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**Knowsley Council**

**Strategic Housing Land**

**Availability Assessment**

**2022 Update**

(Base date of 1 April 2022)

Published December 2022

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| Disclaimer  The Strategic Housing Land Availability Assessment does not allocate land for residential development. It assesses whether sites are suitable for housing, provided they are not required for other purposes., in order to meet plan targets. It identifies constraints to development and considers how they might be overcome.  The inclusion of a site in the assessment should not be taken as an indication that it will be allocated or granted planning permission for housing, or any other form of development. All planning applications will be considered on their merits against policies in the development plan and the National Planning Policy Framework. |

# Introduction

* 1. Knowsley Council’s Strategic Housing Land Availability Assessment (SHLAA) is a key component of its evidence base to support the delivery of sufficient land for new housing to meet the borough’s need for more homes as guided by the housing policies within the Knowsley Local Plan Core Strategy.
  2. This assessment is required by national planning policy as set out in the National Planning Policy Framework (NPPF). Paragraph 68 of the NPPF requires the Council to prepare a strategic housing land availability assessment to identify a sufficient supply and mix of sites, taking into account their availability, suitability, and likely economic viability.
  3. According to the Government’s National Planning Practice Guidance (PPG), the primary role of a Strategic Housing Land Availability Assessment is to:
* Identify sites and broad locations with potential for development;
* Assess their development potential; and
* Assess their suitability for development and the likelihood of development coming forward (the availability and achievability).
  1. This enables Knowsley Council to assess whether or not there is an adequate supply of land to meet the borough’s housing needs. Updating the assessment also enables the Council to update its housing trajectory, set out in Appendix A.
  2. Further guidance is set out in the housing and economic land availability assessment section of PPG.

## The 2022 Update

* 1. The 2022 SHLAA updates the Council's housing supply evidence to a base date of 1 April 2022 and provides an assessment of the ‘deliverable’ and ‘developable’ housing land supply in the borough. Consequently, any progress with the development of individual sites after 1 April 2022 and up to the preparation of this document, is not referred to.
  2. The 2022 Update does though take account of any changes since 1 April 2016, including new planning permissions, developments starting construction and the progress of sites already under construction. It also includes any suitable new sites which have been proposed since April 2016 as part of the 2022 ‘call for sites’ exercise and which are assessed as suitable for housing. The Update also removes sites that are no longer considered to have potential for housing; for example, sites secured for non-residential uses and sites which have since been developed.

### Call for sites

* 1. From 20 June 2022 to 1 August 2022, stakeholders were invited to suggest sites for new housing development as part of a call for sites exercise. During this exercise, 6 sites were received, which are listed in Appendix B. However, all the sites are considered unsuitable because of the national or local importance of the sites’ designation, and the protection afforded by the Local Plan; for example, Green Belt sites without planning permission for housing. Sites considered unsuitable are determined as having no housing potential and are not identified in this assessment and are excluded from the SHLAA. Consequently, the Council reviewed its own property portfolio of surplus land and a total of 6 sites have been assessed as suitable for residential development and are included in the SHLAA. The sites are listed in Appendix C and the site assessments are in Appendix E.

### Site size threshold

* 1. The assessment of sites takes account of recommendations contained in the PPG in respect of site size, which recommends that all sites and broad locations capable of delivering 5 or more dwellings should be considered[[1]](#footnote-1). Whereas previous updates assessed sites of all sizes, the 2022 Update has not included sites:
* without planning permission with an estimated capacity of less than 5 dwellings; or
* with planning permission with a capacity of less than 5 dwellings.
  1. Instead, the update makes an allowance for small sites (as described in para. 2.22). Sites under construction with the benefit of planning permission for 5 or more dwellings are included, even when the remaining capacity, at 1 April 2022, is less than 5 dwellings.

# Site Assessment Methodology

* 1. The purpose of the site assessment is to establish if the SHLAA sites carried over from the 2016 Update and new sites identified by the Council are ‘deliverable’, ‘developable’ or ‘not currently developable’. Ordinarily, new sites submitted as part of the call for sites exercise would also be the subject of a detailed assessment, but as explained already the 6 sites submitted are unsuitable for potential housing.
  2. To inform conclusions on the deliverability and developability of sites, information has been gathered from a variety of sources and recorded within a ‘site assessment form’ for each site, all of which are available to view in Appendix E. The information within the site assessment was used to establish the development potential of each site. The individual assumptions used for assessing whether a site is ‘deliverable’, ‘developable’ or ‘not currently developable’ are set down below.

## Suitability

* 1. A site is suitable for housing development if it offers a suitable location for development and would contribute to the creation of sustainable mixed communities. When assessing a site’s suitability for residential development, the following factors have therefore been considered:
* Any local planning policy designations;
* Land contamination or poor ground condition, or instability;
* Flood risk;
* A hazardous installation, statutory consultation zone, or the buffer area for pipelines;
* Safe access; and
* Easy and convenient access to essential facilities by means other than the private car.
  1. When a site is considered as ‘suitable’ for new residential development, it is colour-coded in the proforma as green, when it is ‘not suitable’ it is shaded in red.

## Availability

* 1. A site is considered as ‘available’ for development when there is confidence that there are no legal or ownership problems, such as unresolved multiple ownerships, ransom strips tenancies or operational requirements of landowners. When forming conclusions about the availability of a site, the following factors were considered:
* Whether there was an extant planning consent and if so whether this had been implemented;
* Whether the site is in active use;
* Whether the site can be developed now; and
* Whether the site is free of ownership and tenancy issues.
  1. Where site was directly nominated by the landowner or developer in control of the site, in the absence of anything to suggest otherwise, it is assumed that the site is available for development. All sites were considered to be free from ownership or tenancy issues unless there was evidence/information to suggest the contrary.
  2. When a site is considered as ‘available’ for new residential development, it is colour coded in the proforma as green, when it is likely to become available within 6-10 years it is shaded in orange, and 11-15 years have been shaded red.

## Achievability

* 1. The PPG advises that a site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This judgement looks at the economic viability of a site, and the capacity of the developer to complete and let or sell the development over a certain period of time. In assessing achievability, the following factors were considered:
* Whether there is active developer interest in the site;
* Whether similar sites have been successfully developed in recent years; and
* Whether there are any known abnormal development costs.
  1. When new residential development on a site is considered achievable, it is shaded green for strongly achievable, and shaded in orange when it is achievable; but when a site is anticipated to have issues about being achievable, which may be overcome in the future, it is shaded red.

## Constraint resolution

* 1. Having assessed the suitability, availability, and achievability of each SHLAA site, a conclusion can be made on whether the site is ‘deliverable’, ‘developable’ or ‘not developable’. The PPG advises that where it is unknown when a site could be developed, then it should be regarded as not currently developable.
  2. Where constraints are considered to be severe, and there are insufficient assurances to demonstrate if or when they can be overcome, the site must be recorded as ‘not developable’ due to the specified constraint. The following examples are reasons for sites being to be considered ‘not developable’ and constrained:
* Unsuitable due to loss of employment land;
* High risk of flooding;
* Unacceptable impacts/loss of open space, greenways, protected trees or areas of importance for wildlife;
* Suitable and access cannot be provided; and
* Steep topography.
  1. In these circumstances the landowner / developer must demonstrate that any documented site-specific constraints can be overcome. When a site is ‘deliverable’ for new residential development, it is colour-coded in the proforma as green, when it is considered as ‘developable’ it is shaded in orange, and ‘not developable’ sites are shaded red.

## Density assumptions

* 1. Assumptions are used to understand the development potential of each SHLAA site. Without specific intelligence suggesting otherwise, the gross to net ratios set out in Table 1 were applied to sites without planning permission, to take into account land needed for supporting infrastructure (e.g., internal road layouts and open space) and on-site constraints (e.g., flood risk and topography).

**Table 1: Gross to net developable area assumptions**

|  |  |
| --- | --- |
| **Gross Site Area** | **Net Developable Area** |
| Less than 0.4 ha | 100% of gross area |
| 0.4 ha to 2 ha | 90% of gross area |
| Sites over 2 ha | 75% of gross area |

* 1. Local Plan Policy CS3: Housing Supply, Delivery and Distribution sets out a minimum density of 30 dwellings per hectare for residential development in Knowsley. Lower densities may be acceptable in circumstances where: a) the nature of the location in question allows for this; and b) it can be demonstrated that an identified local housing need will be met. However, to assess the housing potential of each site the following range of density multipliers continue to be applied to Knowsley’s SHLAA sites.

**Table 2: Applied Densities**

|  |  |
| --- | --- |
| **Housing Character** | **Applied Density (dwellings per hectare)** |
| Low density suburban mix (detached and semi-detached) | 30 |
| Low to medium density urban mix (town houses and semi-detached) | 40 |
| Medium density urban mix (mainly town houses) | 50 |
| High density urban mix (town houses and apartments) | 60 |
| Apartments (up to six storey) | 70 and above |

## Lead-in times and build-out rates

* 1. Unless there is specific site intelligence suggesting otherwise, the indicative lead-in times in Table 3 were applied to sites when determining delivery. The lead-in times are based upon historic house monitoring records from the last 3 years. For clarification, the lead-in times represent the time taken from the date of a planning permission to the completion of the first dwelling on the site.

**Table 3: Indicative lead-in times**

|  |  |  |
| --- | --- | --- |
| **Site Status** | **Below 50 dwellings** | **50 dwellings and above** |
| Under Construction | n/a | n/a |
| Full Planning Permission | 2 years | 2 years |
| Reserved Matters | 5 years | 2 years |
| Outline Planning Permission | 7 years | 4 years |
| Sites without Planning Permission | 7 years | 5 years |
| Stalled sites i.e., sites with planning permission, which have commenced but stalled. | 7 years | 5 years |

* 1. A dwelling is said to be complete once it is ready for occupation. For new build dwellings, this is when the roof is in place, and the windows / doors are installed, as determined by an external observation by a Council Planning Policy officer during a site visit.
  2. A dwelling is said to be under construction once the ground has been excavated in preparation for the laying of foundations. A dwelling is ‘under construction’ until it is ready for occupation and judged to be completed by a Council Planning Policy officer.
  3. A general build-out rate of 20 dwellings per annum per developer is applied to sites up to 49 dwellings and 35 dwellings per annum per developer is applied to sites of 50 dwellings or more. Build-out rates will be kept under review in future SHLAA updates and could potentially be amended based upon evidence collected.
  4. Other points to note regarding lead-in times and build-out rates are:
* Lead-in times and build-out rates are only calculated for sites that were identified as ‘deliverable’ or ‘developable’.
* Alternative build-out rates are applied where the Council has specific site intelligence for example, where the developer has notified the Council of its planned delivery rate, or in preceding years the Council have monitored alternative completion rates on sites already under construction.
* The Council has assessed the future delivery of sites with existing planning permissions using the information set out in the planning permission, the lead-in times set out Table 3 and build-out rates in para. 2.18

## Sites with Planning Permission

* 1. The deliverability of sites with planning permission for 5 or more dwellings was considered in detail with officers from the Council’s Development Management and Housing Strategy teams, and where possible, the developer of the site. Intelligence on the progress of development sites is obtained from site visits by the Council’s Planning Policy team to ascertain whether development has commenced or is complete.
  2. In accordance with the definition of a deliverable site in the NPPF, only sites which are available now, offer a suitable location for development now, and are achievable with a realistic prospect of delivery within five years are deemed deliverable and contribute to the borough’s five-year housing land supply. The definition and purpose of the five-year housing land supply is set out in national planning practice guidance[[2]](#footnote-2).
  3. Sites with outline planning permission, allocated in the development plan or identified on a brownfield register with a potential capacity of 5 or more dwellings are considered deliverable where there is clear evidence that housing completions will begin within five years, for example where a developer has indicated that they are to submit a reserved matters application and deliver homes in the short term.
  4. Where a developer / landowner has not indicated that they are to submit a reserved matters application and deliver homes in the short term, the Council has assessed the future delivery of the site using the information set out in the planning permission and the historic lead-in times and build-out rates set out in Table 3 and para. 2.18. This approach is intended to accord with the Government’s NPPG for housing and economic land availability assessments, by using benchmarks and assumptions based on evidence of past trends for development lead-in times and build-out rates

## Small Sites Allowance

* 1. An allowance of 13 homes per annum is included in the SHLAA to reflect capacity from small sites that are currently not in the planning system. Small sites are those with a capacity of less than the SHLAA threshold of 5 homes. The allowance rate is the average number of residential completions on small sites in the borough over the five-year period 1 April 2017 – 31 March 2022, as shown in Table 4.
  2. This shows that 64 homes were completed on small sites in this period, which equates to an average of 13 homes per annum, representing around 1.6% of all completions.

**Table 4: Completion of dwellings on sites with planning permissions for less than 5 dwellings**

|  |  |  |  |
| --- | --- | --- | --- |
| **Year** | **Total number of small and large site completions (gross)** | **Total small site completions (gross)** | **Small site completions as a proportion of total completions** |
| 2017-2018 | 684 | 19 | 2.8% |
| 2018-2019 | 838 | 10 | 1.2% |
| 2019-2020 | 1,090 | 15 | 1.4% |
| 2020-2021 | 836 | 5 | 0.6% |
| 2021-2022 | 501 | 15 | 3% |
| **Five-year total** | **3,949** | **64** | **1.6%** |
| **Five-year average** | **790** | **13** | **1.6%** |

## Windfall allowance

* 1. NPPF paragraph 71 states *where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply*. The NPPF defines windfall sites as *sites not specifically identified in the development plan.* Consequently, windfall sites are those sites developed for housing that were not previously identified as available for residential development within the Local Plan process, i.e., allocated or in the SHLAA. They are normally sites that have been previously developed for another use that unexpectedly become available for residential development, for example an industrial unit that is no longer fit for its intended use, or residential conversions from offices.
  2. The Local Plan, paragraph 5.20 states: *For clarity, an allowance for windfall sites will not be considered to be part of the housing land supply in Knowsley, which will be clearly set out in evidence base and monitoring reports. Nevertheless, the new housing development arising from these sites will be monitored on an annual basis and will be counted towards annual and overall targets for net housing delivery.* In the 2016 SHLAA the Council did not attribute a windfall allowance to its housing supply because of the small number of average annual completions historically, which is the approach taken in this update too. Compelling evidence does not exist to demonstrate windfall sites provide a reliable source of supply; therefore, this Update will not attribute a windfall allowance.

# The supply of sites to 2037 and five-year housing land supply position

* 1. The total supply of sites over the next 15 years to 2037 is summarised in Table 5 below. This table does not represent a target for the number of homes to be built, nor is it an estimate of the number of homes that will be built. It provides an indication of the total capacity for homes in the borough on sites and broad locations, currently identified as suitable for development. Further sites will be added in future updates, which will be undertaken annually.

**Table 5: Housing land supply to 2037, as at 1 April 2022**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Supply type** | **2022-27**  **(0-5 years)** | **2027-32**  **(6-10 years)** | **2032-37**  **(11-15 years)** | **Total**  **2022-2037** |
| Commitments from planning permissions | 1,025 | 120 | 0 | 1,145 |
| Local Plan Housing Allocations | 1,600 | 1,144 | 561 | 3,305 |
| SHLAA sites | 725 | 964 | 193 | 1,882 |
| Small sites windfall allowance (13dpa x 5) | 65 | 65 | 65 | 195 |
| Total | 3,415 | 2,293 | 819 | 6,527 |

* 1. The comprehensive schedule of housing commitments, housing allocations, and SHLAA sites is set out in Appendix F, G and H. This sets out the position as at the base date of 1 April 2022.

# Five-year housing land supply position

* 1. The purpose of the 5-year housing land supply is to provide an indication of whether there are sufficient sites available to meet the housing requirement set out in adopted strategic policies for the next 5 years.
  2. The strategic housing policies in the Knowsley Local Plan Core Strategy have been reviewed within the last 5 years and found not to need updating. Therefore, in accordance with paragraph 73 of the NPPF, the borough’s deliverable housing supply is calculated against the housing requirement figure identified in adopted strategic housing policy. Consequently, the 5-year housing land supply figure in the borough for 2022/2023 is 450 homes per annum.
  3. The NPPF includes an annual Housing Delivery Test for all local planning authorities. The Housing Delivery Test measures whether planned requirements (or, in some cases, local housing need) have been met over the last 3 years. The results for Knowsley are set out in Table 6 below and show that Knowsley has a strong recent record of housing delivery, which has resulted in the delivery of 410% of the homes required. As a result, the Council is only required to include a 5% buffer on its five-year housing land supply, which is the minimum buffer for authorities.

**Table 6: Housing Delivery Test results**

|  |  |  |
| --- | --- | --- |
|  | Homes required | Homes delivered |
| 2018-2019 | 266 | 840 |
| 2019-2020 | 230 | 1097 |
| 2020-2021 | 174 | 810 |
| Total | 670 | 2747 |
| **Housing Delivery Test score** |  | **410%** |

* 1. Table 7 calculates the 5-year supply requirement and the Council’s five-year supply position. It shows that the Council can demonstrate a 7.2 years’ supply of deliverable housing land.

**Table 7: Calculating the 5-year supply position**

|  |  |  |
| --- | --- | --- |
| 1. Basic requirement | The borough’s housing requirement of 450 per annum multiplied by 5 | 2,250 |
| 1. 5% buffer | As required by NPPF paragraph 74 | 113 |
| 1. Total requirement |  | 2,363 |
| 1. Number of homes identified in years 0-5 | Via commitments, allocations and SHLAA sites | 3,415 |
| 1. Annual requirement over 5 years | C divided by 5 | 473 |
| 1. **Number of years supply** | D divided by E | 7.2 |

# Appendix A: Housing Trajectory

# Appendix B: Sites suggested for housing development during the “Call for Sites” exercise

|  |  |  |  |
| --- | --- | --- | --- |
| **Representor name & status** | **Site address** | **Assessment** | **Included in SHLAA?** |
| Ms Honor M Wood (Owner) | Land After 6 Lancaster Avenue, Tarbock Green, WA8 4XJ | The site is in the Green Belt and its development would be contrary to national Green Belt policy. | No |
| Grace Walsh, Bellway Homes Limited, North West  (Prospective Purchaser) | Land North of Cronton Road (A5080) and west of Wheatfield Drive / Houghton Croft, Cronton, WA8 5QD | The site is in the Green Belt and its development would be contrary to national Green Belt policy. | No |
| Amy James, WSP (Agent) | Land north of Church Road, Halewood, L26 5QA | The site is in the Green Belt and its development would be contrary to national Green Belt policy. | No |
| Andrew T Coney, P Wilson & Co. (Agent) | Yew Tree Farm, Lower Road, Halewood, L26 3UA | The site is in the Green Belt and its development would be contrary to national Green Belt policy. | No |
| Graham Lamb, Pegasus Group (Agent) | Home Farm Road, Knowsley Village,  Land south and east of Home Farm Road,  Knowsley,  Prescot,  L34 0EB | The site is identified as ‘safeguarded land’ in Policy SUE1 of the Knowsley Local Plan Core Strategy. The site will be considered for housing development as part of a future review of the Local Plan. | No. It is worth noting that the site was also excluded from the 2016 SHLAA and is listed in ‘Appendix 4 - Excluded Sites’, Site IDs K0362 and KO363 |
| Andrew E Armstrong  (Agent / Architect) | Land adjoining 595 Knowsley Lane, Knowsley Village, L34 9EA | The site is in the Green Belt and its development would be contrary to national Green Belt policy. | No |

# Appendix C: Council owned sites suggested for housing development

|  |  |  |
| --- | --- | --- |
| **Site address** | **Assessment** | **Included in SHLAA?** |
| Former Municipal Building and Adjoining Land, Cherryfield Drive, Kirkby | The site is in Kirkby town centre. | Yes, see site ref K0700 |
| North Huyton, Phase 5 | The site is in North Huyton Principal Regeneration Area. | Yes, see site ref K0701 |
| Former St Chad’s Clinic, Kirkby | The site is in Kirkby town centre. | Yes, see site ref K0702 |
| Huyton Fire and Ambulance Station | The site is in Huyton town centre. | Yes, see site ref K0703 |
| Bewley Drive, Kirkby | The site is Urban Greenspace surplus to requirements. | Yes, see site ref K0704 |
| Land south of Cherryfield Drive, Kirkby | The site is Urban Greenspace surplus to requirements. | Yes, see site ref K0705 |

# Appendix D: Sites Removed from the SHLAA supply

|  |  |  |
| --- | --- | --- |
| **SHLAA site ID** | **Site Name** | **Rationale for removing from SHLAA supply** |
| K0034 | Adjacent to 106 Brook Hey Drive, Kirkby | The site does not meet the site size threshold of 5 dwellings. |
| K0046 | Adjacent to Farm - East Halewood SUE, Baileys Lane, Halewood | The site does not meet the site size threshold of 5 dwellings. |
| K0055 | Land Adjacent to St Jude’s Church, Round Hey, Stockbridge, Huyton | The site does not meet the site size threshold of 5 dwellings. |
| K0295 | Land adjacent to St Leo's Church, Rudgate, Prescot/Whiston | The site does not meet the site size threshold of 5 dwellings. |
| K0346 | Land between Shelley close and Byron Close, Huyton | The site does not meet the site size threshold of 5 dwellings. |
| K0375 | Whiston Lane, Huyton | Following the granting of planning permission 18/00478/FUL the site has been completed. |
| K0381 | Brookside Community College, Waterpark Drive, Huyton | Following the granting of planning permission 19/00519/FUL the site has been completed. |
| K0391 | Former Sacred Heart School Playing Fields, Westhead Avenue, Kirkby | Following the granting of planning permission 17/00308/FUL the development is now complete. |
| K0396 | Former St Edmund Arrowsmith RC School, Scotchbarn Lane | Following the granting of planning permission 16/00778/FUL the development ss now complete. |
| K0421 | Former ST Joseph, the workers playing field, Bewley Drive, Kirkby | The landowner has confirmed that the whole site is not available, therefore, site K0704 supersedes K0421. |
| K0423 | Land Off Knowl Hey Road, Halewood | A reassessment has concluded the site does not meet the site size threshold of 5 dwellings. |
| K0424 | Land at Garth Road, Kirkby | Following the granting of planning permission 11/00517/FUL the development is now complete. |
| K0425 | Land at Pitsmead Road, Kirkby | A reassessment has concluded the site is not developable. |
| K0426 | Land at Copthorne Road, Kirkby | A reassessment has concluded the site is not developable. |
| K0429 | Land at Ormonde Crescent, Kirkby | A reassessment has concluded the site does not meet site size threshold of 5 dwellings. |
| K0444 | Land at Bracknell Road and Silcroft Road, Kirkby | The site does not meet the site size threshold of 5 dwellings. |
| K0447 | Former Garage Site, Arncliffe Road, Halewood | The site does not meet the site size threshold of 5 dwellings. |
| K0460 | Rockford Avenue, Kirkby | Following the granting of planning permission 16/00748/FUL the development is now complete. |
| K0462 | Western Avenue, Huyton | Following the granting of planning permission 16/00772/FUL the development is now complete. |

# Appendix E: Updated SHLAA Site Assessments

**Site Reference: K0042**

|  |  |
| --- | --- |
| Site Name | Adj. to Farmers Arms Dinas Lane, Huyton |
| Post Code |  |
| Ward | Page Moss |
| Land type | Greenfield |
| Size (net) | 0.155 ha. |
| Potential Yield | 5 dwellings |
| Development Trajectory | 6-10 years |
| Description | Vacant land |

|  |
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| Diagram, engineering drawing  Description automatically generated |

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| --- |
| **ASSESSMENT OF SUITABILITY, AVAILABILITY AND ACHIEVABILITY** |
| **Suitability: Suitable for housing** |
| This site is within an existing residential area and accessible by different modes of travel. It abuts Dinas Lane and the A57 Liverpool Road, along which there is a bus route. Page Moss district centre is approximately 200m to the east, there is a GP within 500m and there are four primary schools within 1000m. |
| **Availability: The site is considered to become available in 6-10 years** |
| The necessary infrastructure is available within the locality and there are no known legal or ownership issues and the site is considered to be available. However, market interest appears to be currently low. |
| **Achievable: The site is achievable** |
| The site is likely to be financially viable to develop. |
| **Conclusion: The site is developable** |
| This is a vacant site, which was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape. The site is free from constraint, with prominent frontage along the A57 Liverpool Road. Consequently, the site has excellent access to facilities and services. There are no policy or known physical constraints that would make the site unsuitable for housing. |

**Site Reference: K0053**

|  |  |
| --- | --- |
| Site Name | 266 - 277 Boode Croft, Stockbridge, Huyton |
| Ward | Stockbridge |
| Land type | Greenfield |
| Size (net) | 0.18 ha. |
| Potential Yield | 5 dwellings |
| Development Trajectory | 6-10 years |
| Description | Informal open space |

|  |
| --- |
| Diagram  Description automatically generated |

|  |
| --- |
| **ASSESSMENT OF SUITABILITY, AVAILABILITY AND ACHIEVABILITY** |
| **Suitability: Suitable for housing** |
| This site is within a Primarily Residential Area and accessible by different modes of travel with a bus route nearby on Haswell Drive. In addition, there is a GP, two Primary schools and Stockbridge Village district centre within 1000m. |
| **Availability: The site is considered to become available in 6-10 years** |
| The necessary infrastructure is available within the locality and there are no known legal or ownership issues and the site is considered to be available. However, market interest appears to be currently low. |
| **Achievable: The site is achievable** |
| The site is likely to be financially viable to develop. |
| **Conclusion: The site is Developable** |
| This cleared housing site is currently vacant and functions as informal open space within a Primarily Residential Area in the development plan. Although the site was previously developed, it is greenfield because the remains of the permanent structure or fixed surface structure have blended into the landscape. However, its development for housing would result in an extension of the development form to the west and north. There are no planning policy or known physical constraints that would make the site unsuitable for housing. |

**Site Reference: K0061**

|  |  |
| --- | --- |
| Site Name | Land at Pod 10 (west) Boode Court, Stockbridge, Huyton |
| Ward | Stockbridge |
| Land type | Greenfield |
| Size (net) | 0.224 ha. |
| Potential Yield | 7 dwellings |
| Development Trajectory | 6-10 years |
| Description | Informal open space |

|  |
| --- |
| Calendar  Description automatically generated |

|  |
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| **ASSESSMENT OF SUITABILITY, AVAILABILITY AND ACHIEVABILITY** |
| **Suitability: Suitable for housing** |
| This site is within a Primarily Residential Area and accessible by different modes of travel with a bus route nearby on Haswell Drive. There is a GP, two Primary schools and Stockbridge Village District Centre within 1000m. |
| **Availability: The site is considered to become available in 6-10 years** |
| The necessary infrastructure is available within the locality and there are no known legal or ownership issues and the site is considered to be available. However, market interest appears to be currently low. |
| **Achievable: The site is achievable** |
| The site is likely to be financially viable to develop. |
| **Conclusion: The site is Developable** |
| This cleared housing site is currently vacant and functions as informal open space within a Primarily Residential Area in the development plan. Although the site was previously developed it is greenfield because the remains of the permanent structure or fixed surface structure have blended into the landscape. However, there are no planning policy or known physical constraints that would make the site unsuitable for housing. |

**Site Reference: K0062**

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| --- | --- |
| Site Name | Land at Pod 10 (East) Boode Court, Stockbridge, Huyton |
| Ward | Stockbridge |
| Land type | Greenfield |
| Size (net) | 0.222 ha. |
| Potential Yield | 7 dwellings |
| Development Trajectory | 6-10 years |
| Description | Informal open space |

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| Diagram  Description automatically generated |

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| **ASSESSMENT OF SUITABILITY, AVAILABILITY AND ACHIEVABILITY** |
| **Suitability: Suitable for housing** |
| This site is within a Primarily Residential Area and accessible by different modes of travel with a bus route nearby on Haswell Drive. There is a GP, two Primary schools and Stockbridge Village District Centre within 1000 m. |
| **Availability: The site is considered to become available in 6-10 years** |
| The necessary infrastructure is available within the locality and there are no known legal or ownership issues and the site is considered to be available. However, market interest appears to be currently low. |
| **Achievable: The site is achievable** |
| The site is likely to be financially viable to develop. |
| **Conclusion: The site is Developable** |
| This cleared housing site is currently vacant and functions as informal open space within a Primarily Residential Area in the development plan. Although the site was previously developed it is greenfield because the remains of the permanent structure or fixed surface structure have blended into the landscape. However, it is considered to be suitable for residential dwellings. The site is owned by a registered provider and there are no planning policy or known physical constraints that would make the site unsuitable for housing. |

**Site Reference: K0074**

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| Site Name | Land at Wheathill Road, Huyton |
| Ward | Roby |
| Land type | Greenfield |
| Size (net) | 0.22 ha. |
| Potential Yield | 7 dwellings |
| Development Trajectory | 11-15 years |
| Description | Vacant land |

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| Map  Description automatically generated |

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| **ASSESSMENT OF SUITABILITY, AVAILABILITY AND ACHIEVABILITY** |
| **Suitability: Suitable for housing** |
| This site is within a Primarily Residential Area and accessible by different modes of travel. The site bounds Wheat Hill Road and there is a bus stop on the frontage of the site with services running to the retail, commercial and employment offer in Huyton Town Centre and the train station. There is one GP within approx. 600m and two within 1000m of the site. |
| **Availability: The site is considered to become available in 11-15 years** |
| The necessary infrastructure is available within the locality but there could be legal or ownership issues. |
| **Achievable: The site is likely to be achievable** |
| This site this might have uncertain viability due to ownership aspirations. |
| **Conclusion: The site is Developable** |
| This vacant site is in a built-up area and appears to function as a residential garden. It is overgrown with semi-mature trees and hedges, with a highway access point off Wheat Hill Road. There are no planning policy or known physical constraints that would make the site unsuitable for housing. However, ownership issues mean that it is not considered to be suitable for residential dwellings until the period 11-15 years. |

**Site Reference: K0076**

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| Site Name | Pod 11 Hollow Croft, Huyton |
| Ward | Stockbridge |
| Land type | Brownfield |
| Size (net) | 0.329 ha. |
| Potential Yield | 10 dwellings |
| Development Trajectory | 6-10 years |
| Description | Car park and associated landscaping |

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| **ASSESSMENT OF SUITABILITY, AVAILABILITY AND ACHIEVABILITY** |
| **Suitability: Suitable for housing** |
| This site is within a Primarily Residential Area and accessible by different modes of travel with a bus route nearby on Haswell Drive. There is a GP, two primary schools and Stockbridge Village district centre within 1000m. |
| **Availability: The site is considered to become available in 6-10 years** |
| The necessary infrastructure is available within the locality and there are no known legal or ownership issues and the site is considered to be available immediately. However, market interest appears to be currently low. |
| **Achievable: The site is achievable** |
| The site is likely to be financially viable to develop. |
| **Conclusion: The site is Developable** |
| The site comprises soft landscaping and hardstanding for car parking, however, it is considered to be suitable for residential dwellings. There are no planning policy or known physical constraints that would make the site unsuitable for housing. |

**Site Reference: K0084**

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| --- | --- |
| Site Name | Land to the north of Brook Hey Drive, Kirkby |
| Ward | Northwood |
| Land type | Greenfield |
| Size (net) | 0.286 ha. |
| Potential Yield | 10 dwellings |
| Development Trajectory | 6-10 years |
| Description | Residential |

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| **ASSESSMENT OF SUITABILITY, AVAILABILITY AND ACHIEVABILITY** |
| **Suitability: Suitable for housing** |
| This site is in an existing residential area and accessible by different modes of travel, with a bus route operating on the adjacent Brook Hey Drive. There is also a GP, two Primary schools and one secondary school within 500m, whilst Kirkby town centre is approximately 600m to the south west. |
| **Availability: The site is considered to become available in 6-10 years** |
| The necessary infrastructure is available within the locality, but provision to the site will need to be confirmed with the relevant utility companies. There are legal or ownership issues; therefore, the site is not considered to be available immediately. |
| **Achievable: The site is achievable** |
| There has previously been developer interest in this site, and it is likely to be financially viable to develop. |
| **Conclusion: The site is Developable** |
| The site currently benefits from full planning permission for 10 dwellings (21/00354/FUL) and development has commenced, however, it has stalled during 2021-2022. |

**Site Reference: K0088**

|  |  |
| --- | --- |
| Site Name | Pod 9 Boode Croft, Stockbridge, Huyton |
| Ward | Stockbridge |
| Land type | Greenfield |
| Size (net) | 0.585 ha. |
| Potential Yield | 18 dwellings |
| Development Trajectory | 6-10 years |
| Description | Informal open space |

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| **ASSESSMENT OF SUITABILITY, AVAILABILITY AND ACHIEVABILITY** |
| **Suitability: Suitable for housing** |
| This site is within a Primarily Residential Area and accessible by different modes of travel. The site bounds Haswell Drive, along which there is a bus route with services running to Huyton village. There is also access to facilities and services with a GP, three primary schools and Stockbridge Village district centre within 600m. |
| **Availability: The site is considered to become available in 6-10 years** |
| The necessary infrastructure is available within the locality and there are no known legal or ownership issues and the site is considered to be available. However, market interest appears to be currently low. |
| **Achievable: The site is achievable** |
| The site is likely to be financially viable to develop. |
| **Conclusion: The site is Developable** |
| This cleared housing site is currently vacant and functions as informal open space within a Primarily Residential Area in the development plan. Although it was previously developed it is greenfield because the remains of the permanent structure or fixed surface structure have blended into the landscape. However, it is considered to be suitable for residential dwellings. The site is owned by a registered provider and there are no planning policy or known physical constraints that would make it unsuitable for housing. |

**Site Reference: K0096**

|  |  |
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| Site Name | Former St. Clem’s Croxteth Lane, Stockbridge, Huyton |
| Ward | Stockbridge |
| Land type | Greenfield |
| Size (net) | 1.815 ha. |
| Potential Yield | 54 dwellings |
| Development Trajectory | 11-15 years |
| Description | Urban greenspace |

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| **ASSESSMENT OF SUITABILITY, AVAILABILITY AND ACHIEVABILITY** |
| **Suitability: Suitable for housing** |
| This site is designated as Urban Greenspace via the Local Plan and currently functions as informal open space. This site is in an accessible location, close to bus stops located on Haswell Drive and Knowsley Lane. It is approximately 0.7 miles from Stockbridge Village district centre, Meadow Park School and Stockbridge Village primary school are close by, and a GP is also located southeast of the site. |
| **Availability: The site is considered to become available in 11-15 years.** |
| The necessary infrastructure is available within the locality, but provision to the site will need to be confirmed with the relevant utility companies.  There are no known legal or ownership issues, but market interest appears to be currently low. |
| **Achievable: The site is achievable** |
| There are no known constraints to achievability and the site is likely to be financially viable to develop. |
| **Conclusion: The site is Developable** |
| This site is owned by Knowsley Council and was formerly occupied by a school. However, it is no longer required for education or sporting provision. The development of the site for housing would result in an extension of the urban form however the M57 provides a defensible boundary to prevent urban sprawl. Having said that, the loss of greenspace would need to be assessed. There are no other planning policy or known physical constraints that would make the site unsuitable for housing. In the absence of developer interest in and an assessment of the loss of greenspace the site is considered developable but not deliverable. |

**Site Reference: K0108**

|  |  |
| --- | --- |
| Site Name | Land at Copthorne Walk, Kirkby |
| Ward | Whitefield |
| Land type | Greenfield |
| Size (net) | 0.23 ha. |
| Potential Yield | 13 dwellings |
| Development Trajectory | 0-5 years |
| Description | Informal open space |

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| **ASSESSMENT OF SUITABILITY, AVAILABILITY AND ACHIEVABILITY** |
| **Suitability: Suitable for housing** |
| This site is within a Primarily Residential Area and accessible by different modes of travel with a bus route nearby on Whitefield Drive and Kirkby train station approximately 700m away. There is also access to facilities and services with one GP and three primary schools within 1000m, whilst Kirkby town centre is approximately 1 mile away. |
| **Availability: The site is available** |
| The necessary infrastructure is available within the locality, but provision to the site would need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately. |
| **Achievable: The site is achievable** |
| There is current developer interest in this site and it is likely to be financially viable to develop. |
| **Conclusion: The site is Deliverable** |
| The site forms part of a larger site, with full planning permission for 15 dwellings (20/00695/FUL). The K0108 element of the application site would provide 13 dwellings comprising terraced dwellings and apartments. There are no planning policy or known physical constraints that would prevent the delivery of the site for housing. |

**Site Reference: K0163**

|  |  |
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| Site Name | Former Huyton College, Huyton Hey, Huyton |
| Ward | St. Gabriel’s |
| Land type | Brownfield |
| Size (net) | 0.54 ha. |
| Potential Yield | 19 dwellings |
| Development Trajectory | 6-10 years |
| Description | Vacant land |

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| **ASSESSMENT OF SUITABILITY, AVAILABILITY AND ACHIEVABILITY** |
| **Suitability: Suitable for housing** |
| This site is in an existing residential area and accessible by different modes of travel. It is close to Huyton train station and within 500m is Huyton bus station or bus stops along Tarbock Road. Huyton village, one GP and two primary schools are within approximately 500m. |
| **Availability: The site is available** |
| The necessary infrastructure is available within the locality and there are no known legal or ownership issues and the site is considered to be available immediately. |
| **Achievable: The site is achievable** |
| There has previously been developer interest in this site and it is likely to be financially viable to develop. |
| **Conclusion: The site is Deliverable** |
| This site formerly housed a school sports hall (now demolished) and tennis  Courts. There is currently a planning application pending determination (22/00263/FUL) for 40 apartments. There are no planning policy or known physical constraints that would make the site unsuitable for housing, although consideration to access and potential impact on The Orchard Conservation Area is required. |

**Site Reference: K0175**

|  |  |
| --- | --- |
| Site Name | Land at Custley Hey, Stockbridge, Huyton |
| Ward | Stockbridge |
| Land type | Greenfield |
| Size (net) | 0.188 ha. |
| Potential Yield | 6 dwellings |
| Development Trajectory | 6-10 years |
| Description | Informal open space |

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| **ASSESSMENT OF SUITABILITY, AVAILABILITY AND ACHIEVABILITY** |
| **Suitability: Suitable for housing** |
| This site is within a Primarily Residential Area and accessible by different modes of travel. The site bounds Haswell Drive, along which there is a bus route with services running to Huyton village. There is also access to facilities and services with a GP, three primary schools and Stockbridge Village district centre within 600m. |
| **Availability: The site is considered to become available in 6-10 years** |
| The necessary infrastructure is available within the locality and there are no known legal or ownership issues and the site is considered to be available. However, market interest appears to be currently low. |
| **Achievable: The site is achievable** |
| The site is likely to be financially viable to develop. |
| **Conclusion: The site is Developable** |
| The site is vacant and currently functions as informal open space within a Primarily Residential Area in the development plan. The site is owned by a registered provider and there are no planning policy or known physical constraints that would make the site unsuitable for housing. |

**Site Reference: K0201**

|  |  |
| --- | --- |
| Site Name | Little Moss Hey, Stockbridge, Huyton |
| Ward | Stockbridge |
| Land type | Greenfield |
| Size (net) | 5.4 ha. |
| Potential Yield | 216 dwellings |
| Development Trajectory | 0-10 years |
| Description | Urban greenspace |

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| **ASSESSMENT OF SUITABILITY, AVAILABILITY AND ACHIEVABILITY** |
| **Suitability: Suitable for housing** |
| This site is designated as Urban Greenspace via the Local Plan and currently functions as informal open space. It is in an accessible location, close to bus stops located on Haswell Drive and is approximately 800m from Stockbridge Village district centre including a GP. Meadow Park School and Stockbridge Village Primary School are also close by. |
| **Availability: The site is available** |
| The necessary infrastructure is available within the locality and there are no known legal or ownership issues and the site is considered to be available immediately. |
| **Achievable: The site is achievable** |
| The site is likely to be financially viable to develop. |
| **Conclusion: The site is Deliverable** |
| This Council owned site was formerly used for a comprehensive school, which was vacated in the early 1990s. Although the site was previously developed it is greenfield because the remains of the permanent structure or fixed surface structure have blended into the landscape. The site is no longer required for education or sporting provision and surplus to the Council’s requirements..  The development of the site for housing would result in an extension of the urban form However, the M57 provides a defensible boundary to prevent urban sprawl. Having said that, the loss of greenspace would need to be assessed. There are no other planning policy or known physical constraints that would make the site unsuitable for housing. |

**Site Reference: K0206**

|  |  |
| --- | --- |
| Site Name | The Swan Public House, Kingsway, Huyton |
| Ward | Page Moss |
| Land type | Brownfield |
| Size (net) | 0.21 ha. |
| Potential Yield | 6 dwellings |
| Development Trajectory | 11-15 years |
| Description | Public House and associated land |

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| **ASSESSMENT OF SUITABILITY, AVAILABILITY AND ACHIEVABILITY** |
| **Suitability: Suitable for housing** |
| This site is located in an existing residential area and accessible by different modes of travel. The site abuts Rupert Road and Kingsway, along which there is a bus route. Within several hundred metres of the site are the facilities and services in Huyton villlage, a handful of primary schools and one GP. |
| **Availability: The site is considered to become available in 11-15 years** |
| The necessary infrastructure is available within the locality but there could be legal or ownership issues. |
| **Achievable: The site is likely to be achievable** |
| This site this might have uncertain viability due to ownership aspirations. |
| **Conclusion: The site is Developable** |
| The site is currently in use as a Public House, however, it is in an established residential area with highway access point off Crosswood Crescent. There are no planning policy or known physical constraints that would make the site unsuitable for housing, however, ownership issues mean the site cannot be considered to be suitable for residential dwellings until the period 11-15 years. |

**Site Reference: K0224**

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| --- | --- |
| Site Name | St Jude’s Vicarage, 168 Roundhey, Stockbridge, Huyton |
| Ward | Stockbridge |
| Land type | Brownfield |
| Size (net) | 0.105 ha. |
| Potential Yield | 5 |
| Development Trajectory | 0-5 years |
| Description | Vacant former Parish Church |

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| **ASSESSMENT OF SUITABILITY, AVAILABILITY AND ACHIEVABILITY** |
| **Suitability: Suitable for housing** |
| This site is in an existing residential area and accessible by different modes of travel. The site is close to Waterpark Drive, along which there is a bus route. Stockbridge Village district centre abuts the site and there is a GP practice within 100m and three Primary schools within 300m. |
| **Availability: The site is available** |
| The necessary infrastructure is available within the locality, but provision to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately. |
| **Achievable: The site is achievable** |
| There is current developer interest in this site and it is likely to be financially viable to develop. |
| **Conclusion: The site is Deliverable** |
| The site forms part of a larger site, which currently benefits from full planning permission for 24 dwellings (20/00048/FUL). The K0224 element of the application site will provide 5 dwellings. There are no planning policy or known physical constraints that would prevent the delivery of the site for housing. |

**Site Reference: K0225**

|  |  |
| --- | --- |
| Site Name | St Martin’s Church, Peatwood Avenue, Kirkby |
| Ward | Cherryfield |
| Land type | Brownfield |
| Size (net) | 0.337 ha. |
| Potential Yield | 10 dwellings |
| Development Trajectory | 11-15 years |
| Description | Currently in use as a church, vicarage and care centre |

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| **ASSESSMENT OF SUITABILITY, AVAILABILITY AND ACHIEVABILITY** |
| **Suitability: Suitable for housing** |
| This site is in an existing residential area and accessible by different modes of travel. It is close to Bewley Drive, along which there is a bus route. The site is close to two primary schools, employment opportunities at Knowsley Industrial Park, and a children’s play provision on Wignall Park greenspace to the rear of the site. |
| **Availability: The site is considered to become available in 11-15 years** |
| The necessary infrastructure is available within the locality but there could be legal or ownership issues. |
| **Achievable: The site is likely to be achievable** |
| This site this might have uncertain viability due to ownership aspirations. |
| **Conclusion: The site is Developable** |
| The site is currently in use as a church, vicarage and care centre. However, it is in an established residential area with highway access point off Peatwood Avenue. There are no planning policy or known physical constraints that would make the site unsuitable for housing, however, ownership issues mean the site cannot be considered to be suitable for residential dwellings until the period 11-15 years. |

**Site Reference: K0228**

|  |  |
| --- | --- |
| Site Name | Willis House, 23 Cumber Lane, Prescot/Whiston |
| Ward | Whiston & Cronton |
| Land type | Brownfield |
| Size (net) | 0.566 ha. |
| Potential Yield | 17 dwellings |
| Development Trajectory | 11-15 years |
| Description | Currently a Day Hospital / Clinic |

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| **ASSESSMENT OF SUITABILITY, AVAILABILITY AND ACHIEVABILITY** |
| **Suitability: Suitable for housing** |
| This site is designated as Urban Greenspace via the Local Plan and is currently in use by the NHS for care provision. This site is accessible by different modes of travel with a bus route operating on Cumber Lane. The site also offers access to facilities and services with it being close to health and employment opportunities at Whiston Hospital, and primary and secondary education providers too. |
| **Availability: The site is considered to become available in 11-15 years** |
| The necessary infrastructure is available within the locality but there could be legal or ownership issues. |
| **Achievable: The site is likely to be achievable** |
| This site this might have uncertain viability due to ownership aspirations. |
| **Conclusion: The site is Developable** |
| The site is currently in use by the NHS, however, questions remain over its long-term ownership. The use of the site for housing would not be out of keeping with the existing built development surrounding the site. Provided the greenspace designation can be overcome, there are no planning policy or known physical constraints that would make the site unsuitable for housing. However, ownership issues mean the site cannot be considered to be suitable for residential dwellings until the period 11-15 years. |

**Site Reference: K0365**

|  |  |
| --- | --- |
| Site Name | Former Gas Works, Moss Street, Prescot/Whiston |
| Ward | Prescot North |
| Land type | Brownfield |
| Size (net) | 1.449 ha. |
| Potential Yield | 58 dwellings |
| Development Trajectory | 0-5 years |
| Description | Former Gas Works |

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| **ASSESSMENT OF SUITABILITY, AVAILABILITY AND ACHIEVABILITY** |
| **Suitability: Suitable for housing** |
| This site is in an existing residential area and accessible by different modes of travel. It is close to Evans Street and the A58 St Helens Road, along which there are bus routes. Our Lady’s Catholic primary school abuts the site and there are two primary School several hundred metres to the east. The site also offers easy access to the facilities and services in Prescot town centre, which is approximately 200m to the south. |
| **Availability: The site is available** |
| The necessary infrastructure is available within the locality, but  provision to the site will need to be confirmed with the relevant utility companies.  There are no known legal or ownership issues and the site is considered to be available immediately. |
| **Achievable: The site is achievable** |
| There is currently developer interest in this site, and it is likely to be financially viable to develop. |
| **Conclusion: The site is Deliverable** |
| There is currently a planning application pending determination for the  erection of 40 dwellings comprising houses, bungalows and apartments. |

**Site Reference: K0390**

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| --- | --- |
| Site Name | Hollow Croft, Stockbridge Village, Stockbridge, Huyton |
| Ward | Stockbridge |
| Land type | Greenspace |
| Size (net) | 1.83 ha. |
| Potential Yield | 55 dwellings |
| Development Trajectory | 0-5 years |
| Description | Urban greenspace |

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| **ASSESSMENT OF SUITABILITY, AVAILABILITY AND ACHIEVABILITY** |
| **Suitability: Suitable for housing** |
| This site is designated as Urban Greenspace via the Local Plan and currently functions as informal open space. It is in an accessible location, close to bus stops located on Haswell Drive and is approximately 800m from Stockbridge Village district centre including a GP. Meadow Park school and Stockbridge Village primary school are also close by. |
| **Availability: The site is available** |
| The necessary infrastructure is available within the locality and there are no known legal or ownership issues and the site is considered to be available immediately. |
| **Achievable: The site is achievable** |
| The site is likely to be financially viable to develop. |
| **Conclusion: The site is Deliverable** |
| This Council owned site was formerly used for a school, but it is no longer required for education or sporting provision, it is currently vacant and has been identified as surplus by the Council's asset review.  The development of the site for housing would result in an extension of the urban form.However, there are logical and defensible features on the ground to prevent urban sprawl i.e. established woodland to the north and west, St Albert’s Church and Social Club to the west and Haswell Drive to the south. Having said that, the loss of greenspace would need to be assessed. There are no other planning policy or known physical constraints that would make the site unsuitable for housing. |

**Site Reference: K0403**

|  |  |
| --- | --- |
| Site Name | Astley House and Playing Fields, Astley Road, Huyton |
| Ward | Stockbridge |
| Land type | Brownfield |
| Size (net) | 3.087 ha. |
| Potential Yield | 18 dwellings |
| Development Trajectory | 0-5 years |
| Description | Vacant land |

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| **ASSESSMENT OF SUITABILITY, AVAILABILITY AND ACHIEVABILITY** |
| **Suitability: Suitable for housing** |
| This site is in a location accessible by different modes of travel and close to bus routes on Knowsley Lane, Hillside Road and the A57 Liverpool Road. St Columbas Catholic primary school abuts the site whilst Knowsley Lane primary school is also close by. Within several metres of the site are the facilities at Hillside Road major local centre, which includes a dental practice, pharmacy, and convenience store. |
| **Availability: The site is available** |
| The necessary infrastructure is available within the locality, but provision to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately. |
| **Achievable: The site is achievable** |
| There is current developer interest in this site and it is likely to be financially viable to develop. |
| **Conclusion: The site is Deliverable** |
| The site was used as a school playing field and conference centre, which was subsequently demolished. The site now forms part of a larger site, which currently benefits from full planning permission for 131 dwellings (20/00099/FUL). The K0403 element of the application site will provide 18 dwellings. There are no planning policy or known physical constraints that would prevent the delivery of the site for housing. |

**Site Reference: K0421**

|  |  |
| --- | --- |
| Site Name | Former ST Joseph, the workers playing field, Bewley Drive, Kirkby |
| Ward | Cherryfield |
| Land type | Greenfield |
| Size (net) | 1.21 ha. |
| Potential Yield | Not applicable |
| Development Trajectory | Not applicable |
| Description | Urban greenspace |

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| **ASSESSMENT OF SUITABILITY, AVAILABILITY AND ACHIEVABILITY** |
| **Suitability: Suitable for housing** |
| This site is designated as Urban Greenspace via the Local Plan and currently functions as a playing field and informal open space. However, if it is proven that there is a surplus of greenspace in the area the site is considered to be suitable for residential dwellings. |
| **Availability: The site is not available** |
| This site is not suitable for housing. The landowner has indicated the whole site is not available for development. |
| **Achievable: N/A** |
| Not applicable as site is not available. |
| **Conclusion: Not developable** |
| Although previously identified as suitable for residential development, the landowner is not promoting the whole site for development. Consequently, site K0704 supersedes this site and K0421 is excluded from the SHLAA supply. |

**Site Reference: K0423**

|  |  |
| --- | --- |
| Site Name | Land Off Knowl Hey Road, Halewood |
| Ward | Halewood South |
| Land type | Greenfield |
| Size (net) | 0.401 ha. |
| Potential Yield | 4 dwellings |
| Development Trajectory | 11-15 years |
| Description | Vacant land |

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| Map  Description automatically generated |

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| **ASSESSMENT OF SUITABILITY, AVAILABILITY AND ACHIEVABILITY** |
| **Suitability: Suitable for housing** |
| This site is vacant land within an existing residential area. |
| **Availability: The site is available** |
| The necessary infrastructure is available within the locality and there are no known legal or ownership issues and the site is considered to be available. |
| **Achievable: The site is likely to be achievable** |
| This site this might have uncertain viability due to its irregular shape and the suitability of this site to be accessed by fire appliance and refuse collection vehicles. |
| **Conclusion: The site is Developable** |
| Although this Council owned site is located close to facilities and services it can only be developed for 4 dwellings, not the 12 dwellings expected for a site of this size (at a density of 30 dwellings per hectare).  Suitable highway access can only be achieved from Blakeacre Road via a 4m wide access, which would be in the form of, essentially, a vehicle cross over. Therefore, no more than 4 dwellings would be considered for this site.  As a result, the site does not meet the minimum threshold of 5 dwellings and is excluded from the SHLAA. |

**Site Reference: K0425**

|  |  |
| --- | --- |
| Site Name | Land at Pitsmead Road, Kirkby |
| Ward | Cherryfield |
| Land type | Greenfield |
| Size (net) | 0.294 ha. |
| Potential Yield | Not applicable |
| Development Trajectory | Not applicable |
| Description | Vacant land |

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| Map  Description automatically generated |

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| **ASSESSMENT OF SUITABILITY, AVAILABILITY AND ACHIEVABILITY** |
| **Suitability: Not suitable for housing** |
| The site’s potential for housing has been undermined by existing properties extending their gardens since the last Update. |
| **Availability: Not applicable** |
| Not applicable because the site is not suitable for housing. |
| **Achievable: The site is achievable** |
| Not applicable because the site is not suitable for housing. |
| **Conclusion: Not developable** |
| The site is vacant, but its development potential has been eroded by garden extensions, which have intruded into site K0425. |

**Site Reference: K0426**

|  |  |
| --- | --- |
| Site Name | Land at Copthorne Road, Kirkby |
| Ward | Whitefield |
| Land type | Greenfield |
| Size (net) | 0.292 ha |
| Potential Yield | Not applicable |
| Development Trajectory | Not applicable |
| Description | Vacant land |

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| **ASSESSMENT OF SUITABILITY, AVAILABILITY AND ACHIEVABILITY** |
| **Suitability: Not suitable for housing** |
| The site’s potential for housing has been undermined by existing properties extending their gardens since the last Update. |
| **Availability: Not applicable** |
| Not applicable because the site is not suitable for housing. |
| **Achievable: The site is achievable** |
| Not applicable because the site is not suitable for housing. |
| **Conclusion: Not developable** |
| The site is vacant, but its development potential is eroded by garden extensions, which have intruded into site K0426. |

**Site Reference: K0429**

|  |  |
| --- | --- |
| Site Name | Land at Ormonde Crescent, Kirkby |
| Ward | Northwood |
| Land type | Greenfield |
| Size (net) | 0.397 ha |
| Potential Yield | 12 dwellings |
| Development Trajectory | 6-10 years |
| Description | Vacant land |

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| Chart, radar chart  Description automatically generated |

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| **ASSESSMENT OF SUITABILITY, AVAILABILITY AND ACHIEVABILITY** |
| **Suitability: Suitable for housing** |
| This site is vacant land within an existing residential area. |
| **Availability: The site is available** |
| The necessary infrastructure is available within the locality and there are no known legal or ownership issues and the site is considered to be available. |
| **Achievable: The site is likely to be achievable** |
| This site this might have uncertain viability due the suitability of this site to be accessed by fire appliance and refuse collection vehicles. |
| **Conclusion: The site is Developable** |
| Although this Council owned site is located close to facilities and services it can only be developed for 4 dwellings, not the 12 dwellings expected for a site of this size (at a density of 30 dwellings per hectare).  The access is only an approximate 4m wide. This would only be suitable for a low trip generation development. Although not necessarily a vehicle cross over, a maximum of 4 dwellings could be considered for this site. The access would be required to form a shared space arrangement.  As a result, the site does not meet the minimum threshold of 5 dwellings and is excluded from the SHLAA. |

**Site Reference: K0430**

|  |  |
| --- | --- |
| Site Name | Land at Overdene Walk, Kirkby |
| Ward | Northwood |
| Land type | Brownfield and greenfield |
| Size (net) | 0.269 ha. |
| Potential Yield | 8 dwellings |
| Development Trajectory | 11-15 years |
| Description | Vacant land |

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| Engineering drawing  Description automatically generated with low confidence |

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| **ASSESSMENT OF SUITABILITY, AVAILABILITY AND ACHIEVABILITY** |
| **Suitability: Suitable for housing** |
| This site is accessible by different modes of travel and close to a bus route on Brook Hey Drive. Within several hundred metres is Wingate medical centre, St Marie Roman Catholic primary school, Northwood Community primary school and All Saints Catholic high school. The site is also well positioned for access to Knowsley Industrial Park and just under a mile away is the retail and commercial offer in Kirkby town centre. |
| **Availability: The site is considered to become available in 11-15 years** |
| The necessary infrastructure is available within the locality but the availability of the site will require the demolition of 1 dwelling i.e., 3 Overdene Walk. |
| **Achievable: The site is likely to be achievable** |
| This site this might have uncertain viability due to the demolition required to facilitate the delivery of this site. |
| **Conclusion: The site is Deliverable** |
| The site is vacant and overgrown, however, it is located in an established residential area with an access point off Overdene Walk following the demolition of property number 3. There are no planning policy or known physical constraints that would make the site unsuitable for housing, however, the required demolition of a dwelling to access the sites means it cannot be considered to be suitable for residential dwellings until the period 11-15 years. |

**Site Reference: K0451**

|  |  |
| --- | --- |
| Site Name | Former Longview School Playing Field, Primrose Drive, Huyton |
| Ward | Stockbridge |
| Land type | Greenfield |
| Size (net) | 0.29 ha. |
| Potential Yield | 8 dwellings |
| Development Trajectory | 0-5 years |
| Description | Urban greenspace |

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| Diagram  Description automatically generated |

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| **ASSESSMENT OF SUITABILITY, AVAILABILITY AND ACHIEVABILITY** |
| **Suitability: Suitable for housing** |
| This site is in accessible by different modes of travel and close to bus routes on Knowsley Lane, Hillside Road and the A57 Liverpool Road. St Columbas Catholic primary school and Knowsley Lane primary school is also close by. Within a short distance are the facilities at Hillside Road major local centre, which includes a dental practice, pharmacy, and convenience store. |
| **Availability: The site is available** |
| The necessary infrastructure is available within the locality, but provision to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately. |
| **Achievable: The site is achievable** |
| There is current developer interest in this site and it is likely to be financially viable to develop. |
| **Conclusion: The site is Deliverable** |
| The site forms part of a larger site, which currently benefits from full planning permission for 131 dwellings (20/00099/FUL). The K0451 element of the application site would provide 8 dwellings. There are no planning policy or known physical constraints that would prevent the delivery of the site for housing. |

**Site Reference: K0461**

|  |  |
| --- | --- |
| Site Name | Roughwood Drive, Kirkby |
| Ward | Northwood |
| Land type | Brownfield |
| Size (net) | 8.06 ha. |
| Potential Yield | 173 |
| Development Trajectory | 0-5 years |
| Description | Residential |

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| **ASSESSMENT OF SUITABILITY, AVAILABILITY AND ACHIEVABILITY** |
| **Suitability: Suitable for housing** |
| This site has planning permission for residential development and is nearing completion. It is accessible by different modes of travel, with a bus route nearby on Roughwood Drive, and close to primary schools. |
| **Availability: The site is available** |
| The necessary infrastructure is available within the locality. The site has proven to be available with the development of the site. |
| **Achievable: The site is achievable** |
| There is current developer interest in this site and it is proving to be financially viable to develop. |
| **Conclusion: The site is Deliverable** |
| The site currently benefits from full planning permission for 173 dwellings (17/00201/FUL) and 3 dwellings remain to be built. There are no planning policy or known physical constraints that would prevent the full delivery of the site for housing. |

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| Diagram  Description automatically generated with medium confidence |

**Site Reference: K0700**

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| Site Name | Former Municipal Building and Adjoining Land, Cherryfield Drive, Kirkby |
| Ward | Whitefield |
| Land type | Brownfield and greenfield |
| Size (net) | 1.35 ha. |
| Potential Yield | 40 dwellings |
| Development Trajectory | 6-10 years |
| Description | Informal open space and car park |

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| **ASSESSMENT OF SUITABILITY, AVAILABILITY AND ACHIEVABILITY** |
| **Suitability: Suitable for housing** |
| This site is located in Kirkby town centre as defined in the Local Plan. It is accessible by different modes of travel with Kirkby bus station close by and Kirkby train station approximately 800 metres to the north-west. Within a short distance of the site are the services, facilities and employment opportunities in Kirkby Town Centre including NHS medical centre and pharmacy. Kirkby Church of England Primary School, St Michael and All Angels Primary School and Millbrook Community Primary School are also within a short distance of the site. |
| **Availability: The site is available** |
| The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available. |
| **Achievable: The site is achievable** |
| There are no known constraints to achievability. The site is likely to be financially viable to develop, particularly if higher density housing is provided than shown above. |
| **Conclusion: The site is Deliverable** |
| This Council site comprises a multi-storey car park and informal open space which formerly sited the Knowsley Council municipal services building. The building including foundations have been removed therefore the site is constraint free and considered to be suitable for residential dwellings. There are no planning policy or known physical constraints that would make the site unsuitable for housing. |

**Site Reference: K0701**

|  |  |
| --- | --- |
| Site Name | North Huyton, Phase 5 |
| Ward | Stockbridge |
| Land type | Greenfield |
| Size (net) | 9 ha. |
| Potential Yield | 350 dwellings |
| Development Trajectory | 0-15 years |
| Description | Urban greenspace |

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| A picture containing map  Description automatically generated |

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| **ASSESSMENT OF SUITABILITY, AVAILABILITY AND ACHIEVABILITY** |
| **Suitability: Suitable for housing** |
| This site is located in North Huyton Principal Regeneration Area and designated as Urban Greenspace via the Local Plan. This site is located in an accessible location, close to bus stops located on Princess Drive and Stockbridge Lane. Stockbridge Village District Centre including library, Hope Primary School, St Brigid’s Catholic Primary School and Knowsley Community College are all within 500 metres of the site. |
| **Availability: The site is available** |
| The necessary infrastructure is considered to be available within the locality and there are no known legal or ownership issues and the site is considered to be available immediately. However, market interest appears to be currently low. |
| **Achievable: The site is achievable** |
| The site is likely to be financially viable to develop. |
| **Conclusion: The site is Deliverable** |
| This Council owned site is currently vacant and functions as informal open space, which is poor quality and deemed surplus to requirements for the area. Consequently, the site is considered to be suitable for residential dwellings. There are no planning policy or known physical constraints that would make the site unsuitable for housing. |

**Site Reference: K0702**

|  |  |
| --- | --- |
| Site Name | Former St Chad’s Clinic, Kirkby |
| Ward | Whitefield |
| Land type | Brownfield |
| Size (net) | 0.36 ha. |
| Potential Yield | 50 dwellings |
| Development Trajectory | 0-5 years |
| Description | Car park |

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| Diagram  Description automatically generated with medium confidence |

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| **ASSESSMENT OF SUITABILITY, AVAILABILITY AND ACHIEVABILITY** |
| **Suitability: Suitable for housing** |
| This site is located in Kirkby Town Centre and accessible by different modes of travel. The site is close to Kirkby bus station, whilst on the doorstep are the services, facilities and employment opportunities in Kirkby Town Centre including retail and commercial offer, NHS medical centre, pharmacy and Primary School provision. |
| **Availability: The site is available** |
| The necessary infrastructure is considered to be available within the locality and there are no known legal or ownership issues and the site is considered to be available immediately. |
| **Achievable: The site is achievable** |
| The site is likely to be financially viable to develop, particularly if higher density housing is provided in the region of 50 apartment dwellings. |
| **Conclusion: The site is Deliverable** |
| This Council owned site is currently in use as a car park but its town centre location, close to amenities makes it suitable for residential use in the form of apartments for Town Centre living, extra care or similar. There are no planning policy or known physical constraints that would make the site unsuitable for housing. |

**Site Reference: K0703**

|  |  |
| --- | --- |
| Site Name | Huyton Fire and Ambulance Station |
| Ward | St. Gabriels |
| Land type | Brownfield |
| Size (net) | 0.95 ha. |
| Potential Yield | 50 dwellings |
| Development Trajectory | 0-5 years |
| Description | Vacant land and ambulance station |

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| **ASSESSMENT OF SUITABILITY, AVAILABILITY AND ACHIEVABILITY** |
| **Suitability: Suitable for housing** |
| This site is located in Huyton Town Centre and accessible by different modes of travel. The site fronts onto Huyton Lane along which there is a bus route and it is approximately 400 metres from Kirkby bus station and 600 metres from Huyton train station. The site is also close to the services, facilities and employment opportunities in Huyton Town Centre including retail and commercial offer, NHS walk-in centre and Primary School provision. |
| **Availability: The site is available** |
| The necessary infrastructure is considered to be available within the locality and there are no known legal or ownership issues and the site is considered to be available immediately. |
| **Achievable: The site is achievable** |
| The site is likely to be financially viable to develop, particularly if higher density housing is provided in the region of 50 apartment dwellings. |
| **Conclusion: The site is Deliverable** |
| This Council owned site comprises the site of the former Huyton Fire Station, which is now vacant, and Huyton Ambulance Station, which is currently operational. However, despite the Ambulance Station still being in use it is not seen as a constrain to the site delivering residential development in the next 5 years. Consequently, there are no planning policy or known physical constraints that would make the site unsuitable for housing. |

**Site Reference: K0704**

|  |  |
| --- | --- |
| Site Name | Bewley Drive, Kirkby |
| Ward | Cherryfield |
| Land type | Greenfield |
| Size (net) | 0.59 ha. |
| Potential Yield | 17 dwellings |
| Development Trajectory | 6-10 years |
| Description | Urban greenspace |

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| Map  Description automatically generated with medium confidence |

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| **ASSESSMENT OF SUITABILITY, AVAILABILITY AND ACHIEVABILITY** |
| **Suitability: Suitable for housing** |
| This site is designated as Urban Greenspace via the Local Plan and currently functions as an informal open space. However, if it is proven that there is a surplus of greenspace in the area the site is considered to be suitable for residential dwellings. |
| **Availability: The site is considered to become available in 6-10 years** |
| The necessary infrastructure is considered to be available within the locality and there are no known legal or ownership issues and the site is considered to be available. |
| **Achievable: The site is achievable** |
| The site is likely to be financially viable to develop. |
| **Conclusion: The site is Developable** |
| This site in Council ownership is vacant but was formerly used as primary school playing fields however, the site is no longer required for education or sporting provision. The loss of greenspace would need to be assessed, otherwise there are no other planning policy or known physical constraints that would make the site unsuitable for housing. In the absence of developer interest in the site and an assessment of the loss of greenspace the site is considered developable but not deliverable. |

**Site Reference: K0705**

|  |  |
| --- | --- |
| Site Name | Land south of Cherryfield Drive, Kirkby |
| Ward | Cherryfield |
| Land type | Greenfield |
| Size (net) | 22.54 ha. |
| Potential Yield | 819 dwellings |
| Development Trajectory | 0-15 years |
| Description | Urban greenspace |

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| A picture containing chart  Description automatically generated |

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| **ASSESSMENT OF SUITABILITY, AVAILABILITY AND ACHIEVABILITY** |
| **Suitability: Suitable for housing** |
| This site is designated as Urban Greenspace via the Local Plan and it is located close to Kirkby Town Centre. The site is accessible by different modes of travel. The site is close to Kirkby bus station and Kirkby train station whilst nearby are the services, facilities and employment opportunities in Kirkby Town Centre including retail and commercial offer, NHS medical centre and Primary School provision.. |
| **Availability: The site is available** |
| The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately. |
| **Achievable: The site is achievable** |
| There is current developer interest in this site and it is likely to be financially viable to develop. |
| **Conclusion: The site is Deliverable** |
| This site in Council ownership was formerly used as a primary school and playing fields however the site is no longer required for education or sporting provision and is currently vacant. The greenspace is surplus to the provision needed in the area and there are no other planning policy or known physical constraints that would make the site unsuitable for housing. |

# Appendix F: Housing Commitments Forecast

Appendix F is available to view as a separate document on the Council’s website.

# Appendix G: Local Plan Housing Allocations Forecast

Appendix G is available to view as a separate document on the Council’s website.

# Appendix H: SHLAA Sites Forecast

Appendix H is available to view as a separate document on the Council’s website.

**For more information log on to**

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1. The Planning Practice Guidance (MHCLG), Housing and economic land availability assessment, Paragraph: 009 Reference ID: 3-009-20190722. [↑](#footnote-ref-1)
2. Planning Practice Guidance (MHCLG), Housing and economic land availability assessment, paragraph 028 Reference ID: 3-028-20180913 [↑](#footnote-ref-2)