidston Hall	0.34	100%	0%	0%	0%	No	Low	-	No	0
3087	SHLAA 3087 South of Greasby Junior School	2.09	100%	0%	0%	0%	No	Low	-	No	0
3095	SHLAA 3095 Greenfields Estate	2.75	100%	0%	0%	0%	No	Low	-	No	0
3099	SHLAA 3099 West Kirby Concourse	2.15	100%	0%	0%	0%	No	Low	-	No	0

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Site ref	Site Name	Area (ha)	FZ1	FZ2	FZ3a	FZ3b	Significant Surface Water Risk	Climate Change Risk	Comments	Add into housing figures?	Dwellings/Land (ha) to 2037
4005	SHLAA 4005 Deeside Caravan Park	0.83	100%	0%	0%	0%	No	Low	-	No	0
4008	SHLAA 4008 Land to the North West of West Kirby Road, Saughall Massie	2.47	100%	0%	0%	0%	No	Low	-	No	0
4009	SHLAA 4009 Land to the East of Landican Lane	1.23	100%	0%	0%	0%	No	Low	-	No	0
4021	SHLAA 4021 D1 Oils, Bromborough Waterfront	10.21	100%	0%	0%	0%	No	Low	-	No	0
4026	SHLAA 4026 Land at Top House Farm, Thingwall Road East	0.83	100%	0%	0%	0%	No	Low	-	No	0
4028	SHLAA 4028 Front of Heswall Cemetery	0.61	100%	0%	0%	0%	No	Low	-	No	0
4033	SHLAA 4033 North of 60 Garden Hey Road	2.52	100%	0%	0%	0%	No	Low	-	No	0
4034	SHLAA 4034 Land East of Napps Way	26.28	100%	0%	0%	0%	No	Low	-	No	0

Appendix 1 – Wirral Local Plan Sequential Test for Housing and Mixed Use Sites

Site ref	Site Name	Area (ha)	FZ1	FZ2	FZ3a	FZ3b	Significant Surface Water Risk	Climate Change Risk	Comments	Add into housing figures?	Dwellings/Land (ha) to 2037
4036	SHLAA 4036 Willowbrow Farmstead, Raby	0.86	100%	0%	0%	0%	No	Low	-	No	0
4037	SHLAA 4037 Eastham Hall	1.58	100%	0%	0%	0%	No	Low	-	No	0
4040	SHLAA 4040 Land at Marsh Lane, Higher Bebington	7.79	100%	0%	0%	0%	No	Low	-	No	0
4045	SHLAA 4045 Land at 1 Dawpool Cottages	0.24	100%	0%	0%	0%	No	Low	-	No	0
4052	SHLAA 4052 Land at Oldwood, Irby Road	1.64	100%	0%	0%	0%	No	Low	-	No	0
4053	SHLAA 4053 Land at Rivacre Road	42.99	100%	0%	0%	0%	No	Low	-	No	0
4057	SHLAA 4057 East of Rivacre Road	46.15	100%	0%	0%	0%	No	Low	-	No	0
4062	SHLAA 4062 Land off Lennox Lane	1.27	100%	0%	0%	0%	No	Low	-	No	0
4063	SHLAA 4063 Land at Ivy Farm	0.29	100%	0%	0%	0%	No	Low	-	No	0
4065	SHLAA 4065 New Hall Nurseries	1.30	100%	0%	0%	0%	No	Low	-	No	0
4066	SHLAA 1776 North of	4.03	100%	0%	0%	0%	No	Low	-	No	0

Appendix 1 – Wirral Local Plan Sequential Test for Housing and Mixed Use Sites

Site ref	Site Name	Area (ha)	FZ1	FZ2	FZ3a	FZ3b	Significant Surface Water Risk	Climate Change Risk	Comments	Add into housing figures?	Dwellings/Land (ha) to 2037
	Thorstone Drive										
4069	SHLAA 4069 Green Belt Land Parcel SP061	35.17	100%	0%	0%	0%	No	Low	-	No	0
4070	SHLAA 4070 Ivy Farm, Arrowe Park Road	0.79	100%	0%	0%	0%	No	Low	-	No	0
4075	SHLAA 4075 West of Little Storeton	16.95	100%	0%	0%	0%	No	Low	-	No	0
4089	SHLAA 4089 - Wallasey RBL	0.25	100%	0%	0%	0%	No	Low	-	No	0
4092	SHLAA 4092 Proctor Road, Hoylelake	0.47	100%	0%	0%	0%	No	Low	-	No	0
4093	SHLAA 4093 Paulsfield Drive Woodland, Overchurch	0.39	100%	0%	0%	0%	No	Low	-	No	0
4095	SHLAA 4095 Land South of Old Hall Road	2.56	100%	0%	0%	0%	No	Low	-	No	0
4097	SHLAA 4097 151 Mill Lane	1.21	100%	0%	0%	0%	No	Low	-	No	0
4098	SHLAA 4098 128 Oliver Street	0.07	100%	0%	0%	0%	No	Low	-	No	0
4099	SHLAA 4099 Hollins Hey Hotel	0.17	100%	0%	0%	0%	No	Low	-	No	0

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Site ref	Site Name	Area (ha)	FZ1	FZ2	FZ3a	FZ3b	Significant Surface Water Risk	Climate Change Risk	Comments	Add into housing figures?	Dwellings/Land (ha) to 2037
5001	SHLAA 5001 Land off Bankfields Drive	5.48	100%	0%	0%	0%	No	Low	-	No	0
5013	SHLAA 5013 The Bungalow, Thornton House, THORNTON COMMON ROAD, THORNTON HOUGH, CH63 4JU	0.13	100%	0%	0%	0%	No	Low	-	No	0
5017	SHLAA 5017 39 GRANGE CROSS LANE, NEWTON, CH48 8BJ	0.16	100%	0%	0%	0%	No	Low	-	No	0
5018	SHLAA 5018 34A CALDY ROAD, WEST KIRBY	0.08	100%	0%	0%	0%	No	Low	-	No	0
5021	SHLAA 5021 52-54 GREENHEYS ROAD, LISCARD, CH44 5UP	0.54	100%	0%	0%	0%	No	Low	-	No	0
5027	SHLAA 5027 Denecourt, 37 Oldfield Drive, Heswall, CH60 6SS	0.17	100%	0%	0%	0%	No	Low	-	No	0

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Site ref	Site Name	Area (ha)	FZ1	FZ2	FZ3a	FZ3b	Significant Surface Water Risk	Climate Change Risk	Comments	Add into housing figures?	Dwellings/Land (ha) to 2037
5038	SHLAA 5038 Longacre, 41 FARR HALL DRIVE, HESWALL, CH60 4SE	0.16	100%	0%	0%	0%	No	Low	-	No	0
5049	SHLAA 5049 Land at Newhall Centre, Chester High Road, Heswall, CH64 3TE	1.28	100%	0%	0%	0%	No	Low	-	No	0
5058	SHLAA 5058 Long Acre, GORSEFIELD AVENUE, EASTHAM, CH62 6BY	0.26	100%	0%	0%	0%	No	Low	-	No	0
5059	SHLAA 5059 34 CROFT AVENUE, BROMBOROU GH, CH62 2BR	0.05	100%	0%	0%	0%	No	Low	-	No	0
5147	SHLAA 5147 Brook Street East	0.35	100%	0%	0%	0%	No	Low	-	No	0
5148	SHLAA 5148 Former Caulfield Service Station, Greasby	0.12	100%	0%	0%	0%	No	Low	-	No	0

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Site ref	Site Name	Area (ha)	FZ1	FZ2	FZ3a	FZ3b	Significant Surface Water Risk	Climate Change Risk	Comments	Add into housing figures?	Dwellings/Land (ha) to 2037
5149	SHLAA 5149 LAND AT THIRD AVENUE AND CHANTRY CLOSE, BEECHWOOD	0.14	100%	0%	0%	0%	No	Low	-	No	0
5150	SHLAA 5150 Pensby Park Resource Centre	0.58	100%	0%	0%	0%	No	Low	-	No	0
RES- SA3.2	SHLAA 5151 Redcourt St Anselm's, 7 Devonshire Place, Prenton	0.24	100%	0%	0%	0%	No	Low	-	Yes	30
5152	SHLAA 5152 Victoria Lodge, Birkenhead	0.11	100%	0%	0%	0%	No	Low	-	No	0
5158	SHLAA 5158 Carlett Park Depot	4.65	100%	0%	0%	0%	No	Low	-	No	0
5160	SHLAA 5160 Land East of Landican Lane	1.80	100%	0%	0%	0%	No	Low	-	No	0
5161	SHLAA 5161 Redcliffe, 34 WELLINGTON ROAD	0.44	100%	0%	0%	0%	No	Some	-	No	0
5162	SHLAA 5162 Land adjacent to Spital Railway Station car	0.45	100%	0%	0%	0%	No	Low	-	No	0

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Site ref	Site Name	Area (ha)	FZ1	FZ2	FZ3a	FZ3b	Significant Surface Water Risk	Climate Change Risk	Comments	Add into housing figures?	Dwellings/Land (ha) to 2037
	park, SPITAL ROAD										
5163	SHLAA 5163 Land adj to Priory Cottage, 175 UPTON ROAD, BIDSTON, CH43 7QF	0.06	100%	0%	0%	0%	No	Low	-	No	0
5164	SHLAA 5164 Moonshine, 2 THE AKBAR, HESWALL, CH60 9HQ	0.10	100%	0%	0%	0%	No	Low	-	No	0
5165	SHLAA 5165 5 BIRCHMERE, HESWALL, CH60 6TN	0.21	100%	0%	0%	0%	No	Low	-	No	0
5166	SHLAA 5166 WHITE GABLES, 4 ST MARGARETS ROAD, HOYLAKE, WIRRAL, CH47 1HX	0.07	100%	0%	0%	0%	No	Low	-	No	0
5167	SHLAA 5167 346 TELEGRAPH ROAD, HESWALL, CH60 6RW	0.15	100%	0%	0%	0%	No	Low	-	No	0
5168	SHLAA 5168 20 VILLAGE ROAD,	0.05	100%	0%	0%	0%	No	Low	-	No	0

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Site ref	Site Name	Area (ha)	FZ1	FZ2	FZ3a	FZ3b	Significant Surface Water Risk	Climate Change Risk	Comments	Add into housing figures?	Dwellings/Land (ha) to 2037
	HIGHER BEBINGTON, CH63 8PT										
5169	SHLAA 5169 31 - 33 PALM GROVE, OXTON, WIRRAL, CH43 1TG	0.14	100%	0%	0%	0%	No	Low	-	No	0
5170	SHLAA 5170 42 Bridgenorth Road, Pensby	0.04	100%	0%	0%	0%	No	Low	-	No	0
RES-RA1.1	SHLAA 2022 Wallasey Town Hall North Annexe, Egremont	0.24	100%	0%	0%	0%	No	Low	-	No	0
RES-RA1.2	SHLAA 2023 Wallasey Town Hall South Annexe, Egremont	0.25	100%	0%	0%	0%	No	Low	-	No	0
RES-RA10.2	SHLAA 1171 Egerton Street Playground, New Brighton	0.13	100%	0%	0%	0%	No	Low	-	Yes	13
RES-RA3.1	SHLAA 0758 93 Chester Street, Birkenhead	0.15	100%	0%	0%	0%	No	Low	-	No	0
RES-RA3.2	SHLAA 4083 - Pilgrim Street, Arts & Drama Centre,	0.33	100%	0%	0%	0%	No	Low	-	No	0

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Site ref	Site Name	Area (ha)	FZ1	FZ2	FZ3a	FZ3b	Significant Surface Water Risk	Climate Change Risk	Comments	Add into housing figures?	Dwellings/Land (ha) to 2037
	Gilbrook School										
RES-RA4.1	WGC Town Centre Plot E	1.37	100%	0%	0%	0%	No	Low	-	Yes	172
RES-RA4.10	SHLAA 2014 Conway Building, Birkenhead	0.24	100%	0%	0%	0%	No	Low	-	No	0
RES-RA4.11	SHLAA 2016 - Wilbraham Street Car Park	0.08	100%	0%	0%	0%	No	Low	-	No	0
RES-RA4.13	SHLAA 2036 Elgin Way Car Park, Birkenhead	0.11	100%	0%	0%	0%	No	Low	-	No	0
RES-RA4.14	SHLAA 2069 Hinson Street Car Park	0.23	100%	0%	0%	0%	No	Low	-	No	0
RES SA3.9 (was RES-RA4.15)	SHLAA 0996 Former Christ Church, Park Road South, Birkenhead	0.06	100%	0%	0%	0%	No	Low	-	Yes	16
RES-RA4.2	WGC Town Centre Plot G	1.20	100%	0%	0%	0%	No	Low	-	Yes	92
RES-RA4.3	WGC Town Centre Plot I	0.70	100%	0%	0%	0%	No	Low	-	Yes	185
(was RES-RA4.4)	WGC Town Centre Plot J	0.74	100%	0%	0%	0%	No	Low	-	Yes	
RES-RA4.6	SHLAA 1571 Rear 3 to 17 Duncan Street, Birkenhead	0.03	100%	0%	0%	0%	No	Low	-	No	0

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Site ref	Site Name	Area (ha)	FZ1	FZ2	FZ3a	FZ3b	Significant Surface Water Risk	Climate Change Risk	Comments	Add into housing figures?	Dwellings/Land (ha) to 2037
RES-RA4.7	SHLAA 1620 Car Park, west of 22 Lorn Street, Birkenhead	0.18	100%	0%	0%	0%	No	Low	-	No	0
RES-RA4.8	SHLAA 2002 Duncan Street Car Park, Birkenhead	0.09	100%	0%	0%	0%	No	Low	-	No	0
RES-RA4.9	SHLAA 2013 - Hamilton Building	0.54	100%	0%	0%	0%	No	Low	-	No	0
RES-RA9.1	SHLAA 1864 - Liscard Municipal	0.48	100%	0%	0%	0%	No	Low	-	Yes	100
RES-RA9.2	SHLAA 5144 Burns Avenue, Liscard	0.57	100%	0%	0%	0%	No	Low	-	No	0
RES-RA9.3	SHLAA 5145 Cherry Tree, Liscard	1.14	100%	0%	0%	0%	No	Low	-	No	0
RES-SA1.1	SHLAA 0651 Rear of the Lighthouse PH	0.24	100%	0%	0%	0%	No	Low	-	Yes	10
RES-SA1.2	SHLAA 2005 Gibson House, Seabank Road, Egremont	0.73	100%	0%	0%	0%	No	Low	-	Yes	15
RES-SA1.4	SHLAA 5006 Cleared Site Grassed, OAKDALE ROAD,	0.17	100%	0%	0%	0%	No	Low	-	Yes	8

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Site ref	Site Name	Area (ha)	FZ1	FZ2	FZ3a	FZ3b	Significant Surface Water Risk	Climate Change Risk	Comments	Add into housing figures?	Dwellings/Land (ha) to 2037
	SEACOMBE, CH44 7HW										
RES-SA1.5	SHLAA 5012 Old Manor Club, WITHENS LANE, LISCARD, CH45 7NF	0.19	100%	0%	0%	0%	No	Low	-	Yes	10
RES-SA3.1	SHLAA 0689 Gladstone Liberals, Dial Road, Tranmere	0.29	100%	0%	0%	0%	No	Low	-	Yes	15
RES-SA3.3	SHLAA 4085 - Sevenoaks Extra Care	0.75	100%	0%	0%	0%	No	Low	-	Yes	43
RES-SA3.5	SHLAA 0218 Former 65 to 67, Woodchurch Road, Prenton	0.03	100%	0%	0%	0%	No	Low	-	No	0
RES-SA3.6	SHLAA 5024 Land at the Rear of Birkenhead Community Fire Station, EXMOUTH STREET, BIRKENHEAD , CH41 4	0.04	100%	0%	0%	0%	No	Low	-	No	0
RES-SA3.7	SHLAA 5028 34 DINGLE ROAD,	0.07	100%	0%	0%	0%	No	Low	-	Yes	2

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Site ref	Site Name	Area (ha)	FZ1	FZ2	FZ3a	FZ3b	Significant Surface Water Risk	Climate Change Risk	Comments	Add into housing figures?	Dwellings/Land (ha) to 2037
	TRANMERE, CH42 0JW										
RES-SA3.8	SHLAA 5032 Park Cottage, 130 ELEANOR ROAD, BIDSTON, CH43 7QS	0.14	100%	0%	0%	0%	No	Low	-	Yes	1
RES-SA4.1	SHLAA 1610 Land at Civic Way, Bebington	0.84	100%	0%	0%	0%	No	Low	-	Yes	60
RES-SA4.11	SHLAA 4090 Former Unilever R&D Facility	3.55	100%	0%	0%	0%	No	Low	-	Yes	120
RES-RA11.4 (was RES-SA4.15)	SHLAA 5036 Site of 78, 78A and 82 BEBINGTON ROAD, NEW FERRY, CH62 5AE	0.06	100%	0%	0%	0%	No	Low	-	Yes	11
RES-SA4.16	SHLAA 4094 Methodist Chuch, Lower Bebington	0.07	100%	0%	0%	0%	No	Low	-	Yes	2
RES-SA4.17	SHLAA 5011 79 DERWENT ROAD, HIGHER BEBINGTON, CH63 2LF	0.04	100%	0%	0%	0%	No	Low	-	Yes	1

Appendix 1 – Wirral Local Plan Sequential Test for Housing and Mixed Use Sites

Site ref	Site Name	Area (ha)	FZ1	FZ2	FZ3a	FZ3b	Significant Surface Water Risk	Climate Change Risk	Comments	Add into housing figures?	Dwellings/Land (ha) to 2037
RES-SA4.2	SHLAA 1715 Former MOD, Wirral International Business Park	8.04	100%	0%	0%	0%	No	Low	-	Yes	250
RES-SA4.3	SHLAA 4012 Land at Riverside Park, Wirral International Business Park, Southwood Road, Bromborough,	6.52	100%	0%	0%	0%	No	Low	-	Yes	200
RES-RA11.1 (was RES- SA4.4)	SHLAA 1833 43 Bebington Road, New Ferry	0.09	100%	0%	0%	0%	No	Low	-	Yes	20
RES-SA4.5	SHLAA 1974 Eastham Youth Centre, Lyndale Avenue	0.41	100%	0%	0%	0%	No	Low	-	Yes	15
RES-RA11.2 (was RES- SA4.8)	SHLAA 4079 Woodhead Street Car Park, New Ferry	0.78	100%	0%	0%	0%	No	Low	-	Yes	37
RES-RA11.3 (was RES- SA4.9)	SHLAA 4080 Bebington Road and Car Park	0.28	100%	0%	0%	0%	No	Low	-	Yes	14

Appendix 1 – Wirral Local Plan Sequential Test for Housing and Mixed Use Sites

Site ref	Site Name	Area (ha)	FZ1	FZ2	FZ3a	FZ3b	Significant Surface Water Risk	Climate Change Risk	Comments	Add into housing figures?	Dwellings/Land (ha) to 2037
RES-SA5.1	SHLAA 2008 Moreton Family Centre	0.46	100%	0%	0%	0%	No	Low	-	Yes	75
RES-SA5.10	SHLAA 3019 Adjacent 65 Big Meadow Road, Woodchurch	0.03	100%	0%	0%	0%	No	Low	-	No	0
RES-SA5.11	SHLAA 5007 25 CHURCH ROAD, UPTON, CH49 6JY	0.05	100%	0%	0%	0%	No	Low	-	Yes	1
RES-SA5.12	SHLAA 5010 30 SALACRE CRESCENT, UPTON, CH49 0UZ	0.02	100%	0%	0%	0%	No	Low	-	Yes	1
RES-SA5.13	SHLAA 5025 Pinetree Cottage, 50 MORETON ROAD, UPTON, CH49 4NS	0.17	100%	0%	0%	0%	No	Low	-	Yes	4
RES-SA5.2	SHLAA 2010 Moreton Municipal Building	0.17	100%	0%	0%	0%	No	Low	-	Yes	8
RES-SA5.4	SHLAA 1827 Former Foxfield School, Moreton	1.45	100%	0%	0%	0%	No	Low	-	Yes	65

Appendix 1 – Wirral Local Plan Sequential Test for Housing and Mixed Use Sites

Site ref	Site Name	Area (ha)	FZ1	FZ2	FZ3a	FZ3b	Significant Surface Water Risk	Climate Change Risk	Comments	Add into housing figures?	Dwellings/ Land (ha) to 2037
RES-SA5.7	SHLAA 1633 Pasture Road Car Park, Moreton	1.02	100%	0%	0%	0%	No	Low	-	Yes	36
RES-SA6.11	SHLAA 5054 7 CALDY ROAD, WEST KIRBY, CH48 2HE	0.14	100%	0%	0%	0%	No	Low	-	Yes	7
RES-SA6.4	SHLAA 0916 Land at Grange Hill Farm, West Kirby	0.78	100%	0%	0%	0%	No	Low	-	Yes	35
RES-SA6.5	SHLAA 1301 Adjacent 1 Cholmondeley Road, West Kirby	0.06	100%	0%	0%	0%	No	Low	-	Yes	1
RES-SA6.6	SHLAA 3042 Rear of Majestic Wine, Column Road, West Kirby	0.13	100%	0%	0%	0%	No	Low	-	Yes	5
RES-SA6.8	SHLAA 5014 Ridge Rowans, 25 WETSTONE LANE, WEST KIRBY, CH48 7HG	0.03	100%	0%	0%	0%	No	Low	-	Yes	1
RES-SA6.9	SHLAA 5019 Sundial, 61 Caldly Road,	0.04	100%	0%	0%	0%	No	Low	-	Yes	7

Appendix 1 – Wirral Local Plan Sequential Test for Housing and Mixed Use Sites

Site ref	Site Name	Area (ha)	FZ1	FZ2	FZ3a	FZ3b	Significant Surface Water Risk	Climate Change Risk	Comments	Add into housing figures?	Dwellings/ Land (ha) to 2037
	Caldy, CH48 2HN										
RES-SA7.2	SHLAA 5015 Heswall Gospel Hall Assembly Of Christian Breth, PENSBY ROAD, HESWALL, CH60 7RD	0.20	100%	0%	0%	0%	No	Low	-	Yes	23
RES-SA7.3	SHLAA 5016 Clan Mo, 11 BUFFS LANE, BARNSTON, CH60 2SQ	0.21	100%	0%	0%	0%	No	Low	-	Yes	3
RES-SA7.4	SHLAA 5020 Land adjoining Ashbourne House, MOUNT AVENUE, HESWALL, CH60 4RH	0.05	100%	0%	0%	0%	No	Low	-	Yes	1
RES-SA7.5	SHLAA 5026 Willowbank, 33 OLDFIELD ROAD, HESWALL, CH60 6SN	0.76	100%	0%	0%	0%	No	Low	-	Yes	3
RES-SA7.6	SHLAA 5033 Strathcraig, PHILLIPS WAY,	0.18	100%	0%	0%	0%	No	Low	-	Yes	2

Appendix 1 – Wirral Local Plan Sequential Test for Housing and Mixed Use Sites

Site ref	Site Name	Area (ha)	FZ1	FZ2	FZ3a	FZ3b	Significant Surface Water Risk	Climate Change Risk	Comments	Add into housing figures?	Dwellings/ Land (ha) to 2037
	HESWALL, CH60 4RT										
RES-SA7.8	SHLAA 5039 37 HILLSIDE ROAD, GAYTON, CH60 0BJ	0.06	100%	0%	0%	0%	No	Low	-	No	0
RES-SA7.9	SHLAA 5044 5 THURSTAST ON ROAD, IRBY, CH61 0HA	0.09	100%	0%	0%	0%	No	Low	-	Yes	2
RES-SA8.1	SHLAA 5029 GREENBANK, 5 WITTERING LANE, HESWALL, CH60 9JL	0.13	100%	0%	0%	0%	No	Low	-	No	0
Total											1,722

Sites within Flood Zone 1 and Significant Surface Water Risk

100% of site lies within Flood Zone 1 and Significant Surface Water Risk (Total 20 sites, of which 5 sites to be allocated for 1,470 dwellings)

Site ref	Site Name	Area (ha)	FZ1	FZ2	FZ3a	FZ3b	Significant Surface Water Risk	Climate Change Risk	Comments	Add into housing figures?	Dwellings/Land (ha) to 2037
0643	SHLAA 0643 West of Latchgate, Broad Lane, Heswall	0.10	100%	0%	0%	0%	Yes	Low	-	No	0
0650	SHLAA 0650 Opposite 192 to 204 Eastham Rake	0.52	100%	0%	0%	0%	Yes	Low	-	No	0
0902	SHLAA 0902 South of Freshways, Boathouse Lane, Heswall	0.19	100%	0%	0%	0%	Yes	Low	-	No	0
0932	SHLAA 0932 South of Crosshill Reservoir, Thingwall	2.82	100%	0%	0%	0%	Yes	Low	-	No	0
1191	SHLAA 1191 23 Beresford Road, Oxtan	0.11	100%	0%	0%	0%	Yes	Low	-	No	0
1450	SHLAA 1450 10 Acres Road, Bromborough	0.25	100%	0%	0%	0%	Yes	Low	-	No	0
1489	SHLAA 1489 Adjacent 14 Private Drive, Barnston	0.09	100%	0%	0%	0%	Yes	Low	-	No	0

Appendix 1 – Wirral Local Plan Sequential Test for Housing and Mixed Use Sites

Site ref	Site Name	Area (ha)	FZ1	FZ2	FZ3a	FZ3b	Significant Surface Water Risk	Climate Change Risk	Comments	Add into housing figures?	Dwellings/Land (ha) to 2037
1771	SHLAA 1771 33 Whitehouse Lane, Barnston	0.20	100%	0%	0%	0%	Yes	Low	-	No	0
1816	SHLAA 1816 Between 6 and 14 Ford Lane, Upton	0.44	100%	0%	0%	0%	Yes	Low	-	No	0
3027	SHLAA 3027 Rear of Willow Bank House, Barnston	0.23	100%	0%	0%	0%	Yes	Low	-	No	0
3054	SHLAA 3054 North of 121 Pipers Lane	1.79	100%	0%	0%	0%	Yes	Low	-	No	0
3066	SHLAA 3066 Land at 35 Gayton Parkway	0.43	100%	0%	0%	0%	Yes	Low	-	No	0
4072	SHLAA 4072 - Trafalgar Garage Service Station, Gardens Road, Bebington, CH63 7QZ	0.24	100%	0%	0%	0%	Yes	Low	-	No	0
4081	SHLAA 4081 - Birkenhead Leisure Centre Europa Boulevard	1.57	100%	0%	0%	0%	Yes	Low	-	No	0
5159	SHLAA 5159 Land at Broad Lane	0.19	100%	0%	0%	0%	Yes	Low	-	No	0

Appendix 1 – Wirral Local Plan Sequential Test for Housing and Mixed Use Sites

Site ref	Site Name	Area (ha)	FZ1	FZ2	FZ3a	FZ3b	Significant Surface Water Risk	Climate Change Risk	Comments	Add into housing figures?	Dwellings/ Land (ha) to 2037
RES-RA5.1	SHLAA 4078 Hind Street	7.87	100%	0%	0%	0%	Yes	Low	Level 2 SFRA	Yes	1400
RES-SA3.4	SHLAA 5009 Atherton Hall, WESTBOURNE ROAD, BIRKENHEAD, CH43 4TG	0.09	100%	0%	0%	0%	Yes	Low	Site specific FRA completed. Site has planning permission.	Yes	15
RES-SA4.10	SHLAA 4088 - Maple Grove, Bromborough, Wirral	0.14	100%	0%	0%	0%	Yes	Low	Level 2 SFRA	Yes	7
RES-SA5.5	SHLAA 4014 THE STIRRUP , ARROWE PARK ROAD	0.37	100%	0%	0%	0%	Yes	Low	Level 2 SFRA	Yes	45
RES-SA5.9	SHLAA 1908 Former Arrowe Hill Primary School, Woodchurch	0.32	100%	0%	0%	0%	Yes	Low	Level 2 SFRA	Yes	3
Total											1,470

Step 2: Can development be allocated in Flood Zone 2 – lowest risk sites first?

More than 80% of site in Flood Zone 1 and No Significant Surface Water Risk (Total 5 sites, of which 3 sites to be allocated for 1,277 dwellings)

Site ref	Site Name	Area (ha)	FZ1	FZ2	FZ3a	FZ3b	Significant Surface Water Risk	Climate Change Risk	Comments	Add into housing figures?	Dwellings to 2037
1024	SHLAA 1024 West of 87-89 Corporation Road, Birkenhead	0.02	99.97%	0.03%	0%	0%	No	Yes	-	No	0
RES-SA4.7	SHLAA 4021 West Transfer Station, Land off Dock Road South, Bromborough	1.27	96.81%	3.19%	0%	0%	No	Yes	-	Yes	1,225
4023a	SHLAA 4023 East of Lubrizol/Rear of AP Refractory	1.92	84.75%	15.25%	0%	0%	No	Yes	-	No	0
RES-RA10.1	SHLAA 0020 Former Grand Hotel, Marine Promenade	0.15	95.61%	4.39%	0%	0%	No	Yes	-	Yes	12
RES-RA10.3	SHLAA 4086 - New Palace Amusements	0.53	99.92%	0.08%	0%	0%	No	Yes	-	Yes	40
Total											1,277

More than 95% of site in Flood Zone 1 and Significant Surface Water Risk (Total 1 site, not allocated as has planning permission)

Site ref	Site Name	Area (ha)	FZ1	FZ2	FZ3a	FZ3b	Significant Surface Water Risk	Climate Change Risk	Comments	Add into housing figures?	Dwellings to 2037
RES-RA5.8	SHLAA 0725 Rear of 1 to 5 Broster Close, Moreton	0.09	96.05%	3.95%	0%	0%	Yes	Yes	Level 2 SFRA	No	0
Total											0

More than 50% of site in Flood Zone 2 and No Significant Surface Water Risk (Total 1 site to be allocated for 1 dwelling)

Site ref	Site Name	Area (ha)	FZ1	FZ2	FZ3a	FZ3b	Significant Surface Water Risk	Climate Change Risk	Comments	Add into housing figures?	Dwellings to 2037
RES-SA6.10	SHLAA 5041 174 BIRKENHEAD ROAD, MEOLS, CH47 0NE	0.23	40.83%	59.17%	0%	0%	No	Yes	-	Yes	1
Total											1

Step 3: Can development be allocated in the lowest risk sites available in Flood Zone 3?

More than 75% of site in Flood Zone 1, less than 25% in Flood Zone 3a and none of the site in Flood Zone 3b (Total 7 sites, of which 2 sites to be allocated for 450 dwellings)

Site ref	Site Name	Area (ha)	FZ1	FZ2	FZ3a	FZ3b	Significant Surface Water Risk	Climate Change Risk	Comments	Add into housing figures?	Dwellings to 2037
0412	SHLAA 0412 Uveco Yard, Dock Road, Seacombe	0.26	99.80%	0%	0.20%	0%	No	High	-	No	0
0440	SHLAA 0440 256-296 Price Street, Birkenhead	0.79	75.96%	8.85%	15.19%	0%	No	High	-	No	0
0463	SHLAA 0463 Former Seacombe House, Demesne Street, Seacombe	0.46	98.03%	0%	1.97%	0%	No	High	-	No	0
1641	SHLAA 1641 Land at Alderley Road, Hoylake	0.05	99.96%	0%	0.04%	0%	No	High	-	No	0
4013	SHLAA 4013 Raby Hall Road	3.97	99.13%	0.51%	0.36%	0%	No	High	-	No	0
RES- RA2.1/ RES- RA2.2	SHLAA 5000 Scott's Quay	3.58	94.55%	2.43%	3.03%	0%	No	High	Level 2 SFRA/ Exception Test	Yes	450
Total											450

Appendix 1 – Wirral Local Plan Sequential Test for Housing and Mixed Use Sites

More than 60% in Flood Zones 1 and 2, less than 40% in Flood Zone 3a and none of the site in Flood Zone 3b (7 sites, 1 site to be allocated for 87 dwellings)

Site ref	Site Name	Area (ha)	FZ1	FZ2	FZ3a	FZ3b	Significant Surface Water Risk	Climate Change Risk	Comments	Add into housing figures?	Dwellings to 2037
0652	SHLAA 0652 Grazing Land, LEASOWE ROAD, WALLASEY VILLAGE	0.63	28.23%	59.13%	12.65%	0%	No	High	-	No	0
0744	SHLAA 0744 Fender Farm, Moreton	1.85	48.22%	39.10%	12.68%	0%	No	High	-	No	0
0936	SHLAA 0936 West Wallasey Van Hire, Leasowe	0.22	0.33%	84.89%	14.78%	0%	No	High	-	No	0
1895	SHLAA 1895 Land and Marine Depot, Dock Road North, Bromborough Pool	3.51	41.54%	23.58%	34.88%	0%	No	High	-	No	0
4023	SHLAA 4023 East of Lubrizol, Bromborough Coast	9.24	59.25%	36.04%	4.71%	0%	No	High	-	No	0
4061	SHLAA 4061 Land at Birken87head Road/Heron Road	2.33	66.18%	28.10%	5.72%	0%	Yes	High	-	No	0
RES- SA1.3	SHLAA 2006 Rear of Gibson House,	0.42	87.23%	0%	12.77%	0%	No	High	Site specific FRA completed.	Yes	87

Appendix 1 – Wirral Local Plan Sequential Test for Housing and Mixed Use Sites

Site ref	Site Name	Area (ha)	FZ1	FZ2	FZ3a	FZ3b	Significant Surface Water Risk	Climate Change Risk	Comments	Add into housing figures?	Dwellings to 2037
	Maddock Road, Egremont								Exception Test passed. Site has planning permission.		
Total											87

Appendix 1 – Wirral Local Plan Sequential Test for Housing and Mixed Use Sites

More than 50% of site in Flood Zone 3a and none of the site in Flood Zone 3b (19 sites, of which 2 sites to be allocated for 101 dwellings)

Site ref	Site Name	Area (ha)	FZ1	FZ2	FZ3a	FZ3b	Significant Surface Water Risk	Climate Change Risk	Comments	Add into housing figures?	Dwellings to 2037
0721	SHLAA 0721 Rear of 39 to 85 Tern Way, Moreton	0.17	0%	0%	100%	0%	Yes	High	-	No	0
0732	SHLAA 0732 Rear of 1 Birket Square, Leasowe	0.16	0%	0%	100%	0%	No	High	-	No	0
0738	SHLAA 0738 Land at Bidston Station Approach	6.99	16.32%	3.53%	80.15%	0%	No	High	-	No	0
0743	SHLAA 0743 East of 72 Barn Hey Crescent, Meols	0.58	5.49%	4.71%	89.80%	0%	Yes	High	-	No	0
0919	SHLAA 0919 New Brighton Rugby Club, Leasowe	3.89	0%	0%	100%	0%	No	High	-	No	0
1136	SHLAA 1136 Adjacent 2 Bennetts Lane, Meols	0.05	0%	0%	100%	0%	No	High	-	No	0
1145	SHLAA 1145 Adjacent 12 Hoylake Road, Moreton	0.05	0%	0%	100%	0%	Yes	High	-	No	0
1472	SHLAA 1472 Former Fernleigh Care Home, Leasowe	0.45	0%	0%	100%	0%	No	High	-	No	0

Appendix 1 – Wirral Local Plan Sequential Test for Housing and Mixed Use Sites

Site ref	Site Name	Area (ha)	FZ1	FZ2	FZ3a	FZ3b	Significant Surface Water Risk	Climate Change Risk	Comments	Add into housing figures?	Dwellings to 2037
1597	SHLAA 1597 East of 169 to 187 Pasture Road, Moreton	1.45	0%	0%	100%	0%	No	High	-	No	0
1818	SHLAA 1818 West of 195 Birkenhead Road, Meols	1.00	0.57%	2.01%	97.42%	0%	Yes	High	-	No	0
1950	SHLAA 1950 Land at Carr Lane Brickworks, Moreton	26.50	40.41%	3.06%	56.53%	0%	No	High	-	No	0
2054	SHLAA 2054 Land at Harvey Road, Leasowe	0.62	0%	0%	100%	0%	No	High	-	No	0
2056	SHLAA 2056 Selwyn Construction, Moreton	0.14	0%	0%	100%	0%	No	High	-	No	0
4006	SHLAA 4006 Cadburys site, 110 Reeds Lane, Wirral, CH46 1PR	21.55	1.20%	0.70%	98.10%	0%	No	High	-	No	0
4022	SHLAA 4022 Land at Pasture Road/Leasowe Road	5.31	0%	0%	100%	0%	No	High	-	No	0
RES- SA5.3	SHLAA 2068 East of Typhoo, Moreton	3.08	0%	0%	100%	0%	No	High	Level 2 SFRA/ Exception Test	Yes	100
RES- SA5.6	SHLAA 5146 Land at	0.76	0%	0%	100%	0%	No	High	-	No	0

Appendix 1 – Wirral Local Plan Sequential Test for Housing and Mixed Use Sites

Site ref	Site Name	Area (ha)	FZ1	FZ2	FZ3a	FZ3b	Significant Surface Water Risk	Climate Change Risk	Comments	Add into housing figures?	Dwellings to 2037
	Twickenham Drive										
RES-SA6.12	SHLAA 5055 Beauty Within, 206 BIRKENHEAD ROAD, MEOLS, CH47 0NF	0.07	0%	0%	100%	0%	Yes	High	-	No	0
RES-SA6.7	SHLAA 5008 2 SHERWOOD GROVE, MEOLS, CH47 9SL	0.08	0%	0%	100%	0%	No	High	Site specific FRA completed. Exception Test passed. Site has planning permission.	Yes	1
Total											101

Appendix 1 – Wirral Local Plan Sequential Test for Housing and Mixed Use Sites

Less than 5% is in Flood Zone 3b (72 Sites, of which 6 sites to be allocated for 1,134 dwellings)

Site ref	Site Name	Area (ha)	FZ1	FZ2	FZ3a	FZ3b	Significant Surface Water Risk	Climate Change Risk	Comments	Add into housing figures?	Dwellings to 2037
0416	SHLAA 0416 Land at Cavendish Quay, Birkenhead Docklands	2.05	96.86%	0%	0.59%	2.55%	No	High	-	No	0
0537	SHLAA 0537 South off Park Lane, Meols	2.04	0%	0%	99.85%	0.15%	No	High	-	No	0
0538	SHLAA 0538 Land off Lingham Lane, Moreton	0.23	0%	0%	97.13%	2.87%	No	High	-	No	0
0627	SHLAA 0627 East of George Road, Hoylake	3.16	96.05%	2.42%	0.26%	1.27%	No	High	-	No	0
0637	SHLAA 0637 North of Oakmere Close, Leasowe	5.30	5.11%	0.62%	94.22%	0.06%	No	High	-	No	0
0862	SHLAA 0862 North of Green Bank, Brimstage	6.87	95.18%	0.56%	0.53%	3.73%	No	High	-	No	0
0884	SHLAA 0884 Land East of Marfield Lane, Gills Lane, Barnston	17.77	99.74%	0.01%	0%	0.25%	No	High	-	No	0
0892	SHLAA 0892 East of Harrock Wood, Irby	9.15	99.34%	0.01%	0%	0.65%	No	High	-	No	0

Appendix 1 – Wirral Local Plan Sequential Test for Housing and Mixed Use Sites

Site ref	Site Name	Area (ha)	FZ1	FZ2	FZ3a	FZ3b	Significant Surface Water Risk	Climate Change Risk	Comments	Add into housing figures?	Dwellings to 2037
0927	SHLAA 0927 East of 1 to 21 Newton Park Road, Frankby	13.15	98.82%	0%	0%	1.18%	No	High	-	No	0
0931	SHLAA 0931 Opposite 124 and 126 Barnston Road, Thingwall	1.38	99.85%	0%	0%	0.15%	No	High	-	No	0
1513	SHLAA 1513 91 Bermuda Road, Moreton	0.17	96.10%	0%	1.17%	2.73%	No	High	-	No	0
1764	SHLAA 1764 59 Thurstaston Road, Irby	0.65	99.01%	0%	0%	0.99%	No	High	-	No	0
1765	SHLAA 1765 41 Thurstaston Road, Irby	0.68	99.81%	0%	0%	0.19%	No	High	-	No	0
1766	SHLAA 1766 61 Thurstaston Road, Irby	0.78	99.13%	0%	0%	0.87%	No	High	-	No	0
1774	SHLAA 1774 North of Heathbank Estate, Mill Hill Road, Irby	8.16	97.34%	0%	0%	2.66%	No	High	-	No	0
1775	SHLAA 1775 Land at Irby Hall, Irby	4.15	98.57%	0%	0%	1.43%	No	High	-	No	0
1778	SHLAA 1778 West of Sandy Lane, Irby	3.47	99.20%	0%	0%	0.80%	No	High	-	No	0
1781	SHLAA 1781 South of Thorns Drive, Greasby	19.95	99.94%	0%	0%	0.06%	No	High	-	No	0

Appendix 1 – Wirral Local Plan Sequential Test for Housing and Mixed Use Sites

Site ref	Site Name	Area (ha)	FZ1	FZ2	FZ3a	FZ3b	Significant Surface Water Risk	Climate Change Risk	Comments	Add into housing figures?	Dwellings to 2037
1783	SHLAA 1783 North of the Rectory, Telegraph Road	3.09	97.13%	0.59%	0.35%	1.93%	No	High	-	No	0
1880	SHLAA 1880 Land at Roman Road, Prenton	3.11	96.71%	0%	0%	3.29%	No	High	-	No	0
1932	SHLAA 1932 Land at Irby Farm, Thingwall Road	21.86	99.93%	0%	0%	0.07%	No	High	-	No	0
1938	SHLAA 1938 West of Wittering Lane, Heswall	11.98	97.24%	0.26%	2.48%	0.02%	No	High	-	No	0
1940	SHLAA 1940 South of Park West, Heswall	3.85	98.69%	0%	0%	1.31%	No	High	-	No	0
1943	SHLAA 1943 North of 35 to 51 Gilroy Road, West Kirby	22.68	79.50%	13.33%	6.63%	0.54%	Yes	High	-	No	0
1945	SHLAA 1945 North of Landican	13.16	99.29%	0.10%	0.08%	0.53%	Yes	High	-	No	0
1946	SHLAA 1946 West of Barnston	22.38	99.96%	0%	0%	0.04%	No	High	-	No	0
1948	SHLAA 1948 West of Plymyard Dale, Bromborough	100.21	98.57%	0.26%	0.17%	0.99%	No	High	-	No	0
1949	SHLAA 1949 South of	6.13	99.03%	0%	0%	0.97%	No	High	-	No	0

Appendix 1 – Wirral Local Plan Sequential Test for Housing and Mixed Use Sites

Site ref	Site Name	Area (ha)	FZ1	FZ2	FZ3a	FZ3b	Significant Surface Water Risk	Climate Change Risk	Comments	Add into housing figures?	Dwellings to 2037
	Prenton Dell Road, Prenton										
1951	SHLAA 1951 South of Thornton Hough	18.73	98.89%	0%	0%	1.11%	No	High	-	No	0
1952	SHLAA 1952 West of Limbo Lane, Irby	40.16	96.11%	1.50%	0%	2.38%	No	High	-	No	0
1955	SHLAA 1955 Beech Farm, Barnston	13.24	99.38%	0%	0%	0.62%	No	High	-	No	0
1956	SHLAA 1956 North of Whitfield Lane, Barnston	50.20	99.46%	0%	0%	0.54%	No	High	-	No	0
1958	SHLAA 1958 North of Murrayfield Hospital, Thingwall	10.95	99.01%	0%	0%	0.99%	No	High	-	No	0
1959	SHLAA 1959 South of Greenhouse Farm, Greasby	42.86	99.54%	0%	0%	0.46%	No	High	-	No	0
1962	SHLAA 1962 Land at Rest Hill Road, Storeton	28.13	98.69%	0%	0%	1.31%	No	High	-	No	0
1965	SHLAA 1965 North of 8 to 45 Farndon Drive, West Kirby	19.50	98.61%	0%	0%	1.39%	No	High	-	No	0

Appendix 1 – Wirral Local Plan Sequential Test for Housing and Mixed Use Sites

Site ref	Site Name	Area (ha)	FZ1	FZ2	FZ3a	FZ3b	Significant Surface Water Risk	Climate Change Risk	Comments	Add into housing figures?	Dwellings to 2037
1969	SHLAA 1969 Land at Red Hill Road, Storeton	40.91	99.36%	0%	0%	0.64%	No	High	-	No	0
1982	SHLAA 1982 Land Rear of Greenheys Cottages, Barnston Road, Heswall	7.92	99.08%	0%	0%	0.92%	No	High	-	No	0
1984	SHLAA 1984 Claremont Farm, South of Old Clatterbridge Road, Spital	37.14	99.31%	0%	0%	0.69%	No	High	-	No	0
RES-RA6.7	SHLAA 2079 Wirral Waters - Northbank East 2	0.71	96.53%	0%	2.09%	1.38%	No	High	Site Specific FRA/ Exception Test passed	Yes	34
RES-RA6.6	SHLAA 2081 Wirral Waters - Northbank West 1	2.49	97.64%	0.52%	0.45%	1.40%	No	High	Site Specific FRA/ exception Test passed	Yes	500
2090	SHLAA 2090 Unilever Research, Port Sunlight	1.68	98.47%	0%	0%	1.53%	No	High	-	No	0
3003	SHLAA 3003 North of Greasby,	46.92	92.30%	2.72%	2.70%	2.29%	No	High	-	No	0

Appendix 1 – Wirral Local Plan Sequential Test for Housing and Mixed Use Sites

Site ref	Site Name	Area (ha)	FZ1	FZ2	FZ3a	FZ3b	Significant Surface Water Risk	Climate Change Risk	Comments	Add into housing figures?	Dwellings to 2037
	Saughall Massie Road										
3007	SHLAA 3007 Diamond Farm, Saughall Massie	0.71	98.96%	0%	0%	1.04%	No	High	-	No	0
3037	SHLAA 3037 Upton Cricket Club, Old Greasby Road	3.22	96.59%	0%	0%	3.41%	Yes	High	-	No	0
3046	SHLAA 3046 South of Gayton Parkway	7.69	99.98%	0%	0%	0.02%	No	High	-	No	0
3062	SHLAA 3062 Land at Thingwall Roundabout	7.77	97.58%	0%	0%	2.42%	No	High	-	No	0
3063	SHLAA 3063 SHLAA Land off Gallopers Lane	3.94	98.49%	0%	0%	1.51%	No	High	-	No	0
3067	SHLAA 3067 Land at Bromborough Road	8.67	98.09%	0.09%	0.48%	1.33%	No	High	-	No	0
3093	SHLAA 3093 Land at Beech Farm	33.73	99.72%	0%	0%	0.28%	No	High	-	No	0
3094	SHLAA 3094 West of Raby Mere	8.57	97.91%	0.52%	0.01%	1.56%	No	High	-	No	0
4007	SHLAA 4007 Land at Royden Hall	1.05	72.49%	25.04%	0.27%	2.20%	Yes	High	-	No	0

Appendix 1 – Wirral Local Plan Sequential Test for Housing and Mixed Use Sites

Site ref	Site Name	Area (ha)	FZ1	FZ2	FZ3a	FZ3b	Significant Surface Water Risk	Climate Change Risk	Comments	Add into housing figures?	Dwellings to 2037
	SHLAA 4007 Land at Royden Hall										
4010	SHLAA 4010 Land at Storeton Hall (parcel a)	68.61	99.58%	0%	0%	0.42%	No	High	-	No	0
4011	SHLAA 4011 Mill Hill Road, Irby	12.20	98.22%	0%	0%	1.78%	No	High	-	No	0
4020	SHLAA 4020 - Land at Saughall Massie Road and Pump Lane	8.87	94.47%	1.64%	2.08%	1.82%	No	High	-	No	0
4029	SHLAA 4029 Land at Hoylake	7.11	2.52%	18.56%	74.69%	4.23%	No	High	-	No	0
4031	SHLAA 4031 Pensby High School for Boys	3.69	99.92%	0%	0%	0.08%	No	High	-	No	0
4035	SHLAA 4034 Land East of Rigby Drive	23.73	99.59%	0%	0%	0.41%	No	High	-	No	0
4048	SHLAA 4048 Land south of Thorns Drive	19.95	99.94%	0%	0%	0.06%	No	High	-	No	0
4055	SHLAA 4055 Poultry Houses, Grange Cross Lane	1.25	97.80%	0%	0%	2.20%	No	High	-	No	0
4056	SHLAA 4056 West of Column Road	18.50	98.88%	0%	0%	1.12%	No	High	-	No	0

Appendix 1 – Wirral Local Plan Sequential Test for Housing and Mixed Use Sites

Site ref	Site Name	Area (ha)	FZ1	FZ2	FZ3a	FZ3b	Significant Surface Water Risk	Climate Change Risk	Comments	Add into housing figures?	Dwellings to 2037
4058	SHLAA 4058 Land at Brookhurst Avenue (2)	12.38	97.34%	1.29%	0.29%	1.07%	No	High	-	No	0
4060	SHLAA 4060 West of Frankby Close	2.93	84.99%	8.90%	2.11%	4.00%	Yes	High	-	No	0
4064	SHLAA 4064 Greenways Caravan Storage	2.02	99.46%	0%	0%	0.54%	No	High	-	No	0
4067	SHLAA 4067 Land at Roman Road	3.35	96.94%	0%	0%	3.06%	No	High	-	No	0
4068	SHLAA 4068 Land at Meols	44.73	6.94%	11.63%	79.46%	1.97%	No	High	-	No	0
4076	SHLAA 4076 Land at Storeton Hall (parcel B)	8.96	99.37%	0%	0%	0.63%	No	High	-	No	0
4091	SHLAA 4091 South of Riverwood Road	6.83	98.31%	0.11%	1.13%	0.45%	No	High	-	No	0
RES-RA6.3	SHLAA 2078 Wirral Waters - Northbank East 1	0.94	96.64%	0.01%	1.39%	1.96%	No	High	Site specific FRA/ Exception Test passed	Yes	120
RES-RA6.4	SHLAA 2082 Wirral Waters - Northbank West 2	1.61	94.50%	3.73%	0.50%	1.28%	No	High	Site specific FRA/ Exception	Yes	230

Appendix 1 – Wirral Local Plan Sequential Test for Housing and Mixed Use Sites

Site ref	Site Name	Area (ha)	FZ1	FZ2	FZ3a	FZ3b	Significant Surface Water Risk	Climate Change Risk	Comments	Add into housing figures?	Dwellings to 2037
									Test passed		
RES-RA6.5	SHLAA 2080 Wirral Waters - Northbank East 3	0.56	38.86%	17.23%	42.43%	1.48%	No	High	Level 2 SFRA/ Exception Test	Yes	150
RES-SA4.6	SHLAA 2072 Former Croda, Bromborough Pool	4.64	1.21%	9.46%	87.39	1.94%	No	High	Level 2 SFRA/ Exception Test	Yes	100
Total											1,134

Between 6% and 20% in Flood Zone 3b (17 sites, 1 site of 14 dwellings to be allocated)

Site ref	Site Name	Area (ha)	FZ1	FZ2	FZ3a	FZ3b	Significant Surface Water Risk	Climate Change Risk	Comments	Add into housing figures?	Dwellings to 2037
0505	SHLAA 0505 Levers Factory, New Chester Road	6.54	71.09%	0.54%	21.61%	6.76%	No	High	-	No	0
0526	SHLAA 0526 Land at Upton Waste Water Treatment Works	2.56	82.55%	9.12%	1.86%	6.46%	Yes	High	-	No	0
0693	SHLAA 0693 Paddock north of Upton Cricket Club, Upton By-Pass	0.57	91.89%	0%	0%	8.11%	Yes	High	-	No	0
0710	SHLAA 0710 North of 10	0.08	84.68%	0%	0%	15.32%	No	High	-	No	0

Appendix 1 – Wirral Local Plan Sequential Test for Housing and Mixed Use Sites

Site ref	Site Name	Area (ha)	FZ1	FZ2	FZ3a	FZ3b	Significant Surface Water Risk	Climate Change Risk	Comments	Add into housing figures?	Dwellings to 2037
	Copse Grove, Irby										
0752	SHLAA 0752 Land at Woodside, Chester Street, Birkenhead	9.33	42.18%	18.56%	32.14%	7.12%	No	High	-	No	0
0863	SHLAA 0863 Home Farm, Brimstage	1.55	81.51%	2.54%	5.97%	9.97%	No	High	-	No	0
0865	SHLAA 0865 North and West of Clatterbridge Hospital	41.88	86.04%	2.86%	0%	11.09%	No	High	-	No	0
0924	SHLAA 0924 North of Fender Lane, Moreton	7.97	0.10%	0.06%	92.16%	7.68%	No	High	-	No	0
0925	SHLAA 0925 North of Diamond Farm, Saughall Massie	9.08	71.20%	18.13%	3.76%	6.91%	No	High	-	No	0
1486	SHLAA 1486 Rear of Birket Avenue, Leasowe	2.76	0%	0%	82.22%	17.78%	No	High	-	No	0
1941	SHLAA 1941 Rear of Hilbre Avenue, Heswall	1.16	94.01%	0%	0%	5.99%	No	High	-	No	0
1977	SHLAA 1977 North of Barn Hey Crescent, Meols	4.45	0%	0%	94.42%	5.58%	No	High	-	No	0

Appendix 1 – Wirral Local Plan Sequential Test for Housing and Mixed Use Sites

Site ref	Site Name	Area (ha)	FZ1	FZ2	FZ3a	FZ3b	Significant Surface Water Risk	Climate Change Risk	Comments	Add into housing figures?	Dwellings to 2037
1979	SHLAA 1979 Land east of 5 to 21 South Hey Road, Irby	1.89	84.28%	2.84%	0.16%	12.71%	Yes	High	-	No	0
2086	SHLAA 2086 Alabama Way Car Park and Slipway, Monks Ferry	0.42	54.65%	3.15%	28.18%	14.02%	No	High	-	No	0
3004	SHLAA 3004 South of Pear Tree Farm, Willaston Road	5.61	88.16%	0.92%	0.19%	10.73%	Yes	High	-	No	0
4077	SHLAA 4077 Frankby Farm Stables	4.89	84.37%	0%	0%	15.63%	No	High	-	No	0
RES-SA5.8	SHLAA 4087 - Dodds Builders Merchant	0.42	81.86%	1.27%	1.25%	15.62%	Yes	High	Site specific FRA completed. Exception Test passed. Site has planning permission.	Yes	14
Total											14

Appendix 1 – Wirral Local Plan Sequential Test for Housing and Mixed Use Sites

More than 20% in Flood Zone 3b (9 sites, none to be allocated)

Site ref	Site Name	Area (ha)	FZ1	FZ2	FZ3a	FZ3b	Significant Surface Water Risk	Climate Change Risk	Comments	Add into housing figures?	Dwellings to 2037
0131	SHLAA 0131 123 Reeds Lane, Moreton	0.14	0%	0%	10.67%	89.33%	No	High	-	No	0
0639	SHLAA 0639 Rear of Meadowbrook Road Moreton	0.14	0%	4.86%	56.30%	38.83%	Yes	High	-	No	0
0920	SHLAA 0920 West of Fender View Road, Moreton	9.32	3.91%	8.02%	55%	33.08%	No	High	-	No	0
0921	SHLAA 0921 South of Fender Lane, Moreton	16.82	1.65%	1.72%	19.33%	77.31%	No	High	-	No	0
0922	SHLAA 0922 East of Bullrush Drive, Moreton	5.86	0%	0%	7.90%	92.10%	No	High	-	No	0
0923	SHLAA 0923 East of Calremont School, Fender Lane, Moreton	5.34	0%	0.21%	48.49%	51.30%	No	High	-	No	0
1855	SHLAA 1855 Land off Fender Lane, Moreton	5.74	0.25%	1.25%	26.05%	72.46%	No	High	-	No	0
1976	SHLAA 1976 Land at Cleveley Road, Meols	7.04	0%	0%	17.74%	82.26%	No	High	-	No	0
2050	SHLAA 2050 Vacant Land at Clatterbridge Hospital	4.75	74.32%	3.96%	1.11%	20.62%	No	High	-	No	0
Total											0

Appendix 1B – Wirral Local Plan Sequential Test for Mixed Use Sites

Step 1: Can development be allocated in Flood Zone 1 with No Significant Surface Water Risk?

100% of site lies within Flood Zone 1 and No Significant Surface Water Risk

Site ref	Site Name	Area (ha)	FZ1	FZ2	FZ3a	FZ3b	Significant Surface Water Risk	Climate Change Risk	Comments	Add into housing/ employment land figures?	Dwellings/ Land (ha) to 2037
15	SHLAA 0549 Land at Valley Road, Bidston	1.27	100%	0%	0%	0%	No	Low	-	No	0

There are no mixed use sites in Flood Zone 1 with Significant Surface Water Risk.

Step 2: Can development be allocated in Flood Zone 2 – lowest risk sites first?

There are no mixed uses sites in Flood Zone 2.

Step 3: Can development be allocated in the lowest risk sites available in Flood Zone?

There are no mixed uses sites in Flood Zone 3a.

Appendix 1 – Wirral Local Plan Sequential Test for Housing and Mixed Use Sites

Mixed Use Sites – Flood Zone 3b (3 sites, 1 site to be allocated for 2,200 dwellings)

Site ref	Site Name	Area (ha)	FZ1	FZ2	FZ3a	FZ3b	Significant Surface Water Risk	Climate Change Risk	Comments	Add into housing/ employment land figures?	Dwellings/ Land (ha) to 2037
0753	Wirral Waters – Marina View	5.16	88.99%	4.88%	5.15%	0.98%	No	High	-	No	0
2067	Wirral Waters – Tower Quay	0.61	88.77%	2.57%	4.73%	3.93%	No	High	-	No	0
RES-RA6.2 ¹	Wirral Waters – Vittoria Studios and Sky City	5.07	85.27%	0.15%	12.09%	2.49%	No	High	Level 2 SFRA/ Exception Test	Yes	2,200
		7.27	55.90%	9.06%	33.42%	1.62%	No	High	Level 2 SFRA/ Exception Test		
Total											2,200

¹ These were two sites which have been combined RES-RA6.1 and RES-RA6.2.

Appendix 2 – Wirral Local Plan Sequential Test for Employment Sites, March 2022

Step 1: Can development be allocated in Flood Zone 1 with No Significant Surface Water Risk?

100% of site lies within Flood Zone 1 and No Significant Surface Water Risk (Total 34 sites, of which 10 sites to be allocated for 31.39 hectares)

Site ref	Site Name	Area (ha)	FZ1	FZ2	FZ3a	FZ3b	Significant Surface Water Risk	Climate Change Risk	Comments	Add into employment land figures?	Land (ha) to 2037
4	Alfred Road	0.36	100%	0%	0%	0%	No	Low	-	No	0
5	Wheatland Lane, Seacombe	0.38	100%	0%	0%	0%	No	Low	-	No	0
7	Former Royal Swan Public House, Seacombe	0.23	100%	0%	0%	0%	No	Low	-	No	0
EMP-RA8.2 [8]	SMM Business Park Dock Road, Seacombe	6.83	100%	0%	0%	0%	No	Low	-	Yes	6.83
9	North of Oakdale Road - West of New Way	0.81	100%	0%	0%	0%	No	Low	-	No	0
11	Wirral Business Centre and Depot, Seacombe	0	100%	0%	0%	0%	No	Low	-	No	0
12	West Float Industrial Estate, Dock Road	0.34	100%	0%	0%	0%	No	Low	-	No	0
13	South of Dock Road	0.35	100%	0%	0%	0%	No	Low	-	No	0

Appendix 2 – Wirral Local Plan Sequential Test for Employment Sites, March 2022

Site ref	Site Name	Area (ha)	FZ1	FZ2	FZ3a	FZ3b	Significant Surface Water Risk	Climate Change Risk	Comments	Add into employment land figures?	Land (ha) to 2037
EMP-RA8.1	Northside West, Dock Road, Poulton	6.28	100%	0%	0%	0%	No	Low	-	Yes	6.28
29	Cavendish Roundabout	0	100%	0%	0%	0%	No	Low	-	No	0
31	491 Cleveland Street, Birkenhead	0.12	100%	0%	0%	0%	No	Low	-	No	0
32	Adj 45 Old Bidston Road	0	100%	0%	0%	0%	No	Low	-	No	0
36	Ten Streets Phase 4, Lynas Street, Birkenhead	0.13	100%	0%	0%	0%	No	Low	-	No	0
37	Cathcart Street	0	100%	0%	0%	0%	No	Low	-	No	0
38	LLW Site, Brook Street, Birkenhead	0.17	100%	0%	0%	0%	No	Low	-	No	0
39	East of Taylor Street, Birkenhead	0.11	100%	0%	0%	0%	No	Low	-	No	0
40	George Street, Birkenhead	0.1	100%	0%	0%	0%	No	Low	-	No	0
43	Chester Street Island	0.47	100%	0%	0%	0%	No	Low	-	No	0
44	Rose Brae, Church Street, Birkenhead	1.97	100%	0%	0%	0%	No	Low	-	No	0
48	Former Rank Bingo	0	100%	0%	0%	0%	No	Low	-	No	0
62	Plant Hire Depot, Dock Road North, Bromborough	0	100%	0%	0%	0%	No	Low	-	No	0

Appendix 2 – Wirral Local Plan Sequential Test for Employment Sites, March 2022

Site ref	Site Name	Area (ha)	FZ1	FZ2	FZ3a	FZ3b	Significant Surface Water Risk	Climate Change Risk	Comments	Add into employment land figures?	Land (ha) to 2037
69	Riverbank Road, Magazine Lane	0	100%	0%	0%	0%	No	Low	-	No	0
71	Former RV Chemicals, Wirral International Business Park	8.09	100%	0%	0%	0%	No	Low	-	No	0
77	Former Epichem, Wirral International Business Park	1.62	100%	0%	0%	0%	No	Low	-	No	0
80	Queen Elizabeth II Dock, Eastham	6.52	100%	0%	0%	0%	No	Low	-	No	0
5028	SHLAA 5028 Municipal Building Moreton	1	100%	0%	0%	0%	No	Low	-	No	0
EMP-SA2.2	Twelve Quays, north of Tower Wharf, Birkenhead	1.06	100%	0%	0%	0%	No	Low	-	Yes	1.06
EMP-RA7.1	Kern's Warehouse, Cleveland Street, Birkenhead	0.98	100%	0%	0%	0%	No	Low	-	Yes	0.98
EMP-SA3.1	Land west of Prenton Way, North Cheshire TE, Prenton	0.58	100%	0%	0%	0%	No	Low	-	Yes	0.58

Site ref	Site Name	Area (ha)	FZ1	FZ2	FZ3a	FZ3b	Significant Surface Water Risk	Climate Change Risk	Comments	Add into employment land figures?	Land (ha) to 2037
EMP-SA4.1	Land south of Riverbank Road, Bromborough	1.01	100%	0%	0%	0%	No	Low	-	Yes	1.01
EMP-SA4.2	Sun Valley expansion, Commercial Road, Bromborough	0.97	100%	0%	0%	0%	No	Low	-	Yes	0.97
EMP-SA4.3	Land north of Caldbeck Road, east of Welton Road, Bromborough	2.35	100%	0%	0%	0%	No	Low	-	Yes	2.35
EMP-SA4.4	Tulip expansion, Plantation Road, Bromborough	2.05	100%	0%	0%	0%	No	Low	-	Yes	2.05
EMP-SA4.5	North Road Business Park, North Road, Eastham	9.28	100%	0%	0%	0%	No	Low	-	Yes	9.28
Total Land Allocated (Ha) in Flood Zone 1 with no significant surface water risk											31.39

There are no potential employment sites in Flood Zone 1 with Significant Surface Water Risk.

Step 2: Can development be allocated in Flood Zone 2 – lowest risk sites first?

More than 99% of site in Flood Zone 1 and No Significant Surface Water Risk (Total 4 sites, of which 0 sites to be allocated)

Site ref	Site Name	Area (ha)	FZ1	FZ2	FZ3a	FZ3b	Significant Surface Water Risk	Climate Change Risk	Comments	Add into housing/ employment land figures?	Land (ha) to 2037
2	CETCO	1.98	99.99%	0.01%	0%	0%	No	Yes	-	No	0
17	Bidston Moss - Vacant Land	2.93	99.79%	0.21%	0%	0%	No	Yes	-	No	0
34	333-359 Cleveland Street, Birkenhead	0.23	99.25%	0.75%	0%	0%	No	Yes	-	No	0
65	Technical Demolition, Bromborough Pool	1.14	99.81%	0.19%	0%	0%	No	Yes	-	No	0
Total											0

Step 3: Can development be allocated in the lowest risk sites available in Flood Zone 3?

More than 75% of site in Flood Zone 1, less than 25% in Flood Zone 3a and none of the site in Flood Zone 3b (Total 6 sites, of which 1 site to be allocated for 1.8 hectares)

Site ref	Site Name	Area (ha)	FZ1	FZ2	FZ3a	FZ3b	Significant Surface Water Risk	Climate Change Risk	Comments	Add into employment land figures?	Land (ha) to 2037
1	Land at Riverside House, East Street	0.17	73.99%	2.83%	23.18%	0%	No	Yes	-	No	0
3	Former Pallet yard, Birkenhead Road	0.63	68.14%	13.94%	17.92%	0%	No	Yes	-	No	0
35	Ten Streets - Phase 1	0.89	72.75%	8.04%	19.22%	0%	No	Yes	-	No	0
70	SHLAA 2063 Former Eastham Sand, Wirral International Business Park	3.61	99.95%	0%	0.05%	0%	No	Yes	-	No	0
75	East of Tulip, Wirral International Business Park	3.12	99.97%	0%	0.03%	0%	No	Yes	-	No	0
EMP-RA6.1	MEA Park West, Beaufort Road, Birkenhead	1.81	82.01%	0.02%	17.97%	0%	No	Yes	Flood risk considered to be manageable through careful consideration of site layout and design	Yes	1.8

Site ref	Site Name	Area (ha)	FZ1	FZ2	FZ3a	FZ3b	Significant Surface Water Risk	Climate Change Risk	Comments	Add into employment land figures?	Land (ha) to 2037
									as part of site specific FRA.		
Total											1.8

More than 60% of site in Flood Zones 1 and 2, less than 40% in Flood Zone 3a and none of the site in Flood Zone 3b (1 site, not proposed for allocation)

Site ref	Site Name	Area (ha)	FZ1	FZ2	FZ3a	FZ3b	Significant Surface Water Risk	Climate Change Risk	Comments	Add into housing/ employment land figures?	Land (ha) to 2037
33	Livingstone St	0.20	31.37%	32.46%	36.17%	0%	No	Yes	-	No	0
Total											0

More than 90% of site in Flood Zone 3a and none of the site in Flood Zone 3b (4 sites, of which 3 sites to be allocated for 3.28 hectares)

Site ref	Site Name	Area (ha)	FZ1	FZ2	FZ3a	FZ3b	Significant Surface Water Risk	Climate Change Risk	Comments	Add into housing/ employment land figures?	Land (ha) to 2037
6	Land at Kelvin Road, Volcaly Triangle, Seacombe	0.71	3.46%	4.47%	92.06%	0%	No	Yes	-	No	0
EMP-SA5.1	Peninsula Business Park, Reeds Lane, Moreton	1.11	0%	0%	100%	0%	No	Yes	Level 2 SFRA	Yes	1.1

Appendix 2 – Wirral Local Plan Sequential Test for Employment Sites, March 2022

Site ref	Site Name	Area (ha)	FZ1	FZ2	FZ3a	FZ3b	Significant Surface Water Risk	Climate Change Risk	Comments	Add into housing/ employment land figures?	Land (ha) to 2037
EMP-SA5.3	Land south of Premier/ Tyhoo access Road, Reeds Lane, Moreton	1.93	0%	0.38%	99.62%	0%	No	Yes	Level 2 SFRA	Yes	1.93
EMP-SA5.4	Land south of Tarran Way North, Moreton	0.25	0%	0%	100%	0%	No	Yes	Level 2 SFRA	Yes	0.25
Total											3.28

Less than 5% of the site is in Flood Zone 3b (8 sites, of which 6 sites to be allocated for 27.55 hectares)

Site ref	Site Name	Area (ha)	FZ1	FZ2	FZ3a	FZ3b	Significant Surface Water Risk	Climate Change Risk	Comments	Add into housing/ employment land figures?	Land (ha) to 2037
EMP-RA6.5 [25]	Former Hydraulic Tower, Tower Road, Seacombe	0.96	79.57%	12.72%	3.36%	4.35%	No	High	Flood risk considered to be manageable through careful consideration of site layout and design as part of site specific FRA.	Yes	0.95
41	Shore Road	0.52	17.89%	6.80%	73.38%	1.93%	No	High	-	No	0
64	Former Croda/ Uniqema site	6.84	21.67%	12.36%	63.31%	2.66%	No	High	-	No	0

Site ref	Site Name	Area (ha)	FZ1	FZ2	FZ3a	FZ3b	Significant Surface Water Risk	Climate Change Risk	Comments	Add into housing/ employment land figures?	Land (ha) to 2037
EMP-RA6.2	MEA Park West, Wallasey Bridge Road, Birkenhead	8.87	36.68%	2.39%	59.59%	1.35%	No	High	Flood risk considered to be manageable through careful consideration of site layout and design as part of site specific FRA.	Yes	8.84
EMP-RA6.3 ¹	MEA Park East, Beaufort Road, Birkenhead	10.82	78.05%	2.01%	19.10%	0.83%	No	High	Flood risk considered to be manageable through careful consideration of site layout and design as part of site specific FRA.	Yes	9.02
EMP-RA6.4	MEA Park Ph2, Beaufort Road, Birkenhead									Yes	1.76
EMP-SA2.1	Cammell Laird South Campbelltown Road, Birkenhead	5.52	90.19%	5.75%	1.42%	2.64%	No	High	Flood risk considered to be manageable through careful consideration	Yes	5.52

¹ Site assessed in Level 1 SFRA subsequently split into two sites.

Appendix 2 – Wirral Local Plan Sequential Test for Employment Sites, March 2022

Site ref	Site Name	Area (ha)	FZ1	FZ2	FZ3a	FZ3b	Significant Surface Water Risk	Climate Change Risk	Comments	Add into housing/ employment land figures?	Land (ha) to 2037
									of site layout and design as part of site specific FRA.		
EMP-SA5.2	Land north of Premier/ Typhoo access Road, Reeds Lane, Moreton	1.46	0%	0%	99.93%	0.07%	No	High	Level 2 SFRA	Yes	1.46
Total											27.55

Between 15% and 25% of the site is in Flood Zone 3b (2 sites, of which 1 site to be allocated for 1.58 hectares)

Site ref	Site Name	Area (ha)	FZ1	FZ2	FZ3a	FZ3b	Significant Surface Water Risk	Climate Change Risk	Comments	Add into housing/ employment land figures?	Land (ha) to 2037
16	Former Bidston Dock, Wallasey Bridge Road	18.31	75.72%	0%	0.37%	23.91%	No	High	Level 2 SFRA	No	0
EMP-RA3.1	Twelve Quays, south of Morpeth Wharf, Birkenhead	1.58	56.97%	11.40%	15.93%	15.70%	No	High	Level 2 SFRA	Yes	1.58
Total											1.58

Appendix 3 – Wirral Local Plan Exception Test, March 2022

<p>Site Allocation Ref: RES-RA2.1 & RES-RA2.2</p>	<p>Site Name: Land East of Birkenhead Road, Seacombe (North) and Land East of Birkenhead Road, Seacombe (South) [SHLAA 5000 Scott’s Quay]</p>
<p>Housing Numbers 2021-2037: 450 dwellings</p>	<p>Highest vulnerability of proposed use: More vulnerable</p>
<p>Flood Zone and other sources of flooding: Flood Zones 1, 2, 3a. Significant Surface Water Risk? No. Climate Change Risk? At existing risk therefore high likelihood of future risk.</p>	<p>Sequential Test: Pass: It is necessary to identify the site to address housing needs as there are insufficient alternative sites in Flood Zones 1 and 2.</p>
<p>Exception Test:</p>	
<p>Sustainability benefits outweigh flood risk? In the Local Plan Sustainability Appraisal, the site is assessed as likely to promote positive effects for air quality, climate change adaptation, heritage, access to open space, primary schools and access to bus stops. Possible negative effects (with mitigation possible) are identified in relation to biodiversity, employment, distance to health facilities and railway station. The site comprises vacant industrial uses which present an overbearing appearance on Birkenhead Road which would be replaced by new residential-led development. Both sites are within the Scotts Quay Neighbourhood Area which the Birkenhead 2040 Framework identifies as presenting early and medium-term opportunities for high quality residential-led development and an improved environment through high-quality employment uses and more people-friendly streets. Taking into account the positive benefits identified in the Sustainability Appraisal, the potential for the site identified in the Birkenhead 2040 Framework and the potential mitigation identified in the Level 2 SFRA, it is considered that the sustainability benefits do outweigh the flood risk.</p>	
<p>Safe for its lifetime without increasing flood risk elsewhere and where possible reducing flood risk overall? To pass the Exception Test, it must be proven that the site can be safe for its lifetime, which for residential development is 100 years. The climate change modelling in the Level 2 SFRA shows this will not be possible. However, land raising may be a viable option and should be explored further at the FRA stage. <i>(Source: Wirral Level 2 SFRA, Site Screening Reports, Site RES-RA2.1, Page 19)</i></p>	
<p>Recommendation: Allocate for development The Council considers that this site is achievable. It is considered that flood risk should be manageable through careful consideration of site layout and design including land raising and liaison with emergency planners regarding site access and egress.</p>	

<p>Site Allocation Ref: RES-RA6.1 now part of RES-RA6.2</p>	<p>Site Name: Wirral Waters - Sky City</p>
<p>Housing Numbers 2021-2037: 2,200 dwellings (with RES-RA6.2)</p>	<p>Highest vulnerability of proposed use: More vulnerable</p>
<p>Flood Zone and other sources of flooding: Flood Zones 1, 2, 3a, 3b. Significant Surface Water Risk? No. Climate Change Risk? At existing risk therefore high likelihood of future risk.</p>	<p>Sequential Test: Pass: It is necessary to identify the site to address housing needs as there are insufficient alternative sites in Flood Zones 1 and 2.</p>
<p>Exception Test:</p>	
<p>Sustainability benefits outweigh flood risk? This site forms part of the wider Wirral Waters East Float Regeneration proposals which were granted outline planning permission in 2012. In the Local Plan Sustainability Appraisal the site is assessed as likely to promote positive effects for air quality, biodiversity, climate change adaptation, distance to health facilities, green/open space, access to primary school, and public transport, with possible negative effects (with mitigation possible) in relation to, employment and heritage. The site forms part of the Wirral Waters and Portside neighbourhood area in the Birkenhead 2040 Framework which highlights it as the £4.5 billion transformation of Birkenhead’s docks through mixed-use development alongside continued growth of the operational port. The allocation in the Local Plan requires non-residential ground floor uses in areas at risk of flooding. Taking into account the positive benefits identified in the Sustainability Appraisal, the potential for the site identified in the Birkenhead 2040 Framework and the potential mitigation identified in the Level 2 SFRA, and the safeguard in the Plan allocation, it is considered that the sustainability benefits do outweigh the flood risk in this case.</p>	
<p>Safe for its lifetime without increasing flood risk elsewhere and where possible reducing flood risk overall? To pass the Exception Test, it must be proven that the site can be safe for its lifetime, which for residential development is 100 years. The climate change modelling in this Level 2 SFRA shows this will not be possible. However, land raising may be a viable option and should be explored further at the FRA stage. <i>(Source: Wirral Level 2 SFRA, Site Screening Reports, Site RES-RA6.1, Page 15)</i></p>	
<p>Recommendation: Allocate for development The Council considers that this site is achievable. It is considered that flood risk should be manageable through careful consideration of site layout and design including land raising and liaison with emergency planners regarding site access and egress.</p>	

<p>Site Allocation Ref: RES-RA6.2 (including RES-RA6.1)</p>	<p>Site Name: Wirral Waters – Vittoria Studios</p>
<p>Housing Numbers 2021-2037: 2,200 dwellings (including RES-RA6.1)</p>	<p>Highest vulnerability of proposed use: More vulnerable</p>
<p>Flood Zone and other sources of flooding: Flood Zones 1, 2, 3a, 3b. Significant Surface Water Risk? No. Climate Change Risk? At existing risk therefore high likelihood of future risk.</p>	<p>Sequential Test: Pass: It is necessary to identify the site to address housing needs as there are insufficient alternative sites in Flood Zones 1 and 2.</p>
<p>Exception Test:</p>	
<p>Sustainability benefits outweigh flood risk? This site forms part of the wider Wirral Waters East Float Regeneration proposals which were granted outline planning permission in 2012. In the Local Plan Sustainability Appraisal the site is assessed as likely to promote positive effects for air quality, biodiversity, climate change adaptation, distance to health facilities, green/open space, primary school, and public transport, with possible negative effects (with mitigation possible) in relation to, climate change and employment. The site forms part of the Wirral Waters and Portside neighbourhood area in the Birkenhead 2040 Framework which highlights it as the £4.5 billion transformation of Birkenhead’s docks through mixed-use development alongside continued growth of the operational port. The allocation in the Local Plan requires non-residential ground floor uses in areas at risk of flooding. Taking into account the positive benefits identified in the Sustainability Appraisal, the potential for the site identified in the Birkenhead 2040 Framework and the potential mitigation identified in the Level 2 SFRA, and the safeguard in the Plan allocation, it is considered that the sustainability benefits do outweigh the flood risk in this case.</p>	
<p>Safe for its lifetime without increasing flood risk elsewhere and where possible reducing flood risk overall? To pass the Exception Test, it must be proven that the site can be safe for its lifetime, which for residential development is 100 years. The climate change modelling in this Level 2 SFRA shows this will not be possible. However, land raising may be a viable option and should be explored further at the FRA stage. <i>(Source: Wirral Level 2 SFRA, Site Screening Reports, Site RES-RA6.2, Page 18)</i></p>	
<p>Recommendation: Allocate for development The Council considers that this site is achievable. It is considered that flood risk should be manageable through careful consideration of site layout and design including land raising and liaison with emergency planners regarding site access and egress.</p>	

<p>Site Allocation Ref: RES-RA6.5</p>	<p>Site Name: Wirral Waters – Northbank East 3, Dock Road, Seacombe (Tower Road)</p>
<p>Housing Numbers 2021-2037: 150 dwellings</p>	<p>Highest vulnerability of proposed use: More vulnerable</p>
<p>Flood Zone and other sources of flooding: Flood Zones 1, 2, 3a, 3b. Significant Surface Water Risk? No. Climate Change Risk? At existing risk therefore high likelihood of future risk.</p>	<p>Sequential Test: Pass: It is necessary to identify the site to address housing needs as there are insufficient alternative sites in Flood Zones 2 and 3.</p>
<p>Exception Test:</p>	
<p>Sustainability benefits outweigh flood risk? In the Local Plan Sustainability Appraisal the site is assessed as likely to promote positive effects for air quality, biodiversity, employment, green/open space and access to bus stop. Possible negative effects (with mitigation possible) are identified for heritage, distance from health and primary school and railway station. The site is likely to generate negative effects in relation to climate change mitigation due to flood risk. The site forms part of the Wirral Waters and Portside neighbourhood area in the Birkenhead 2040 Framework which highlights it as the £4.5 billion transformation of Birkenhead’s docks through mixed-use development alongside continued growth of the operational port. The allocation in the Local Plan requires non-residential ground floor uses in areas at risk of flooding. Taking into account the positive benefits identified in the Sustainability Appraisal, the potential for the site identified in the Birkenhead 2040 Framework, it is considered that the sustainability benefits do outweigh the flood risk in this case.</p>	
<p>Safe for its lifetime without increasing flood risk elsewhere and where possible reducing flood risk overall? To pass the Exception Test, it must be proven that the site can be safe for its lifetime, which for residential development is 100 years. The climate change modelling in this Level 2 SFRA shows this will not be possible. However, land raising may be a viable option and should be explored further at the FRA stage. <i>(Source: Wirral Level 2 SFRA, Site Screening Reports, Site RES-RA6.5, Page 16)</i></p>	
<p>Recommendation: Allocate for development The Council considers that this site is achievable. It is considered that flood risk should be manageable through careful consideration of site layout and design including land raising, non-residential ground floor uses and liaison with emergency planners regarding site access and egress.</p>	

Site Allocation Ref: RES-SA4.6	Site Name: Former Croda, Prices Way, Bromborough Pool
Housing Numbers 2021-2037: 100 dwellings	Highest vulnerability of proposed use: More vulnerable
Flood Zone and other sources of flooding: Flood Zones 1, 2, 3a, 3b. Significant Surface Water Risk? No. Climate Change Risk? At existing risk therefore high likelihood of future risk.	Sequential Test: Pass: It is necessary to identify the site to address housing needs as there are insufficient alternative sites in Flood Zones 1 and 2.
Exception Test:	
Sustainability benefits outweigh flood risk? In the Local Plan Sustainability Appraisal the site is assessed as likely to promote positive effects for air quality. Possible negative effects (with mitigation possible) are identified in relation to biodiversity, employment, heritage, distance from health facilities, open/green space, primary schools, bus stop and railway station. Development of the site is likely to generate negative effects in relation to climate change adaptation due to flood risk. Development of this site for residential purposes will ensure that remediation of a former heavy industrial site adjacent to recently completed residential development is completed, improving living conditions and amenity for these existing residents. Development of the site will also enable completion of the path along the edge of the site and repair of the quay wall which will enable a footbridge across the Dibbin to be brought into use as part of the wider Wirral Circular Trail, enabling direct access to the Port Sunlight River Park for residents of this site and adjacent the adjacent residential area and avoiding the need for a lengthy diversion via the A41. Given the potential mitigation, it is considered the sustainability benefits outweigh the flood risk in this case.	
Safe for its lifetime without increasing flood risk elsewhere and where possible reducing flood risk overall? No. To pass the Exception Test, it must be proven that the site can be safe for its lifetime, which for residential development is 100 years. The climate change modelling in this Level 2 SFRA shows this will not be possible, as the site is modelled to be inundated during a 0.5% + climate change event. <i>(Source: Wirral Level 2 SFRA, Site Screening Reports, Site RES-RA4.6, Page 13)</i>	
Recommendation: Allocate for development The Council considers that this site is achievable. It is considered that flood risk should be manageable through careful consideration of site layout and design including land raising and liaison with emergency planners regarding site access and egress.	

Site Allocation Ref: RES-SA5.3	Site Name: East of Typhoo, Reeds Lane, Leasowe
Housing Numbers 2021-2037: 100 dwellings	Highest vulnerability of proposed use: More vulnerable
Flood Zone and other sources of flooding: Flood Zone 3a. Significant Surface Water Risk? No. Climate Change Risk? At existing risk therefore high likelihood of future risk.	Sequential Test: Pass: It is necessary to identify the site to address housing needs as there are insufficient alternative sites in Flood Zones 1 and 2.
Exception Test:	
<p>Sustainability benefits outweigh flood risk? In the Local Plan Sustainability Appraisal the site is assessed as likely to promote positive effects in relation to air quality, biodiversity, heritage, access to health facilities, open/greenspace, primary schools, bus and rail stations. Possible negative effects (with mitigation possible) are identified in relation to employment and the site is likely to generate negative effects in relation to climate change adaptation flood risk. The site is proposed to be allocated with a portion to the rear safeguarded for employment use. Given the potential of the site to generate significant positive effects, the mitigation proposed, and the low probability of a breach of the Wallasey embankment (the main source of flood risk, it is considered the sustainability benefits outweigh the flood risk in this case.</p>	
<p>Safe for its lifetime without increasing flood risk elsewhere and where possible reducing flood risk overall? <i>To pass the Exception Test, it must be proven that the site can be safe for its lifetime, which for residential development is 100 years. The modelling in this Level 2 SFRA shows this will not be possible. However, land raising may be a viable option and should be explored further at the FRA stage. (Source: Wirral Level 2 SFRA, Site Screening Reports, Site RES-RA5.3, Page 28)</i></p>	
<p>Recommendation: Allocate for development The Council considers that this site is achievable. It is considered that flood risk should be manageable through careful consideration of site layout and design including land raising in conjunction with adjacent sites to the north and east, and liaison with emergency planners regarding site access and egress.</p>	

LOCAL PLAN

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