

Disputed sites – Category B

Site	Capacity	Council's 5YHLS	Appellant's 5YHLS	Difference	Appellant's comments
215-223 Wallasey Village, Wallasey CH45 3LG	10	10	0	10	Position detailed at CD01/4.3 – §5.12-5.15 The outline planning consent for the site has now lapsed. Therefore, this site does not benefit from an implementable permission and clear evidence has not been provided to demonstrate that this site is deliverable within 5 years. Application for outline planning permission for 14 units submitted in August 2022. Still undetermined and no information provided in terms of progress. The last update was an extension of time until 3rd February 2023. The applicant is the same applicant as for previous lapsed permission and no clear evidence as to why that permission was not implemented. Even if the site was granted permission by September, after applying the Council's lead in times, it would not deliver units in the 5-year period.
Woodhead Street Car Park, New Ferry	45	45	15	30	Position detailed at CD01/4.4 - §3.14-3.17 The site is still in use as a car park. The Council needs to formally dispose the site. Following this, a reserved matters application would need to be submitted and the Council will have limited control over when this will be submitted by the third party – and no control over the speed of delivery. Based on the Council's stated lead in time assumptions, as set out in Table 4.3 of the Housing Delivery Strategy (CD04/14) and Table 2.4 of the Council's SHLAA 2021 (CD04/21), the delivery of units from this site will not commence until 2026/27 at the earliest. There is no clear evidence to depart from these lead-in times.
Former Grand Hotel, Marine Promenade, New Brighton	12	12	0	12	Position detailed at CD01/4.4 - §3.22-3.24 & CD01/4.3 - §5.23-5.2 No current planning application. Not clear if the landowner will develop or sell on to a third party. No fixed scheme. There have been at least two planning applications in the past which have not come forward for delivery and the letter from the developer does not provide clear evidence that this site will be developed within 5 years. Based on the Council's stated lead in time assumptions, as set out in Table 4.3 of the Housing Delivery Strategy (CD04/14) and Table 2.4 of the Council's SHLAA 2021 (CD04/21), no dwellings will come forward in within the 5-year period.
Former Rose Brae, Church Street, Birkenhead	180	30	0	30	Position detailed at CD01/4.4 - §3.25-3.28 & CD01/4.3 - §5.29-5.30 This site is a longstanding UDP allocation that has failed to come forward. The letter from the developer states that a planning application submission is not imminent (the letter states Spring 2024). Not only that but the letter indicates that the site is too large for the developer to deliver and that a development partner will be required. Based on the Council's stated lead in time assumptions, as set out in Table 4.3 of the Housing Delivery Strategy (CD04/14) and Table 2.4 of the Council's SHLAA 2021 (CD04/21), the delivery of units from this site will not commence until 2027/28 at the earliest (outside the 5 year period).
Former Christ Church, Park Road South, Birkenhead	16	0	0	0	Not in dispute – updated by the Council following calculation error in CD01/14.3
Land at Civic Way, Bebington	60	60	0	60	Position detailed at CD01/4.4 - §3.36-3.38 & CD01/4.3 - §5.39-5.42 No planning application at all on this site. No agreement in place for the sale or development of this site. Only piece of evidence to demonstrate deliverability is letter from the Council which said that the site would be disposed in June – that timescale as already slipped. No detail of when the site would be disposed of; who the developer is; how quickly they can bring forward; constraints; market ability to absorb units; delivery trajectory or technical information. Site does not meet the test of being deliverable as there is no realistic prospects that the site will be delivered within the five year period.
Former MOD, Old Hall Road	249	80	35	45	Position detailed at CD01/4.4 - §3.39-3.43 & CD01/4.3 - §5.43-5.47/ The Appellant accepts that this site is deliverable but lead in times should be adjusted to accord with the Council's stated lead in time assumptions, as set out in Table 4.3 of the Housing Delivery Strategy (CD04/14) and Table 2.4 of the Council's SHLAA 2021 (CD04/21), which could result in 35 dwellings being delivered in 2026/27. There is no developer on board. No reserved matters application and no information (let alone clear evidence) from the Council to justify deviating from its own lead in times and assumptions.
Former Foxfield School	65	65	0	65	Position detailed at CD01/4.4 - §3.44-3.46 & CD01/4.3 - §5.48-5.52 The Council is yet to dispose of the site and there is no certainty that the preferred bidder will receive a positive pre-application response and submit a planning application. Even if an application is submitted imminently, applying the Council's stated lead in time assumptions, as set out in Table 4.3 of the Housing Delivery Strategy (CD04/14) and Table 2.4 of the Council's SHLAA 2021 (CD04/21), this site will not deliver within the 5-year period. There is no evidence (let alone clear evidence) to justify departing from those lead-in times.
Eastham Youth Centre, Lyndale Road	15	15	0	15	Position detailed at CD01/4.4 - §3.49-3.51 & CD01/4.3 - §5.53-5.56 There is no clear evidence that this site is deliverable. The Council's ambition to dispose of the site in 2023/24 is not clear evidence that the site is deliverable. In any event, anticipated disposal in June has already slipped.

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Land at Knutsford Road, Moreton	125	36	12	24	Position detailed at CD01/4.4 - §3.52-3.53 & CD01/4.3 - §5.57-5.60 The Appellant accepts that this site is deliverable, but the Council's position does not align with its stated lead in time assumptions, as set out in Table 4.3 of the Housing Delivery Strategy (CD04/14) and Table 2.4 of the Council's SHLAA 2021 (CD04/21). On this basis, delivery will not come forward on this site until 2026/27 at the earliest.
Wirral Waters - North Bank East 1 Phase 2, Seacombe	90	85	60	25	Position detailed at CD01/4.4 - §3.59-3.60 Accept the 30 completions in 2022/23. 30 dwellings may to come forward in 2026/27 based on the Council's lead in time assumptions, as set out in Table 4.3 of the Housing Delivery Strategy (CD04/14) and Table 2.4 of the Council's SHLAA 2021 (CD04/21). No clear evidence to justify departing from those lead-in times. In fact, Peel has indicated that a new planning application will need to be prepared and submitted for this site which will need to run its course before any completions on the site.
Wirral Waters - Northbank West 2, Seacombe	230	84	24	60	Position detailed at CD01/4.4 - §3.61-3.63 Outline permission dates back over a decade. Reserved matters application needed, but none has been submitted. Then discharge of pre-commencement conditions. Letter provided by the developer makes no particular reference to plans for this particular site of Wirral Waters, or provide any indication of when an application will be prepared. Mr. Robinson-Wells accepted that "delivery on this site is challenging". Applying the Council's stated lead in time assumptions, as set out in Table 4.3 of the Housing Delivery Strategy (CD04/14) and Table 2.4 of the Council's SHLAA 2021 (CD04/21), delivery will not commence until at least 2026/27. No clear evidence to justify a different approach.
Land at Riverside Park, Southwood Road, Bromborough	200	130	30	100	Position detailed at CD01/4.4 - §3.64-3.66 & CD01/4.3 - §5.70-5.74 Accept that the site is deliverable but the lead in times overly ambitious. No developer on board. No reserved matter application in for determination pursuant to the outline permission. Applying the Council's stated lead in time assumptions, as set out in Table 4.3 of the Housing Delivery Strategy (CD04/14) and Table 2.4 of the Council's SHLAA 2021 (CD04/21), delivery will not commence until at least 2026/27. No clear evidence to justify departing – trajectory on pro-forma is "TBC".
Former D1 Oils, Land off Dock Road Sth, Brom'burgh	1,186	125	50	75	Position detailed at CD01/4.4 - §3.67-3.70 & CD01/4.3 - §5.75-5.78 Site does not have planning permission. Applicant is proposing to submit a scheme specific viability appraisal as part of the planning application, which is likely to elongate the determination period and suggest there are viability concerns with this site. The applications are in outline and a reserved matters application will need to be prepared and determined too. Suggested start on site in January 2024 is incredibly optimistic given need for disposal and reserved matters application. Development is unlikely to come forward earlier than 2026/27.
New Palace Amusements, Marine Promenade, New Brighton	40	40	0	40	Position detailed at CD01/4.4 - §3.71-3.72 & CD01/4.3 - §5.79-5.83 No planning application has been submitted and still some existing leisure uses on site. No evidence on the nature of those leases. Landowner correspondence does not represent clear evidence that the site is deliverable – refers to the landowner being in "discussion with potential investors". Not clear if they need an investor on board to develop. Based on the Council's stated lead in time assumptions, as set out in Table 4.3 of the Housing Delivery Strategy (CD04/14) and Table 2.4 of the Council's SHLAA 2021 (CD04/21), no delivery is likely to come forward from this site within 5 years. No clear evidence to justify departing from these lead-in times.
Unilever Research and Development, Quarry Road East, Bebington	125	125	25	100	Position detailed at CD01/4.4 - §3.73-3.74 & CD01/4.3 - §5.84-5.87 Existing large buildings on site that require demolition. Planning application remains undetermined and then need for pre-commencement conditions to be discharged. Based on the Council's stated lead in time assumptions, as set out in Table 4.3 of the Housing Delivery Strategy (CD04/14) and Table 2.4 of the Council's SHLAA 2021 (CD04/21), delivery will not commence until at least 2026/27. No clear evidence to justify departing from those lead-in times.
Land East of Birkenhead Road, Seacombe, (North & South)	200	90	0	90	Position detailed at CD01/4.4 - §3.78-3.80 & CD01/4.3 - §5.88-5.92 Council has confirmed south parcel is no longer suitable for development. No planning application submitted and no clear evidence to demonstrate the site is deliverable. Listed on Peel's website as being suitable for open storage and industrial uses. Creates more uncertainty over delivery. Objection remains to the draft allocation of the site.
WGC Town Centre - Plots I & J, North of Conway Park Station, Birkenhead	185	100	0	100	Position detailed at CD01/4.4 - §3.85-3.87 & CD01/4.3 - §5.96-5.99 The site has been removed from the Wirral Growth Company (a JV between the Council and Muse) agreement since outline consent was granted. The Council is having to remarket the site again. No certainty on who developer will be; what type of development will come forward and whether it would need a new application. No clear evidence of deliverability in Year 4, and applying the Council's own lead-in times would result in delivery outside the 5-year period.
Land at Hind Street, Tranmeres	1400	150	0	150	Position detailed at CD01/4.4 - §3.88-3.91 & CD01/4.3 - §5.100-5.105

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					Incredibly complex site – significant remediation required as former gas works. Likely to be significant contamination and need for extensive site preparation works. There are still existing businesses on the site which will need to be relocated. No detail has been provided on the leasehold position. Biggest issue is viability – see CD 04/49 which is a site-specific viability appraisal on that site and comes out with a significant shortfall. Very unlikely to start delivering in two years. No planning application has come forward. Applying the Council's stated lead in time assumptions, as set out in Table 4.3 of the Housing Delivery Strategy (CD04/14) and Table 2.4 of the Council's SHLAA 2021 (CD04/21), no delivery is likely to come forward from this site within 5 years.
Former Municipal Buildings, Seaview Road, Liscard	100	40	0	40	Position detailed at CD01/4.4 - §3.92-3.94 & CD01/4.3 - §5.106-5.109 No planning application submitted or developer on board. No pre-application, no information provided by the Council about a development partner, when a planning application could come forward, or when disposal of the site by the Council will take place. Demolition of existing building required. No evidence to depart from the Council's own lead in times which would show completions outside the 5-year period.
<u>Totals</u>		<u>1267</u>	<u>236</u>	<u>1031</u>	