This document is formatted for double-sided printing.
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Draft Methodology
### APPENDIX 1

**Liverpool/Wirral Strategic Housing Land Availability Assessment (SHLAA)**

**Draft Methodology, March 2009**

<table>
<thead>
<tr>
<th>CLG SHLAA Practice Guidance (July 2007)</th>
<th>Liverpool/ Wirral SHLAA - applying CLG guidance</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Stage</strong></td>
<td><strong>Activity</strong></td>
</tr>
<tr>
<td>1.</td>
<td>Planning the Assessment</td>
</tr>
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<td></td>
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<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Liverpool and Wirral are part of the Liverpool City Region Northern Area Housing Market, which also includes Sefton, West Lancashire and Knowsley. Sefton, West Lancashire and Knowsley are already conducting a joint study, which is scheduled for completion in February 2009. A key methodological principle of the Liverpool/Wirral SHLAA will be to ensure that outputs of the study will be compatible with outputs from the Sefton / West Lancashire / Knowsley study.

Identified through CLG guidance. Core study Steering Group set up to oversee and input to study and methodological approach and to advise further on stakeholder involvement. Steering Group includes Liverpool and Wirral officers, locally active housebuilders and RSLs, NewHeartlands (Housing Market Renewal body for inner Merseyside), and representatives from adjoining authorities.

**Liverpool** has established a project team of seven planning officers, including Development Control officers, to input as and when required to the SHLAA.
<table>
<thead>
<tr>
<th><strong>Determine management &amp; scrutiny arrangements</strong></th>
<th>Wirral has identified staffing resources within the Forward Planning section to undertake the SHLAA Funding contribution from Wirral/Liverpool/Peel Holdings joint New Growth Point bid has been secured to assist in delivering SHLAA, specifically in commissioning expert, independent input into achievability assessment at Stages 7c and 7d below To be determined by core Steering Group as above, but will include consultation on this methodology and on a draft report of findings Liverpool and Wirral officers as above, together with consultancy support through Stages 7c and 7d as outlined below, and guided by core Steering Group Liverpool study to be progressed in advance of Wirral to meet with respective LDF requirements. Overall Study scheduled for completion in January 2010</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Set up Project Team</strong></td>
<td><strong>Work Programme</strong></td>
</tr>
</tbody>
</table>

### 2. Determining which sources of sites will be included in the Assessment

<table>
<thead>
<tr>
<th><strong>Sites in the planning process</strong></th>
<th>Planning process sites:</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Sites with planning permission under construction at 1 April 2008</td>
<td></td>
</tr>
<tr>
<td>• Sites with planning permission yet to start at 1 April 2008</td>
<td></td>
</tr>
<tr>
<td>• Sites with planning permission subject to signing of Section 106 agreement at 1 April 2008</td>
<td></td>
</tr>
<tr>
<td>• Housing land allocations remaining from UDPs</td>
<td></td>
</tr>
<tr>
<td>• Mixed-use sites remaining from Liverpool UDP</td>
<td></td>
</tr>
<tr>
<td>Geographical coverage</td>
<td>Sites not currently in the planning process</td>
</tr>
<tr>
<td>-----------------------</td>
<td>-------------------------------------------</td>
</tr>
<tr>
<td></td>
<td>Sites not in the planning process:</td>
</tr>
<tr>
<td></td>
<td>• Land allocated for employment in UDPs</td>
</tr>
<tr>
<td></td>
<td>• Vacant and derelict land and buildings (NLUD) not included in UDP allocations above</td>
</tr>
<tr>
<td></td>
<td>• Residential planning applications refused since 1 April 2003</td>
</tr>
<tr>
<td></td>
<td>• Open/green spaces</td>
</tr>
<tr>
<td>Liverpool</td>
<td>Liverpool - will draw upon findings of Liverpool Open Space Study, published November 2005</td>
</tr>
<tr>
<td>Wirral</td>
<td>Wirral - Sites within and outside the urban area identified from a call for sites undertaken to inform LDF Core Strategy preparation</td>
</tr>
<tr>
<td></td>
<td>• Other sites identified through “Call for Sites” (CFS) exercise (see Stage 5 below)</td>
</tr>
</tbody>
</table>

For the purposes of its own site identification exercise, given that it is an almost wholly urbanised authority, with built-up areas physically contiguous with adjacent authorities, **Liverpool** will not be covering sites in rural settlements, urban extensions or new freestanding settlements.

Both authorities will, however, accept sites identified through the Call for Sites for assessment in the Study wherever they lie in their districts and whatever their current use or UDP designation.
<table>
<thead>
<tr>
<th></th>
<th>Desktop review of existing information</th>
<th>Other sources of information</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>3.</td>
<td>Sites in the planning process</td>
<td>Send a questionnaire to all holders of an extant planning permission for housing at 1 April 2008 to establish intent to implement permission, timescale, constraints to delivery, etc.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Visit or review all sites with residential planning permission to establish development progress</td>
<td>Identify all applications for housing refused since April 1 2003 for inclusion in the Study</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Identify schemes which are the subject of pre-application discussion</td>
<td>Internal discussions within Liverpool and Wirral Councils, e.g. with Development Management Officers, Property &amp; Asset Management, Housing Market Renewal (HMR), Education, Housing Strategy</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Existing land databases which include NLUD sites and sites remaining from Urban Capacity Studies undertaken in 1998 and 2003</td>
<td>OS maps and aerial photographs</td>
<td>livemaps.com</td>
</tr>
<tr>
<td>4.</td>
<td>Determining which sites/areas will be surveyed</td>
<td>Influenced by: • housing challenge; • nature of area; • land supply; • resources</td>
<td>Surveys will be city and borough-wide in coverage, with a particular emphasis on: • areas which are the focus of regional policy in RSS, such as the City Centre and HMR pathfinder area; • the Growth Point Area; and,</td>
</tr>
<tr>
<td>5.</td>
<td>Carrying out the Survey</td>
<td>Physical surveys</td>
<td>Multi-stage survey process, initiated by Liverpool and Wirral but with follow-up surveys by consultants</td>
</tr>
<tr>
<td>----</td>
<td>-------------------------</td>
<td>------------------</td>
<td>--------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Recording site characteristics</td>
<td>Liverpool will undertake an initial survey of all sites identified by desk-top analysis (circa 2,000 in all) to ascertain current site situation and to make an initial assessment of whether a site has potential for housing and should be pursued further through the SHLAA. Wirral will only survey sites above a threshold level of 0.4ha</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Content of initial survey form includes</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>• reference &amp; location details</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>• current land-use</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>• capacity source</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>• site type / situation / occupation / condition</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>• characteristics of surrounding area</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>• observable physical constraints</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>• known ownership constraints</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>• site plan / boundaries, and</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>• photographs</td>
</tr>
</tbody>
</table>
Liverpool and Wirral will undertake a Call For Sites (CFS) exercise to encourage all with an interest in residential development (landowners, developers, agents) to bring to the attention of the districts potential future residential development opportunities for inclusion in the Study. (Wirral has already carried out a call for sites for its Core Strategy preparation but will repeat this to the same timetable as Liverpool, in order to ensure consistency). The Call for Sites will:

- identify additional sites for assessment in the SHLAA
- provide additional information on sites already identified, e.g., regarding ownership intentions, physical constraints

### Estimating site potential

<table>
<thead>
<tr>
<th>6.</th>
<th>Estimating site potential</th>
<th>Influenced by:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>- existing/emerging plan policy;</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- approach to housing density;</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- sample schemes</td>
</tr>
</tbody>
</table>

**Liverpool** approach will provide a balance between identifying bespoke design/layout options and applying density multipliers. Sites remaining from 2003 Urban Capacity Study have already been assessed through the use of bespoke design/layout options as set out in the NWRA’s methodological guidance on Urban Capacity Studies in the North West.

Large sites newly identified through site identification work will be assessed individually by planning officers, taking account of site-specific characteristics and applying desired house types and forms broadly indicated in the City’s emerging Core Strategy.

Capacity of smaller sites to be assessed using density multipliers

**Wirral** approach will seek to provide a balance between identifying bespoke design/layout options and applying density multipliers. Large and new sites
identified through the survey work will be assessed by DC officers through the application of desired house types and forms broadly indicated in the emerging Core Strategy

| 7. | Assessing suitability of sites, and ...whether likely to be delivered | Assess suitability, availability and achievability, and judge whether a site can be considered deliverable and/or developable | Liverpool and Wirral will assess suitability and availability

External **consultant** will be commissioned to

- appraise the Councils’ assessment of suitability and availability,
- assess achievability of sites identified and whether they are deliverable and/or developable
- indicate when sites could be deliverable.

| 7a. | Assess suitability | Consider:
- policy restrictions;
- physical problems;
- Impacts
- environmental conditions | Liverpool and Wirral will subject all sites identified from Stage 5 to a proforma assessment of:

- policy restrictions;
- physical problems;
- impacts
- environmental conditions, and
- locational and sustainability criteria (distance from district and local centres, parks, railway stations, bus stops, etc).
<table>
<thead>
<tr>
<th>7b.</th>
<th>Assess availability</th>
<th>Informed by ownership, legal, control</th>
<th>Liverpool and Wirral to ascertain, with best information available, ownership and legal constraints for all sites identified in Stage 5</th>
</tr>
</thead>
<tbody>
<tr>
<td>7c.</td>
<td>Assess achievability</td>
<td>Informed by ‘a reasonable prospect’ that housing will be developed at a particular point in time, taking into account: viability of site and developer capacity, influenced by:</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>• market factors;</td>
<td>Consultant to appraise. Tender brief to be issued. Tender award to be based predominantly on demonstration of robust, credible approach to assessing achievability which is:</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• cost factors</td>
<td>• fully consistent with CLG guidance</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• delivery factors</td>
<td>• appropriate to the funding resource available</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>• appropriate to Liverpool and Wirral’s characteristics and policy contexts, and</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>• enables meaningful and consistent comparative analysis to be made with the Sefton / Knowsley / West Lancashire Joint Study, facilitating a coherent analysis of future housing supply in the Liverpool City Region Northern Area Housing Market Area</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Stakeholder developer panel will be established, drawing upon Steering Group membership, to:</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td>• input initial views on achievability of sites identified from Stage 5</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>• provide liaison with consultants throughout the term of the commission, and</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>• comment on consultant findings at Draft SHLAA Report consultation stage</td>
</tr>
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<td>---</td>
<td></td>
</tr>
<tr>
<td><strong>7d.</strong></td>
<td>Overcoming constraints</td>
<td><strong>Consultant</strong> to assess</td>
<td></td>
</tr>
<tr>
<td><strong>8.</strong></td>
<td>Review of Assessment</td>
<td>Set out indicative housing trajectory &lt;br&gt; If shortfall identified, identify additional sites &lt;br&gt; <strong>Consultant</strong> to appraise all work undertaken up to and including Stage 7 and use draft findings to produce an indicative housing trajectory and prepare two separate draft reports, one for each district</td>
<td></td>
</tr>
<tr>
<td><strong>9.</strong></td>
<td>Identifying &amp; assessing housing potential of broad locations</td>
<td>Depending on outcome of Stages 1-8 and advice of <strong>consultant</strong>, Liverpool and Wirral to identify broad locations and assess potential contribution</td>
<td></td>
</tr>
<tr>
<td><strong>10.</strong></td>
<td>Determining the housing potential of windfalls (where justified)</td>
<td>Liverpool and Wirral to work up a windfall assessment covering sources for which it is difficult/impractical to identify individual sites, e.g: &lt;br&gt; - Residential conversions; &lt;br&gt; - Flats above shops.</td>
<td></td>
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</tbody>
</table>
locations. Thus, identify local circumstances to justify windfall allowance

This may also include a windfall contribution from small sites, e.g. < 0.40 hectares, drawing on site identification, survey and appraisal work in Stages 2-7 above as appropriate

**Consultant** to appraise Authorities’ windfall assessment

<table>
<thead>
<tr>
<th>Reporting and Consultation</th>
<th><strong>Consultant</strong> to prepare a draft report on entirety of Study stages</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Liverpool and Wirral will issue separate draft reports for six weeks consultation</td>
</tr>
<tr>
<td></td>
<td>Liverpool and Wirral will assemble consultation responses and submit to consultant</td>
</tr>
<tr>
<td></td>
<td><strong>Consultant</strong> prepares final reports</td>
</tr>
<tr>
<td></td>
<td>Liverpool and Wirral publish final reports</td>
</tr>
<tr>
<td></td>
<td>Given the different timetable requirements of the two districts, the Liverpool part of the Study will be consulted upon in advance of that for Wirral. Consultation for Liverpool is scheduled for September 2009</td>
</tr>
</tbody>
</table>
APPENDIX 2 TO MAIN REPORT

Study Area Maps
Liverpool SHLAA - Sub-Areas for Sampling

SHLAA Zones
1. City Centre
2. City Centre South
3. City Centre North
4. Wavertree
5. Stanley Park
6 & 7: Remainder of Inner Areas (residential and non-residential)

SPD Fringe Areas
8: Eastern Fringe (North)
9: Eastern Fringe (Central)
10: Eastern Fringe (South)
11: Southern Fringe
12: Remainder of Outer Areas

Liverpool HMR Pathfinder Boundary
LPA Boundaries
APPENDIX 3 TO MAIN REPORT

Residential Market Commentary Paper
Liverpool City Council
STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT
APPENDIX 3

Residential Market Commentary Paper - Liverpool
September 2009

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INTRODUCTION

1 Roger Tym & Partners, supported by A.P. Sheehan & Co, has been commissioned by Liverpool City Council to undertake a Joint Strategic Housing Land Availability Assessment (SHLAA) across Liverpool and Wirral. The purpose of the study is to establish whether sufficient suitable sites are currently available (or likely to become available in the foreseeable future), which could meet the Councils’ dwelling targets as prescribed by the approved North West Regional Spatial Strategy (RSS). The study will also consider capacity to accommodate the higher rate of housing growth that is required, now that Mersey Heartlands has been designated a ‘New Growth Point’.

2 Through the assessment we will review all potential sites in terms of their ‘suitability’, ‘availability’ and ‘achievability’ for housing development, in accordance with the CLG’s SHLAA Practice Guidance of July 2007. Accordingly, we have prepared this summary Residential Market Commentary Paper, in which we provide an initial review of the local housing market, so as to set the context for the assessment of sites’ achievability later in the study. This Paper focuses on the local housing market in Liverpool; we will shortly prepare a separate Residential Market Commentary Paper which concentrates on the local housing market in Wirral.

3 It is important to emphasise that this Paper does not constitute a formal housing market assessment, but draws instead upon key themes arising from existing, valuable data sources. As such, our Paper draws upon data collected from the Liverpool Housing Needs Assessment (2007), our own primary research, and information on the local property market obtained through consultations with estate agents, developers and housebuilders. The Paper is intended to provide a broad overview of past, current and emerging residential trends in the City, and includes commentary on house prices, areas of high and low demand, affordable housing, and the mix of housing stock. We also consider localised factors, important to the delivery and development of housing sites over the forthcoming years.

CONTEXT - THE STUDY AREA

4 The City of Liverpool is located on the River Mersey, and covers an area of 113 square kilometres\(^1\). The City is almost entirely urbanised, although there exist some significant areas of open space at the periphery, namely at Croxteth Country Park, Netherley/Belle Vale and Speke. These areas are designated as Green Belt (as shown in Figure 1 below). The City had a population of 436,101 in 2006, and comprised 190,829 individual households\(^2\).

5 Population density in Liverpool (at 39.3 persons per hectare) is well above the average for the North West as a whole (4.8 persons per hectare)\(^3\). Indeed, Liverpool is the 28\(^{th}\) most densely populated local authority area in the country, despite having experienced a negative population growth rate for the last 30 years.

6 Historically, Liverpool experienced significant physical expansion in the late nineteenth century; the neighbourhoods built to accommodate the rising population were located in a ring around the city centre, and were dominated by dense streets of terraced properties. The City’s subsequent physical growth encompassed once freestanding villages such as Walton, West Derby, Gateacre and Woolton, and took place in more suburban locations and at lower densities. This latter period of growth also included the planned creation of wholly new neighbourhoods of

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\(^1\) Liverpool City Council, *Annual Monitoring Report (2008)*
\(^2\) MapInfo AnySite Data, 2006
\(^3\) Census, 2001
Liverpool and Wirral SHLAA
Residential Market Commentary Paper - Liverpool

peripherally located council housing estates at Norris Green, Fazakerley, Dovecot, Belle Vale and Speke. In general terms, Liverpool remains structured in this concentric manner, with a well-defined city centre, surrounded by an arc of older neighbourhoods, and then, further out, a band of more recent suburbs. As a consequence, seven distinct housing market sub-areas can be identified within Liverpool, as listed below:

- Inner Core - 71,207 households;
- Central Buffer - 40,236 households;
- Eastern fringe (C) - 8,995 households;
- Eastern Fringe (N) - 17,409 households;
- Eastern Fringe (S) - 5,806 households;
- Southern Fringe - 9,429 households; and
- Suburban Core - 43,818 households.

Figure 1 – Map of Liverpool City


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4 Data on the number of households in each sub-area is taken from Fordham Research, Housing Needs Assessment (2007)

Roger Tym & Partners
M9372, September 2009
Liverpool and Wirral SHLAA
Residential Market Commentary Paper - Liverpool

7 Liverpool benefits from an excellent transport infrastructure network, including a substantial local public transport network, servicing, among other things, an international airport, a major port and has good access to the Region's motorway network. Most parts of the study area benefit from suitable access to employment opportunities and the substantial retail and service facilities available in the city centre.

8 The Liverpool housing market has close physical and functional connections with the housing markets of neighbouring authorities, particularly Knowsley, Sefton, West Lancashire, Wirral, and also to an extent St Helens, Halton and Ellesmere Port and Neston, and parts of North Wales. This wider housing market area has been characterised in the past by a significant trend of population decline, resulting in lower demand for housing.

9 The emergence of a severe problem of low demand in some parts of Liverpool and Wirral led to the formation of the NewHeartlands Pathfinder in 2003, as part of the Government's Housing Market Renewal Pathfinder programme. The NewHeartlands Pathfinder is expected to last 10 to 15 years, and covers 130,000 properties across Liverpool and Wirral. The Liverpool area of NewHeartlands includes Anfield/Breckfield, Kensington, Picton, and Princes Park. The programme aims to deliver major investment and regeneration in these areas of Liverpool and involves the refurbishment of existing dwellings, together with the clearance and replacement of older stock.

CITY-WIDE HOUSING MARKET TRENDS

Population Profile and Growth

10 Following physical expansion in the nineteenth and twentieth centuries, the City’s modern history has been characterised by a long-term and continuous process of population and economic decline, primarily linked to the decline of employment in the docks and the closure of many manufacturing plants. Such has been the decline that the population of Liverpool almost halved between 1931 and 2001, falling from 846,000 to 439,500\(^5\). Figure 2 below shows the main destinations of people migrating away from Liverpool.

11 Whilst the City’s population has continued to decline in recent years, the rate of this decline has slowed down, and there is evidence that the population has begun to stabilise. Indeed, data from ONS show the slowing rate of population decline:

- 1981-1991: 4,200 population loss per annum;
- 1991-2001: 3,300 population loss per annum;
- 2001-2006: 1,200 population loss per annum;
- 2005-2006: 1,000 population loss per annum.

12 One of the aspirations of the City Council is to reverse the trend of population decline, and the Council hopes to encourage investment in the local housing stock through the NewHeartlands Pathfinder programme and the establishment of the Mersey Heartlands Growth Point. Indeed, the Growth Point aims to deliver thousands of additional homes in Liverpool and the Wirral by 2017, in order to retain and meet the needs of existing communities and to attract new households, especially families, into the area.

Table 1 below compares the age structure of the population in Liverpool to the national average, both in 2009 and as projected in 2026. Table 1 indicates that Liverpool currently has a higher proportion of young people aged 15 to 24 years than nationally (17.6 per cent compared to 13.3 per cent), which is reflective of the significant student population in the City. Liverpool also has a slightly higher proportion of people in the 25 to 39 year age bracket than nationally.

Liverpool has a large student population, with approximately 50,000 people attending the City’s three universities (University of Liverpool, John Moores University and Hope University)

Traditionally, the students lived in inner city areas, notably Wavertree, but more recently the student population tended to seek accommodation within the city centre. Most students who do not live in university-owned accommodation live in private-rented housing, particularly flats and terraced housing. The Housing Needs Assessment, undertaken by Fordham Research in 2007, estimates that 25 per cent of students are living in unsuitable housing. There is, therefore, scope to provide further student accommodation within and close to the city centre.

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In 2006, there were 35,300 people who were of a black or minority ethnic group (BME) living in Liverpool. This equates to 8.1 per cent of the total population of the City, which is higher than the figure for the North West (7.3 per cent), but is below the national average of 11.3 per cent\(^7\). The most prominent ethnic groups in the City are ‘White other’, Chinese, African, Irish, Indian and Caribbean.

Fordham Research’s Housing Needs Assessment estimates that 60,699 households in Liverpool have one or more resident in an identified special needs group. This represents 30.8 per cent of all households, which is higher than the national average of 15 to 17 per cent. Fordham Research also found that special needs households are more likely to be living in social rented accommodation. The specific needs of these households must be taken into account when considering the nature of future housing supply in Liverpool.

### Table 1 - Age Structure of the Population in 2009 and 2026 (Liverpool and England)

<table>
<thead>
<tr>
<th>Age Group</th>
<th>Liverpool 2009</th>
<th>Liverpool 2026</th>
<th>England 2009</th>
<th>England 2026</th>
</tr>
</thead>
<tbody>
<tr>
<td>0 - 14</td>
<td>16.2%</td>
<td>16.8%</td>
<td>17.5%</td>
<td>17.5%</td>
</tr>
<tr>
<td>15 - 24</td>
<td>17.6%</td>
<td>14.6%</td>
<td>13.3%</td>
<td>11.5%</td>
</tr>
<tr>
<td>25 - 39</td>
<td>21.0%</td>
<td>22.3%</td>
<td>20.3%</td>
<td>20.2%</td>
</tr>
<tr>
<td>40 - 59</td>
<td>25.4%</td>
<td>22.4%</td>
<td>26.8%</td>
<td>24.5%</td>
</tr>
<tr>
<td>60 - 74</td>
<td>12.8%</td>
<td>15.3%</td>
<td>14.4%</td>
<td>15.6%</td>
</tr>
<tr>
<td>75 +</td>
<td>6.9%</td>
<td>8.7%</td>
<td>7.8%</td>
<td>10.7%</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>100.0%</strong></td>
<td><strong>100.0%</strong></td>
<td><strong>100.0%</strong></td>
<td><strong>100.0%</strong></td>
</tr>
</tbody>
</table>

Source - ONS, 2006-based Sub-National Population Projections (June 2008)

### Housing Stock and Condition

The spectrum of housing stock in Liverpool is reasonably varied, from Victorian terraces, through to modern, large detached properties and apartments. Table 2 below provides a breakdown of such stock in Liverpool as of 2001, and compares this to the breakdown at the national level. Care should be taken when interpreting the breakdown of such stock, because of the significant amount of new-build stock made available in both the City Centre and the suburban areas since 2001.

Table 2 shows that the proportion of residents living in detached properties in Liverpool (7 per cent) is significantly below the national average (23 per cent). Conversely, in Liverpool a large proportion of the local population live in terraced property (46 per cent), compared to the national average of 26 per cent. However, the proportion of households living in apartments and semi-detached housing in Liverpool is very similar to the national profile. Data relating to apartments are likely to have now changed, due to the explosion of apartment development in Liverpool between 2001 and 2009.

The data correspond with anecdotal evidence collated through consultations with local estate agents, who confirmed that parts of the City, particularly the inner city

\(^7\) Liverpool City Council, Annual Monitoring Report (2008)
areas, are dominated by densely-built terraced property. Of the 76,000 properties in the inner core of Liverpool, 80 per cent are pre-1919 terraces, and one in three of these properties has been deemed unfit for human habitation or is in a poor state of repair\textsuperscript{8}. These issues are being resolved through the NewHeartlands Housing Market Renewal Pathfinder programme, which aims to improve poor quality housing stock and provide new quality homes which will diversify property types and provide a mixture of tenures in the inner city area.

Table 2 - Housing Stock, 2001

<table>
<thead>
<tr>
<th>Property Type</th>
<th>% of Households Living in Property Type</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Liverpool</td>
</tr>
<tr>
<td>Detached</td>
<td>7%</td>
</tr>
<tr>
<td>Semi-Detached</td>
<td>29%</td>
</tr>
<tr>
<td>Terraced</td>
<td>46%</td>
</tr>
<tr>
<td>Apartment</td>
<td>18%</td>
</tr>
<tr>
<td>Other</td>
<td>0%</td>
</tr>
<tr>
<td>TOTAL</td>
<td>100%</td>
</tr>
</tbody>
</table>

Source - Census, 2001

Conversely, estate agents explain that there is an under-supply of large, modern family homes within the City, particularly in the inner city area and towards the eastern fringe. Indeed, there is limited property choice available for families, and a specific deficiency of semi-detached/detached property with 3-4 bedrooms, parking and a garden. Several estate agents also note that there is an under-supply of suitable bungalow accommodation for the City's elderly residents.

In terms of the overall condition of the existing housing stock, the Council’s Annual Monitoring Report estimates that in 2008 there were 16,885 unfit dwellings in Liverpool (7.9 per cent of the total dwelling stock), which is significantly higher than the proportion within England as a whole (4.8 per cent). In addition, there were 14,459 vacant dwellings in Liverpool, which represents 6.8 per cent of the total dwelling stock, which is again higher than the national average of 3.2 per cent. As explained above, the majority of the City’s unsuitable and unfit housing is located in the inner urban belt. It is evident, therefore, that there is a requirement for provision of more modern dwellings within certain parts of the City to complement and, in some cases replace, both public and private sector stock which is no longer fit for purpose.

Residential Property Prices

Liverpool City

Across the City as a whole, house prices have been very buoyant over the period 2001 to 2007. Indeed, local estate agents report that average property prices have risen considerably since 2001, with prices experiencing stabilisation in 2004, before rising again and peaking in mid-2007. This trend is commensurate with that experienced at regional and national levels.

The anecdotal evidence from local estate agents corresponds with local house price data collected from Land Registry by Fordham Research, which we reproduce in Figure 3 below. Figure 3 shows that property prices in Liverpool more than doubled over the five year period between 2001 and 2006, with an increase of 107.7 per cent. This is somewhat higher than the average percentage increase achieved in the North West, and in England and Wales as a whole.

\textsuperscript{8} Liverpool City Council, \textit{Housing Market Renewal in Liverpool: Annual Report 2006/07}(2007)
However, the Land Registry data show that average house prices in Liverpool in 2006 (£132,281) were still significantly lower than the average for England and Wales (£207,573), and were also lower than the average for the North West region (£153,112).\footnote{Fordham Research, \textit{Housing Needs Assessment} (2007)}

**Figure 3 - Average Sale Price, All Residential Property Sales (4th Quarter), 2001 - 2006**

Local estate agents indicated, however, that property prices have declined since 2007, following the onset of the nationwide credit liquidity crisis and the associated ‘credit crunch’ effect. Whilst declining property sales and price slippages are not unique to Liverpool, the trend still has an important impact on the local housing market and must be taken into account when considering housing delivery across the City in the short-term.

Local estate agents comment that residential property sales rates in Liverpool are currently at a much lower level than they were at in mid-2007. Property prices have also fallen significantly, by around 15-18 per cent on average, although in some cases - predominantly new-build apartments and town houses in tertiary areas - property prices have halved. The agents expressed particular concern at the large number of properties that have been repossessed. Since Autumn 2007, land values have also collapsed with dramatic effect, falling in the first six months by as much as 35 per cent, and falling further to date by as much as 50 per cent. The agents are keen to stress that Liverpool has been affected no worse than other areas of the country by the national contraction of the housing market. This issue is discussed further in subsequent paragraphs, below.

Indeed, local estate agents noted that property prices for traditional dwellings have begun to stabilise in Liverpool, and in some cases, particularly in terms of good quality traditional family stock prices, have begun to improve again. The estate agents explained that sales are beginning to pick up, as new mortgage products are gradually made available to buyers. The anecdotal evidence from local estate agents corresponds with data from Land Registry shown in Figure 4 below.

\footnotetext{9}{Fordham Research, \textit{Housing Needs Assessment} (2007)}
Figure 4 indicates that the average property price in Liverpool in early 2009 (£129,291) was higher than in many surrounding authorities, such as Halton (£122,776) and St. Helens (£111,497), although prices are on average lower than in Wirral (£166,331) and Sefton (£162,829). Figure 4 also illustrates that property prices have actually improved in Liverpool by 2.5 per cent on average over the last 12 months (from January/March 2008 to January/March 2009), indicating that in general terms the City is withstanding the current economic downturn better than neighbouring authorities where property prices have fallen dramatically (for example, in St. Helens average property prices have dropped by 16.6 per cent). Indeed, over the course of one quarter (January to March 2009) property prices actually increased by 6.1 per cent in Liverpool. This is a positive sign that the local housing market is beginning to recover in the City.

Liverpool City Council and Liverpool Vision similarly reported that the prices of city centre properties within the L1 postcode area have improved over the last 12 months, by up to around 22.7 per cent. This is thought to be because higher-end properties are still selling, despite the economic downturn, particularly within the areas referred to as the 5th ‘Golden Triangle’, which is located between Mann Island, One Park West and Kings Waterfront.

Table 3 shows that prices for all types of property are highest by some margin in South Liverpool, which is a low-density suburban area. Property prices are also relatively high in certain areas of the city centre, albeit care must be taken when considering values in the centre, as they have experienced considerable peaks and troughs over the past 5 years. Prices for all types of property are lowest in the inner city areas, such as Toxteth, Anfield, Everton, Kensington, parts of Wavertree, and this forms part of the NewHeartlands Pathfinder area. Prices are also relatively low in the area towards the north of the City (such as Croxteth, Fazakerley and Norris.

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10 Liverpool City Council and Liverpool Vision, *City Centre Living: Residential Development Update* (June 2009)
Green), which is characterised by public sector housing. Prices towards the east of Liverpool (for instance, in West Derby) are towards the middle of the spectrum.

Table 3 - Property Prices in the Main Sub-Areas of Liverpool in 2009 (in £)

<table>
<thead>
<tr>
<th></th>
<th>Detached (3-4 bed)</th>
<th>Semi-Detached (3 bed)</th>
<th>Terraced (2 bed)</th>
<th>Apartment (2 bed)</th>
<th>Average</th>
</tr>
</thead>
<tbody>
<tr>
<td>Liverpool city centre</td>
<td>-</td>
<td>-</td>
<td>170,000</td>
<td>130,000</td>
<td>150,000</td>
</tr>
<tr>
<td>Inner City (Toxteth, Wavertree, Anfield, Everton, Kensington, etc)</td>
<td>140,000</td>
<td>65,000</td>
<td>40,000</td>
<td>-</td>
<td>82,000</td>
</tr>
<tr>
<td>North Liverpool (Croxthet, Fazakerley, Norris Green)</td>
<td>150,000</td>
<td>120,000</td>
<td>80,000</td>
<td>60,000</td>
<td>103,000</td>
</tr>
<tr>
<td>South Liverpool (Mossley Hill, Childwall, Allerton, Woolton)</td>
<td>400,000</td>
<td>300,000</td>
<td>200,000</td>
<td>150,000</td>
<td>263,000</td>
</tr>
<tr>
<td>East Liverpool (West Derby)</td>
<td>160,000</td>
<td>130,000</td>
<td>100,000</td>
<td>120,000</td>
<td>128,000</td>
</tr>
</tbody>
</table>

Source – Data provided by local estate agents

Fordham Research undertook a similar exercise in 2007 to inform its Housing Needs Assessment. By collecting price information for around 5,000 properties which were for sale or rent across different parts of the City, Fordham Research identified three broad ‘price areas’. These ‘price areas’, which are identified in Figure 5 below, summarise the variation in house prices across the City and correspond well with the findings from our estate agent and developer consultations.

33 The three broad ‘price areas’ can be defined as:

- ‘higher priced (city centre/coastal)’ - mainly the city centre (postcodes L1, L2 and L3);
- ‘higher priced (suburban belt)’ - much of the south of the City, but including the north-eastern part of the City; and
- ‘lower priced area’ - much of the north of the City, but including some pockets to the south.
Table 4 below provides a breakdown of housing tenure in the City in 2008. Table 4 shows that a lower proportion of households in Liverpool live in owner occupied or private rented accommodation (71 per cent) than is the average at the regional and national levels (81 per cent and 82 per cent, respectively). Conversely, approximately 29 per cent of households live in social rented accommodation, which is much higher than the national average of 18 per cent, and the regional average of 19 per cent. It should be noted that there are no longer any local authority owned properties in Liverpool, following a stock transfer process to RSLs.

Based on the breakdown of local housing tenure, there would appear to be some affordability issues in Liverpool, as a lower proportion of households live in privately owned property, than is the case at the regional and national levels.

<table>
<thead>
<tr>
<th>Tenure</th>
<th>Liverpool</th>
<th>North West</th>
<th>England &amp; Wales</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner Occupied or Private Rented</td>
<td>71%</td>
<td>81%</td>
<td>82%</td>
</tr>
<tr>
<td>Rented from Council</td>
<td>0%</td>
<td>6%</td>
<td>8%</td>
</tr>
<tr>
<td>Rented from Housing Association or RSL</td>
<td>29%</td>
<td>13%</td>
<td>10%</td>
</tr>
<tr>
<td>TOTAL</td>
<td>100%</td>
<td>100%</td>
<td>100%</td>
</tr>
</tbody>
</table>

Source - Communities and Local Government, 2008
As we explain above, house prices across Liverpool have risen significantly and have more than doubled over a five year period. Despite the current national economic downturn, property prices still remain high in the southern suburbs and to some extent in the best parts of the city centre.

The rise in house prices to described above made it significantly more difficult for lower income households to become owner occupiers. The situation particularly affected younger people, who were attempting to access the housing market at a time when house price to income ratios were high. Since February 2008, the situation has in many ways become even more difficult. Although prices have drifted southwards for traditional houses and have indeed plummeted for apartments, the disappearance of 100 per cent mortgages and the current requirement for a deposit of at least 15 per cent, is hitting first time buyers, especially when they have not yet had time to accumulate significant savings. Indeed, mortgage lenders now require deposits of up to 25 per cent of a property’s value, which is unobtainable for most first-time buyers. Fordham Research found that in 2007 there were 10,938 households in Liverpool that would like to become owner occupiers in the next two years, yet only 35.7 per cent of the households in this group were estimated to have the resources available to buy into the market. The only way for this group to get on the housing ladder is via house builders incentive schemes like 75/25, whereby the 25 per cent is deferred for 5 years in which time more relaxed lending will be available and a re-mortgage for the balance will not hinder the fiscal health check of the occupier.

Affordability is a key issue in Liverpool, as the house price to earnings ratio is high. Table 5 below shows that in 2008 a low proportion of residents in Liverpool were employed in professional and managerial jobs, compared to the national average. Conversely, a high proportion of the Liverpool workforce was employed in routine administrative, sales or manufacturing occupations. Furthermore, a large proportion of residents of working age in Liverpool are economically inactive (35 per cent), compared to the national average (21 per cent).

The occupation and economic activity of Liverpool residents has a direct effect on local earnings and incomes. Fordham Research found that the average household annual income in Liverpool was £20,384 in 2007, which is around 30 per cent less than the national average household income of £30,404.

Table 5 - Employment by Occupation in 2008

<table>
<thead>
<tr>
<th>Occupation</th>
<th>Liverpool</th>
<th>North West</th>
<th>England</th>
</tr>
</thead>
<tbody>
<tr>
<td>Managers and senior officials</td>
<td>11%</td>
<td>16%</td>
<td>15%</td>
</tr>
<tr>
<td>Professional occupations</td>
<td>12%</td>
<td>13%</td>
<td>11%</td>
</tr>
<tr>
<td>Associate prof &amp; tech occupations</td>
<td>15%</td>
<td>15%</td>
<td>14%</td>
</tr>
<tr>
<td>Administrative and secretarial occupations</td>
<td>14%</td>
<td>11%</td>
<td>12%</td>
</tr>
<tr>
<td>Skilled trades occupations</td>
<td>10%</td>
<td>11%</td>
<td>11%</td>
</tr>
<tr>
<td>Personal service occupations</td>
<td>8%</td>
<td>8%</td>
<td>8%</td>
</tr>
<tr>
<td>Sales and customer service occupations</td>
<td>10%</td>
<td>8%</td>
<td>8%</td>
</tr>
<tr>
<td>Process, plant and machine operatives</td>
<td>9%</td>
<td>7%</td>
<td>8%</td>
</tr>
<tr>
<td>Elementary occupations</td>
<td>11%</td>
<td>11%</td>
<td>12%</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>100%</strong></td>
<td><strong>100%</strong></td>
<td><strong>100%</strong></td>
</tr>
</tbody>
</table>

Source: ONS, Annual Population Survey (December 2008)

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11 ONS, Annual Population Survey (December 2008)
A property can be considered ‘affordable’ if the purchase price is no more than 3.5 times a household’s annual income. Figure 6 below shows the house price to income ratio required to purchase a property in the different wards of Liverpool. The areas shaded in green are the most affordable (requiring a ratio of less than 2.1), and the areas shaded in red are the least affordable (requiring a ratio of 4.1 or above).

Figure 6 – House Price to Income Ratio Across Liverpool City


Figure 6 demonstrates that residential property is least affordable in the city centre and in the southern suburban core. Conversely, property can generally be purchased for less than 2.1 times a household’s salary (and is thus more affordable) in the inner city arc and in the southern fringe (around Speke). Property is of mixed affordability in the central buffer area and around the eastern fringe.

The Housing Needs Assessment modelling exercise, undertaken in 2007, concluded that there is a need for 2,263 additional dwellings, per annum, in Liverpool in the short-term, of which around 60 per cent should be open market dwellings and 40 per cent should be affordable. However, Fordham Research advised that ‘it would not be appropriate in the Liverpool situation to go from no target to say 40 per cent’. Fordham recommended, therefore, that around 25 per cent of all housing should be affordable, of which approximately half should take the form of intermediate housing and half should be social rented. It should be noted, however, that since the Fordham Report, the RSL market for shared equity has collapsed and may not recover for 2-3 years. Fordham’s assessment was based solely on need and was undertaken prior to the Persimmon Homes & Others v Blyth Valley BC appeal case (case number: C1/2008/1319, decision date 29 July 2008), which confirmed that affordable housing assessments should be based upon a thorough assessment of viability.
There are thus some widespread affordability issues within Liverpool, which will need to be addressed through housing provision over the forthcoming years, based on a balance of need versus viability.

LOCAL HOUSING MARKETS WITHIN LIVERPOOL - AREAS OF HIGH AND LOW DEMAND

Areas of Interest to Developers

In order to gain an insight into the areas of the City that are attractive to developers and house-builders, we have analysed permissions granted for residential development since 2003. Map 1 in Appendix 1 pinpoints all sites granted planning permission for housing between 2003 and 2008, and differentiates between small-scale housing sites (with permission for 1 - 10 dwellings), medium-sized sites (11 - 49 dwellings), large housing sites (50 - 99 dwellings), and the more strategic sites (with permission for 100 dwellings and above).

Map 1 shows that planning permission for residential development has been granted at locations across the City. However, it is clear from Map 1 that there has been a particular concentration of developer interest in sites located around the city centre; sites located within the inner city arc; sites located along the radial routes into the city centre (such as the A561 from the south of the City, and the A59 from the north); and there is also a small concentration in West Derby. The Map shows that in broad terms the majority of consents for residential development have been on sites located in the western half of the City. Indeed, there have been noticeably fewer permissions granted on sites located within the southern suburbs, the eastern fringe, Speke and in North Liverpool.

Map 1 also highlights the scale of residential schemes that have been granted planning permission in Liverpool since 2003. Map 1 shows that permission has been granted for a wide range of schemes, varying from small infill developments to more strategic sites involving over 100 properties. Small and medium-sized schemes are particularly prominent in the southern suburbs (where there is a lack of sites for larger schemes), whereas the larger and more strategic schemes are focused around the city centre and in the inner city area. As we discuss in more detail below, the concentration of larger schemes around the central area of the City is reflective of the proliferation of apartment schemes and the trend towards city centre living in recent years, and also the relative availability of land (partly delivered through clearance schemes) compared to the southern suburbs.

Map 2, also in Appendix 1, focuses on the strategic housing sites within the City, which have planning permission for 100 or more dwellings. These sites provide an indication of the locations that are attractive to volume house-builders/developers. Map 2 shows that 66 permissions for strategic residential development were granted over the five year period 2003 to 2008, the majority of which were consents for high-density apartment schemes in the city centre. However, planning permission has also been granted for some strategic residential redevelopment schemes in the inner city area, in Norris Green (due to redevelopment of the ‘Boot’ estate) and along the A561.

The most strategic residential planning permission granted over the last five years was for 1,800 dwellings, as part of the mixed-use redevelopment of King’s Waterfront (which will also include an arena, conference centre and retail floorspace), although we understand that the developer intends to build fewer than 100 residential units at the site. The second largest permission was for 1,374 dwellings on the former Liverpool Garden Festival site, which is located towards the south of the City Centre.
Areas of Interest to Prospective Purchasers

Local estate agents explained that the Liverpool City housing market is very varied and is characterised by areas of 'high demand', 'moderate demand' and 'low demand'. The estate agents' assessment of demand was informed by trends observed from prospective purchaser enquiries and actual sales. The estate agents explained that the local housing market is very complex; the locations identified below are only broad areas. In practice, demand is often localised, and can vary quite significantly within these broad areas.

High Demand

Local estate agents identify the following locations within Liverpool as areas of high demand, which are considered particularly ‘attractive’ locations by prospective home-buyers and the rental market:

Liverpool City Centre

Significant investment in new residential properties, particularly apartments, has led to major growth in the population of the city centre, from 2,300 people in 1991 to 13,500 by 2006. Following the establishment of Liverpool Vision in 1999, which has a remit to enhance the role of Liverpool as a regional centre, the city centre has undergone a period of change, with substantial investment and regeneration. Liverpool has particularly benefitted from being European Capital of Culture in 2008, and from the opening of Liverpool One, which is a major retail-led, mixed-use development scheme, consisting of 1.6 million sq.ft of additional retail floorspace, a 14-screen cinema, and 230,000 sq.ft of restaurants, cafés and bars. The availability of wide-ranging retail, service and leisure facilities, employment opportunities, and modern apartments, has made the city centre a popular residential location for young professionals and also increasingly with students.

The popularity of the city centre is evident by its high property prices, as shown in Table 3 and Figure 5 above. Local estate agents reported that there is particularly high demand for property within the Rope Walks area, and along Henry Street and Duke Street, primarily because of their close proximity to the new Liverpool One development. The values of city centre apartments has plummeted in the past 12-18 months, however, and may not recover for 5-10 years. Residential property near to the waterfront and in the ‘business district’ is also very popular with young professionals, whilst the Brownlow Hill area is popular with students because of its location close to the universities.

Suburban Core (South Liverpool)

Local estate agents explained that South Liverpool is also a very popular location with home-buyers, particularly the suburbs of Allerton, Woolton, Mossley Hill, Gateacre and Childwall. These areas are popular with families who are attracted by the low-density semi-detached and detached properties, the availability of open space, the schools, churches and local amenities, the general environmental quality and affluence of the area, and the low crime rate.

The area benefits from a number of local railway stations and bus services, providing good connectivity to the city centre. Residents of Childwall also benefit from easy access to the M62 and the strategic road network. Liverpool College, a well-regarded private school is located in Mossley Hill, and attracts some residents to the area. The area around Gateacre is particularly attractive and is a designated conservation area due to the proliferation of listed buildings. Residential property close to the Calderstones Park area (in between Allerton and Mossley Hill) is also

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Roger Tym & Partners
M9372, September 2009
very popular. Certainly, Table 3 above indicates that property prices in South Liverpool are the highest in the City by some margin, and this is reflective of the high demand for property in this sub-area.

**Moderate Demand**

Local estate agents identified the following location within Liverpool as an area of moderate demand, which is considered a ‘reasonably attractive’ location by prospective home-buyers and the rental market:

**Eastern Fringe**

The house price data and the information collected from local estate agents indicate that the eastern sub-area of Liverpool is in reasonable demand, although it is certainly not as popular as Liverpool city centre and the southern suburbs. West Derby is one of the main locations within the eastern belt, and is moderately popular, as it is a relatively attractive locality and benefits from reasonable provision of shops and services, and has several good schools (Broughton Hall High School and Holly Lodge Girls' College). Local estate agents reported that there is particular demand for residential property in the area around Croxteth Country Park.

However, the eastern fringe is an area of mixed character and there is also a proliferation of social housing and former Council estates in the area. Local estate agents explained that there is still little demand for housing in the suburb of Stockbridge, which was a hotspot for crime and unemployment in the 1980s, even though the area has received some investment and regeneration in recent years.

**Low Demand**

Local estate agents identified the following locations within Liverpool as areas of lower demand, which are currently considered ‘less attractive’ locations by prospective home-buyers and the rental market:

**Inner City Buffer Area**

The inner city sub-area, which arcs around Liverpool city centre, is one of the lowest demand areas in the City. This area includes Toxteth, certain poorer parts of Wavertree, Anfield, Everton, Walton and Kensington and is characterised by high density terraced housing. As we explain above, of the 76,000 properties in the inner core of Liverpool, 80 per cent are pre-1919 terraces, and one in three of these properties has been deemed unfit for human habitation or is in a bad state of repair. Local estate agents reported that the area is perceived to be run-down, and is affected by a range of long-term, ingrained social problems (such as a high crime rate and deprivation).

The issue of low demand is being tackled through the NewHeartlands Housing Market Renewal Pathfinder programme, which aims to improve poor quality housing stock and provide new quality homes which will diversify the property type and provide a mixture of tenures in the inner city area. Six ‘renewal areas’ have been defined as part of the Pathfinder programme; Anfield and Breckfield, Kensington, Picton, Granby, Lodge Lane, and Princes Park. Local estate agents explained that whilst the regeneration process is underway, many of the houses earmarked for demolition are boarded up, which further detracts people from moving into the wider area.

Wavertree is perhaps the most popular part of the inner city area, although it is predominantly populated by students and is not regarded as desirable by families or young professionals (the exception being the clock tower area adjoining Childwall). Local estate agents also noted that there is some demand for accommodation.

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around the Royal Liverpool University Hospital, primarily from nurses and university staff.

**North Liverpool**

North Liverpool, which incorporates the suburbs of Croxteth, Fazakerley, Gillmoss and Norris Green, is characterised by extensive public sector housing. Table 3 and Figure 5 above show that house prices in this northern sub-area are relatively low, which is reflective of the low demand for housing. Parts of North Liverpool, particularly Croxteth and Norris Green, are often perceived to have a ‘stigma’ attached to them, and suffer from negative perceptions relating to anti-social behaviour and gang-related violence.

A significant proportion of the housing stock in the area is also in a poor state of repair. Indeed, some 1,500 homes on the Norris Green ‘Boot’ estate were built in the 1920s with prefabricated reinforced concrete and were declared ‘defective’ dwellings in the mid 1990s. As a consequence, a major programme to re-house residents and to demolish and replace the existing stock is currently underway in Norris Green.

**Southern Fringe**

The southern fringe of Liverpool is also characterised by high levels of social housing, particularly around Speke. Local estate agents explained that there is little demand from private sector purchasers for property in Speke, primarily because of the nature and condition of the housing stock, and negative perceptions regarding the socio-economic profile of the area. Indeed, Speke was listed as the second most deprived ward in England and Wales (out of 8,414) in the Index of Multiple Deprivation in 2000. In 2007, the Index of Multiple Deprivation was undertaken on the basis of Super Output Areas (SOAs) rather than wards, and is reproduced in Figure 7 below. Figure 7 shows that the majority of SOAs in Speke fall within the worst 1 per cent in the country, and that all of the SOAs in Speke are within the worst 10 per cent.

Speke has received some investment in recent years, through development of a range of retail facilities, including the New Mersey Retail Park and a new Morrisons superstore. However, local estate agents noted that the area is dominated by major roads and heavy traffic, and as such is perceived by many to lack a sense of ‘neighbourhood’ and ‘community’, which detracts some potential entrants to the area.

**Summary of Housing Market Demand**

Overall, there is a distinct division in demand for housing in different parts of the City. However, the divide is not clear-cut (for example, demand is not split precisely between the northern and southern parts of the City, or between the east and west). Demand can perhaps instead best by characterised by broad ‘pockets’ or ‘sub-areas’.

In summary, we found that demand is highest for property in the city centre and the southern suburbs (around Allerton and Mossley Hill), although these areas are popular with different groups of residents and, in the short to mid term, demand in the city centre will continue to fall somewhat. Conversely, demand from prospective purchasers and tenants is lowest in the inner city area, in the area around North Liverpool (Croxthet and Norris Green), and in the southern fringe, particularly around Speke. Finally, there is more moderate demand for property towards the east of the City, in the area around West Derby.

It is evident that some parts of the City have experienced housing market collapse. However, more positively, we recognise that regeneration is already underway in...
Figure 7 – Map Showing the Most Deprived SOAs in Liverpool, 2007

MACRO AND MICRO-ECONOMIC CLIMATE IN RELATION TO HOUSING DELIVERY

Since Autumn 2007, the residential market for both housebuilders and consumers has changed dramatically on a national scale and this has had a commensurate impact for builders and consumers in Liverpool. The commentary below provides an explanation as to the macro and micro economic climates both in the recent past, the present and an indication of what is forecast in the short-medium term. A summary of the key indicators drivers behind the current economic situation is also provided.

It should be noted that at the present time, there are very few housebuilders that are currently purchasing sites and those which are still acquiring, are doing so at inflated margins, as high as 25-30 per cent for traditional dwelling schemes, to reflect the increase in risk in the housing market and the lengthening sales rates. The same applies especially to apartment developers who now have to prove a pre-sale position of over 90 per cent in order even to entice a response from banks. Most banks are simply refusing even to consider apartment funding for the
foreseeable future and many have stated that they will not return to providing development funding for some years to come.

71 Funders now require developers to contribute a minimum of 45 per cent equity into funding deals for apartment schemes and they are also asking for what is currently termed 'hurt money' to ensure that they are covered by substantially more than 100 per cent of the loan, in the event of the market dropping further or the developer falling into administration, as has become the norm during the course of the past 2 years. Many developers have fallen into administration, with half-completed schemes and this situation has led to a large amount of stock being dumped onto the market, invariably having a downwards effect on prices.

72 In the North West, including Liverpool, most apartment schemes have either been abandoned or moth-balled. Few companies and high net worth individuals are able to automatically draw down funding from the banking sector. Many banks have simply changed their minds and withdrawn financial support. Indeed in an attempt to satisfy shareholders, most housebuilders have focussed heavily on disposal of their standing stock, in an attempt to return cash to the business and regroup. It could take another 12 months before we see significant signs of recovery and activity on sites once more. Such sites will be limited to the delivery of traditional schemes. In the majority of cases, schemes granted consent for high-rise apartments are simply no longer economically viable.

73 Housebuilders are once again beginning to look at traditional housing schemes, but with the exercise currently being undertaken to review the supply of land and the eventual allocation of further supply, delivery of new housing will take a further 18 months to take effect.

74 Since the end of 2007/beginning of 2008, residential property prices for Liverpool and Merseyside in general have continued to fall away. Prices are in fact believed to have fallen away to varying degrees in close to 100 per cent of the counties across England and Wales during the course of the past 24 months and we have observed that the past 20 months have seen the year on year annual prices drop for the first time in 12 years. Since the beginning of this year, spasmodic minor price increases have been occurring which may suggest that stability is returning, however this influence is primarily due to lack of property supply in localised areas and the real barometer will be Q1 and Q2 of 2010 which traditionally is the busiest time of any year for house building reservations.

75 House prices typically tend to follow on from, and reflect, any down turn in market activity as a wider recognition of market conditions becomes prevalent amongst buyers and sellers and the change in supply verses demand impacts upon the parties' relative negotiating positions. This time the residential market has suffered from a lack of financial products for both producers and consumers. The effect of this unique situation will lead to slow recovery of house prices, aided by a fiscally restricted supply of new product, of no more than 3.5 to 5 per cent as an average over the course of the next 5 years.

**Macro-Economic Level**

76 As most people are well aware, the credit liquidity issue of September 2007 filtered into the mortgage market in March 2008. This resulted in the withdrawal of 125 per cent, 100 per cent and most 90 per cent mortgage products and has impacted on the number of financial products available, leaving many first time buyers, those who ‘pump prime’ the market, unable to purchase properties at all.

77 The current national residential price trends are following on from a significant reduction in the number of residential property transactions in recent months. By way of illustration, the 122,401 transactions completed nationwide in December 2006 reduced to just 72,880 transactions completed in December 2007; a 40 per
A 50 per cent overall reduction in sales. This accelerated into a 50 per cent reduction in June 2008 in the North of England compared with June 2007, and this trend continued in the following 12 months, albeit there have been reports of price improvements in the summer months. The amount of mortgage transactions completed in February 2009 was 60 per cent lower than in February 2008. Commentators predict that in 2009, around 40,000 dwellings will be constructed on a national basis, far short of approximately 145,000 completed in 2007 and the 240,000+ dwellings targeted by the Government.

The greatest downturn in national market activity across the country by December 2008 was in the sub £200,000 price sector, where the reduction in the comparative December 2007 transaction completions was some way in excess of 40 per cent. Other than in the rarefied £2,000,000 plus price sector, the sector with the smallest downturn was that between £400,000 and £500,000, which still saw the number of house sales reduced by 27 per cent. Prices in the sub-£200,000 bracket on new-build properties have now stabilised somewhat, albeit standing stock values in the last 12 months have fallen in the North West by at least 15 per cent for traditional housing, creating reductions of approximately 30 per cent since 2007 for secondary areas and 20 per cent in prime areas. Apartment prices have effectively halved for standing stock in city centre, secondary and tertiary areas, with huge quantities of distressed stock selling at a discount of up to 50 per cent+ from their 2007 values. Mortgage valuers have been down valuing new-build stock, although this trend over 2009 has started to decline, and the same was also applicable to existing stock, but valuers are still generally remaining cautious.

The decline in transactions and ensuing downward trend in property prices arising as a result of the overheated property market, together with increasing concerns over sustainability of the market against the background of a slowing general economy, were compounded by the impact of the aforesaid credit liquidity issue, turning into a national financial market crisis, which has given rise to reduced mortgage options and much tighter lending criteria. The extreme decrease in interest rates has had no effect whatsoever for the majority of the population, as the financial products are insufficient to attract consumers who are struggling to pay off their credit debts, save up a deposit and also to keep their jobs as the economic recession has deepened.

Developers have been unable to look at the acquisition of new land, as they are struggling to secure the funding to build out their existing land bank. Banks are generally unwilling for to lend on land acquisitions. We do, however, expect to see movement from the banks during the course of the next 12 months, as they see the increase in sales rates on housing sites and are again tempted to return to more normal but risk-averse lending conditions.

Currently, for the medium-sized quality housebuilders, the loan to value ratio stands at 35-40 per cent for traditional dwelling developments. For apartments it is approximately 45-50 per cent, that is if developers can find anyone to fund them. In many cities, land with a consent for high density apartment schemes are simply undevelopable, as values have collapsed to levels which will not support the build costs necessary to deliver the schemes. Such schemes currently present negative land values and alternative uses should obviously be considered.

There are other reasons, however, as to why many of these schemes will not proceed. In many cases across the country, the level of debt associated with medium sized and major apartment schemes is so high, that these schemes if built would crystallise a debt for the developer and if sold would do the same for the landowner. For many developers and landowners, with interest rates currently at such low levels, it is less painful to slowly haemorrhage interest than it is to crystallise losses through delivery of a development.
Housebuilders are starting to exchange on traditional schemes, where landowners are prepared to wait for deferred payments. This enables the housebuilders with greatly reduced land acquisition funds to develop sites and remunerate landowners from the Senior Debt.

At the present time the future of the property market is uncertain transaction numbers have started to recover slightly, albeit prices will continue to fluctuate over the next 6 months, with the rate of recovery dependant on policies and strategies adopted at a national level for lending criteria. The fear is that the nation may experience a ‘W’ shaped recession, with a certain level of recovery, before a second slump for a further number of months. Almost certainly, the level of success in relation to the pressure from central government on banks to begin lending at more normal levels will be one of the key factors in determining whether this will in fact happen.

**Micro-Economic Level**

Until early 2008, most of the agents across Liverpool were engaged in a buoyant market with a level of enquiries and turnover across all property type, size and price sectors. Although dependent to a certain degree on the location and character of their area of operations, agents observed that demand has in recent years been generated by a wide range of prospective purchasers including existing home owners seeking to upgrade or downsize dependant on age or family changes, incoming dormitory residents working elsewhere in the North West, maturing first time buyers and investors with long term letting strategies.

Agents remain of the view however that prices have not, and indeed may not, reduce sufficiently at the lower end of the market as to significantly increase the supply of affordable properties for first time buyers and the lower paid. This has given rise to an increase in activity from the RSLs. The better quality product, whilst attracting higher levels of demand, is being marketed at a level commensurate with the general decline in house prices. In the main this is only with reference to traditional standing housing stock, having lost in the past 2 years about 20-25 per cent of its value, with new build losing 25-30 per cent.

It is fair to say that in the last 18 months, apartments in the poorer parts of Liverpool which offer only basic accommodation and facilities have experienced losses closer to 50 per cent of their value, and this can be seen in both the auction houses and in the wider market, where whole portfolios of product have been offered at discounts greater than 50 per cent. Various agents and developers have commented that delivery of new schemes is currently almost impossible, as the maximum value that could be obtained for 2-bed units stands in the region of £130,000. Similar properties are currently trading in the auction houses for around £85,000. The boom in delivery of apartment product, has led to massive over-supply, with an inability for first-time buyers generally to take advantage. The only purchases at present seem to be by investors, ironically taking product that was originally reserved by other investors, who have since pulled out or become insolvent, thereby exacerbating the supply problem further.

The future for apartment delivery is bleak in the short-mid term. Many schemes have been granted consent in areas that are not especially commensurate with residential development. With the imminent imposition of Code Level 3 for Sustainable Homes, the impact on apartment build costs is a rise of approximately 20 per cent. This will further hamper delivery. With values set to recover by no more than an estimated 5 per cent per annum, it may be 5-7 years before schemes once again become financially viable and attract land values higher than commercial alternatives.


**Recovery - Short to Medium Term**

89 Despite recent events and the immediate uncertainties for the residential property market, agents typically observe that the underlying and increasing requirement for housing across the country will inevitably lead to a recovery in the market and an increase in activity in due course, but that the state of the economy and, more particularly, the availability and cost of property financing will dictate the rate of such recovery and property prices in the short term.

90 It is observed that higher quality and more individual family-orientated properties in Liverpool are still attracting demand from a nationwide market and that there remains a good prospect of selling most types of property within a reasonable timescale if they are offered at a competitive price.

91 Housebuilder margins will not decrease for some time to come and sales rates/end sales values are not set to increase in the main for at least 9 months. For housebuilders today, the only sites that are commanding interest are smaller in nature, providing up to 36 traditional houses in better quality areas, where the sales rates have reduced to a lesser extent and where there is still a reasonable demand for new product.

92 The council can look towards an average 3.5 to 5 per cent per annum rise in house prices in 12 months time and we see this lasting approximately 3 years. It may be unwise to look to predict residential values on end units further than a 4 year period.

93 The residential land market will stabilise during the course of the next 6-12 months, as values are now at their bottom level, however they will remain much the same for the next 2-3 years, as housebuilders cope with only modest house price rises, increase in build costs as the recession falls away and as the cost implication of Code for Sustainable Homes/EM policies begin to bite. Housebuilder margins required by funders will drift down from late 20s to low 20s but are highly unlikely to drop lower than 20 per cent again, as cheap credit is now a thing of the past. Apartment schemes are unlikely to be planned and constructed for 4-5 years as a minimum, and the imposition of affordable accommodation will restrict Town and City centre regeneration during the course of the next 5 years. It is worth keeping a watching position over 4 key indicators to take a more accurate look on timing for recovery.

**SUMMARY - DELIVERY OF FUTURE HOUSING IN LIVERPOOL**

94 The North West Regional Spatial Strategy, published in September 2008, identifies a target of 35,100 dwellings to be built in Liverpool between 2003 and 2021 (net of clearance replacement), which translates to an annual average rate of 1,950 dwellings a year. In addition to these significant dwelling targets, Liverpool (alongside Wirral) has been granted New Growth Point status, which means that the City will be a focal point for higher rates of house building. Indeed, under the terms of the ‘Growth Point’, an additional 3,510 dwellings must be delivered in Liverpool between 2008 and 2017, over and above those required by the RSS 14. The RSS figures and Liverpool’s status as a Growth Point have clear implications for the amount of land that will need to be identified for housing in the Council’s emerging Local Development Framework.

95 As we explain above, residential development is currently constricted in Liverpool - as it is throughout the country - as a result of the nationwide ‘credit crunch’ and credit liquidity crisis. However, we consider that residential development in the City

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14 Further detail will be provided in the Main Report.
will pick up again once market conditions improve. Certainly, local estate agents consider that the housing market is already beginning to stabilise and there is some evidence that local house prices for traditional stock are starting to recover.

Our Paper has found that there is a distinct division in demand for housing in different parts of the City. In summary, demand is highest for property in the city centre (from young professionals) and the southern suburbs, such as Allerton and Mossley Hill (from families). Conversely, demand from prospective purchasers and tenants is lowest in the inner city area, in the area around North Liverpool (Croxteth and Norris Green), and in the southern fringe, particularly around Speke. Finally, there is more moderate demand for property towards the east of the City, in the area around West Derby.

Although demand is highest for the low-density housing that characterises the southern suburbs, local estate agents explain that there is little scope to expand the housing offer in this sub-area. There is in fact limited land available towards the south of the City to accommodate additional housing. The main undeveloped areas of land in South Liverpool are in active use as parks and green spaces, and their development would be inappropriate, and would undermine the character and appeal of the area.

There are more development opportunities available in the inner city area and towards the north of Liverpool. However, as noted above, these are low demand areas, which are characterised by poor quality housing stock and a range of socio-economic problems. Nevertheless, these issues are beginning to be tackled by the NewHeartlands Housing Market Renewal Pathfinder, set up to improve poor quality housing stock and provide new quality homes, which will diversify the property type and provide a mixture of tenures in both inner city Liverpool and inner-Wirral. Over the lifetime of the programme, it is estimated that the Pathfinder will deliver investment worth around £2.85 billion, and will oversee the refurbishment of 63,000 homes and the development of 23,000 modern new homes and apartments\(^{15}\). The City’s Growth Point status also aims to focus additional residential development in the inner city area in order to reverse population decline and facilitate regeneration of the area.

The work being undertaken as part of the NewHeartlands Pathfinder and the Growth Point is encouraging, although it should be noted that neither will provide a ‘quick fix’ to the current situation of housing market collapse in parts of Liverpool. The improvements planned under both initiatives are part of a long-term programme of regeneration, which will have to tackle in-grained socio-economic as well as physical problems (relating to the housing stock) in the areas. Indeed, in order to reverse housing market decay and encourage new residents into the inner city areas, the programmes must also deliver improvements to: access to local schools, shops, services and employment opportunities; health and welfare; and crime and negative perceptions of the area. Provision of new-build family housing and enhanced educational facilities will certainly contribute towards a successful outcome.

For Liverpool, care must also be taken in its short term policies, in respect of affordable housing and other Section 106 contribution impositions, in order not to stifle any recovery and deter housebuilders investing in the City.

\(^{15}\) www.newheartlands.co.uk
APPENDIX 1

MAP 1 - Location of All Sites Granted Planning Permission for Residential Development between April 2003 and March 2008

Map 2 - Location of Sites Granted Planning Permission for 100 or more Dwellings between April 2003 and March 2008
Figure 1 - Location of All Sites Granted Planning Permission for Residential Development between April 2003 and March 2008

- 100+
- 50 - 99
- 11 - 49
- 0 - 10

- Green: 1 April 2003 - 31 March 2004
- Red: 1 April 2004 - 31 March 2005
- Yellow: 1 April 2005 - 31 March 2006
- Blue: 1 April 2006 - 31 March 2007
- Orange: 1 April 2007 - 31 March 2008
APPENDIX 4 TO MAIN REPORT

Site Assessment Criteria Note
Factors and Criteria Used to Assess Sites’ Housing Potential

July 2009
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1 ‘SUITABILITY’ CRITERIA

Note: Criteria marked by asterisks (*) are considered particularly important. If a site achieves a low score against any criteria marked by an asterisk, the site’s overall suitability score will be capped accordingly (as described in more detail below).

1a. Policy Restrictions or Limitations

*Impact on Green Belt (UDP Policy OE2)*
- Not within the Green Belt 5
- Located on a Major Developed Site within the Green Belt 3
- Within the Green Belt (but not on a Major Developed Site) 0

*Impact on Green Wedges and the Undeveloped Mersey Coastal Zone (UDP Policies OE3 and OE4)*
- Not within a Green Wedge or the Undeveloped Mersey Coastal Zone 5
- Located on a Major Developed Site within a Green Wedge or the Undeveloped Mersey Coastal Zone 3
- Within a Green Wedge or the Undeveloped Mersey Coastal Zone (but not on a Major Developed Site) 0

*Impact on Biodiversity and Nature Conservation (UDP Policies OE5, OE7 and OE8)*
- Not within a defined key nature/wildlife conservation area 5
- Within a defined key nature/wildlife conservation area 0

1b. Physical Problems or Limitations

It is outside the scope of a strategic study of this nature to assess physical constraints in depth. Thus, the following criteria focus on obvious constraints. A score is awarded on the basis of available knowledge (e.g. if a large, undeveloped site is cut off from the existing urban area, we assume that significant new drainage etc will be required; conversely if a small site is located in a primarily residential area, we assume that it can be linked to existing road infrastructure and service provision).³

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¹ For the purposes of this study, we have not considered any sites in the Green Belt. Nevertheless, we have retained this assessment criterion in the database in case the Council chooses to add in Green Belt sites at a future date.
² There are a number of nature/wildlife conservation designations in the City. We consider the following to represent ‘key biodiversity’ designations for the purposes of this strategic study: ‘Special Protection Areas (SPA)’, ‘Ramsar sites’, ‘Sites of Nature Conservation Value (SNCV)’, ‘Regionally Important Geological/Geomorphological Sites (RIGS)’, ‘Local Nature Reserves (LNR)’, and ‘New Countryside Areas’. Lists of SNCVs and RIGS are provided in Chapter 8 of the UDP, as Schedules 8.1 and 8.2, respectively. There is also one ‘Site of Special Scientific Interest’ (SSSI) in the study area (the Mersey Estuary). Due to the national importance of this designation, any part of a site located within a SSSI has not been assessed as part of the SHLAA study.
³ We acknowledge that, cumulatively, the development of a large number of small sites might exert significant pressure on existing infrastructure and/or require the provision of new facilities. However, this will have to be assessed by other, more specialist studies.
Access Infrastructure Constraints
- Existing road access to the site is adequate: 5
- Existing road access to the site requires upgrading (e.g. to accommodate increased volumes of traffic, etc): 3
- No scope to provide a road access to the site: 0

Drainage Infrastructure Constraints
- Limited new drainage infrastructure is likely to be required: 5
- Site is adjacent to the existing urban area, but is of significant scale, and is likely to require some new drainage infrastructure: 3
- Site is separate from the existing urban area, and of significant scale, and is likely to require extensive new drainage infrastructure: 0

Ground Condition Constraints
- Treatment not expected to be required (e.g. sites within primarily residential areas, where there is no obvious indication of previous contaminating uses): 5
- Treatment expected to be required on part of the site (e.g. sites where an existing industrial use occupies only a small proportion of the overall site area): 3
- Treatment expected to be required on the majority of the site (e.g. sites within employment areas, which would potentially require contamination treatment): 0

Impact on Flood Risk Areas (as defined by the SFRA Flood Maps)*
- Within Flood Zone 1: 5
- 10% - 50% of site area is within Flood Zone 2: 4
- Over 50% of site area is within Flood Zone 2: 3
- 10% - 25% of site area is within Flood Zone 3a: 3
- 25% - 50% of site area is within Flood Zone 3a: 1
- Over 50% of site area is within Flood Zone 3a: 0

There is a clear sequential approach in PPS25 regarding flood risk. Flood Risk Zones 1 and 2 are both acceptable locations for housing, but under the sequential approach, Zone 1 is preferable to Zone 2. Housing development can be acceptable in Flood Zone 3a, provided a PPS25 ‘Exception Test’ is passed. Nevertheless, under the PPS25 sequential approach, Flood Zone 3a sites are the least preferred location for housing development and any sites within Flood Zone 3a will be given a Priority 3 rating (if more than 25 per cent of the site is covered by Flood Zone 3a).

Flood Risk Zone 3b comprises ‘functional floodplain’, and as such is unsuitable for residential development. Any site (or part of a site) located within Flood Zone 3b has not been assessed as part of this SHLAA study.

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4 See Table D.3 of PPS25.
1c. Environmental Conditions (re prospective residents)

'Bad Neighbour' Constraints (e.g. hazard/nuisance)

- **None** 5
- Yes, but potential for mitigation (sites within residential areas with bad neighbours that could be screened, e.g. heavy industry along one boundary of the site only) 3
- Yes, major constraint with limited potential for mitigation (e.g. sites enclosed on all or most sides by heavy industry/employment areas, or with another known bad neighbour which is difficult to mitigate against, e.g. sewage works) 0

Overall Score for 'Suitability'

- Maximum possible unweighted 'suitability' score = 40 (i.e. 8 criteria, each with a maximum potential score of 5)
- Sites with a total ‘suitability’ score of over 29 are given an overall suitability score of 3 (site is suitable and could go to make up part of the five year supply).
- Sites with a total ‘suitability’ score of 20-29 are given an overall suitability score of 2 (site is potentially suitable but faces some constraints and should not be included in the five year supply).
- Sites with a total ‘suitability’ score of under 20 are given an overall suitability score of 1 (site faces significant suitability constraints).
- Criteria marked by asterisks (*) are particularly important. If a site scores 0 or 1 against any of these criteria, the site can only achieve a maximum overall ‘suitability’ score of 1. If a site scores 3 against any of these asterisked criteria, the site can only achieve a maximum overall ‘suitability’ score of 2 overall.
- In exceptional circumstances suitability factors not listed above may be taken into account to give a different overall score. These exceptions will always be explained fully in the sites database.
2 ‘AVAILABILITY’ CRITERIA

It is outside the scope of a strategic study of this nature to collect and assess detailed information on legal and ownership issues. Thus, score on the basis of available information as follows:

- Held by developer/willing owner/public sector (e.g. Call for Sites submissions, and sites being actively marketed), and sites where it is known that pre-application discussions are underway 5
- Vacant land and buildings 4
- Low intensity land uses (e.g. agriculture, informal car parking) 3
- Established single use (e.g. business, sports club, school) 2
- Established multiple uses (e.g. industrial estate, retail parade) 1
- Thought to be in particularly complex/multiple ownership, or apparently subject to ransom strip) 0

Note: Where a site is known to be held by a developer, willing owner or public sector body then it should score 5 even if one of the other conditions is also fulfilled - so, for example, an established business where the site is being promoted for housing by the landowner would score 5.

Overall Score for ‘Availability’

- The above key criterion directly scores the ‘availability’ of each site.
- A score of 5 or 4 gives an overall ‘Availability’ score of 3 (site is available and can be included in the 5 year supply).
- A score of 3 or 2 gives an overall ‘Availability’ score of 2 (site is potentially available but faces some constraints and should not be included in the 5 year supply)
- A score of 1 or 0 gives an overall ‘Availability’ score of 1 (site faces significant availability constraints)
- In exceptional circumstances availability factors not listed above may be taken into account to give a different overall score. These exceptions will always be explained fully in the sites database.
3 ‘ACHIEVABILITY’ CRITERIA

3a. Market/Cost/Delivery Factors

*Deliverability of the Site*

AP Sheehan & Co to score on the basis of known information (e.g. on land values, locality, market conditions, physical constraints, etc), using a sliding scale as follows:

- Good marketability and/or viability. Site faces few achievability constraints and is likely to be achievable within 5 years  
  3

- Moderate marketability and/or viability. Site is potentially achievable but faces some constraints and should not be included in the 5 year supply  
  2

- Poor marketability and/or viability. Site faces significant achievability constraints and is unlikely to be achievable  
  1

*Overall Score for ‘Achievability’*

- The above key criterion directly scores the ‘achievability’ of each site.
- The ‘availability’ score can range from 1 to 3.
4 OVERALL SCORE AND SITE CATEGORISATION

Each site thus achieves three separate scores, as follows:

- an overall ‘suitability score’ of 3, 2 or 1;
- an overall ‘availability score’ of 3, 2 or 1; and
- an overall ‘achievability score’ of 3, 2 or 1.

The sites are assigned to an overall Category band (1, 2 or 3) on the basis of these scores. Our approach to site categorisation is set out in Table 4.1 below.

In sum, if a site is to form part of the Council’s five-year housing land supply (i.e. a Category 1 site), it must be deliverable; that is, the site should be ‘available now, offer a suitable location for housing now and there is a reasonable prospect that housing will be delivered on the site within five years from the date of adoption of the plan’\(^5\). Category 1 sites must, therefore, attain high overall scores against each of the suitability and availability criteria, and a moderate or high overall score against the achievability criteria.

Sites designated as ‘Category 2’ are those likely to be ‘developable’ over the next 10 years, but which are not deliverable within the first 5 years. Paragraph 33 of the CLG Practice Guidance states that such sites should be, ‘in a suitable location for housing development, and there should be a reasonable prospect that [they] will be available for and could be developed at a specific point in time’. Category 2 sites must, therefore, attain a high overall score against the ‘suitability’ criteria, and reasonable overall scores against the ‘availability’ and ‘achievability’ criteria.

Category 3 sites are those which can be regarded as ‘not currently developable’. These sites are not likely to be appropriate for residential development in their current form, or are unlikely to come forward for development in the next 10 year period, unless evidence is brought forward to demonstrate that the significant constraints can be overcome/mitigated. Category 3 sites, therefore, attain low scores against any or all of the ‘suitability’, ‘availability’ and ‘achievability’ criteria.

Table 4.1 - Summary of Site Categorisation Methodology

<table>
<thead>
<tr>
<th>Categorisation</th>
<th>Permutation of Scores</th>
<th>Overall Score (out of 5)</th>
<th>Suitability Criteria</th>
<th>Availability Criteria</th>
<th>Achievability Criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td>Category 1 - Deliverable Sites</td>
<td>A</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td></td>
</tr>
<tr>
<td>Category 2 - Developable Sites</td>
<td>A</td>
<td>2</td>
<td>2 - 3</td>
<td>2 - 3</td>
<td>2 - 3</td>
</tr>
<tr>
<td></td>
<td>B</td>
<td>2 - 3</td>
<td>2</td>
<td>2 - 3</td>
<td></td>
</tr>
<tr>
<td></td>
<td>C</td>
<td>2 - 3</td>
<td>2 - 3</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>Category 3 - Not Currently Developable Sites</td>
<td>A</td>
<td>1</td>
<td>1 - 3</td>
<td>1 - 3</td>
<td></td>
</tr>
<tr>
<td></td>
<td>B</td>
<td>1 - 3</td>
<td>1</td>
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<tr>
<td></td>
<td>C</td>
<td>1 - 3</td>
<td>1 - 3</td>
<td>1</td>
<td></td>
</tr>
</tbody>
</table>

Note: Scores which are highlighted in bold in each row, are definitive in determining the Category band of a site (as long as the site also scores within the defined range for each of the other two criteria).

There are three possible permutations of scores for Category 2 and Category 3 sites. The three different permutations have been labelled A, B and C.

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\(^5\) CLG, Strategic Housing Land Availability Assessments: Practice Guidance (July 2007), paragraph 33
Thus Table 4.1 shows that:

- Category 1 sites must achieve high overall scores of 3 against the suitability, availability and achievability criteria;
- Category 2 sites achieve moderate (but not low) overall scores against one, two or all three of the criteria. Thus, if a site achieves an overall score of 2 against the suitability criteria, or 2 against the availability criteria, or 2 against the achievability criteria - and scores higher than 1 for all criteria - it is designated as Category 2; and
- Category 3 sites achieve low scores against one, two or all three of the criteria. Thus, if a site achieves an overall score of 1 against the suitability criteria, or 1 against the availability criteria, or 1 against the achievability criteria, it is designated as Category 3.
APPENDIX 5 TO MAIN REPORT

Density Assumptions Note
Stage 3(b) Density Assumptions

August 2009
This document is formatted for double-sided printing.
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1 POLICY GUIDANCE

1.1 Paragraph 46 of PPS3 states that Local Planning Authorities (LPAs) should develop housing density policies having regard to:

- the spatial vision and strategy for housing development in their area, including the level of housing demand and need and the availability of suitable land in the area;
- the current and future level and capacity of infrastructure, services and facilities such as public and private amenity space, in particular green and open space;
- the desirability of using land efficiently and reducing, and adapting to, the impacts of climate change;
- the current and future levels of accessibility, particularly public transport accessibility;
- the characteristics of the area, including the current and proposed mix of uses; and
- the desirability of achieving high quality, well-designed housing.

1.2 Para 47 of PPS3 states that while LPAs may wish to set out a range of densities across the plan area, 30 dwellings per hectare (dph) net should be taken as a national indicative minimum to guide policy development and decision-making, until local density policies are in place. Densities below this minimum will need to be justified according to such factors as those listed above.

1.3 In the ‘Proposed Changes to the Draft RSS’ report (March 2008), the Secretary of State recommended that the RSS for the North West should include a policy on housing density, specifying a minimum of 30 dph net and encouraging higher densities in urban areas and locations with good public transport accessibility. However, these proposals were not incorporated, and the final version of the RSS (September 2008) contains no specific figures or recommendations regarding density of development in the region. The only reference to housing densities in the approved RSS is provided at the end of paragraph 7.19, which states that it is ‘...important to build housing at appropriate densities taking account of local circumstances.’

1.4 In the absence of specific guidance in the approved RSS, in Section 2 of this note we consider the densities on schemes in Liverpool which have been granted planning permission in recent years, in order to establish appropriate proxy densities for housing and flats across the city.
2 ANALYSIS OF DENSITY TRENDS, AND ASSUMPTIONS FOR THE SHLAA

Analysis of Density Trends

2.1 In order to identify proxy densities for application in the SHLAA, the Council analysed densities on sites with planning permission for housing at April 2008. The main findings from the Council’s analysis are summarised below, along with our associated observations.

Housing Schemes

2.2 The average density for housing schemes according to the Council's analysis1 is 29 dph, which appears to be a little low. On closer inspection of the Council's data, however, it transpires that the site area for some of the sites includes various non-residential uses. Excluding the non-residential uses from the site area would therefore result in a higher net density2.

2.3 Schemes in the inner areas are a little more dense - of up to around 45 dph - presumably because they are dominated to a greater degree by lower value houses. Nevertheless, in order not to over-complicate the SHLAA process, the Council favoured the use of a single density assumption across both inner and outer areas. The Council therefore concluded that a proxy density of 35 dph for schemes consisting entirely of houses should be used in the SHLAA.

2.4 At present and for the foreseeable future, the housebuilding industry is reverting to traditional family housing schemes, a tried and tested product which housebuilders know will sell. Apartments and three storey town houses are very much out of favour and are not likely to be included on schemes in the next 3-5 years. The only exception to this rule may be town houses on sites commanding views of open water/open space. Even then, these town houses will only represent a small proportion of the overall dwellings on a site. The general consensus is that those who have had a 3-storey town house will be unlikely to have one again. Most housebuilders are therefore working to approximately 14.5 dpa or 36 dph and are turning their backs on non-standard products. Accordingly, it was agreed that a proxy density of 36 dph net for housing schemes would be appropriate in the Liverpool SHLAA.

Flatted Schemes

City Centre

2.5 The average density of all planning permission schemes in the City Centre at April 2008 (including schemes on sites below 0.4ha) was 167 dpa. The Council therefore concluded that a proxy density for flatted schemes in City Centre Locations of 165 dpa could be used for the SHLAA. In our assessment this is reasonable.

Other locations

2.6 The density of flatted schemes clearly varies significantly, depending on the number of storeys which, in turn, is dependent partly on location - waterfront and City Centre fringe sites tend to have higher densities than other locations. Schemes granted permission in recent years will be dominated by 1 and 2 bed flats. On the basis that future policy will likely promote bigger flats in general (the Council will certainly be

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1 The Council's analysis of housing schemes included only sites located outside of the City Centre and with an area of 0.4 ha or greater.

2 The site area figures which the Council used for its analysis were taken directly from the planning applications. Because of time constraints the Council did not calculate which parts of the permission sites might be used for non-residential uses.
looking for fewer 1 bed flats), densities of flatted schemes can be expected to be lower than those experienced recently.

2.7 On the above basis the Council considered that a reasonable average proxy density for flatted schemes outside of the City Centre is 100 dph. We agree.

*Mixed schemes (houses and flats)*

2.8 Having excluded a very dense scheme at Minto Street, the average density for approved mixed schemes is 65 dpa. However, as with flatted schemes, current permissions will be overly dominated by 1 and 2 bed flats, which is not consistent with likely future policy aspirations. Furthermore, given that flatted components which are very high (in physical terms), or very high density, would not be practical on a mixed site, the average density of a mixed scheme would probably be closer to that for the average housing scheme than for the average flatted scheme. Accordingly, the Council concluded that 60 dph might be a reasonable assumption for mixed housing/flatted schemes.

2.9 Although apartments are hugely over-supplied in Liverpool, on some sites small numbers of apartments will be useful, acting as a barrier to other adjoining neighbouring uses. On mixed housing/flatted schemes, developers/housebuilders are now reluctant to provide more than 20 per cent of total units as apartments. This equates to 21.5 dpa, or 53 dph; this is based on the flatted components being no more than 3-storey dwellings in height, which remains economically viable. Buildings with a greater number of storeys incur higher build costs, due to fire regulations, lift requirements, extra parking etc and are less viable.

2.10 Accordingly, we have used a proxy density of 53 dph net for mixed housing/flatted schemes in the SHLAA.

**Assumptions for the SHLAA**

2.11 In carrying out its initial survey, the Council identified the most appropriate housing type for the majority of study sites - either houses, flats or a mix of both. The distribution of these reflects an aspiration (as set out in the Community Strategy) to move away from high density apartment development and a preference for traditional two-storey housing development at medium densities in most areas of the city, with apartment schemes largely restricted to City Centre areas. We have reviewed these housing types, and in most cases agree with the Council’s assessments.

2.12 The work undertaken by the Council has therefore given us a useful steer in arriving at appropriate development density assumptions. Where houses have been identified as the most appropriate development type, we have assumed an average development density of 36 dph; this level strikes a balance between providing attractive and marketable housing and maintaining appropriate urban densities. In practice, the vast majority of sites are likely to fall into this band.

2.13 Where flats have been identified as the most appropriate housing type, we have assumed a development density of 165 dph in the City Centre and 100 dph elsewhere.

2.14 Where a mix of houses and flats has been identified as most appropriate, we have assumed a development density of 53 dph. This is lower than the point midway between expected yields for houses and flats, for the reasons given above.

2.15 Where no appropriate housing type has been identified, we have taken a default position of assuming houses (at a density of 36 dph) throughout most of the City and flats (at a density of 165 dph) in the City Centre. This represents a cautious approach and is consistent with the City Council’s aspiration to encourage the development of family homes across the City.

2.16 Our sites database, which will be provided to the Council upon completion of the study, allows other densities to be applied in order to model possible alternative outcomes.
For the purposes of our analysis, we have applied the densities specified in Table 2.1 below.

<table>
<thead>
<tr>
<th>Site Location Characteristics</th>
<th>Density (dph net)</th>
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<tbody>
<tr>
<td>Identified as appropriate for flats and located in Liverpool City Centre</td>
<td>165</td>
</tr>
<tr>
<td>Identified as appropriate for flats and located outside of the City Centre</td>
<td>100</td>
</tr>
<tr>
<td>Identified as appropriate for a mix of houses and flats</td>
<td>53</td>
</tr>
<tr>
<td>Identified as appropriate for houses</td>
<td>36</td>
</tr>
</tbody>
</table>

2.17 It should be emphasised that in many cases we have specific information with regard to likely yield figures (for example, from masterplans and Call for Sites submissions). Where this is the case we have reviewed the number of dwellings proposed for the development and - provided they seem reasonable in the context of the site's situation and location - used these as the expected site yields, rather than applying the standard density rates described above.
## Schedule of Category 1 Sites

<table>
<thead>
<tr>
<th>Scenario</th>
<th>Affordable Percentage</th>
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<tr>
<td>Scenario 1</td>
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<tr>
<td>Scenario 2</td>
<td>5% affordable</td>
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<td>Scenario 3</td>
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<tr>
<td>Scenario 4</td>
<td>25% affordable</td>
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<tr>
<td>Scenario 5</td>
<td>40% affordable</td>
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</tbody>
</table>
Yield Totals For Category 1 Sites

Size: All site sizes

Land type: Greenfield sites and Previously Developed Land

Location Type: All

Achievability Scenario: 1

<table>
<thead>
<tr>
<th>Unique Reference</th>
<th>Gross Site Area (ha)</th>
<th>Site Category</th>
<th>Site Name and Address</th>
<th>Land Type</th>
<th>Yield</th>
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<td>Site Name and Address</td>
<td>Land Type</td>
<td>Yield</td>
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<tr>
<td>579 585</td>
<td>0.22 0.22</td>
<td>1 1</td>
<td>LAND BETWEEN TRUeman ST, NORTH ST &amp; GT CROSSHALL ST</td>
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<td>80 18</td>
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<td>Yield</td>
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<tr>
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<td>SPORTS GROUND, CORNER OF SELBORNE &amp; MULGRAVE STREET</td>
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<tr>
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<tr>
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Site Area Total: 321.77
Number of Sites: 219
Yield Total: 10115
**Yield Totals For Category 1 Sites**

Size: All site sizes  
Land type: Greenfield sites and Previously Developed Land  
Location Type: All  
Achievability Scenario: 3

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<td>73</td>
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<td>Land Type</td>
<td>Yield</td>
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<td>PRINCESS HOTEL AND GROUNDS, PRINCESS DRIVE</td>
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<td>LAND &amp; BUILDINGS ON GRANBY ST (NOS 37-59 &amp; FORMER GRANBY ST SCHOOL)</td>
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<tr>
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| Site Area Total  | 305.20               | Number of Sites | 210                                    | Yield Total                   | 9227  |
## Yield Totals For Category 1 Sites

**Size:** All site sizes  
**Land type:** Greenfield sites and Previously Developed Land  
**Location Type:** All  
**Achievability Scenario:** 4

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| Site Area Total  | 274.97                       | Number of Sites: | 179                                     | Yield Total | 7888 |
## Yield Totals For Category 1 Sites

**Size:** All site sizes  
**Date:** 10 November 2009  
**Land type:** Greenfield sites and Previously Developed Land  
**Location Type:** All  
**Achievability Scenario:** 5

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| Site Area Total  | 227.05               | Number of Sites: | 143                                                       | Yield Total                   | 6376  |
Schedule of Category 2 Sites

Scenario 1  0% affordable  
Scenario 2  5% affordable  
Scenario 3  15% affordable  
Scenario 4  25% affordable  
Scenario 5  40% affordable  

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Site Area Total: **86.63**  
Number of Sites: **81**  
Yield Total: **5942**
## Yield Totals For Category 2 Sites

**Date:** 10 November 2009

**Size:** All site sizes

**Land type:** Greenfield sites and Previously Developed Land

**Location Type:** All

**Achievability Scenario:** 2

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Yield Total 5699
### Yield Totals For Category 2 Sites

**Date:** 10 November 2009  
**Size:** All site sizes  
**Land type:** Greenfield sites and Previously Developed Land  
**Location Type:** All  
**Achievability Scenario:** 3

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| Site Area Total  | 96.71               | Number of Sites: | 80                     | Yield Total                | 5331  |
## Yield Totals For Category 2 Sites

### Size: All site sizes

#### Land type: Greenfield sites and Previously Developed Land

#### Location Type: All

#### Achievability Scenario: 4

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Site Area Total: 115.97

Number of Sites: 96

Yield Total: 5976
## Yield Totals For Category 2 Sites

**Date:** 10 November 2009  
**Size:** All site sizes  
**Land type:** Greenfield sites and Previously Developed Land  
**Location Type:** All  
**Achievability Scenario:** 5

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<th>Unique Reference</th>
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<th>Yield Total</th>
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APPENDIX 8 TO MAIN REPORT

Schedule of Category 3 Sites

Scenario 1  0% affordable
Scenario 2  5% affordable
Scenario 3  15% affordable
Scenario 4  25% affordable
Scenario 5  40% affordable
## Yield Totals for Category 3 Sites

**Date:** 05 March 2010

**Size:** All site sizes

**Land type:** Greenfield sites and Previously Developed Land

**Location Type:** All

**Achievability Scenario:** 1

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### Yield Totals For Category 3 Sites

**Size:** All site sizes  
**Land type:** Greenfield sites and Previously Developed Land  
**Location Type:** All  
**Achievability Scenario:** 3

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<td>Site Name and Address</td>
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<tr>
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<td>Brunswick Quay, Brunswick Way, Liverpool, L3</td>
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<td>NORTH MOSSLEY HILL ROAD</td>
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Yield Totals For Category 3 Sites

Date: 05 March 2010

Size: All site sizes

Land type: Greenfield sites and Previously Developed Land

Location Type: All

Achievability Scenario: 4

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## Yield Totals For Category 3 Sites

**Date:** 05 March 2010  
**Size:** All site sizes  
**Land type:** Greenfield sites and Previously Developed Land  
**Location Type:** All  
**Achievability Scenario:** 5

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<td>Rear of Manor House, Alexandra Drive, Liverpool, L17</td>
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<td>SMITH PLACE (BOUND BY LATHAM STREET / VESUVIUS STREET / STERLING WAY / SMITH STREET)</td>
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### Summary of small sites for which Achievability assessment has not been carried out

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<th>Site Suitability and Availability</th>
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<th>Yield</th>
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| 11               | 0.16                 | LAND AT COVENT GARDEN / CHAPEL STREET / RUMFORD STREET | Site performs well against suitability criteria  
Site faces some availability constraints | Previously Developed Land | 14 |
| 12               | 0.15                 | LAND BETWEEN HACKINS HEY / TEMPEST HEY | Site performs well against suitability criteria  
Site performs well against availability criteria | Previously Developed Land | 76 |
| 14               | 0.10                 | LAND AT ISLINGTON / CRAVEN STREET | Site performs well against suitability criteria  
Site performs well against availability criteria | Previously Developed Land | 0 |
| 15               | 0.07                 | LAND AT KEMPSTON ST / CONSTANCE ST / FINCH PLACE | Site performs well against suitability criteria  
Site performs well against availability criteria | Previously Developed Land | 0 |
| 16               | 0.10                 | LAND BETWEEN LAMBERT ST AND CRAVEN STREET | Site performs well against suitability criteria  
Site performs well against availability criteria | Previously Developed Land | 0 |
| 18               | 0.05                 | FORMER SITE OF 7 GILL STREET | Site performs well against suitability criteria  
Site performs well against availability criteria | Previously Developed Land | 4 |
| 19               | 0.08                 | SITE OF FORMER 8-28 TOXTETH STREET | Site performs well against suitability criteria  
Site performs well against availability criteria | Previously Developed Land | 2 |
| 20               | 0.21                 | LAND AT JUNCTION OF PARK STREET / CARYL STREET | Site performs well against suitability criteria  
Site performs well against availability criteria | Previously Developed Land | 5 |
| 31               | 0.06                 | FORMER 113-123 KENSINGTON | Site performs well against suitability criteria  
Site performs well against availability criteria | Previously Developed Land | 6 |
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| 70               | 0.17                | STANLEY INDUSTRIAL ESTATE (NORTH OF PRESCOT ROAD )                                    | Site performs well against suitability criteria  
Site performs well against availability criteria | Previously Developed Land                  | 3     |
| 74               | 0.09                | LAND AT STRAND ST / REDCROSS ST                                                       | Site performs well against suitability criteria  
Site performs well against availability criteria | Previously Developed Land                  | 14    |
| 75               | 0.05                | BRUNSWICK ST / DRURY LANE CAR PARK                                                     | Site performs well against suitability criteria  
Site performs well against availability criteria | Previously Developed Land                  | 9     |
| 76               | 0.13                | LAND BETWEEN GASCOYNE ST / LEEDS ST / PALL MALL                                       | Site performs well against suitability criteria  
Site performs well against availability criteria | Previously Developed Land                  | 13    |
| 81               | 0.27                | LAND BETWEEN ORIEL ST & NAYLOR ST                                                     | Site performs well against suitability criteria  
Site performs well against availability criteria | Previously Developed Land                  | 38    |
| 82               | 0.27                | LAND SOUTH OF LITTLE HOWARD ST EAST OF RAILWAY ADJ TO THE OLD VIADUCT                  | Site performs well against suitability criteria  
Site faces some availability constraints | Previously Developed Land                  | 10    |
| 86               | 0.18                | LAND BETWEEN FULTON STREET / REGENT ROAD                                              | Site performs well against suitability criteria  
Site performs well against availability criteria | Previously Developed Land                  | 18    |
| 87               | 0.25                | LAND BETWEEN LUTON STREET / GRUNDY STREET                                              | Site performs well against suitability criteria  
Site performs well against availability criteria | Previously Developed Land                  | 25    |
| 98               | 0.11                | LAND N/E SIDE OF SIMPSON STREET BTW NORFOLK ST / WATKINSON ST                        | Site performs well against suitability criteria  
Site performs well against availability criteria | Previously Developed Land                  | 19    |
| 99               | 0.09                | 28-36 ST JAMES ST                                                                     | Site performs well against suitability criteria  
Site performs well against availability criteria | Previously Developed Land                  | 15    |
| 103              | 0.34                | LAND ON THE NORTH SIDE OF SANDHILLS LANE                                              | Site performs well against suitability criteria  
Site performs well against availability criteria | Previously Developed Land                  | 34    |
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<td>LAND TO SOUTH OF PARK STREET BTWN UPPER ESSEX ST / TOXTETH ST</td>
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<td>LAND TO SE JUNCTION OF ESK ST / DERBY RD INCLUDING BEAUMARIS ST</td>
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<td>63 &amp; 65 DUKE STREET / 15 WOLSTENHOLME SQUARE</td>
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<tr>
<td>475</td>
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<td>GT HOWARD ST / LITTLE HOWARD ST / CHADWICK ST</td>
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Site performs well against availability criteria | Previously Developed Land | 6     |
| 654              | 0.11                  | IRISH CENTRE, 127-129 MOUNT PLEASANT | Site performs well against suitability criteria  
Site performs well against availability criteria | Previously Developed Land | 9     |
| 656              | 0.01                  | LAND AT HIGHFIELD ST (ADJACENT TO CAR PARK LANDFILE REF 122) | Site performs well against suitability criteria  
Site performs well against availability criteria | Previously Developed Land | 1     |
| 659              | 0.03                  | BUILDING AT CORNER GREAT CROSSHALL ST/ STANDISH ST (OPPOSITE HOLY CROSS CHURCH) | Site performs well against suitability criteria  
Site performs well against availability criteria | Previously Developed Land | 4     |
| 672              | 0.03                  | LAND BETWEEN 8 & 10 MARYLAND ST | Site performs well against suitability criteria  
Site faces some availability constraints | Previously Developed Land | 3     |
| 673              | 0.12                  | LAND ON MARYLAND ST, TO REAR OF ST THOMAS’S HALL | Site performs well against suitability criteria  
Site faces some availability constraints | Previously Developed Land | 10    |
| 686              | 0.02                  | LAND ADJACENT TO 27 EGERTON STREET | Site performs well against suitability criteria  
Site performs well against availability criteria | Previously Developed Land | 3     |
| 694              | 0.11                  | 109-111 MULBERRY STREET, AT CORNER OF MYRTLE STREET (FORMER RODNEY YOUTH CENTRE) | Site performs well against suitability criteria  
Site performs well against availability criteria | Previously Developed Land | 9     |
| 695              | 0.07                  | LAND AT CORNER OF BEDFORD STREET SOUTH & SIR HOWARD STREET | Site performs well against suitability criteria  
Site performs well against availability criteria | Previously Developed Land | 12    |
| 697              | 0.03                  | 39 HOPE STREET | Site performs well against suitability criteria  
Site performs well against availability criteria | Previously Developed Land | 5     |
| 700              | 0.03                  | LAND AND BUILDINGS BOUNDED BY UPPER DUKE ST/ ROSCOE ST/ BACK KNIGHT ST | Site performs well against suitability criteria  
Site performs well against availability criteria | Previously Developed Land | 3     |
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Site performs well against availability criteria | Previously Developed Land | 6     |
| 894              | 0.04                 | HARDY HOUSE 56 CHRISTIAN STREET | Site performs well against suitability criteria  
Site performs well against availability criteria | Previously Developed Land | 2     |
| 898              | 0.04                 | 16 FLEET STREET CONCERT STEPS | Site performs well against suitability criteria  
Site performs well against availability criteria | Previously Developed Land | 3     |
| 904              | 0.28                 | BETHEL CHAPEL, WELSH PRESBYTERIAN CHURCH, HEATHFIELD ROAD | Site performs well against suitability criteria  
Site performs well against availability criteria | Previously Developed Land | 10    |
| 905              | 0.33                 | 529 AIGBURTH ROAD | Site performs well against suitability criteria  
Site performs well against availability criteria | Previously Developed Land | 39    |
| 906              | 0.10                 | FORMER ROCKET SERVICE STATION BOWRING PARK ROAD | Site performs well against suitability criteria  
Site faces some availability constraints | Previously Developed Land | 3     |
| 916              | 0.02                 | FORMER STANLEY PH, 333 PRESCOT ROAD | Site performs well against suitability criteria  
Site performs well against availability criteria | Previously Developed Land | 0     |
| 918              | 0.05                 | 330 SMITHDOWN ROAD | Site performs well against suitability criteria  
Site performs well against availability criteria | Previously Developed Land | 2     |
| 920              | 0.24                 | 70 PENNY LANE | Site performs well against suitability criteria  
Site performs well against availability criteria | Previously Developed Land | 9     |
| 922              | 0.10                 | 2 ROCKBOURNE AVENUE | Site performs well against suitability criteria  
Site performs well against availability criteria | Previously Developed Land | 1     |
| 923              | 0.07                 | VACANT LAND AT ST ANDREW'S BUSINESS CENTRE / FRONTAGE OF 89-93 ST MARY'S ROAD | Site performs well against suitability criteria  
Site performs well against availability criteria | Previously Developed Land | 1     |
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Site performs well against availability criteria | Previously Developed Land | 6 |
| 993              | 0.15                 | OUR LADY IMMACULATE CHURCH, YORK TERRACE | Site performs well against suitability criteria  
Site performs well against availability criteria | Previously Developed Land | 5 |
| 995              | 0.20                 | NORTHERN SECTION OF LAND BETWEEN BEACON LANE & ST DOMINGO ROAD | Site performs well against suitability criteria  
Site performs well against availability criteria | Previously Developed Land | 7 |
| 996              | 0.18                 | LIBRARY & LAND BEHIND, BEACON LANE / ST DOMINGO ROAD | Site performs well against suitability criteria  
Site performs well against availability criteria | Previously Developed Land | 7 |
| 997              | 0.10                 | 16 BEACON LANE | Site performs well against suitability criteria  
Site performs well against availability criteria | Previously Developed Land | 3 |
| 999              | 0.02                 | BUILDING AT NORTHERN CORNER OF DACY ROAD / OAKFIELD ROAD | Site performs well against suitability criteria  
Site performs well against availability criteria | Previously Developed Land | 1 |
| 1000             | 0.03                 | LAND ON CORNER OAKFIELD ROAD/ROBARTS ROAD L4 | Site performs well against suitability criteria  
Site performs well against availability criteria | Previously Developed Land | 1 |
| 1001             | 0.06                 | 8-12 BRECKFIELD ROAD NORTH | Site faces some suitability constraints  
Site performs well against availability criteria | Previously Developed Land | 1 |
| 1003             | 0.17                 | LAND AT END OF SPRUCEWOOD CLOSE / OAKFIELD ROAD | Site performs well against suitability criteria  
Site performs well against availability criteria | Previously Developed Land | 8 |
| 1004             | 0.07                 | CAR PARK PICKERING STREET / BRECKFIELD ROAD SOUTH | Site performs well against suitability criteria  
Site performs well against availability criteria | Previously Developed Land | 3 |
| 1005             | 0.36                 | THE STRAWBERRY TAVERN | Breckfield oad South | Site performs well against suitability criteria  
Site performs well against availability criteria | Previously Developed Land | 6 |
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<td>LAND AT RUMMEY ROAD WEST / LANGTRY ROAD</td>
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<td>LAND IN FORDEA WAY, TO THE REAR OF NOS 15-21 NORTH PARK SIDE WALK L12</td>
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<td>LAND BOUNDED BY LODGE LANE / SOLWAY STREET EAST / ASBRIDGE STREET</td>
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Site performs well against availability criteria | Previously Developed Land | 4     |
| 1231             | 0.10                | LAND OFF GRACE ROAD   | Site faces significant suitability constraints  
Site performs well against availability criteria | Previously Developed Land | 4     |
| 1242             | 0.03                | SITE AT RICE LANE / CARNARVON ROAD / DENBIGH ROAD | Site performs well against suitability criteria  
Site performs well against availability criteria | Previously Developed Land | 1     |
| 1244             | 0.35                | LAND AT REAR OF CHESTNUT ROAD / SYCAMORE CLOSE | Site performs well against suitability criteria  
Site performs well against availability criteria | Greenfield | 12    |
| 1249             | 0.17                | FORMER PETROL STATION BOOKER AVENUE/GREENHILL ROAD L18 | Site performs well against suitability criteria  
Site performs well against availability criteria | Previously Developed Land | 6     |
| 1251             | 0.05                | LAND ON THE CORNER HEYDEAN ROAD/HURSTLYN ROAD L18 | Site performs well against suitability criteria  
Site performs well against availability criteria | Previously Developed Land | 2     |
| 1252             | 0.04                | LAND ADJACENT TO NOS 60-70 HURSTLYN ROAD L18 | Site performs well against suitability criteria  
Site performs well against availability criteria | Previously Developed Land | 1     |
| 1253             | 0.08                | LAND ON THE CORNER OF RAMSEY ROAD/BROCKLEBANK LANE L19 | Site performs well against suitability criteria  
Site performs well against availability criteria | Previously Developed Land | 3     |
| 1254             | 0.13                | LAND ADJACENT TO NOS 628-658 MATER AVENUE L19 | Site performs well against suitability criteria  
Site performs well against availability criteria | Previously Developed Land | 5     |
| 1256             | 0.05                | LAND IN IVY AVENUE L19 | Site performs well against suitability criteria  
Site performs well against availability criteria | Previously Developed Land | 2     |
| 1257             | 0.05                | LAND TO THE REAR OF 563-565 AIGBURTH ROAD L19 | Site performs well against suitability criteria  
Site faces some availability constraints | Previously Developed Land | 2     |
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| 1475             | 0.12                 | CAR PARK AT WALKER STREET / MARSDEN STREET / NEVIN STREET / WEST DERBY ROAD               | Site performs well against suitability criteria  
Site performs well against availability criteria                                                                 | Previously Developed Land     | 2     |
| 1480             | 0.05                 | LAND BETWEEN 39&45 TUDOR STREET NORTH AND 40&46 CAMBRIA STREET NORTH                       | Site performs well against suitability criteria  
Site performs well against availability criteria                                                                 | Previously Developed Land     | 2     |
| 1481             | 0.02                 | LAND AT 39-45 CAMBRIA STREET NORTH                                                      | Site performs well against suitability criteria  
Site performs well against availability criteria                                                                 | Previously Developed Land     | 1     |
| 1482             | 0.10                 | WORKS AT 86 COLERIDGE STREET                                                           | Site performs well against suitability criteria  
Site performs well against availability criteria                                                                 | Previously Developed Land     | 4     |
| 1486             | 0.03                 | 137-139 KENSINGTON (AT JUNCTION WITH FARNWORTH STREET)                                 | Site performs well against suitability criteria  
Site performs well against availability criteria                                                                 | Previously Developed Land     | 1     |
| 1487             | 0.11                 | DYSON RYCROFT MEMORIAL HALL, BETWEEN 153&155 KENSINGTON                                | Site performs well against suitability criteria  
Site performs well against availability criteria                                                                 | Previously Developed Land     | 4     |
| 1488             | 0.02                 | LAND ADJ 220 KENSINGTON (AT JUNCTION WITH MINTO STREET)                                 | Site performs well against suitability criteria  
Site performs well against availability criteria                                                                 | Previously Developed Land     | 0     |
| 1490             | 0.02                 | LAND AT JUNCTION OF CHISWELL ROAD & NEEDHAM ROAD                                        | Site performs well against suitability criteria  
Site performs well against availability criteria                                                                 | Previously Developed Land     | 1     |
| 1493             | 0.21                 | GARAGES AT 143 PRESCOT ROAD (AT JUNCTION WITH GROVE ROAD)                               | Site performs well against suitability criteria  
Site performs well against availability criteria                                                                 | Previously Developed Land     | 10    |
| 1495             | 0.02                 | 31-33 PRESCOT ROAD                                                                     | Site performs well against suitability criteria  
Site performs well against availability criteria                                                                 | Previously Developed Land     | 0     |
| 1498             | 0.03                 | 24 FREEHOLD STREET                                                                     | Site performs well against suitability criteria  
Site performs well against availability criteria                                                                 | Previously Developed Land     | 1     |
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| 2020             | 0.05                 | LAND TO THE SW OF HARLAND GREEN                            | Site performs well against suitability criteria  
Site performs well against availability criteria                                      | Previously Developed Land    | 2     |
| 2021             | 0.05                 | LAND TO SE OF HARLAND GREEN                                | Site performs well against suitability criteria  
Site performs well against availability criteria                                      | Previously Developed Land    | 2     |
| 2024             | 0.39                 | PLAYGROUND AT ARDWICK ROAD                                  | Site performs well against suitability criteria  
Site performs well against availability criteria                                      | Previously Developed Land    | 14    |
| 2032             | 0.08                 | LAND BETWEEN HALE DRIVE & DAMWOOD ROAD (TO WEST OF RIDLEY WALK) | Site performs well against suitability criteria  
Site performs well against availability criteria                                      | Previously Developed Land    | 3     |
| 2033             | 0.07                 | LAND BETWEEN HALE DRIVE & DAMWOOD ROAD (TO EAST OF RIDLEY WALK) | Site performs well against suitability criteria  
Site performs well against availability criteria                                      | Previously Developed Land    | 3     |
| 2034             | 0.05                 | LAND BETWEEN 85&95 BURNAGE CLOSE                            | Site performs well against suitability criteria  
Site performs well against availability criteria                                      | Previously Developed Land    | 2     |
| 2035             | 0.16                 | LAND TO SOUTH OF JUNCTION OF BURNAGE CLOSE & OLDBRIDGE ROAD | Site performs well against suitability criteria  
Site performs well against availability criteria                                      | Previously Developed Land    | 6     |
| 2036             | 0.06                 | GARAGES ADJ TO 73 WITHINGTON ROAD                           | Site performs well against suitability criteria  
Site performs well against availability criteria                                      | Previously Developed Land    | 2     |
| 2038             | 0.07                 | LAND IN FRONT OF 1-17 CARLEY WALK, DAMWOOD ROAD             | Site performs well against suitability criteria  
Site performs well against availability criteria                                      | Previously Developed Land    | 3     |
| 2039             | 0.07                 | LAND IN FRONT OF 2-16 CARLEY WALK, DAMWOOD ROAD             | Site performs well against suitability criteria  
Site performs well against availability criteria                                      | Previously Developed Land    | 2     |
| 2041             | 0.13                 | LAND TO EAST OF SOUTHERN ROAD, SPEKE                        | Site performs well against suitability criteria  
Site performs well against availability criteria                                      | Previously Developed Land    | 5     |
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<td>0.07</td>
<td>LAND IN FRONT OF 2-16 ILKLEY WALK, SPEKE</td>
<td>Site performs well against suitability criteria</td>
<td>Previously Developed Land</td>
<td>3</td>
</tr>
<tr>
<td>2056</td>
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<td>LAND IN FRONT OF 1-17 SHIPLEY WALK, SPEKE</td>
<td>Site performs well against suitability criteria</td>
<td>Previously Developed Land</td>
<td>3</td>
</tr>
<tr>
<td>2057</td>
<td>0.07</td>
<td>LAND IN FRONT OF 2-16 SHIPLEY WALK, SPEKE</td>
<td>Site performs well against suitability criteria</td>
<td>Previously Developed Land</td>
<td>3</td>
</tr>
<tr>
<td>2058</td>
<td>0.24</td>
<td>LAND AT TEWIT HALL CLOSE</td>
<td>Site performs well against suitability criteria</td>
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<td>9</td>
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<tr>
<td>2060</td>
<td>0.16</td>
<td>LAND ON SPEKE HALL AVENUE AT JUNCTION WITH HALE ROAD / SPEKE CHURCH ROAD</td>
<td>Site performs well against suitability criteria</td>
<td>Greenfield</td>
<td>6</td>
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<tr>
<td>2072</td>
<td>0.10</td>
<td>LAND TO NE OF JCT OF WINDOW LANE &amp; CANTERBURY STREET</td>
<td>Site performs well against suitability criteria</td>
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<td>4</td>
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<tr>
<td>2073</td>
<td>0.35</td>
<td>LAND AT SEOF JCT OF BANKS ROAD &amp; BRUNSWICK STREET</td>
<td>Site performs well against suitability criteria</td>
<td>Previously Developed Land</td>
<td>13</td>
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<tr>
<td>2086</td>
<td>0.05</td>
<td>FORMER QUEEN ARMS PUB</td>
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<td>Unique Reference</td>
<td>Gross Site Area (ha)</td>
<td>Site Name and Address</td>
<td>Site Suitability and Availability</td>
<td>Land Type</td>
<td>Yield</td>
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<tr>
<td>2089</td>
<td>0.14</td>
<td>LAND TO THE NORTH OF VICTORIA CLOSE L17</td>
<td>Site performs well against suitability criteria&lt;br&gt;Site performs well against availability criteria</td>
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<td>5</td>
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<tr>
<td>2090</td>
<td>0.04</td>
<td>20-30 TOWNSEND LANE L6</td>
<td>Site performs well against suitability criteria&lt;br&gt;Site performs well against availability criteria</td>
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<tr>
<td>2091</td>
<td>0.01</td>
<td>LAND ADJACENT TO 36 CLARENDON ROAD L6</td>
<td>Site performs well against suitability criteria&lt;br&gt;Site performs well against availability criteria</td>
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<tr>
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<td>0.01</td>
<td>5 Breeze Hill, Liverpool, L9</td>
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<tr>
<td>2104</td>
<td>0.05</td>
<td>54/62 Rose Lane, Liverpool, L18</td>
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<tr>
<td>2110</td>
<td>0.05</td>
<td>39-47 Hall Lane, Liverpool, L7</td>
<td>Site performs well against suitability criteria&lt;br&gt;Site faces some availability constraints</td>
<td>Previously Developed Land</td>
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<tr>
<td>2115</td>
<td>0.02</td>
<td>3 Oak Terrace, Beech Street, Liverpool, L7</td>
<td>Site performs well against suitability criteria&lt;br&gt;Site performs well against availability criteria</td>
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<tr>
<td>2117</td>
<td>0.01</td>
<td>62 Everton Valley, Liverpool, L5</td>
<td>Site performs well against suitability criteria&lt;br&gt;Site performs well against availability criteria</td>
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<td>2118</td>
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<td>2123</td>
<td>0.13</td>
<td>39 Lilley Road, Liverpool, L7</td>
<td>Site performs well against suitability criteria&lt;br&gt;Site performs well against availability criteria</td>
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<td>2124</td>
<td>0.04</td>
<td>114 Princes Road, Liverpool, L8</td>
<td>Site performs well against suitability criteria&lt;br&gt;Site performs well against availability criteria</td>
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<td>Gross Site Area (ha)</td>
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<td>Site Suitability and Availability</td>
<td>Land Type</td>
<td>Yield</td>
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<td>4-6 Deane Road, Liverpool, L7</td>
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<td></td>
<td></td>
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<td>Site performs well against availability criteria</td>
<td></td>
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<tr>
<td>2135</td>
<td>0.15</td>
<td>1-3 Normanton Avenue, Liverpool, L17</td>
<td>Site performs well against suitability criteria</td>
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<td>Site performs well against availability criteria</td>
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<td>2141</td>
<td>0.03</td>
<td>116 Princes Road, Liverpool, L8</td>
<td>Site performs well against suitability criteria</td>
<td>Previously Developed Land</td>
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<td>Site performs well against availability criteria</td>
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<td>2149</td>
<td>0.03</td>
<td>9 Greenfield Road, Liverpool, L13</td>
<td>Site performs well against suitability criteria</td>
<td>Previously Developed Land</td>
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<td>Site performs well against availability criteria</td>
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<td>60 Derby Lane, Liverpool, L13</td>
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<td>2157</td>
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<td>26 Balmoral Road, Liverpool, L6</td>
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<td>Previously Developed Land</td>
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<td>Site performs well against availability criteria</td>
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<td>19-21 Derby Lane, Liverpool, L13</td>
<td>Site performs well against suitability criteria</td>
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<td>4</td>
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<td></td>
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<td>2167</td>
<td>0.01</td>
<td>40 Sheil Road, Liverpool, L6</td>
<td>Site performs well against suitability criteria</td>
<td>Previously Developed Land</td>
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<td>Site performs well against availability criteria</td>
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<td>2170</td>
<td>0.03</td>
<td>5 &amp; 6 Oak Terrace, Beech Street, Liverpool, L7</td>
<td>Site performs well against suitability criteria</td>
<td>Previously Developed Land</td>
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<td>Site performs well against availability criteria</td>
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<td>2172</td>
<td>0.03</td>
<td>163 Chatham Street, Liverpool, L7</td>
<td>Site performs well against suitability criteria</td>
<td>Previously Developed Land</td>
<td>5</td>
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<td>Site faces some availability constraints</td>
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<td>2184</td>
<td>0.01</td>
<td>56 Rodney Street, Liverpool, L1</td>
<td>Site performs well against suitability criteria</td>
<td>Previously Developed Land</td>
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<td>Site performs well against availability criteria</td>
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<td>Gross Site Area (ha)</td>
<td>Site Name and Address</td>
<td>Site Suitability and Availability</td>
<td>Land Type</td>
<td>Yield</td>
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<td>2195</td>
<td>0.03</td>
<td>239 Westminster Road, Liverpool, L4</td>
<td>Site performs well against suitability criteria Site performs well against availability criteria</td>
<td>Previously Developed Land</td>
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<tr>
<td>2198</td>
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<td>Vacant land at 2 Vicar Road, Liverpool, L6</td>
<td>Site performs well against suitability criteria Site performs well against availability criteria</td>
<td>Previously Developed Land</td>
<td>1</td>
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<tr>
<td>2200</td>
<td>0.23</td>
<td>Former Employment Exchange, 121-133 Green Lane, Liverpool, L13</td>
<td>Site performs well against suitability criteria Site performs well against availability criteria</td>
<td>Previously Developed Land</td>
<td>12</td>
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<tr>
<td>2203</td>
<td>0.09</td>
<td>141 Green Lane, Liverpool, L13</td>
<td>Site performs well against suitability criteria Site performs well against availability criteria</td>
<td>Previously Developed Land</td>
<td>3</td>
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<tr>
<td>2205</td>
<td>0.01</td>
<td>67 Island Road, Liverpool, L19</td>
<td>Site performs well against suitability criteria Site performs well against availability criteria</td>
<td>Previously Developed Land</td>
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<td>2208</td>
<td>0.01</td>
<td>117 Vale Road, Liverpool, L25</td>
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<td>Previously Developed Land</td>
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<tr>
<td>2216</td>
<td>0.02</td>
<td>Land adjoining 33 Balmoral Road, Liverpool, L6</td>
<td>Site performs well against suitability criteria Site performs well against availability criteria</td>
<td>Previously Developed Land</td>
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<td>2217</td>
<td>0.01</td>
<td>19 Goodison Road, Liverpool, L4</td>
<td>Site performs well against suitability criteria Site performs well against availability criteria</td>
<td>Previously Developed Land</td>
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</tr>
<tr>
<td>2218</td>
<td>0.01</td>
<td>2 Hughestead Grove, Liverpool, L19</td>
<td>Site performs well against suitability criteria Site performs well against availability criteria</td>
<td>Previously Developed Land</td>
<td>0</td>
</tr>
<tr>
<td>2219</td>
<td>0.04</td>
<td>Land between 4 and 6 Croxteth Hall Lane, Liverpool, L11</td>
<td>Site performs well against suitability criteria Site performs well against availability criteria</td>
<td>Previously Developed Land</td>
<td>2</td>
</tr>
<tr>
<td>2220</td>
<td>0.04</td>
<td>Land between 12 and 16 Croxteth Hall Lane, Liverpool, L11</td>
<td>Site performs well against suitability criteria Site performs well against availability criteria</td>
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<tr>
<td>Unique Reference</td>
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<td>Site Suitability and Availability</td>
<td>Land Type</td>
<td>Yield</td>
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<td>2228</td>
<td>0.01</td>
<td>89 Kensington, Liverpool, L7</td>
<td>Site performs well against suitability criteria</td>
<td>Previously Developed Land</td>
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<td>0.03</td>
<td>39 Irvine Street, Liverpool, L7</td>
<td>Site performs well against suitability criteria</td>
<td>Previously Developed Land</td>
<td>1</td>
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<tr>
<td>2231</td>
<td>0.01</td>
<td>133 Prescot Road, Liverpool, L7</td>
<td>Site performs well against suitability criteria</td>
<td>Previously Developed Land</td>
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<td>2234</td>
<td>0.08</td>
<td>40 Olive Lane, Liverpool, L15 8LS</td>
<td>Site performs well against suitability criteria</td>
<td>Previously Developed Land</td>
<td>3</td>
</tr>
<tr>
<td>2237</td>
<td>0.02</td>
<td>38 Coleridge Street, Liverpool, L6</td>
<td>Site performs well against suitability criteria</td>
<td>Previously Developed Land</td>
<td>1</td>
</tr>
<tr>
<td>2240</td>
<td>0.02</td>
<td>Former Boxing Club, Wesley Place, Wavertree, Liverpool</td>
<td>Site performs well against suitability criteria</td>
<td>Previously Developed Land</td>
<td>1</td>
</tr>
<tr>
<td>2243</td>
<td>0.01</td>
<td>291 Breck Road, Liverpool, L5</td>
<td>Site performs well against suitability criteria</td>
<td>Previously Developed Land</td>
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<tr>
<td>2249</td>
<td>0.01</td>
<td>1 Thornes Road, Liverpool, L6 9AB</td>
<td>Site performs well against suitability criteria</td>
<td>Previously Developed Land</td>
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<td>2255</td>
<td>0.05</td>
<td>4-6 Max Road, Liverpool, L14</td>
<td>Site performs well against suitability criteria</td>
<td>Previously Developed Land</td>
<td>2</td>
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<tr>
<td>2256</td>
<td>0.04</td>
<td>4 Greenfield Road, Liverpool, L13</td>
<td>Site performs well against suitability criteria</td>
<td>Previously Developed Land</td>
<td>1</td>
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<tr>
<td>2257</td>
<td>0.02</td>
<td>77-79 Roscoe Street, Liverpool, L1</td>
<td>Site performs well against suitability criteria</td>
<td>Previously Developed Land</td>
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<td>Unique Reference</td>
<td>Gross Site Area (ha)</td>
<td>Site Name and Address</td>
<td>Site Suitability and Availability</td>
<td>Land Type</td>
<td>Yield</td>
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<tr>
<td>2264</td>
<td>0.02</td>
<td>Site at 349-353 Westminster Road / 1 Braemar Street, Liverpool, L4</td>
<td>Site performs well against suitability criteriaSite performs well against availability criteria</td>
<td>Previously Developed Land</td>
<td>1</td>
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<tr>
<td>2266</td>
<td>0.01</td>
<td>1a Jubilee Avenue, Liverpool, L14</td>
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<td>Previously Developed Land</td>
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</tr>
<tr>
<td>2269</td>
<td>0.15</td>
<td>Land adjacent to Linnet House, Linnet Lane Liverpool, L8</td>
<td>Site performs well against suitability criteriaSite performs well against availability criteria</td>
<td>Previously Developed Land</td>
<td>5</td>
</tr>
<tr>
<td>2270</td>
<td>0.18</td>
<td>Former garage premises at 94 Townsend Lane, (on corner of Darmonds Green Avenue), Liverpool, L6</td>
<td>Site performs well against suitability criteriaSite performs well against availability criteria</td>
<td>Previously Developed Land</td>
<td>6</td>
</tr>
<tr>
<td>2273</td>
<td>0.02</td>
<td>The Tramway, 39 Goodall Street, Liverpool, L4</td>
<td>Site performs well against suitability criteriaSite performs well against availability criteria</td>
<td>Previously Developed Land</td>
<td>1</td>
</tr>
<tr>
<td>2280</td>
<td>0.11</td>
<td>Land adjacent to 28 Aigburth Drive and at rear of 2-18 Eastfield Drive, Liverpool, L17</td>
<td>Site performs well against suitability criteriaSite performs well against availability criteria</td>
<td>Previously Developed Land</td>
<td>4</td>
</tr>
<tr>
<td>2281</td>
<td>0.18</td>
<td>Former Dog and Gun Public House, Croxteth Hall Lane/Carr Lane East, Liverpool, L12</td>
<td>Site performs well against suitability criteriaSite performs well against availability criteria</td>
<td>Previously Developed Land</td>
<td>6</td>
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<tr>
<td>2282</td>
<td>0.06</td>
<td>232 Warbreck Moor, Liverpool, L9</td>
<td>Site performs well against suitability criteriaSite performs well against availability criteria</td>
<td>Previously Developed Land</td>
<td>2</td>
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<tr>
<td>2289</td>
<td>0.12</td>
<td>Former Allenby Square Nursery School, Elms House Road/Allenby Square, Liverpool, L13</td>
<td>Site performs well against suitability criteriaSite performs well against availability criteria</td>
<td>Previously Developed Land</td>
<td>5</td>
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<tr>
<td>2295</td>
<td>0.05</td>
<td>9 Derwent Square, Liverpool, L13</td>
<td>Site performs well against suitability criteriaSite performs well against availability criteria</td>
<td>Previously Developed Land</td>
<td>2</td>
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<td>2299</td>
<td>0.10</td>
<td>439 West Derby Road, Liverpool, L6</td>
<td>Site performs well against suitability criteriaSite faces some availability constraints</td>
<td>Previously Developed Land</td>
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<td>Site Suitability and Availability</td>
<td>Land Type</td>
<td>Yield</td>
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<tr>
<td>2302</td>
<td>0.32</td>
<td>Former Corporation Yard, Garston Old Road, Liverpool, L19 9AD</td>
<td>Site performs well against suitability criteria Site performs well against availability criteria</td>
<td>Previously Developed Land</td>
<td>12</td>
</tr>
<tr>
<td>2310</td>
<td>0.11</td>
<td>Land adjacent to Bishops Court, North Drive, Sandfield Park, Liverpool, L12</td>
<td>Site performs well against suitability criteria Site faces some availability constraints</td>
<td>Previously Developed Land</td>
<td>4</td>
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<tr>
<td>2313</td>
<td>0.21</td>
<td>Land at 42 Quarry Road (site of Hastings Roofing Merchants), Liverpool, L13</td>
<td>Site performs well against suitability criteria Site performs well against availability criteria</td>
<td>Previously Developed Land</td>
<td>8</td>
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<tr>
<td>2316</td>
<td>0.05</td>
<td>2, 2a, 4-6 Wood Street Liverpool 19</td>
<td>Site performs well against suitability criteria Site performs well against availability criteria</td>
<td>Previously Developed Land</td>
<td>2</td>
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<tr>
<td>2317</td>
<td>0.02</td>
<td>105 North Dingle, Liverpool, L4</td>
<td>Site performs well against suitability criteria Site performs well against availability criteria</td>
<td>Previously Developed Land</td>
<td>1</td>
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<tr>
<td>2319</td>
<td>0.13</td>
<td>104-106 Cherry Lane, Liverpool, L4</td>
<td>Site performs well against suitability criteria Site performs well against availability criteria</td>
<td>Previously Developed Land</td>
<td>5</td>
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<tr>
<td>2321</td>
<td>0.03</td>
<td>Land at corner of Prescot Road/Greenfield Road, Liverpool, L13</td>
<td>Site performs well against suitability criteria Site performs well against availability criteria</td>
<td>Previously Developed Land</td>
<td>1</td>
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<tr>
<td>2322</td>
<td>0.15</td>
<td>Site of former Crown P.H., 2 Stopgate Lane, Liverpool, L9</td>
<td>Site performs well against suitability criteria Site performs well against availability criteria</td>
<td>Previously Developed Land</td>
<td>6</td>
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<td>2323</td>
<td>0.13</td>
<td>Greycot, Park Avenue, Liverpool, L18</td>
<td>Site performs well against suitability criteria Site faces some availability constraints</td>
<td>Previously Developed Land</td>
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<tr>
<td>2328</td>
<td>0.02</td>
<td>56-60 OAKFIELD ROAD L4</td>
<td>Site performs well against suitability criteria Site performs well against availability criteria</td>
<td>Previously Developed Land</td>
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<td>2330</td>
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<td>SITE AT 90 EVERTON ROAD &amp; ADJ. LAND AT SPENCER ST / EVERTON RD &amp; CRESSWELL STREET L6.</td>
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| 2334             | 0.06                 | 35-35a PARKFIELD ROAD L17 | Site performs well against suitability criteria  
Site performs well against availability criteria | Previously Developed Land | 1     |
| 2336             | 0.05                 | 11 LARKHILL PLACE L13   | Site performs well against suitability criteria  
Site performs well against availability criteria | Previously Developed Land | 7     |
| 2341             | 0.11                 | 21 KNOWSLEY ROAD L19    | Site performs well against suitability criteria  
Site performs well against availability criteria | Previously Developed Land | 1     |
| 2348             | 0.04                 | 349 MILL STREET/44 HARLOW STREET L8  
| 2349             | 0.04                 | 2-4 BEESTON STREET L4     | Site performs well against suitability criteria  
Site performs well against availability criteria | Previously Developed Land | 3     |
| 2351             | 0.01                 | 37 STANLEY STREET L7     | Site performs well against suitability criteria  
Site performs well against availability criteria | Previously Developed Land | 1     |
| 2352             | 0.03                 | 1-3 NEWSTEAD ROAD        | Site performs well against suitability criteria  
Site performs well against availability criteria | Previously Developed Land | 1     |
| 2353             | 0.03                 | LAND ON WEST SIDE OF CAMBRIDGE STREET  | Site performs well against suitability criteria  
Site performs well against availability criteria | Previously Developed Land | 1     |
| 2354             | 0.02                 | FORMER PUBLIC HOUSE AT JCT OF LODGE LANE & LONGFELLOW STREET       | Site performs well against suitability criteria  
Site performs well against availability criteria | Previously Developed Land | 0     |
| 2355             | 0.15                 | 41-47 HIGHGATE STREET    | Site performs well against suitability criteria  
Site performs well against availability criteria | Previously Developed Land | 3     |
| 2356             | 0.06                 | 7-15 HIGHGATE STREET     | Site performs well against suitability criteria  
Site performs well against availability criteria | Previously Developed Land | 1     |
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| 2429             | 0.12                | LAND ADJ 34 KNOWSLEY ROAD             | Site performs well against suitability criteria  
Site performs well against availability criteria | Previously Developed Land | 1     |
| 2430             | 0.21                | 172 QUARRY STREET, WOOLTON            | Site performs well against suitability criteria  
Site performs well against availability criteria | Previously Developed Land | 6     |
| 2433             | 0.01                | LAND TO REAR OF 2 GARDNER ROAD, TUEBROOK | Site performs well against suitability criteria  
Site performs well against availability criteria | Greenfield | 0     |
| 2434             | 0.09                | LAND ADJ & BEHIND 210 MUIRHEAD AVENUE | Site performs well against suitability criteria  
Site performs well against availability criteria | Greenfield | 3     |
| 2435             | 0.04                | LAND ADJ ST CUTHBERT’S CHURCH, LANGLEY CLOSE | Site performs well against suitability criteria  
Site performs well against availability criteria | Greenfield | 1     |
| 2437             | 0.03                | LAND ON SHREWTON ROAD (OPPOSITE 157-161) | Site performs well against suitability criteria  
Site performs well against availability criteria | Greenfield | 1     |
| 2438             | 0.02                | LAND OFF CALDWELL ROAD (TO REAR OF 19-21) | Site performs well against suitability criteria  
Site performs well against availability criteria | Greenfield | 1     |
| 2440             | 0.04                | LAND BETWEEN WALKER STREET & RAVEN CLOSE | Site performs well against suitability criteria  
Site performs well against availability criteria | Previously Developed Land | 1     |
| 2441             | 0.03                | ELECTRICITY SUB STATION, DONALDSON STREET | Site performs well against suitability criteria  
Site performs well against availability criteria | Previously Developed Land | 1     |
| 2442             | 0.01                | ELECTRICITY SUB STATION, TO REAR OF 30 SOUTH MOSSLEY HILL ROAD | Site performs well against suitability criteria  
Site performs well against availability criteria | Previously Developed Land | 0     |
| 2445             | 0.27                | BIRCH HOUSE, 97 GREEN LANE, WOOLTON  | Site performs well against suitability criteria  
Site performs well against availability criteria | Previously Developed Land | 25    |
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<td>Yield</td>
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Site Area Total 74.123781

Yield Total 4607
APPENDIX 10 TO MAIN REPORT

Spatial Distribution of C1, C2 & C3
APPENDIX 11 TO MAIN REPORT

Description of the Database
DESCRIPTION OF THE SITES DATABASE AND OUR APPROACH TO THE CALCULATION OF THEORETICAL YIELDS

September 2009
This document is formatted for double-sided printing.
CONTENTS

1 SITES DATABASE........................................................................................................ 1
2 CALCULATION OF THEORETICAL YIELDS .............................................................. 5
1 SITES DATABASE

1.1 The Microsoft Access Sites Database contains details of all 426 sites for which an achievability assessment was carried out. Information is also stored in the database for the 696 small sites for which full achievability assessments were not undertaken. The information contained in the database is detailed below.

Database Reference Fields

1.2 For each site, basic reference details and other factual information are always visible at the top of the database, whether Part 1, 2, 3, 4, or 5 of the database is selected. The standard reference fields are specified in Table 1.1 below.

Table 1.1 Sites Database - Reference Fields

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<tr>
<th>Data Field</th>
<th>Form of Data/Possible Options</th>
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<td>RTP Unique Ref.</td>
<td>Sequential site numbering system, providing each site with a unique reference.</td>
</tr>
<tr>
<td>Source Ref. (if available)</td>
<td>Taken direct from Council or other sources.</td>
</tr>
<tr>
<td>Source Type</td>
<td>Options are: Call For Sites NLUD; PAMS Site; Sites with Planning Permission expected to expire;</td>
</tr>
<tr>
<td></td>
<td>and Other [if ‘Other’ is selected, details of the current land use are provided in a free-text</td>
</tr>
<tr>
<td></td>
<td>box].</td>
</tr>
<tr>
<td>Other Source Types (if available)</td>
<td>Other source(s) of site, only applicable if the site was identified through multiple sources. Same options as for ‘Source Type’.</td>
</tr>
<tr>
<td>Grid Reference</td>
<td>Easting and northing of the site centroid, generated by GIS.</td>
</tr>
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<td>Site Name &amp; Address</td>
<td>Site name (where applicable) and approximate address, based on the site’s geographic location.</td>
</tr>
<tr>
<td>General Information/Other Comments</td>
<td>Free-text box which contains other relevant information and findings from site visits.</td>
</tr>
</tbody>
</table>

1.3 This part of the database also contains our ‘Overall Site Category’ rating for each site (1, 2 or 3), together with a summary of the reasons for the site’s Category rating. Details of how we categorised sites are provided in Section 3 of our report and in Appendix 4, which specifies all of the assessment factors and criteria that we applied.

Database Part 1 - Site Details

1.4 The first main part of the database contains a range of contextual and factual information about the sites (gross site area, land type, and so on), much of which was collected as a desk-based exercise and using GIS. Our assessment of the effect that any permanent features would have on the proportion of the site available for housing development is provided in the first part of the database.
### Table 1.2 Information Contained in Part 1 of the Sites Database

<table>
<thead>
<tr>
<th>Topic</th>
<th>Data Field</th>
<th>Form of Data/Possible Responses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Details</td>
<td>Site area in hectares</td>
<td>Automatically created using GIS by measuring the area of land within the site polygon.</td>
</tr>
<tr>
<td></td>
<td>(gross)</td>
<td>Greenfield or Previously Developed Land, based on surveyor’s on-site observations.</td>
</tr>
<tr>
<td></td>
<td>Greenfield / PDL</td>
<td>Options are: agriculture &amp; related incl. forestry; community services; industry &amp; business; minerals; mixed-use; open space; recreation &amp; leisure; residential; retail; transport; and utilities &amp; infrastructure; vacant; and other [if ‘other’ is selected, details of the current land use are provided in a free-text box].</td>
</tr>
<tr>
<td></td>
<td>Former land use</td>
<td>Options are the same as under ‘current land use’.</td>
</tr>
<tr>
<td>Character of</td>
<td>Description of the area surrounding the site.</td>
<td></td>
</tr>
<tr>
<td>Surrounding Area</td>
<td>Physical limitations</td>
<td>Assessment of permanent features at the site, and the effect on the proportion of the site available for development after allowing for the feature(s).</td>
</tr>
<tr>
<td></td>
<td>Green Belt flag</td>
<td>Indicates whether the site lies within the Green Belt.</td>
</tr>
</tbody>
</table>

### Database Part 2 - ‘Suitability’ Information

1.5 The second part of the database provides details of any physical or bad neighbour constraints which might affect the site’s potential for housing development.

### Table 1.3 Information Contained in Part 2 of the Sites Database

<table>
<thead>
<tr>
<th>Data Field</th>
<th>Form of Data/Possible Options</th>
</tr>
</thead>
<tbody>
<tr>
<td>Access infrastructure</td>
<td>On-site assessment of whether new access infrastructure would be required in order to facilitate housing development.</td>
</tr>
<tr>
<td>Drainage infrastructure</td>
<td>On-site assessment of whether new drainage infrastructure would be required in order to facilitate housing development.</td>
</tr>
<tr>
<td>Ground condition constraints</td>
<td>On-site assessment of whether ground treatment is likely to be required in order to facilitate housing development.</td>
</tr>
<tr>
<td>Bad neighbour constraints</td>
<td>As assessed on site. Possible responses are ‘none’; potential for ‘mitigation’; or ‘major constraints’.</td>
</tr>
<tr>
<td>Flood risk</td>
<td>Records whether the site is within Flood Risk Zone 1, 2 or 3a, as measured using GIS.</td>
</tr>
<tr>
<td>Green Belt</td>
<td>Records whether the site is within the Green Belt, as measured using GIS.</td>
</tr>
<tr>
<td>Biodiversity constraints</td>
<td>Records whether the site falls within any of the biodiversity designations described in the criteria note, as measured using GIS.</td>
</tr>
<tr>
<td>Green Wedge and Mersey Coastal Zone</td>
<td>Records whether the site lies in a Green Wedge or within the Mersey Coastal Zone, as measured using GIS.</td>
</tr>
</tbody>
</table>
Database Part 3 - 'Availability' Information

1.6 In Part 3 of the database, we provide details of the current occupation of the land, together with any other details which we consider might affect availability, reflecting observations from the site visits and other information supplied by site promoters.

Database Part 4 - Achievability Assessment

1.7 The achievability assessment was carried out by A.P. Sheehan & Co (APS), which gave achievability scores and comments under each of the five achievability scenarios, for the sample sites. This section also illustrates which scenario is being considered for each particular site.

Database Part 5 - Yield Assessment

1.8 Part 5 of the database displays the information needed to calculate a theoretical yield for the site. Site area and permanent features (which are entered in Part 1 of the database) are displayed, together with data on site characteristics (which will have implications for the site’s density), gross:net ratios, mixed use factors and the density rate that was applied to the site. This information is used to derive a figure for the number of dwellings the site could be expected to yield; see Section 2 for more details.

1.9 Part 5 of the database also allows a yield figure to be entered. The main examples of this approach relate to call for sites submissions, which often specify the number of dwellings that the developer intends to provide at the site. With these sites, if the number of dwellings proposed would result in a development density that is appropriate in the local context, then we have inserted the yield figure manually, rather than using the standard density rates.
2 CALCULATION OF THEORETICAL YIELDS

2.1 The following factors are taken into account when calculating theoretical yields:

(i) Gross site area

2.2 Where two or more sites contain areas that overlap, the common area of land is only considered as part of one site and is discounted from any others to avoid double counting. The gross site area specified in the database is the area within the digitised site polygon after this process was completed, measured using GIS.

(ii) Permanent features factor

2.3 A factor was then applied to represent the percentage of the gross site area likely to be available for housing after account has been taken of any site specific capacity constraints relating (for example) to site shape, topography and permanent obstructions to development such as substations or water bodies. Permanent features and site constraints, and the appropriate percentage reduction, were assessed on a site by site basis for all sites in the database.

(iii) Gross to net factor

2.4 A gross to net factor was applied to the residual site area following application of the permanent features factor. The gross to net factor takes account of any requirements to provide supporting facilities on the site. We have adopted the most up-to-date advice on net density, namely that contained in Annex B of PPS3 which states that net dwelling density is calculated by:

‘…including only those site areas which will be developed for housing and directly associated uses, including access roads within the site, private garden space, car parking areas, incidental open space and landscaping and children’s play areas, where these are provided.’

2.5 For the largest sites (above 10ha), the gross to net factor that we applied was 70 per cent, to allow for strategic open space and infrastructure. For sites of between 0.4ha and 10ha, the amount of strategic open space and infrastructure required will be much less, and so a greater proportion of the site can be used for housing. Consequently, we have applied a less severe ratio for sites with a gross area of between 0.4ha and 10ha. Sites up to 0.4ha should be capable of utilising existing infrastructure and so we have not applied a discount to the gross sites area.

2.6 It should be noted that, in reality, each site would be considered individually as and when it is taken forward for allocation or proposed for development. Nevertheless, the gross to net ratios that we applied for the purposes of our yield assessment are as set out in Table 2.1.

<table>
<thead>
<tr>
<th>Gross Site Area (ha)</th>
<th>Percentage Net</th>
</tr>
</thead>
<tbody>
<tr>
<td>Up to 0.4ha</td>
<td>100%</td>
</tr>
<tr>
<td>0.4ha to 2ha</td>
<td>90%</td>
</tr>
<tr>
<td>2ha to 10ha</td>
<td>75%</td>
</tr>
<tr>
<td>Over 10ha</td>
<td>70%</td>
</tr>
<tr>
<td>Over 50ha</td>
<td>50%</td>
</tr>
</tbody>
</table>

Source: ‘Tapping the Potential’, DETR (2000), adapted by RTP to reflect our experience around the country and our recent discussions with housebuilders.
(iv) Mixed use factor

2.7 A mixed use factor was applied to sites most likely to be developed for mixed uses, to indicate the notional proportion of the net site’s total capacity which is assumed to generate residential use, regardless of whether the mix of uses is horizontal or vertical. Such sites are typically located within the City Centre or designated mixed-use areas.

2.8 The mixed use factor that we applied was 50 per cent. It is also possible, through the database, to apply other mixed use factors (25 per cent, 75 per cent and 90 per cent). Whilst we have not applied these factors to any of the sites in the database, the Council might prefer to apply one of these alternative factors to specific sites for the purposes of sensitivity testing or in future updates of the study, which is why we have incorporated this functionality into the database.

2.9 Again, each site would need to be considered in more detail on a case-by-case basis as and when it came forward for development. These sites will need a mixed use policy rather than a housing allocation and a separate employment allocation. In any event, most of the sites in the database have been treated as pure housing sites.

(v) Density assumptions

2.10 In order to identify appropriate density rates to apply to sites in the Liverpool SHLAA, we have analysed recent density trends in different parts of the study area (the detailed findings are set out in Appendix 5). We have also used the findings from the development appraisals carried out by APS, and our experience of densities achieved in similar areas throughout the country. The densities we have used for the purposes of the study are set out in Table 2.2 below.

<table>
<thead>
<tr>
<th>Site Location Characteristics</th>
<th>Density (dph net)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Identified as appropriate for flats and located in Liverpool City Centre</td>
<td>165</td>
</tr>
<tr>
<td>Identified as appropriate for flats and located outside of the City Centre</td>
<td>100</td>
</tr>
<tr>
<td>Identified as appropriate for a mix of houses and flats</td>
<td>53</td>
</tr>
<tr>
<td>Identified as appropriate for houses</td>
<td>36</td>
</tr>
</tbody>
</table>

2.11 Note, however, that in a large number of cases judgements over appropriate yields or densities had already been made (either as part of a Call for Sites submission or when carrying out a site survey). In circumstances such as these where better information was available, there was no need to make assumptions on density and (provided it seemed reasonable in the light of the other information concerning the site) these figures were used instead.

2.12 Apart from the sites for which we entered a yield figure manually, the housing capacity of the sites in our database was calculated thus:

\[
\text{Gross site area} \times \text{permanent features factor} \times \text{gross to net factor} \times \text{mixed use factor} \times \text{density}
\]

2.13 At the bottom of the fifth part of the sites database are two fields entitled ‘Net residual site area available for housing (ha)’ and ‘yield’; these figures are the residual area and theoretical housing yield after the factors described above have been applied.
2.14 In practice, the Council will have to undertake more detailed work on the densities that are achievable at any given site, as and when it is brought forward for development. Furthermore, our guideline capacities for large sites must be treated with caution as we can not always foresee the mix of uses that these sites might be called upon to accommodate. Nevertheless we consider that the consistent approach described above is appropriate for the purposes of this strategic assessment.
APPENDIX 12 TO MAIN REPORT

Consultation Schedule
Liverpool Draft SHLAA
Statement of Consultation and Responses to Comments

Introduction

1.1 This Appendix summarises the consultation carried out on the Draft Liverpool Strategic Housing Land Availability Assessment (SHLAA), setting out the representations received and the responses to those representations by the City Council (LCC) and/or Roger Tym & Partners (RTP), as appropriate.

1.2 The Draft SHLAA was published for a six week consultation period from Monday 16 November 2009 to Monday 4th January 2010. The Draft SHLAA report was published on the Council’s website and the consultation was also advertised in the local press.

1.3 A total of 23 representations were received on the Draft SHLAA. Table 1 below shows a list of all respondents.

Table 1: List of All Respondents to Liverpool Draft SHLAA

<table>
<thead>
<tr>
<th>Respondent</th>
</tr>
</thead>
<tbody>
<tr>
<td>4NW</td>
</tr>
<tr>
<td>Bellway Homes</td>
</tr>
<tr>
<td>Government Office North West</td>
</tr>
<tr>
<td>Homes and Communities Agency</td>
</tr>
<tr>
<td>JWPC Ltd on behalf of T&amp;T Contracts</td>
</tr>
<tr>
<td>Turley Associates on behalf of Peel Investments (North) Ltd</td>
</tr>
<tr>
<td>Councillor Jan Klein</td>
</tr>
<tr>
<td>Keppie Planning &amp; Development Ltd</td>
</tr>
<tr>
<td>Liverpool John Moores University</td>
</tr>
<tr>
<td>United Utilities</td>
</tr>
<tr>
<td>White Young Green on behalf of Peel Land and Property (Ports) Ltd</td>
</tr>
<tr>
<td>Savills on behalf of Everton Football Club</td>
</tr>
<tr>
<td>Hempsons</td>
</tr>
<tr>
<td>Sefton Borough Council</td>
</tr>
<tr>
<td>West Lancashire Borough Council</td>
</tr>
<tr>
<td>Knowsley Borough Council</td>
</tr>
<tr>
<td>Edmund Kirby</td>
</tr>
<tr>
<td>Highways Agency</td>
</tr>
<tr>
<td>Natural England</td>
</tr>
<tr>
<td>Network Rail</td>
</tr>
<tr>
<td>Maurice Ramsey</td>
</tr>
<tr>
<td>Liverpool Vision</td>
</tr>
<tr>
<td>John McKenna</td>
</tr>
</tbody>
</table>
1.4 All comments received on the Draft SHLAA have now been considered by the City Council and RTP. Where appropriate, any amendments and additions to the Draft SHLAA have now been made.

1.5 Comments regarding factual and procedural matters - for example, the status of site boundaries etc, or regarding the site identification process - were responded to directly by the City Council. Responses concerning SHLAA issues which were dealt with in the study by RTP, especially site viability, deliverability and yield matters, were responded to by RTP.
COMMENTS RECEIVED AND RESPONSE BY LCC / RTP

**Represented by: 4NW**  
**SHLAA Site Ref: General**

**Summary of Response:**  
Support for methodology used.

Welcome the recognition given regarding the uncertainties in the housing market at the current time and particularly the careful consideration given to sites with existing permission for the construction of apartments and changes which may take place to those existing applications to respond to the changing housing climate.

**LCC/RTP Response:**  
Comments noted

**Representation by: Bellway Homes**  
**SHLAA Site Ref: General**

**Summary of Representation:**  
Methodological advice regarding site viability in current market, especially the reduced prospect for apartment delivery and the likelihood that greenfield sites will be more deliverable. Also, emphasised the important regeneration role of new housing development.

Requested schedule of planning commitments included in the SHLAA.

**LCC Response:**  
Comments noted. The matter regarding housing development and the regeneration agenda will be taken into account as part of the preparation of LDF documents.

Schedule of planning commitments forwarded to respondent.

**Representation by: Government Office North West**  
**SHLAA Site Ref: General**

**Summary of Representation:**  
A number of methodological and detailed comments, as follows:

- Links need to be made to any employment land review undertaken and how the two processes were considered - for example, it is not clear from para 5.16 what links have been made.

- Consider carefully the presentation of any data and whether the current draft would enable you to present information on housing supply in your Core Strategy to meet the requirements of paras 53-55 of PPS3 in relation to the phasing periods from adoption. For example, would the addition of a housing trajectory assist in this task?

- Ensure that any divergence from the methodology set out in the CLG SHLAA Practice Guidance is explained (see para 15 of the Practice Guidance).

- Para 4.2: we are seeking clarification from CLG on the spread of any under/over-provision from previous years and will let you know if we receive any advice on this issue.

- Section 5.5-5.13: this section could make it clear that it relates to a windfall allowance, rather than a 'small sites' allowance, as this could cause confusion with the small sites referred to in the main SHLAA data. Para 5.13- typo in figures in brackets- should refer to 150 dwellings, not 440.
RTP Response:

Employment Land

Diane Wheatley of the GONW states in her email to the Council that links need to be made to any employment land review undertaken and how the two processes were considered.

1. As we explained in para 3.13 in the draft report, the study draws on all of the site sources listed in Figures 4 and 5 of the CLG’s SHLAA Practice Guidance, which include land allocated (or with permission) for employment or other land uses which is no longer required for those uses.

2. For added clarity, we have inserted a footnote into the report to confirm that we included sites which were not deemed to have significant value as employment land in the City’s Employment Land Study – Liverpool Employment Land Study (Stage 3 Report), which was completed by GVA Grimley in March 2009.

Housing Trajectory/Apportionment of Dwelling Requirements Over Time

3. Ms Wheatley asks whether a housing trajectory could usefully be added to the SHLAA report. This point is related to the fact that, since the draft SHLAA was issued in November 2009, the City Council has set out a preferred trajectory that differs from the one in the SHLAA, in the revised version of the Core Strategy Preferred Options report.

4. We acknowledge this inconsistency but consider that it can be dealt with when the SHLAA is updated later this year. Of course, it should be borne in mind that the preferred trajectory is, as yet, not confirmed policy and so it is possible that it could change. It is also worth emphasising that even under the different requirements arising for the various SHLAA assessment periods under the Council's preferred trajectory, there is still more than sufficient land available to demonstrate a 5-year supply.

5. We have therefore added additional text into the report along the lines outlined above.

Divergence from the Methodology in the CLG’s Practice Guidance

6. Ms Wheatley comments that any divergence from the methodology set out in the CLG’s Practice Guidance should be explained in the SHLAA report. This is a general comment and there is no suggestion in Ms Wheatley’s email that we have adopted an incorrect approach.

7. Nevertheless, we would emphasise that Section 3 of our SHLAA report, together with the draft methodology published as Appendix 1, sets out a thorough explanation of the approach taken including reference, where appropriate (see for example para 3.4) to divergence from the CLG methodology.

8. We therefore consider that no further change to the report is required as it already adequately addresses this issue.
Method for Apportioning Under/Over-Provision from Previous Years

9. Ms Wheatley states that GONW is seeking clarification from the CLG on the spread of any under/over-provision from previous years, and that any advice it receives on this issue will be forwarded onto the Council.

10. We would be very interested to have sight of any advice on this matter as and when it emerges from the CLG. Nevertheless, given prevailing market conditions, we maintain that it would not be appropriate or realistic to apportion the shortfall of 1,870 dwellings that occurred between 2003 and 2008 – during a boom period - wholly to the first five-year study period.

11. If any advice emerges from the CLG which insists that the under-provision should be wholly allocated to the first five-year period then this can be addressed when the SHLAA is updated, if appropriate.

Windfall Allowance

12. We agree with Ms Wheatley that to avoid any possible confusion with the small sites that are referred to in the main SHLAA supply tables, it is prudent to change the terminology in Section 5 of the report from 'small site allowance' to 'windfall allowance'. We have made this change, thereby making the Liverpool SHLAA report more consistent with the Wirral SHLAA report which also uses the term windfall allowance.

13. We have also corrected the typographical errors in Securing 5 of our report which were helpfully pointed out in Ms Wheatley’s email.

Representation by: Homes and Communities Agency (HCA)
SHLAA Site Ref: 815, 846, 955, 964

Summary of Representation:
Comments on a number of sites submitted by HCA as part of the Call for Sites exercise

Request confirmation that sites submitted at Riverview, Altbridge, Everton Brow and Langholme are in the SHLAA. Also suggest a higher density of 25 rather than 15 be used in the SHLAA for the site at Langholme.

Recognise that a new masterplan for the Kings Waterfront site needs to be revisited and may move the focus away from large numbers of residential units on the site, however, it is not considered that residential will solely be restricted to the 96 apartments currently being delivered on site. Request that the SHLAA reflects that the site will likely provide more than the 96 units currently being delivered.

LCC/RTP Response:
LCC - Confirm that the site at Riverview is in the SHLAA under ref 815 under the name of Beechwood Gardens / Beechwood Road.

LCC - Confirm that the site at Altbridge Park is not SHLAA Ref 843 but is in the SHLAA as ref 964 (Land bounded by East Lancs Rd / Stonebridge Lane / Stonedale Crescent) and is in the schedule of Category 2 sites.

RTP - Confirm that site 955 is ‘Langholme’; this detail will be clarified in the SHLAA database. In view of the Call for Sites response, we will also use the theoretical yield of 25 dwellings as suggested by the HCA. Details in the SHLAA database have been amended and yield figure updated.
**LCC -** Confirm that site at Everton Brown had been omitted from Draft SHLAA in error and has now been included (site ref 2528)

**LCC -** Information regarding greater capacity on the site at Kings Waterfront has been noted and will be reflected in the April 2010 SHLAA update.

**Representation by: JWPC Ltd on behalf of T&T Contracts**  
**SHLAA Site Ref: 1013**

**Summary of Representation:**
Questions the yield on the site, suggest that the SHLAA figure of 13 may be too low.

Identifies a further site off Sandhills/Regent Road for inclusion in the Assessment. This site will not be available until 2015. 80% of the site is currently in use and covered by buildings.

**LCC/RTP Response:**

**RTP -** The respondent asserts that site 1013 is within the Project Jennifer area and that higher density development of up to 100 dwellings per hectare would be appropriate. However, the Council advises that SHLAA site ref. 1030 does not lie within the Project Jennifer area as defined by the mixed use planning permission.

Accordingly, the yield figure in the SHLAA for the site of 13 dwellings has been arrived at by applying standard densities and gross/net ratios and assuming that the most likely form of development would be traditional housing at 36 dwellings per hectare (reflecting current aspirations of the Council and current expectations of developers). This is not to say definitively that any development on this site must be of this sort; any applications for residential development will of course be considered by the Council on their individual merits. Nevertheless, for reasons of caution and consistency of approach with other sites, we must take the same approach as elsewhere and therefore assume a yield of 13 units on this site.

**LCC –** Potential site at Sandhills/Regent Road is noted. This information will be treated as ‘new information’ and will be addressed in the SHLAA April 2010 update.

**Representation by: Turley Associates on behalf of Peel Investments (North)**  
**SHLAA Site Ref: 3, 4, and 5**

**Summary of Representation:**
Supports identification for mixed-use development including 50% housing for SHLAA ref sites 3 and 4.

Considers that SHLAA site ref 5 should be identified for 100% (rather than 50%) housing.

Considers the current shortfall of provision against RSS requirements should be attributed against supply for the first five years of the Core Strategy period, rather than against the whole of the remaining RSS period, as is currently set out in the Draft SHLAA

**LCC / RTP Response:**
LCC - Noted support for identification of mixed use development including 50% residential for SHLAA ref sites 3 and 4
RTP - Regarding SHLAA site ref 5 while we acknowledge the arguments made in favour of a 100 per cent residential scheme, the site is allocated for mixed use development. However, this is not to say explicitly that any development on this site must be of this sort, and it is possible that the site could be developed for a mix of uses, or for purely housing. Any applications for residential development will of course be considered by the Council on their individual merits. Accordingly, we consider that it is reasonable for the SHLAA to identify the site as having potential for 77 dwellings, which is based on it being developed for a mix of uses.

LCC/RTP – See response above to GONW in respect of the way RSS shortfall to date should be attributed.

**Representation by: Councillor Jan Clein**  
**SHLAA Site Ref: 920**

**Summary of Response:**  
Request site be removed from the SHLAA as the site is committed to the Penny Lane Development Trust for a community resource.

**LCC / RTP Response:**  
Site removed from SHLAA

**Representation by: Keppie Planning & Development Ltd**  
**SHLAA Site Ref: 65**

**Summary of Response:**  
The respondent has questioned the achievability score, the yield totals and the site boundary of site ref. 65.

**RTP Response:**  
The ‘moderate’ achievability rating which Ms Fraser refers to reflects the expectation that under scenario 4 (25 per cent of units being required to be provided as affordable housing) the site is unlikely to be viable within the first five year period, and is more likely to come forward within ten years. However, under scenarios 1, 2 or 3 which reflect lower levels of affordable housing requirements, the site could be viable within five years and the site attains a ‘excellent’, ‘very good’ and ‘good’ achievability ratings under those three scenarios, respectively. In terms of suitability and availability, no constraints were identified that would prevent the site coming forward within five years.

The original yield estimate of 36 dwellings reflects the fact that the site has been assessed as a mixed use site (which reduces its theoretical dwelling yield by 50 per cent when compared to a pure housing site) and secondly that conventional housing at a density of 36 dwellings per hectare has been assumed. The respondent has suggested that a mix of 75 per cent residential to 25 per cent other uses would be more appropriate, and we are happy to use this approach.

The respondent also questions whether the boundary has been drawn correctly; we have checked this and confirm that it is as expected.
| Representation by: Liverpool John Moores University  
| SHLAA Site Ref: 579 |
| **Summary of Representation:** |
| Requested clarification that site at Primrose Hill was in the SHLAA |

| LCC Response:  
| Site at Primrose Hill is in the SHLAA as site ref 579 (Land between Trueman Street, North Street & Gt Crosshall Street) |

| Represented by: United Utilities  
| SHLAA Site Ref: 2, 410 and 1015 |
| **Summary of Response:** |
| Comments on a number of sites submitted by United Utilities. |

SHLAA site 2 has been fully appraised within the draft SHLAA, in which it is stated that over 50% of the site area is within Flood Zone 2. Have reviewed the Level 1 Liverpool Strategic Flood Risk Assessment (including the associated maps) in which the site has been hatched in purple on Map 9 – please see attachment. The key on Map 9 indicates that the hatched purple area reflects the Environment Agency’s (EA) Flood Zones, however, this does not match the EA Online Flood Map. Whilst the EA Online Flood Map is only indicative, there does appear to be a significant inconsistency with the SFRA. The EA Flood Map clearly shows that the entire site falls within Flood Zone 1 as the likelihood of flooding from rivers and sea is low. On this basis, we recommend that this site is listed as a Category 1 site.

Request for clarification that the site at Kensington Reservoir is included in the SHLAA.

Request that SHLAA site ref 410 should be fully appraised to reflect its stated potential for high density development.

Queries the ‘availability constraints’ which have been identified on SHLAA site ref 1015.

| LCC / RTP Response:  
| **LCC -** The site at Belle Vale was appraised before the Environment Agency boundary changes for the site which took place in December 2009. The base date for the SHLAA is April 2008 and therefore the Environment Agency boundary changes for the site in December 2009 will be reflected in the 2010 SHLAA update. |

| **LCC -** The site at Kensington Reservoir was not included in the SHLAA as there is an issue with the site plan that was sent in for the site. The boundary highlighted in green on the site plan, if correct, is currently in use and been recently developed as Kensington community sports centre and sports pitches. However, if the site is not the area shaded in green on the site plan but the reservoir itself this should be clarified. LCC seeking clarification from United Utilities. No response as yet. |

| **RTP -** Regarding site ref 410 the scope of the study was such that we were unable to appraise all sites and unfortunately this was one of the sites where only a partial assessment could be carried out with achievability inferred from the achievability of other sites in the surrounding area. The theoretical yield of 30 dwellings reflects an expectation that the site is in an area where a higher density of development might be expected (the site is quite small at 0.3 ha gross but we have already applied a density of 100 dwellings per hectare). The site performs well against suitability and availability criteria. |
RTP - The availability constraint which had been identified for SHLAA ref site 1015 related to the site’s current status as a reservoir, from which we had concluded that it was unlikely that residential development would be brought forward at the site within five years. However, the respondent has confirmed that the site is available immediately, and so we have amended the site’s availability assessment to reflect this. Availability updated to ‘Site is available’ and overall category rating consequently updated to ‘1’ under all scenarios.

Representation by: White Young Green on behalf of Peel Land and Property (Ports) Ltd
SHLAA Site Ref: 38, 83, 2450, 2451 and 2452

Summary of Representation:
The respondent makes various points relating to the Liverpool Waters sites concerning availability constraints, yield figures, and various suitability issues.

RTP Response:
These sites have been complex to assess in the SHLAA. They face numerous constraints, but there is also considerable support from the developer and the Council to overcome these constraints. Nevertheless, we have had to recognise that a project of this scale is likely to leave significant parts undelivered until the latter stages of the SHLAA, and some parts will be left until after the end of the 18 year period. In order to reflect this, we have deemed sites which, though otherwise deliverable, are not expected to start delivery within the first five or ten years of the study, to have ‘availability constraints’; in this way, they are then placed in the correct Category band. We are also consciously only reflecting those yield figures which are expected within the SHLAA study period. We realise that the total yield for Liverpool Waters is higher than that reflected in the SHLAA, but the study only takes account of those dwellings delivered within the first 18 years from the base date of 1 April 2008.

From discussions with Bethany Burton at WYG, it appears that none of the SHLAA sites are likely to come forward before 2018 (although some of the planning permission sites will come forward before then) and consequently we have rated all of them as having ‘significant availability constraints’. In the case of these sites this does not affect the overall likelihood of the sites coming forward; rather, it reflects the timescales over which development is likely – that is, not within the first ten years of the study timeframe. We also understand that development is likely to progress from south to north; we are therefore expecting delivery on site refs 2450, 626, 38 and 2451 within the overall SHLAA timeframe; partial development on site ref. 2452; and no development on site ref. 83. That is not to say we are ruling out development on these sites; merely that we are reflecting what we believe is likely to happen, from the evidence we have.

The respondent also refers to various suitability constraints; in particular referring to flood risks and ground condition constraints. We have measured flood risks using GIS analysis, but Ms Hinde makes the point that much of these sites are made up of water, and so it is not necessarily appropriate to consider the whole site when considering flood risks. WYG also anticipates putting flood protection measures in place. Similarly, Ms Hinde expects ground treatment measures to be minimal. In practice, these issues do not currently affect the categorisation of the sites since the major constraints facing the site are related to availability as detailed above. Nevertheless, it is worth us acknowledging these measures and we can override the overall suitability in each case to be ‘highly suitable’ to reflect the unique circumstances of the Liverpool Waters development.

Suitability details of each of the Liverpool Waters sites have been updated; availability and yield details remain unchanged.
**Summary of Response:**
Supports Category 1 classification for SHLAA site 1447 at Bellefield.

Supports SHLAA assessment of Goodison Park (site ref 2454 / 2519). Re- emphasises that the site also has potential for commercial and leisure uses.

**LCC Response:**
Support noted. The issue of Goodison Park’s potential future use will be addressed through LDF preparation, especially the Land Allocations DPD.

**Summary of Response:**
The respondent has questioned why the Netherley Golf Driving Range site in Netherley is not in the final list of SHLAA sites.

**RTP Response:**
In a telephone conversation of 24 November 2009, we advised Mr Morris that the site's location within the Green Belt is a significant factor weighing against the site in terms of its potential for residential uses, although we emphasised that no decisions have been taken yet as to which sites should/should not be allocated in the Council's LDF, and that the fact the site didn’t make it to the SHLAA is not decisive. We also advised Mr Morris that, in our preliminary assessment, the site would not satisfy the criteria in PPG2 for constituting a ‘major developed site’.

We have added some additional text to our report to explain why Green Belt sites were not included as one of the sites that was subjected to a detailed SHLAA assessment. No further RTP action is necessary in relation to this site.

**Summary of Response:**
Raises various methodological questions, addressed within body of response below.

**RTP Response:**
Alan Young of Sefton MBC wrote to Liverpool City Council on 04/01/10 in response to the consultation on the draft Liverpool SHLAA. Mr Young sent some additional comments to the Council in a follow-up email on 05/01/10. Some of the points made in Mr Young’s response of January 2010 were also made in an earlier email to the City Council dated 01/12/09 – which we responded to by way of a note to the Council dated 10/12/09 – and are also made by Stephen Benge (West Lancs BC) and Justin Wilson (Knowsley MBC) in their responses and so there is a degree of commonality in our replies to the three respondents.

Our response to Mr Young’s representations of January 2010 is provided in this note. Wherever appropriate we cross-refer to our note to Mr Young of 10/12/09.
Liverpool Waters

In Section 2.0 of his note, Mr Young refers to significant planning and infrastructure requirements at the various Liverpool Waters sites. Mr Young considers that these constraints mean that the identified contribution from Liverpool Waters – which is predicted to contribute 6,000 dwellings by 2026, approximately 13 per cent of the identified supply for the City (c.46,700 dwellings) – is challenging.

Mr Young then asserts that it would be ‘prudent and cautious to assume no apartment starts from this source until 2018 onwards’, and he puts forward an alternative figure for the contribution from Liverpool Waters by 2026, of 2,000 dwellings.

We can confirm that Table 3.3 of the SHLAA report assumes no production from Liverpool Waters until post-2018, apart from the 1,850 approved units at the Central Docks site, which are assumed to come forward within the 2013-18 period (see Table 4.5 of the SHLAA report).

We would also emphasise that the assumed contribution from Liverpool Waters is based on the best information that is currently available. As we confirmed in our note of 10/12/09 (para 1.3), the phasing and delivery information for Liverpool Waters was provided by Peel’s planning advisor White Young Green.

We have therefore included a nil provision for the first 5-year supply period from Liverpool Waters and the majority of the supply from this source is not expected until the post-2010 period.

Garden Festival site

Mr Young questions the assumed rate of delivery at the Garden Festival site. It is important to note, however, that Table 3.3 in the SHLAA report provides an indication of how the Garden Festival site might be phased. Indeed, under Scenario 4 (25 per cent affordable), the Garden Festival site achieves a Category 2 rating and so under that scenario, the site is not assumed to contribute any dwellings until post-2013. Under Scenario 4 (40 per cent affordable), the Garden Festival site achieves a Category 3 rating and so under that scenario, the site is not assumed to contribute any dwellings until post-2018.

Perpetual Markets (i.e. housing near to hospitals and universities)

We addressed the issue of housing close to hospitals and universities in paragraph 1.5 our note of 10/12/09, when we explained that funding is viewed differently by banks for this type of development and that some sites will therefore be brought forward in the first 5-year study period.

In Mr Young’s subsequent representation he asserts that these are not housing needs as defined in the RSS. However, student and worker accommodation forms part of the residential dwelling stock where it takes the form of non-institutional development, and therefore legitimately forms part of the housing supply.

Apartment Markets – general comments

Mr Young states that we should assume that ‘very few apartments will be built in the period to 2013.’ We can confirm that we have adopted a cautious approach our note of 10/12/09 provides further details.

We are acutely aware of the lack of funding available for apartment developments and have reflected this in our assessments. In our view, most apartment schemes will not be
delivered for the next 5-7 years. Accordingly, we have only included apartment schemes in the first 10 years’ of supply where they are university/hospital schemes, or where we have had direct contact with the landowner/developer and have been provided with assurances that the scheme will proceed.

Mr Young asks whether the SHLAA could specify what proportion of the overall supply is from (a) assumed family housing sites, and (b) assumed apartment sites. As we explained in our note of 10/12/09 (page 2), however, it is not always clear which sites will be flats and which will be houses. The main purpose of the SHLAA is to identify whether sites are suitable for residential use per se, as opposed to predicting the type of housing that might be developed at the site.

**Known Commitments (12,797 dwellings)**

Mr Young suggests that a non-implementation rate could be applied to the ‘known commitments’ source. However, paragraph 39 of the CLG’s SHLAA Practice Guidance advises that assessments of sites’ availability for housing should be based on ‘the best information available’. Our note of 10/12/09 provides details of how we treated developer-sourced comments; essentially, the supply figures for the ‘known commitments’ are based on the latest information supplied by the landowner/developer and so we maintain that our approach is appropriate.

**Category 3 Sites**

Mr Young states that he is ‘unconvinced’ that the Category 3 sites will be delivered. However, our three Category bands are consistent with the approach set out in paragraphs 54 and 55 of PPS3 and paragraphs 5 and 33 of the SHLAA Practice Guidance. Our approach recognises that sites allocated to Category band 3 (‘not currently developable’) face significant constraints, which would need to be overcome before the sites can be delivered.

Five Category 3 sites are identified in Mr Young’s note, which are referred to as ‘hugely questionable’. We would reiterate that our assessments are based on the latest information that was available when we undertook our work, which was to the agreed study base date of 1 April 2008. The first update of the SHLAA will provide the opportunity to readdress specific sites, taking account of new intelligence that has become available in the interim period, but it would not be appropriate to do this exercise as part of the original SHLAA.

**Sampling Approach**

Mr Young is concerned that 696 of the 1,117 SHLAA sites were not subjected to comprehensive assessment. In response, we would reiterate the point made in our note of 10/12/09 that even though in numerical terms they represent almost two-thirds of the sites that we considered, the 696 small sites contribute only a small proportion of the City’s theoretical housing supply (i.e. approximately 4,500 from the total of around 30,000 dwellings, or 15 per cent).

Nevertheless, we thank Mr Young for his comments on this point and we will consider whether the information contained above and in the two bullets under paragraph 4.25 of the SHLAA report can also be stated in Section 3 of the report, in the text which describes our approach to sampling.
Small Site Allowance

Whilst Mr Young welcomes the inclusion of the small site allowance of 1,950 dwellings over the period 2013 to 2026, he asks for confirmation that it does not include an element of double-counting.

In response, we would emphasise that our allowance is very cautious in relation to recent trends. If we had based the allowance on past trends, the allowance would have equated to 5,720 dwellings over the 2013 to 2026 period (i.e. 440 x 13). This reflects the fact that although small sites are included in the SHLAA supply figures, the site identification exercise could never realistically be exhaustive because of the small nature of the sites involved and the difficulty in identifying future changes of use and infill sites.

We therefore consider that our approach is robust, although for consistency with the Wirral SHLAA – and to avoid any possible confusion with the small sites that are referred to in the main SHLAA supply tables – we propose to change the terminology in Section 5 of the report to ‘windfall allowance.’

General Sensitivity Testing

Mr Young suggests that we should consider applying a ‘risk assessment’ of 20 per cent to allow for sites that do not come forward for residential development as anticipated in the SHLAA.

In response, we consider that risk assessment/discounting has been integral to the entire SHLAA process. For instance, complete non-starters were filtered out by the Council before we were supplied with the initial list of sites, and then we stripped out other sites that we considered to have realistic prospect for housing. Therefore, all of the sites in the SHLAA are theoretically capable of providing housing, albeit some face more significant constraints that others. Non-delivery will be dealt with through the annual updating process.

Thus, we do not consider that a risk assessment/discounting exercise is necessary because the SHLAA has already assessed whether each site is deliverable/developable.

Represented by: West Lancashire Borough Council
SHLAA Site Ref: General

Summary of Representation:
Raises various methodological questions, addressed within body of response below.

RTP Response:
Purpose of this Note

Stephen Benge of West Lancs BC wrote to Liverpool City Council on 04/01/10 in response to the consultation on the draft Liverpool SHLAA. Some of the points made in Mr Benge’s response were also made by Alan Young (Sefton MBC) and Justin Wilson (Knowsley MBC) in their responses and so there is a degree of commonality in our reply to the three respondents.

In passing, we are pleased that Mr Benge considers that we have produced “a comprehensive piece of work.”
Apartment Market

Mr Benge questions the deliverability of the significant number of flats in the SHLAA. In response we would emphasise that we have adopted a cautious approach in our consideration of sites that are earmarked for apartments.

We are acutely aware of the lack of funding available for apartment developments and have reflected this in our assessments. In our view, most apartment schemes will not be delivered for the next 5-7 years. Accordingly, we have only included apartment schemes in the first 10 years’ of supply where they are university/hospital schemes, or where we have had direct contact with the landowner/developer and have been provided with assurances that the scheme will proceed.

Mr Benge also observes that some high densities have been assumed for certain sites. We would emphasise, however, that we have only applied high density rates to sites that are likely to deliver apartments – and/or where the site promoter has provided evidence to demonstrate that the high densities can be achieved. In practice, these sites are mostly all in the city centre area; for most sites in other locations we have assumed a density rate of 36 dwellings per annum which is the current norm for traditional housing schemes.

Liverpool Waters

Mr Benge welcomes our use of the assumed delivery rate of 500 dwellings per annum (dpa) at Liverpool Waters rather than the 904 dpa figure originally supplied by Peel’s planning advisor White Young Green. Even so, Mr Benge considers that even the 500 dpa figure is optimistic.

In response, we acknowledge that the 500 dpa figure is ambitious but we would emphasise that the assumed contribution from Liverpool Waters is based on the best information that is currently available, as supplied by WYG.

We can confirm that Table 3.3 of the SHLAA report assumes no production from Liverpool Waters until post-2018, apart from the 1,850 approved units at the Central Docks site, which are assumed to come forward within the 2013-18 period (see Table 4.5 of the SHLAA report). We have therefore included a nil provision for the first 5-year supply period from Liverpool Waters and the majority of the supply from this source is not expected until the post-2010 period.

We would also make the point that if Liverpool Waters proceeds slower than currently anticipated, this can be dealt with through the annual updating process. The same applies to progress in relation to the Growth Point targets, which Mr Benge himself points out on the second page of his note.

Perpetual Markets (i.e. housing near to hospitals and universities)

Funding for housing close to hospitals and universities is viewed differently by banks than development elsewhere, meaning that some sites will therefore be brought forward in the first 5-year study period. Mr Benge accepts this and so there is no need to amend the report.

Sampling Approach

Mr Benge is concerned that a significant pronounced of the contribution from city centre flats in the first 5 year period is derived from small sites which were not studied in detail (because of budget limitations).

In response, the assumed supply from small apartment schemes (typically less than 15 units) in the city centre has been extrapolated from a sample of small sites in the city
centre, which to a large extent performed reasonably well against achievability measures, assisted greatly by the proximity of the city centre and the universities. There is a clear difference between the achievability of large scale apartment schemes and small scale schemes, with the latter much more likely to come forward within the study’s first five year period. It should also be emphasised that small sites make up a very small proportion of the overall supply identified in the SHLAA.

Nevertheless, we acknowledge the reservations of Mr Benge and in order to take a conservative approach we have therefore re-assigned to the second 5-year period half of the supply from city centre flats on small sites that we originally placed within the first 5-year period. It is worth pointing out that having made this change, there is still more than sufficient land available to demonstrate a 5-year supply.

Commitments

Mr Benge considers that our approach to outstanding commitments is reasonable. Accordingly, no amendments are required in this regard.

Representation by: Knowsley Metropolitan Borough Council
SHLAA Site Ref: General

Summary of Response:
Raises various methodological questions, addressed within body of response below.

RTP Response:
Justin Wilson of Knowsley MBC wrote to Liverpool City Council on 12/01/10 in response to the consultation on the draft Liverpool SHLAA. Some of the points made in Mr Wilson’s response were also made by Alan Young (Sefton MBC) and Stephen Benge (West Lancs BC) in their responses and so there is a degree of commonality in our replies to the three respondents.

In passing, we are pleased that Mr Wilson considers our study to be “well presented and robust, adhering to guidance.”

Apartment Market

Mr Wilson acknowledges and welcomes our cautious approach towards sites that are earmarked for apartments, and comments that ‘very few apartments are expected to be delivered within Merseyside in the next 5 years if not longer.’

We are acutely aware of the lack of funding available for apartment developments and have reflected this in our assessments. In our view, most apartment schemes will not be delivered for the next 5-7 years. Accordingly, we have only included apartment schemes in the first 10 years’ of supply where they are university/hospital schemes, or where we have had direct contact with the landowner/developer and have been provided with assurances that the scheme will proceed.

Whilst Mr Wilson observes that our approach to apartments “presents a sound judgement in principle”, he questions the deliverability of the significant number of flats in the SHLAA over the longer time horizon. We acknowledge that apartments make up a significant proportion of the City’s identified long-term supply. In response, we would emphasise that the assumed contribution from apartments is based on the best information that is currently available, as supplied by the site promoters.

We can confirm that Table 3.3 of the SHLAA report assumes no production from Liverpool Waters until post-2018, apart from the 1,850 approved units at the Central
Docks site, which are assumed to come forward within the 2013-18 period (see Table 4.5 of the SHLAA report). We have therefore included a nil provision for the first 5-year supply period from Liverpool Waters and the majority of the supply from this source is not expected until the post-2010 period.

We would also make the point that if Liverpool Waters (or indeed any other sites) proceeds slower than currently anticipated, this can be dealt with through the annual updating process.

**General Sensitivity Testing**

Mr Wilson suggests that we should consider applying a ‘general sensitivity’ or a ‘risk assessment’ to allow for sites that do not come forward for residential development as anticipated in the SHLAA. Mr Wilson refers to a similar exercise undertaken in relation to Sefton’s SHLAA, where a discount rate of 20 per cent was applied.

In response, we consider that risk assessment/discounting has been integral to the entire SHLAA process. For instance, complete non-starters were filtered out by the Council before we were supplied with the initial list of sites, and then we stripped out other sites that we considered to have realistic prospect for housing. Therefore, all of the sites in the SHLAA are theoretically capable of providing housing, albeit some face more significant constraints that others. Non-delivery will be dealt with through the annual updating process.

Thus, we do not consider that a risk assessment/discounting exercise is necessary because the SHLAA has already assessed whether each site is deliverable/developable.

**Known Commitments (12,797 dwellings)**

Mr Wilson similarly suggests that a non-implementation rate could be applied to the ‘known commitments’ source. However, paragraph 39 of the CLG’s SHLAA Practice Guidance advises that assessments of sites’ availability for housing should be based on ‘the best information available’. Our note to Mr Young of 10/12/09 (which we assume Mr Wilson has seen, although we would be happy to forward it to Mr Wilson if necessary) provides details of how we treated developer-sourced comments. Essentially, the supply figures for the ‘known commitments’ are based on the latest information supplied by the landowner/developer and so we maintain that our approach is appropriate.

**Sampling Approach**

Mr Wilson is concerned that 696 of the 1,117 SHLAA sites were not subjected to comprehensive assessment. In response, we would emphasise that even though in numerical terms they represent almost two-thirds of the sites that we considered, the 696 small sites contribute only a small proportion of the City’s theoretical housing supply (i.e. approximately 4,500 from the total of around 30,000 dwellings, or 15 per cent).

Nevertheless, we thank Mr Wilson for his comments on this point and we will consider whether the information contained above and in the two bullets under paragraph 4.25 of the SHLAA report can also be stated in Section 3 of the report, in the text which describes our approach to sampling.

**Conclusions**

Primarily reflecting Mr Wilson’s comments in relation to apartments, he questions the identified supply of over 46,000 dwellings. In response, for the reasons given above we
maintain that our approach is robust and is based on the latest available information, although we would reiterate that the SHLAA should be kept under regular review and updated accordingly to take account of actual future rates of delivery.

Represented by: Edmund Kirby  
SHLAA Site Ref: 78, 81, 460, 2366, 2367, 2444 and 2518

Summary of response:  
Request for clearer information on a range of interested sites, suggesting the interactive map does not clearly identify the sites in sufficient detail to make meaningful comment.

LCC Response:  
Site plans of requested SHLAA sites sent to respondent

Represented by: Highways Agency  
SHLAA Site Ref: General

Summary of Response:  
Examined the SHLAA sites in relation to trip generation / traffic impacts. Concluded that the majority of sites will likely have limited impact on the strategic road network, though further assessment may be required of potential impacts for a small number of Category 3 sites.

LCC Response:  
Welcomes the Highways Agency input to the SHLAA process. Will ensure that Highways Agency is involved in the appraisal and evaluation of sites through LDF preparation, especially as part of the Land Allocations DPD.

Represented by: Natural England  
SHLAA Site Ref: General

Summary of Response:  
Do not wish to comment in any detail on the SHLAA or suggest any sites for development. But ask that full consideration is given to their interests in assessing land with potential to be developed for housing. These interests include biodiversity and geodiversity, landscape character and quality, greenspace, access to the countryside and other greenspace, soil conservation, sustainable design and construction, and environmental land management.

Also recommend that proposals are considered which show both adaptation to and reduction in the contribution to climate change.

LCC Response:  
Comments noted. Will ensure that these matters are addressed as part of the appraisal and evaluation of sites during LDF preparation, especially the Land Allocations DPD.

Represented by: Network Rail  
SHLAA Site Ref: 1508

Summary of Response:  
Supportive of the site they submitted - SHLAA site ref 1508 - being included in the SHLAA.

LCC Response:  
Comments noted
<table>
<thead>
<tr>
<th>Representation by: Maurice Ramsey</th>
<th>SHLAA Site Ref: 173</th>
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<tbody>
<tr>
<td><strong>Summary of Response:</strong></td>
<td>Request clarification that the site submitted at 96 Beaumont Street had been included in the SHLAA</td>
</tr>
<tr>
<td><strong>LCC Response:</strong></td>
<td>Site is in the SHLAA incorporated into a larger site – SHLAA ref 173 (Lodge Lane/Grierson Street/Lodge Lane Baths)</td>
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<tr>
<th>Representation by: Liverpool Vision</th>
<th>SHLAA Ref: General</th>
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<tr>
<td><strong>Summary of Response:</strong></td>
<td>Updated information submitted on various sites within the International Gateway Strategic Regeneration Framework (SRF) Area</td>
</tr>
<tr>
<td><strong>LCC Response:</strong></td>
<td>Information noted. This information supplied is treated as ‘new information’ will therefore be addressed in the SHLAA April 2010 update</td>
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<tr>
<th>Represented by: John McKenna</th>
<th>SHLAA Site Ref: General</th>
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<tbody>
<tr>
<td><strong>Summary of Response:</strong></td>
<td>Request for the list of schedule of sites to be listed in some type of order to aid reference.</td>
</tr>
<tr>
<td><strong>LCC Response:</strong></td>
<td>Interactive map on website should now aid ability to reference sites.</td>
</tr>
</tbody>
</table>