

## Potential Infill Villages in the Green Belt

There are already a large number of existing developed areas of various sizes in the Green Belt, including rural villages and more sporadic collections of development of various types and layouts, including farm complexes, isolated terraces of housing and other groups of buildings such as schools and hospitals.

A number are already identified as Infill Villages or Major Developed Sites where development can be permitted under existing policies in the Unitary Development Plan, within a pre-defined area shown by a boundary on the Proposals Map:

Policy GB6 – Development in Infill Villages in the Green Belt

<http://www.wirral.gov.uk/udp/oneudp1.asp?id=GB6>

Policy GB7 – Infill Villages in the Green Belt

<http://www.wirral.gov.uk/udp/oneudp1.asp?id=GB7>

Policy GB8 – Guidelines for Major Developed Sites in the Green Belt

<http://www.wirral.gov.uk/udp/oneudp1.asp?id=GB8>

Policy GB9 – Major Developed Sites in the Green Belt

<http://www.wirral.gov.uk/udp/oneudp1.asp?id=GB9>

Development is only permitted within these areas on the basis that it would be unlikely to have any significant additional impact on the openness of the Green Belt.

National Planning Policy Framework (NPPF, July 2018<sup>1</sup>), paragraph 145 (sections e, f and g) allows limited infilling in villages; and limited affordable housing for local community needs under policies set out in a Local Plan; and the limited infilling or the partial or complete redevelopment of previously developed sites, whether redundant or continuing in use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt than the existing development or not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need.

NPPF paragraph 145 (section d) also allows the replacement of a building in the Green Belt, provided the new building is in the same use and not materially larger than the one it replaces; and NPPF paragraph 146 (section d) the re-use of buildings in the Green Belt, provided that the buildings are of permanent and substantial construction, preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.

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

The Council has a choice over whether to identify areas for limited infilling in its Local Plan but they could be used to accommodate some limited additional development, to secure investment and meet local needs within the Green Belt, without adding significantly to the overall extent of existing built up areas in the Green Belt.

NPPF paragraph 140 says “If it is necessary to restrict development in a village primarily because of the important contribution which the open character of the village makes to the openness of the Green Belt, the village should be included in the Green Belt. If however the character of the village needs to be protected for other reasons, other means should be used, such as conservation area or normal development management policies, and the village should be excluded from the Green Belt.”

Subject to more detailed consideration, including the impact on the openness, character and appearance of designated conservation areas, potential infill opportunities currently appear to exist at:

<b>Parcel</b>	<b>Location</b>	<b>Comment</b>
SP003	Saughall Massie Conservation Area  [Summary of Initial Assessment - Option 3.2 refers]	Existing built-up areas associated with Saughall Massie village. The designated area includes a number of larger open spaces that may be unsuitable for infill in terms of the impact on openness as well as the impact on the character and appearance of the Conservation Area but could include the call-for-sites submission at Barnacre Lane (SHLAA 741).
SP012	Pikes Hey Road, Caldby  [Summary of Initial Assessment - Option 12.2 refers]	Area of existing residential development, some with large gardens, which includes a small part of Caldby Conservation Area, to the west of Telegraph Road/Column Road.
SP032 (plus) SP033 (part)	Little Storeton  [Summary of Initial Assessment - Option 32.1 and Option 33.2 refer]	Areas of existing development at Little Storeton Lane, Grange Farm and along Lever Causeway could be considered separately or as an extension to the existing Infill Village at Storeton Village (UDP Proposal GB7/5) and could include the call-for-sites submission for a single infill plot at Lever Causeway (SHLAA 1551)
SP034	Storeton Village  [Summary of Initial Assessment - Option 32.1, Option 33.2, Option 34.1, Option 36.1 and Option 41.1 refer]	Existing Infill Village at Storeton (UDP Proposal GB7/5), which could be extended to include additional previously developed areas and/or additional land at Keepers Lane (now part of SHLAA 1963), Red Hill Road (now part of SHLAA 1962) and Storeton Hall Farm (SHLAA 1780).

<b>Parcel</b>	<b>Location</b>	<b>Comment</b>
SP052	Eastham Village Conservation Area  [Summary of Initial Assessment - Option 52.1 refers]	Existing built-up areas associated with Eastham Village. The designated area includes a number of larger open spaces that may be unsuitable for infill in terms of the impact on openness as well as the impact on the character and appearance of the Conservation Area but the built envelope to a potential Infill Village could potentially be more tightly defined and include the call-for-sites submissions at Stanley Lane (SHLAA 896) and Eastham Village Road (SHLAA 3028).
SP053 (part)	St David's Road and St John's Road, Eastham  [Summary of Initial Assessment - Option 53.1 and Option 55.1 refer]	Existing Infill Village (UDP Proposal GB7/2, SP053A), which could be extended to include the call-for-sites submission at SHLAA 928 and SHLAA 1588 in SP055 to the north; and the call-for-sites submissions at Ferry Road (SHLAA 1929) and Seaview Avenue (SHLAA 1928).
SP057	Thurstaston Village Conservation Area  [Summary of Initial Assessment - Option 57.1 refers]	Existing built-up areas associated with Thurstaston village. The designated area includes a number of large open areas that may be unsuitable for infill in terms of the impact on openness as well as the impact on the character and appearance of the Conservation Area
SP063 plus SP062 (part), SP064 (part) and SP065 (part)	Barnston Village Conservation Area  [Summary of Initial Assessment - Option 63.1 refers]	Existing built up areas associated with Barnston Village. The designated area includes some larger open areas that may be unsuitable for infill in terms of the impact on openness as well as the impact on the character and appearance of the Conservation Area but could include parts of the call-for-sites submissions at Banks Farm (SHLAA 870) and Beech Farm (now SHLAA 1955)
SP065 (part)	Woodlands Drive, Thingwall  [Summary of Initial Assessment - Option 65.3 and Option 65.4 refer]	Includes the existing Infill Villages (UDP Proposal GB7/1) at Woodlands Drive (SP065N) and Overdale Avenue (SP065L) and other existing (undesigned) residential areas at Holmwood Avenue and along Storeton Lane, which could also include the call-for-sites submission between Barnston Village and The Woodcroft, at Storeton Lane (SHLAA 871).
SP065 (part) SP066 (part)	Landican Village  [Summary of Initial Assessment - Option 65.1, Option 65.2 and Option 66.1 refer]	Existing built-up areas at Landican Lane (former SHLAA 856 and former SHLAA 1925), which could include the call-for-sites submission to extend the village at Old Hall Farm (SHLAA 861).

<b>Parcel</b>	<b>Location</b>	<b>Comment</b>
SP069 (part) SP076 (part) SP077 (part)	Brimstage Village  [Summary of Initial Assessment - Option 69.1, Option 76.1 and Option 77.1 refer]	Existing built-up areas at Brimstage Lane, Brimstage Road and the residential properties at Green Bank, which could include the call-for-sites submission at Home Farm (SHLAA 863); and parts of the submissions at Greenbank (SHLAA 862) and Brimstage Hall (SHLAA 864).
SP072 (part)	Oxford Drive, Thornton Hough  [Summary of Initial Assessment - Option 72.1 and Option 74.1 refer]	Includes the existing Infill Village (UDP Proposal GB7/3) at Oxford Drive (SP072A) and could include the call-for-sites submission at Lodge Farm, to the north (SHLAA 1961) and the developed areas associated with Thornton Hall Hotel, to the south (in SP074).
SP075 plus SP074 (part) and SP076 (part)	Thornton Hough Village and Conservation Area  [Summary of Initial Assessment - Option 74.2 and Option 75.1 refer]	Includes the existing Infill Village at Thornton Hough (UDP Proposal GB7/3), and could include land to the rear of D'Arcy and Hulme Cottages (former SHLAA 858, now part of SHLAA 1951) and at Raby Road (SHLAA 632)
SP084 plus SP079 (part) and SP085 (part)	Raby Village  [Summary of Initial Assessment – Option 79.1, Option 84.1 and Option 85.1 refer]	The existing built-up area between Raby Mere Road, Raby Road and Willowbrow Road, which includes the existing Infill Village at Raby (UDP Proposal GB7/4), which could include the call-for-sites submissions to extend the village further west towards Raby Road (SHLAA 874, in SP079 to the north) and to the south, to the east of Jasmine Cottage (SHLAA 1953 in SP085).
SP090	Gayton Conservation Area  [Summary of Initial Assessment - Option 90.2 refers]	Existing built-up areas at Gayton Farm Road and Gayton Hall. The designated area includes some larger open areas that may be unsuitable for infill in terms of the impact on openness as well as the impact on the character and appearance of the Conservation Area.
SP091	Frankby Conservation Area  [Summary of Initial Assessment - Option 91.1 refers]	Existing built-up areas associated with Frankby Village. The designated area includes some open areas that may be unsuitable for infill in terms of the impact on openness as well as the impact on the character and appearance of the Conservation Area.
SP092	Shore Road, Caldy  [Summary of Initial Assessment - Option 92.2 refers]	Existing line of residential property, most with large gardens, overlooking the Dee Estuary between the public open space at Cubbins Green and the slipway at Croft Drive.

<b>Parcel</b>	<b>Location</b>	<b>Comment</b>
SP096 (part)	North of Broad Lane , Dee Coast  [Summary of Initial Assessment - Option 96.1 refers]	Small area of existing housing to the north of Broad Lane, which could include the call-for-sites submission between the existing housing at Tanglewood and Gorsefield and the Regency Lodge (SHLAA 943).
SP097	South of Broad Lane, Dee Coast  [Summary of Initial Assessment - Option 97.1 refers]	Includes a number of existing built-up areas at Target Road and Dee Side, Broad Lane, Banks Road, Mostyn Avenue and The Moorings, which could include call-for-sites submissions at Latchgate (SHLAA 643 and SHLAA 3044); Sandy Mount (SHLAA 644); Dee Caravan Park (SHLAA 1772); Bren Aud (SHLAA 1773); to the north of Banks Road (SHLAA 1768); and to the south of Broad Lane (SHLAA 1973).
SP099	Park West, Dee Coast  [Summary of Initial Assessment - Option 99.1 refers]	Existing area of residential development at Park West and Marine Drive, between Wittering Lane and the coast.
SP100	North of Manners Lane, Dee Coast  [Summary of Initial Assessment - Option 100.1 and Option 100.2 refer]	Narrow strip of open land between existing developed areas at Park West and Seabank Road, including SHLAA 1940 and the existing developed area at Marine Drive, which could be considered for inclusion in a wider Infill Village with Park West.
SP101	South of Manners Lane, Dee Coast  [Summary of Initial Assessment - Option 101.1 refers]	Narrow strip of open land between existing developed areas at Park West and Seabank Road, including SHLAA 1941, which could be considered for inclusion in a wider Infill Village with Seabank Road.
SP102	Seabank Road, Dee Coast  [Summary of Initial Assessment - Option 102.1 refers]	Existing area of residential development, on either side of Seabank Road, from Davenport Road to the coast.
SP103 (part) and SP104 (part)	Riverbank Road, Dee Coast  [Summary of Initial Assessment - Option 103.1 and Option 104.1 refers]	Existing areas of residential development to the north and south of Riverbank Road, which also could include a call-for-sites submission between 5 and 7-9 Riverbank Road (SHLAA 1968).
SP105	Cottage Drive West, Dee Coast  [Summary of Initial Assessment - Option 105.1 refers]	Existing area of residential development, towards the coast, some with large gardens, at Cottage Drive and Cottage Drive West.
SP110	Wittering Lane, Dee Coast  [Summary of Initial Assessment - Option 110.1 and Option 110.2 refer]	Includes the line of existing residential dwellings between Wittering Lane and the Wirral Way, which could include the call-for-sites submission for a single infill plot between to Pine Trees and Caponel (SHLAA 1815) and remaining open land to the north of Radley (SHLAA 1967)

Major developed sites, which are normally subject to non-residential uses, could now be designated for infill or permitted under the wider national provision for the redevelopment of previously developed sites in the Green Belt (NPPF paragraph 145, section g refers).

Existing Major Developed Sites in the Green Belt, designated in the Unitary Development Plan for Wirral, currently include:

<b>Parcel</b>	<b>Location</b>	<b>Comment</b>
SP020A (UDP GB9/1)	Arrowe Park Hospital	Still in use for medical services
SP076A (UDP GB9/2)	Clatterbridge Hospital	Still in use for medical services
SP065K (UDP GB9/3)	Thingwall Hospital	Still in use for medical services
SP054A (UDP GB9/4)	Former Wirral Metropolitan College – Carlett Park Campus	Now redeveloped for housing
SP059A (UDP GB9/5)	Pensby Schools	Still in use for education