

Scott Schedule – Housing Land Supply

Introduction

This Scott Schedule of housing land supply matters has been prepared jointly by the Appellants and Wirral Council for the *Leverhulme Appeals*.

The Schedule is divided into the following sections:

1. Disputed Sites – Category A
2. Disputed Sites – Category B
3. Conversions and Changes of Use
4. Windfalls
5. Contribution from Communal Uses
6. Empty Homes Allowance
7. Slippage/ Discount

A comparative summary of housing land supply is provided at the end of this document.

1. Disputed sites – Category A

Site	Capacity	Council's 5YHLS	Appellant's 5YHLS	Difference	Council's comments	Appellant's comments
55 Rock Lane West, Rock Ferry, Wirral, CH42 1RE	19	0	0	0	In light of the evidence put forward by the appellant, the Council does not include this site in its supply and it is no longer in dispute.	No longer disputed – Appellant's position detailed at CD01/4.3 - §5.4-5.8
Continental Landscapes, Wharf Street, Port Sunlight CH62 5HD	12	0	0	0	In light of the evidence put forward by the appellant, the Council does not include this site in its supply and it is no longer in dispute.	No longer disputed – Appellant's position detailed at CD01/4.3 - §5.9-5.11
215 -223 Wallasey Village, Wallasey CH45 3LG	10	10	0	10	The current planning permission was extant at the monitoring cut off period (31 March 2022). The Site is now subject to an undetermined outline planning application for 14 dwellings.	The outline planning consent 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. 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. Position detailed at CD01/4.3 – §5.12-5.15
Woodhead Street Car Park, New Ferry	45	45	15	30	The Council control the Site, have programmed disposal and will ensure timely delivery.	The Council is planning to dispose of 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. 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. Position detailed at CD01/4.4 - §3.14-3.17
<u>Totals</u>		<u>55</u>	<u>15</u>	<u>40</u>		

2. Disputed sites – Category B

Site	Capacity	Council's 5YHLS	Appellant's 5YHLS	Difference	Council's comments	Appellant's comments
Former Grand Hotel, Marine Promenade, New Brighton	12	12	0	12	Written confirmation from the developer sets out their intentions to develop the Site within 5 years, and potentially at a higher yield than currently accounted for.	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. Position detailed at CD01/4.4 - §3.22-3.24 & CD01/4.3 - §5.23-5.28
Former Rose Brae, Church Street, Birkenhead	180	30	0	30	Based on the developer's current intentions for the Site there is a realistic prospect of completions within 5 years.	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). Position detailed at CD01/4.4 - §3.25-3.28 & CD01/4.3 - §5.29-5.30
Former Christ Church, Park Road South, Birkenhead	16	0	0	0	Accounted for in supply calculations in error.	Not in dispute – updated by the Council following calculation error in CD01/14.3
Land at Civic Way, Bebington	60	60	0	60	Cleared Council Site, to be progressed to sale in Q3 of 2023 and the Council will ensure timely delivery.	No agreement in place for the sale or development of this site. 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. Position detailed at CD01/4.4 - §3.36-3.38 & CD01/4.3 - §5.39-5.42
Former MOD, Old Hall Road	249	80	35	45	Outline planning permission granted December 2022, to be disposed 23/24, very strong interested expected.	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. Position detailed at CD01/4.4 - §3.39-3.43 & CD01/4.3 - §5.43-5.47
Former Foxfield School	65	65	0	65	Pre-app for 67 units, with planning application to be submitted summer 2023, with a view to develop quickly.	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. 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. Position detailed at CD01/4.4 - §3.44-3.46 & CD01/4.3 - §5.48-5.52
Eastham Youth Centre, Lyndale Road	15	15	0	15	Vacant Site and Part of Council disposal strategy for 23/24.	There is not 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. Position detailed at CD01/4.4 - §3.49-3.51 & CD01/4.3 - §5.53-5.56
Land at Knutsford Road, Moreton	125	36	12	24	Recent hybrid planning application and correspondence confirms site is deliverable.	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. Position detailed at CD01/4.4 - §3.52-3.53 & CD01/4.3 - §5.57-5.60

Site	Capacity	Council's 5YHLS	Appellant's 5YHLS	Difference	Council's comments	Appellant's comments
Wirral Waters - North Bank East 1 Phase 2, Seacombe	90	85	60	25	30 units completed in 22/23. Whilst previous development partner has been subject to insolvency the SOCG between the Council and the developer (Peel Holdings) confirm the remainder of the Site will be brought forward quickly.	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). Position detailed at CD01/4.4 - §3.59-3.60
Wirral Waters - Northbank West 2, Seacombe	230	84	24	60	SOCG with Peel confirms that good progress is being made.	No detailed planning application has been submitted. 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. 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. Position detailed at CD01/4.4 - §3.61-3.63
Land at Riverside Park, Southwood Road, Bromborough	200	130	30	100	Outline planning permission granted for 217 units. Strong housebuilder interest, including positive pre-app. Final offers for Site at end of March 2023.	Accept that the site is deliverable but the lead in times overly ambitious. 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. Position detailed at CD01/4.4 - §3.64-3.66 & CD01/4.3 - §5.70-5.74
Former D1 Oils, Land off Dock Road South, Bromborough	1,186	125	50	75	Cleared site with, two undetermined outline planning applications expected to be determined in middle of 23/24. Developer has confirmed intentions to dispose and commence develop quickly after planning permission being granted.	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. On this basis, development is unlikely to come forward earlier than 2026/27. Position detailed at CD01/4.4 - §3.67-3.70 & CD01/4.3 - §5.75-5.78
New Palace Amusements, Marine Promenade, New Brighton	40	40	0	40	Council is engaged in pre-application discussions with the landowner and recent correspondence confirms the developer's intentions to see all completions by 26/27.	No planning application has been submitted. Landowner correspondence does not represent clear evidence that the site is deliverable. 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. Position detailed at CD01/4.4 - §3.71-3.72 & CD01/4.3 - §5.79-5.83
Unilever Research and Development, Quarry Road East, Bebington	125	125	25	100	Full application for 125 units submitted by housebuilder, which is progressing and will likely be determined in 23/24. Developer keen to start on site swiftly.	Planning application remains undetermined and 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. Position detailed at CD01/4.4 - §3.73-3.74 & CD01/4.3 - §5.84-5.87
Land East of Birkenhead Road, Seacombe, (North & South)	200	90	0	90	SOCG with Council indicates that development is advancing with grant funding secured.	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. Position detailed at CD01/4.4 - §3.78-3.80 & CD01/4.3 - §5.88-5.92
WGC Town Centre - Plots I & J, North of Conway Park Station, Birkenhead	185	100	0	100	Site has planning permission for 185 units; Council has confirmed disposal in 23/24 and Future High Streets funding secured.	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. As such, no detailed permission is imminent, and delivery is unlikely to come forward within five years. Position detailed at CD01/4.4 - §3.85-3.87 & CD01/4.3 - §5.96-5.99
Land at Hind Street, Tranmere	1400	150	0	150	SOCG with developer confirms intentions for hybrid planning application June 2023 for approximately 1,400 units and intention to start on Site more quickly than the Council has assumed.	No planning application has come forward and the extremely complex nature of the site means that significant remediation and site-preparation works will be required before any residential development can commence. Applying the Council's stated lead in time assumptions, as set out in Table 4.3 of the

Site	Capacity	Council's 5YHLS	Appellant's 5YHLS	Difference	Council's comments	Appellant's comments
						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	Council owned Site scheduled for demolition in 2023. Written evidence confirms the Council's intentions to dispose of the Site and see development within the short term.	Position detailed at CD01/4.4 - §3.88-3.91 & CD01/4.3 - §5.100-5.105 No planning application submitted or developer on board. 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.
						Position detailed at CD01/4.4 - §3.92-3.94 & CD01/4.3 - §5.106-5.109
Totals		<u>1267</u>	<u>236</u>	<u>1031</u>		

3. Conversions and Changes of Use Commitments

Site	Capacity	Council's 5YHLS	Appellant's 5YHLS	Difference	Council's comments	Appellant's comments
Former Cole Street Primary School, Cole Street, Birkenhead	33	33	33	0	Planning Permission was granted in 2016 and has commenced. Non-material amendment applications approved in 2021 and 2022, Discharge of conditions 3 and 7 approved late 2022.	No longer disputed.
1-11 Liscard Village & 2 Seaview Road, Liscard	6	0	0	0	In light of the evidence put forward by the appellant, the Council does not include this site in its supply and it is no longer in dispute.	No longer disputed. Appellant's evidence on this site is set out in CD01/4.4 - §3.113-3.115
Lord Street and Cleveland Street	71	0	0	0	In light of the evidence put forward by the appellant, the Council does not include this site in its supply and it is no longer in dispute.	No longer disputed. Appellant's evidence on this site is set out in CD01/4.4 - §3.116-3.120
Jacksons Furniture, 106-116 St Pauls Road	8	0	0	0	In light of the evidence put forward by the appellant, the Council does not include this site in its supply and it is no longer in dispute.	No longer disputed. Appellant's evidence on this site is set out in CD01/4.4 - §3.121-3.124
15-17 Wallasey Road, Liscard	8	8	0	8	The current planning permission was extant at the monitoring cut off period (31 March 2022).	The Appellant's site visit was undertaken after the expiration date of the planning permission. Development never commenced and the permission has now lapsed. Appellant's evidence on this site is set out in CD01/4.4 - §3.125-3.126
18 Rock Park, Rock Ferry	5	0	0	0	In light of the evidence put forward by the appellant, the Council does not include this site in its supply and it is no longer in dispute.	No longer disputed. Appellant's evidence on this site is set out in CD01/4.4 - §3.128-3.130
Oyster Catcher, Twickenham Drive	6	0	0	0	In light of the evidence put forward by the appellant, the Council does not include this site in its supply and it is no longer in dispute.	No longer disputed. Appellant's evidence on this site is set out in CD01/4.4 - §3.131-3.134
108 Egerton Park, Rock Ferry	8	8	0	8	This Site meets the Category A definition of deliverable.	The current condition of the premises represents compelling evidence that the permission for conversion is unimplementable. Appellant's evidence on this site is set out in CD01/4.4 - §3.135-3.137
Dwellings Less than 5				0	A 10% discount has been applied across the entire supply	The Appellant has not reviewed each individual site with capacity to deliver less than 5 dwellings. The total claimed supply from the 22 Change of Use and Conversion sites with capacity of less than 5 dwellings is 147 dwellings. A 10% non-implementation rate was applied to the sites, amounting to 15 dwellings.
Totals		<u>49</u>	<u>33</u>	<u>16</u>		

4. Windfalls

	Council's 5YHLS	Appellant's 5YHLS	Difference	Council's comments	Appellant's comments
New Build	60			30dpa in years 4 & 5 based on past trends and likely future supply, and having regard to policy environment.	75 dpa for Years 4 and 5 based on 10% of LHN. This would comprehensively account for any windfall sites coming forward including the return of any long-term vacant properties, and conversions and changes of use that may come forward in the future.
Conversions and Changes of Use	200			100dpa in years 4 & 5 based on past trends and likely future supply and having regard to policy environment.	
Total Windfalls	260	150	110		Appellant's position on allowances is set out in CD01/4.3 - §5.115-5.140

5. Contribution from Communal Uses

	Council's 5YHLS	Appellant's 5YHLS	Difference	Council's comments	Appellant's comments
Total Communal Uses	77	77	0	Communal uses are not in dispute.	Not disputed.

6. Empty Homes Allowance

	Council's 5YHLS	Appellant's 5YHLS	Difference	Council's comments	Appellant's comments
Total	480	0	480	The Council has compelling and consistent evidence of long term empty homes being brought back into use, and that this trend is likely to continue and the potential for double counting has been taken into account in arriving at this figure with other sources of supply.	The Council's own evidence base document on empty homes (CD04/84 - §4.4.2) concludes that additional steps need to be taken to avoid duplication if empty homes are to be included in the supply trajectory. On this basis, it is unclear why they have been included as a source of supply. Furthermore, the number of long-term vacant properties in Wirral has essentially remained the same since 2014, suggesting that properties classed as empty homes fluctuate in and out of use, and are double counted across monitoring years. Position detailed at CD01/4.4 - §3.145-3.152

7. Slippage/Discount

	Council's 5YHLS	Appellant's 5YHLS	Difference	Council's comments	Appellant's comments
Total				The Council's supply has been reviewed and sites not currently deemed deliverable have been reviewed from the 5YHLS. For absolute robustness, a further 10% discount to the entire 5 year supply has been applied to guard against any further slippage in trajectories and/or non implementation.	The Appellant applied the 10% reduction only to small sites that were not individually assess across the following categories of the Council's supply: - SHLAA 'deliverables' sites (less than 10 units) – A reduction of 2 (from 20 to 18) – [CD01/4.3 – Table 5.31] - Extant planning permissions (less than 10 units) – A reduction of 35 (from 349 to 314) [CD01/4.3 – Table 5.31] - Change of Use and Conversion Commitments (less than 5 units) – A reduction of 15 (from 147 to 132) [CD01/4.4 - §3.141]

Housing Land Supply Position

	Council's Position	Appellant's Position
Housing Requirement		
5 Year Requirement	3938	3938
Annualised 5-Year Requirement	788	788
Housing Supply		
SHLAA 'deliverable' sites	1432	404
New build dwellings with permission under construction or not started	2354	2279
Conversions & Changes of Use Commitments	330	299
Allowances for new build windfalls	60	150
Allowances for net gains from conversions and changes of use Years 4 & 5	200	
Empty Homes	480	
Communal Uses	77	77
Sub Total	4,933	3,209
10% Discount for slippage and non-implementation	-493	
Demolitions Allowance	-250	-250
Total Supply	4,190	2,959
Difference (Under Supply expressed as a minus)	252	-979
5-Year Housing Supply Expressed as Years of Residual Annual Requirement	<u>5.32</u>	<u>3.76</u>