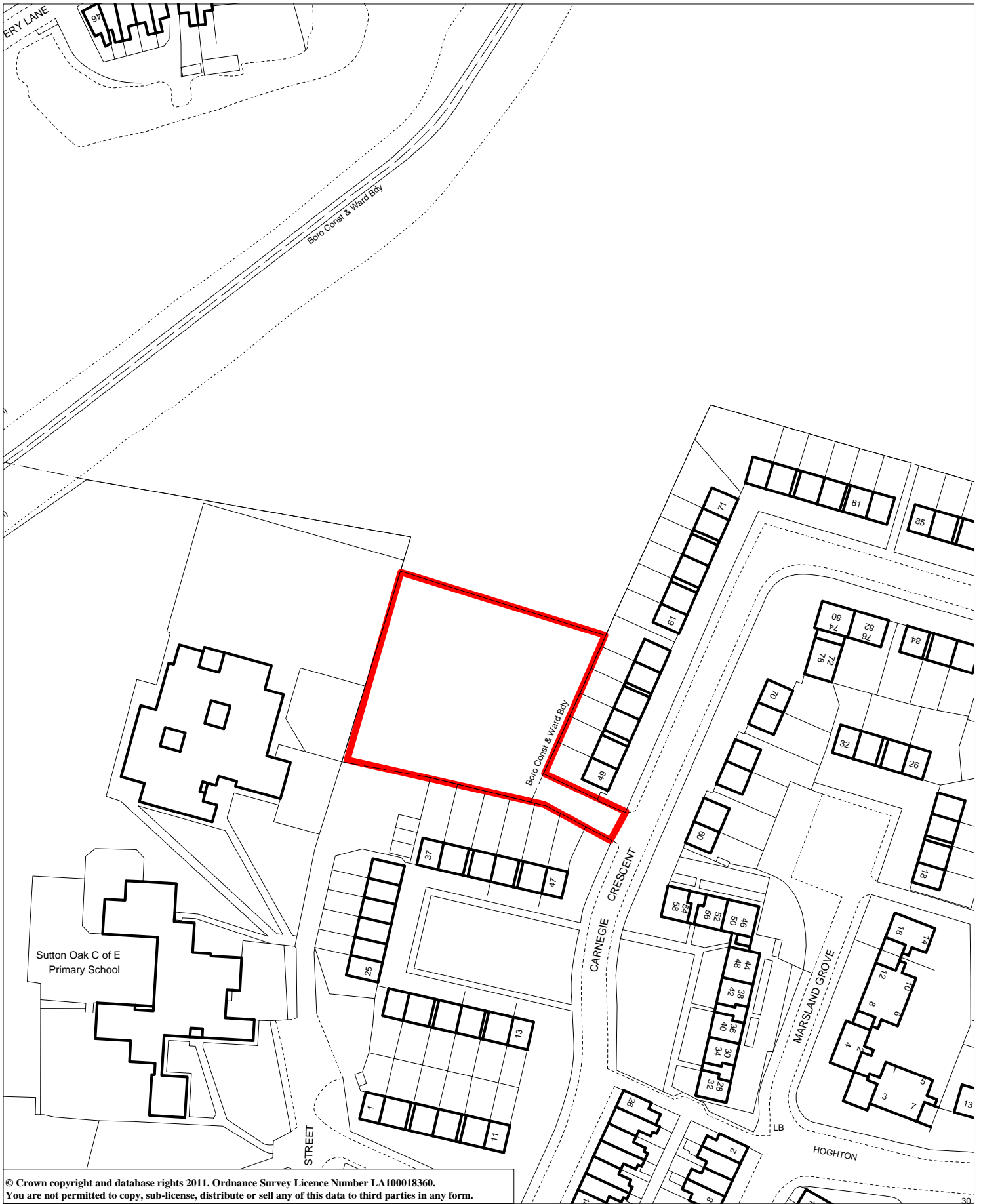




WSP Sub-Appendix	SHLAA Ref	Site Name
1	13	Carnegie Crescent
2	22	Fairclough Street and Wargrave Road
3	23	Liverpool Arms, Sacred Heart School
4	31	Sutton Arms, Elephant Lane
5	58	Central Works Church Lane
6	59	56-120 Eccleston Street
7	63	Waterdale Crescent
8	74	Crow Lane West
9	82	Laffak Road
10	84	Heather Brae
11	91	Milton Street
12	96	Warrington Road
13	103	Vicarage Road
14	109	Piele Road
15	112	Juddfield Street
16	113	Willow Tree Avenue
17	123	Sutton Moss Road
18	129	Derbyshire Hill Family Centre
19	134	Littler Road
20	135	Newby Place
21	151	Marshalls Cross Road
22	RH11	Stonecross Drive
23	TC43	Shaw Street



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URBAN REGENERATION, HOUSING & CULTURE DEPARTMENT

DEVELOPMENT PLANS



SHLAA Ref: 069
Address: Land rear of Carnegie Crescent and Goodban Street
Ward: Parr

Date: 12 November 2012
Scale: 1/1250
Grid Ref: 353399, 393771
Area: 0.26 ha

Site Reference: **69** Land rear of Carnegie Crescent and Goodban Street

Site Information			
Area (ha)	<input type="text" value="0.256151426620373"/>	PDL/GF	<input type="text" value="PDL"/>
Existing Use	<input type="text" value="Cleared former garage site"/>	Former Housing	<input type="text" value="0"/>
Density	<input type="text" value="40"/> dph	Density with PP	<input type="text" value="30"/> dph
Yield @ 30dph	<input type="text" value="8"/>	Residential Garden?	<input type="text" value="0"/>
Yield @ 40dph	<input type="text" value="10"/>	Plan Perm Ref	<input type="text" value="EXP P/2006/0298"/>
Yield @ 50dph	<input type="text" value="13"/>	Actual Capacity	<input type="text" value="8"/>
Call 4 Site Ref	<input type="text"/>	Res Land Ref	<input type="text" value="HL031"/>
UDP Ref	<input type="text"/>	Site Not Started?	<input type="text" value="0"/>
NLUD Ref	<input type="text" value="431500372"/>	Site Under Construction?	<input type="text" value="0"/>
Estates Ref	<input type="text"/>	Site Complete?	<input type="text" value="0"/>
Helena Ref	<input type="text" value="HEL22"/>	Site Expired?	<input type="text" value="-1"/>

Suitability	
Policy restrictions and potential impacts	
Green Belt site?	<input type="text" value="No"/>
Employment Site?	<input type="text" value="No"/>
Employment Site Comments:	<input type="text"/>
Wildlife Designation?	<input type="text" value="Yes But Suitable With Mitigation"/>
Wildlife Designation Comments	<input type="text" value="50m of Sutton Brook LWS"/>
Health _Safety Consultation Zone?	<input type="text" value="Yes But Suitable With Mitigation"/>
Health _Safety Comments:	<input type="text" value="HSE outer zone for Hays Chemical"/>
Open Space/TPO Designation?	<input type="text" value="No"/>
Open Space/TPO Comments:	<input type="text"/>
Landscape Value?	<input type="text" value="No"/>
Landscape Value Comments	<input type="text"/>

Physical and Environmental Conditions	
Flood Zone:	<input type="text" value="1"/>
Flood Risk Comments:	<input type="text"/>
Contamination Risk?	<input type="text" value="Minor Issues Capable of Being Resolv"/>
Contamination Comments:	<input type="text"/>
Poor Ground Conditions?	<input type="text" value="No Major Issues"/>
Ground Condition Comments?	<input type="text"/>
Access Issues?	<input type="text" value="No Major Issues"/>
Access Comments:	<input type="text"/>
Bad Neighbour use?	<input type="text" value="No Major Issues"/>
Bad Neighbour Comments:	<input type="text"/>
Infrastructure Issues?	<input type="text" value="No Major Issues"/>
Infrastructure Comments:	<input type="text"/>
Physical Hazards?	<input type="text" value="Minor Issues Capable of Being Resolv"/>
Hazard Comments:	<input type="text"/>

Additional Comments:

Site Suitable and Taken Forward?	
	<input type="text" value="Yes"/>
Sustainability	
Within 800m of Rail Station?	<input type="text" value="Yes"/>
Rail Station Comments:	<input type="text"/>
Within 400m of High Freq Bus?	<input type="text" value="Yes"/>
High Freq Bus Comments:	<input type="text"/>
Within 15-30 mins of a Primary School?	<input type="text" value="Yes"/>
Primary School Comments:	<input type="text"/>
Within 20-40 mins of a Secondary School?	<input type="text" value="Yes"/>
Secondary School Comments:	<input type="text"/>
Within 30-60 mins of Further Education?	<input type="text" value="Yes"/>
Further Education Comments:	<input type="text"/>
Within 20-40 mins of an Employment Area?	<input type="text" value="Yes"/>
Employment Area Comments:	<input type="text"/>
Within 30-60 mins of a Hospital?	<input type="text" value="Yes"/>
Hospital Comments:	<input type="text"/>
Within 15-30 mins of a GP?	<input type="text" value="Yes"/>
GP Comments:	<input type="text"/>
Within 15-30 of a Major Centre?	<input type="text" value="Yes"/>
Major Centre Comments:	<input type="text"/>

Availability	
In Active Use?	<input type="text" value="No"/>
Active Use Comments:	<input type="text"/>
Able to Build Now?	<input type="text" value="Yes"/>
Build Now Comments:	<input type="text"/>
Owner:	<input type="text" value="Helena"/>
Ownership	<input type="text" value="0"/>
Single Ownership?	<input type="text" value="Yes"/>
Single Ownership Comments:	<input type="text"/>

Timescales			
Flood Zone:	<input type="text"/>	Contamination:	<input type="text" value="0.5yr"/>
Ground Conditions	<input type="text"/>	Access:	<input type="text" value="0.5yr"/>
Bad Neighbour:	<input type="text"/>	Infrastructure:	<input type="text"/>
Active Use:	<input type="text"/>	Ownership:	<input type="text" value="0.5yr"/>
Obtaining Planning Permission or a House Builder:	<input type="text" value="0.5yr"/>		
Timescales for Remediation:	<input type="text" value="0-5"/>		

Likely Availability:

Parr

Achievability		
Final Assessment		
Economically Viable?	<input type="text" value="Yes"/>	
Developer or House Builder?	<input type="text" value="Yes"/>	
Deliverable in 0 to 5 Years?	<input type="text" value="-1"/>	
Developable in 6 to 10 Years?	<input type="text" value="0"/>	
Developable in 11 to 15 Years?	<input type="text" value="0"/>	
Not Deliverable?	<input type="text" value="0"/>	
Actual Units Completed		
2008/09:	<input type="text" value="0"/>	-3
2009/10:	<input type="text" value="0"/>	-2
2010/11:	<input type="text" value="0"/>	-1
2011/12:	<input type="text" value="0"/>	0
Estimated Units to be Completed		
2012/13:	<input type="text" value="0"/>	1
2013/14:	<input type="text" value="0"/>	2
2014/15:	<input type="text" value="0"/>	3
2015/16:	<input type="text" value="10"/>	4
2016/17:	<input type="text" value="0"/>	5

2017/18:	<input type="text" value="0"/>	6
2018/19:	<input type="text" value="0"/>	7
2019/20:	<input type="text" value="0"/>	8
2020/21:	<input type="text" value="0"/>	9
2021/22:	<input type="text" value="0"/>	10

2022/23:	<input type="text" value="0"/>	11
2023/24:	<input type="text" value="0"/>	12
2024/25:	<input type="text" value="0"/>	13
2025/26:	<input type="text" value="0"/>	14
2026/27:	<input type="text" value="0"/>	15

2027 and beyond:	<input type="text" value="0"/>	16+

Total:	<input type="text" value="10"/>	

Site Comments:

Vacant site with expired outline permission (April 2009). Responded to Developer Questionnaire: intend to develop alternative RP scheme in short-term - site kept in 0-5 yr period.

Site Reference: 182 Land at corner of Fairclough Street and Wargrave Road

Site Information			
Area (ha)	0.409893616012107	PDL/GF	PDL
Existing Use	Cleared former housing and indu	Former Housing	-1
Density	50 dph	Density with PP	182 dph
Yield @ 30dph	12	Residential Garden?	0
Yield @ 40dph	16	Plan Perm Ref	EXP P/2004/0996
Yield @ 50dph	20	Actual Capacity	61
Call 4 Site Ref		Res Land Ref	ET02
UDP Ref		Site Not Started?	0
NLUD Ref	431500135	Site Under Construction?	0
Estates Ref		Site Complete?	0
Helena Ref		Site Expired?	-1

Suitability	
Policy restrictions and potential impacts	
Green Belt site?	No
Employment Site?	No
Employment Site Comments:	
Wildlife Designation?	No
Wildlife Designation Comments:	
Health _Safety Consultation Zone?	No
Health _Safety Comments:	
Open Space/TPO Designation?	No
Open Space/TPO Comments:	
Landscape Value?	No
Landscape Value Comments:	
Physical and Environmental Conditions	
Flood Zone:	1
Flood Risk Comments:	
Contamination Risk?	Minor Issues Capable of Being Resolv
Contamination Comments:	Risk low/moderate
Poor Ground Conditions?	No Major Issues
Ground Condition Comments?	
Access Issues?	No Major Issues
Access Comments:	
Bad Neighbour use?	No Major Issues
Bad Neighbour Comments:	
Infrastructure Issues?	No Major Issues
Infrastructure Comments:	
Physical Hazards?	No Major Issues
Hazard Comments:	
Additional Comments:	Expired apartment scheme

Site Suitable and Taken Forward? <input type="text" value="Yes"/>	
Sustainability	
Within 800m of Rail Station?	Yes
Rail Station Comments:	
Within 400m of High Freq Bus?	Yes
High Freq Bus Comments:	
Within 15-30 mins of a Primary School?	Yes
Primary School Comments:	
Within 20-40 mins of a Secondary School?	Yes
Secondary School Comments:	
Within 30-60 mins of Further Education?	Yes
Further Education Comments:	
Within 20-40 mins of an Employment Area?	Yes
Employment Area Comments:	
Within 30-60 mins of a Hospital?	Yes
Hospital Comments:	
Within 15-30 mins of a GP?	Yes
GP Comments:	
Within 15-30 of a Major Centre?	Yes
Major Centre Comments:	

Availability			
In Active Use?	No		
Active Use Comments:	D		
Able to Build Now?	Yes		
Build Now Comments:	Vacant		
Owner:	Mixed		
Ownership	5		
Single Ownership?	No		
Single Ownership Comments:			
Timescales			
Flood Zone:		Contamination:	0.5yr
Ground Conditions		Access:	
Bad Neighbour:		Infrastructure:	
Active Use:		Ownership:	1yrs
Obtaining Planning Permission or a House Builder:			0.5yr
Timescales for Remediation:	11-15		
Likely Availability:	11-15		

Earlestown

Achievability		
Final Assessment		
Economically Viable?	No	
Developer or House Builder?	No	
Deliverable in 0 to 5 Years?	0	
Developable in 6 to 10 Years?	0	
Developable in 11 to 15 Years?	-1	
Not Deliverable?	0	
Actual Units Completed		
2008/09:	0	-3
2009/10:	0	-2
2010/11:	0	-1
2011/12:	0	0
Estimated Units to be Completed		
2012/13:	0	1
2013/14:	0	2
2014/15:	0	3
2015/16:	0	4
2016/17:	0	5

2017/18:	0	6
2018/19:	0	7
2019/20:	0	8
2020/21:	0	9
2021/22:	0	10

2022/23:	0	11
2023/24:	0	12
2024/25:	61	13
2025/26:	0	14
2026/27:	0	15

2027 and beyond:	0	16+
Total:	61	

Site Comments:

Expired apartment scheme (February 2011). Site unviable and unlikely to deliver a lower density scheme in this town centre location in the short to medium term - apartment scheme moved to 11-15 yr period.

Site Reference: 189 Former Sacred Heart RC Church and School, Borough Road

Site Information			
Area (ha)	0.373828949450507	PDL/GF	PDL
Existing Use	Derelict Nursery & Presbytery	Former Housing	0
Density	348 dph	Density with PP	351 dph
Yield @ 30dph	11	Residential Garden?	0
Yield @ 40dph	15	Plan Perm Ref	EXP P/2005/1033
Yield @ 50dph	19	Actual Capacity	130
Call 4 Site Ref		Res Land Ref	HL009
UDP Ref		Site Not Started?	0
NLUD Ref	431500272	Site Under Construction?	0
Estates Ref		Site Complete?	0
Helena Ref		Site Expired?	-1

Suitability	
Policy restrictions and potential impacts	
Green Belt site?	No
Employment Site?	No
Employment Site Comments:	
Wildlife Designation?	No
Wildlife Designation Comments:	
Health _Safety Consultation Zone?	No
Health _Safety Comments:	
Open Space/TPO Designation?	No
Open Space/TPO Comments:	
Landscape Value?	No
Landscape Value Comments:	
Physical and Environmental Conditions	
Flood Zone:	1
Flood Risk Comments:	
Contamination Risk?	Minor Issues Capable of Being Resolv
Contamination Comments:	
Poor Ground Conditions?	No Major Issues
Ground Condition Comments?	
Access Issues?	No Major Issues
Access Comments:	
Bad Neighbour use?	No Major Issues
Bad Neighbour Comments:	
Infrastructure Issues?	No Major Issues
Infrastructure Comments:	
Physical Hazards?	No Major Issues
Hazard Comments:	
Additional Comments:	Expired apartment scheme

Site Suitable and Taken Forward? <input type="text" value="Yes"/>	
Sustainability	
Within 800m of Rail Station?	No
Rail Station Comments:	
Within 400m of High Freq Bus?	Yes
High Freq Bus Comments:	
Within 15-30 mins of a Primary School?	Yes
Primary School Comments:	
Within 20-40 mins of a Secondary School?	Yes
Secondary School Comments:	
Within 30-60 mins of Further Education?	Yes
Further Education Comments:	
Within 20-40 mins of an Employment Area?	Yes
Employment Area Comments:	
Within 30-60 mins of a Hospital?	Yes
Hospital Comments:	
Within 15-30 mins of a GP?	Yes
GP Comments:	
Within 15-30 of a Major Centre?	Yes
Major Centre Comments:	

Availability			
In Active Use?	No		
Active Use Comments:			
Able to Build Now?	No		
Build Now Comments:	Demolition required		
Owner:	Mixed		
Ownership			
Single Ownership?	No		
Single Ownership Comments:			
Timescales			
Flood Zone:		Contamination:	0.5yr
Ground Conditions		Access:	0.5yr
Bad Neighbour:		Infrastructure:	
Active Use:	1yrs	Ownership:	1yrs
Obtaining Planning Permission or a House Builder:	0.5yr		
Timescales for Remediation:	11-15		
Likely Availability:		<input type="text" value="11-15"/>	

Town Centre

Achievability		
Final Assessment		
Economically Viable?	No	
Developer or House Builder?	No	
Deliverable in 0 to 5 Years?	0	
Developable in 6 to 10 Years?	0	
Developable in 11 to 15 Years?	-1	
Not Deliverable?	0	
Actual Units Completed		
2008/09:	0	-3
2009/10:	0	-2
2010/11:	0	-1
2011/12:	0	0
Estimated Units to be Completed		
2012/13:	0	1
2013/14:	0	2
2014/15:	0	3
2015/16:	0	4
2016/17:	0	5

2017/18:	0	6
2018/19:	0	7
2019/20:	0	8
2020/21:	0	9
2021/22:	0	10

2022/23:	0	11
2023/24:	0	12
2024/25:	0	13
2025/26:	130	14
2026/27:	0	15

2027 and beyond:	0	16+

Total:	130	

Site Comments:

Part cleared/derelict site with expired permission for apartments (Jan 2011). Site unviable and unlikely to deliver a lower density scheme in this town centre location in the short to medium term - apartment scheme moved to 11-15 yr period.

Site Reference: 720 Former Sutton Arms PH, Elephant Lane

Site Information			
Area (ha)	0.3475	PDL/GF	PDL
Existing Use	Cleared former Public House	Former Housing	0
Density	52 dph	Density with PP	51 dph
Yield @ 30dph	10	Residential Garden?	0
Yield @ 40dph	14	Plan Perm Ref	P/2011/0651
Yield @ 50dph	17	Actual Capacity	18
Call 4 Site Ref		Res Land Ref	HL263
UDP Ref		Site Not Started?	-1
NLUD Ref	431500599	Site Under Construction?	0
Estates Ref		Site Complete?	0
Helena Ref		Site Expired?	0

Suitability	
Policy restrictions and potential impacts	
Green Belt site?	No
Employment Site?	No
Employment Site Comments:	
Wildlife Designation?	No
Wildlife Designation Comments:	
Health _Safety Consultation Zone?	No
Health _Safety Comments:	
Open Space/TPO Designation?	No
Open Space/TPO Comments:	
Landscape Value?	No
Landscape Value Comments:	
Physical and Environmental Conditions	
Flood Zone:	1
Flood Risk Comments:	
Contamination Risk?	Minor Issues Capable of Being Resolv
Contamination Comments:	
Poor Ground Conditions?	No Major Issues
Ground Condition Comments?	
Access Issues?	No Major Issues
Access Comments:	
Bad Neighbour use?	No Major Issues
Bad Neighbour Comments:	
Infrastructure Issues?	No Major Issues
Infrastructure Comments:	
Physical Hazards?	No Major Issues
Hazard Comments:	
Additional Comments:	Extant planning permission

Site Suitable and Taken Forward? <input type="text" value="Yes"/>	
Sustainability	
Within 800m of Rail Station?	No
Rail Station Comments:	
Within 400m of High Freq Bus?	Yes
High Freq Bus Comments:	
Within 15-30 mins of a Primary School?	Yes
Primary School Comments:	
Within 20-40 mins of a Secondary School?	Yes
Secondary School Comments:	
Within 30-60 mins of Further Education?	Yes
Further Education Comments:	
Within 20-40 mins of an Employment Area?	Yes
Employment Area Comments:	
Within 30-60 mins of a Hospital?	Yes
Hospital Comments:	
Within 15-30 mins of a GP?	Yes
GP Comments:	
Within 15-30 of a Major Centre?	Yes
Major Centre Comments:	

Availability			
In Active Use?	No		
Active Use Comments:			
Able to Build Now?	Yes		
Build Now Comments:			
Owner:	Private		
Ownership	0		
Single Ownership?	Yes		
Single Ownership Comments:			
Timescales			
Flood Zone:		Contamination:	0.5yr
Ground Conditions		Access:	0.5yr
Bad Neighbour:		Infrastructure:	
Active Use:		Ownership:	
Obtaining Planning Permission or a House Builder:			
Timescales for Remediation:	0-5		
Likely Availability:		<input type="text" value="0-5"/>	

Thatto Heath

Achievability		
Final Assessment		
Economically Viable?	<input type="text" value="Yes"/>	
Developer or House Builder?	<input type="text" value="Yes"/>	
Deliverable in 0 to 5 Years?	<input type="text" value="-1"/>	
Developable in 6 to 10 Years?	<input type="text" value="0"/>	
Developable in 11 to 15 Years?	<input type="text" value="0"/>	
Not Deliverable?	<input type="text" value="0"/>	
Actual Units Completed		
2008/09:	<input type="text" value="0"/>	-3
2009/10:	<input type="text" value="0"/>	-2
2010/11:	<input type="text" value="0"/>	-1
2011/12:	<input type="text" value="0"/>	0
Estimated Units to be Completed		
2012/13:	<input type="text" value="0"/>	1
2013/14:	<input type="text" value="9"/>	2
2014/15:	<input type="text" value="9"/>	3
2015/16:	<input type="text" value="0"/>	4
2016/17:	<input type="text" value="0"/>	5

2017/18:	<input type="text" value="0"/>	6
2018/19:	<input type="text" value="0"/>	7
2019/20:	<input type="text" value="0"/>	8
2020/21:	<input type="text" value="0"/>	9
2021/22:	<input type="text" value="0"/>	10

2022/23:	<input type="text" value="0"/>	11
2023/24:	<input type="text" value="0"/>	12
2024/25:	<input type="text" value="0"/>	13
2025/26:	<input type="text" value="0"/>	14
2026/27:	<input type="text" value="0"/>	15

2027 and beyond:	<input type="text" value="0"/>	16+
Total:		<input type="text" value="18"/>

Site Comments:

Cleared former public house with extant permission for the erection of 18 dwellings, although construction not yet started - April 2012.

Site Reference: **151** Former Central Works, Church Road

Site Information

Area (ha)	1.34848548251601	PDL/GF	PDL
Existing Use	Vacant cleared site	Former Housing	0
Density	40 dph	Density with PP	4 dph
Yield @ 30dph	40	Residential Garden?	0
Yield @ 40dph	54	Plan Perm Ref	EXP P/2003/0044
Yield @ 50dph	67	Actual Capacity	0
Call 4 Site Ref		Res Land Ref	HD16
UDP Ref		Site Not Started?	0
NLUD Ref	431500485	Site Under Construction?	0
Estates Ref		Site Complete?	0
Helena Ref		Site Expired?	-1

Suitability

Policy restrictions and potential impacts

Green Belt site?	No
Employment Site?	Yes But Suitable With Mitigation
Employment Site Comments:	
Wildlife Designation?	No
Wildlife Designation Comments	
Health _Safety Consultation Zone?	No
Health _Safety Comments:	
Open Space/TPO Designation?	No
Open Space/TPO Comments:	
Landscape Value?	No
Landscape Value Comments	

Physical and Environmental Conditions

Flood Zone:	1
Flood Risk Comments:	
Contamination Risk?	Minor Issues Capable of Being Resolv
Contamination Comments:	Former refuse tip
Poor Ground Conditions?	Minor Issues Capable of Being Resolv
Ground Condition Comments?	3x mine shafts
Access Issues?	No Major Issues
Access Comments:	
Bad Neighbour use?	No Major Issues
Bad Neighbour Comments:	
Infrastructure Issues?	No Major Issues
Infrastructure Comments:	
Physical Hazards?	No Major Issues
Hazard Comments:	

Additional Comments: Expired planning permission

Site Suitable and Taken Forward?

Yes

Sustainability

Within 800m of Rail Station?	No
Rail Station Comments:	
Within 400m of High Freq Bus?	Yes
High Freq Bus Comments:	
Within 15-30 mins of a Primary School?	Yes
Primary School Comments:	
Within 20-40 mins of a Secondary School?	Yes
Secondary School Comments:	
Within 30-60 mins of Further Education?	Yes
Further Education Comments:	
Within 20-40 mins of an Employment Area?	Yes
Employment Area Comments:	
Within 30-60 mins of a Hospital?	Yes
Hospital Comments:	
Within 15-30 mins of a GP?	Yes
GP Comments:	
Within 15-30 of a Major Centre?	Yes
Major Centre Comments:	

Availability

In Active Use?	No
Active Use Comments:	
Able to Build Now?	Yes
Build Now Comments:	
Owner:	Private
Ownership	0
Single Ownership?	Yes
Single Ownership Comments:	Tesco

Timescales

Flood Zone:		Contamination:	1yrs
Ground Conditions	0.5yr	Access:	0.5yr
Bad Neighbour:		Infrastructure:	0.5yr
Active Use:		Ownership:	1yrs
Obtaining Planning Permission or a House Builder:	0.5yr		
Timescales for Remediation:	0-5		

Likely Availability:

0-5

Haydock

Achievability

Final Assessment

Economically Viable?	Yes
Developer or House Builder?	Yes
Deliverable in 0 to 5 Years?	-1
Developable in 6 to 10 Years?	0
Developable in 11 to 15 Years?	0
Not Deliverable?	0

Actual Units Completed

2008/09:	0	-3
2009/10:	0	-2
2010/11:	0	-1
2011/12:	0	0

Estimated Units to be Completed

2012/13:	0	1
2013/14:	0	2
2014/15:	12	3
2015/16:	25	4
2016/17:	17	5

2017/18:	0	6
2018/19:	0	7
2019/20:	0	8
2020/21:	0	9
2021/22:	0	10

2022/23:	0	11
2023/24:	0	12
2024/25:	0	13
2025/26:	0	14
2026/27:	0	15

2027 and beyond:	0	16+

Total:

54

Site Comments:

Vacant cleared former industrial site adjacent Tesco supermarket with expired permission for residential development (October 2008). Expect site to re-submit and develop in short-term - site kept in 0-5 yr period.

Site Reference: 172 Site of former 56-120 Eccleston Street

Site Information			
Area (ha)	0.331917185052423	PDL/GF	PDL
Existing Use	Informal open space	Former Housing	-1
Density	50 dph	Density with PP	0 dph
Yield @ 30dph	10	Residential Garden?	0
Yield @ 40dph	13	Plan Perm Ref	
Yield @ 50dph	17	Actual Capacity	0
Call 4 Site Ref		Res Land Ref	
UDP Ref		Site Not Started?	-1
NLUD Ref	431500027	Site Under Construction?	0
Estates Ref	36,37,38	Site Complete?	0
Helena Ref		Site Expired?	0

Suitability	
Policy restrictions and potential impacts	
Green Belt site?	No
Employment Site?	No
Employment Site Comments:	
Wildlife Designation?	No
Wildlife Designation Comments:	
Health _Safety Consultation Zone?	No
Health _Safety Comments:	
Open Space/TPO Designation?	No
Open Space/TPO Comments:	
Landscape Value?	No
Landscape Value Comments:	
Physical and Environmental Conditions	
Flood Zone:	1
Flood Risk Comments:	
Contamination Risk?	Minor Issues Capable of Being Resolv
Contamination Comments:	
Poor Ground Conditions?	No Major Issues
Ground Condition Comments?	
Access Issues?	No Major Issues
Access Comments:	
Bad Neighbour use?	No Major Issues
Bad Neighbour Comments:	
Infrastructure Issues?	No Major Issues
Infrastructure Comments:	
Physical Hazards?	No Major Issues
Hazard Comments:	
Additional Comments:	Vacant site

Site Suitable and Taken Forward?	
	Yes
Sustainability	
Within 800m of Rail Station?	No
Rail Station Comments:	
Within 400m of High Freq Bus?	Yes
High Freq Bus Comments:	
Within 15-30 mins of a Primary School?	Yes
Primary School Comments:	
Within 20-40 mins of a Secondary School?	Yes
Secondary School Comments:	
Within 30-60 mins of Further Education?	Yes
Further Education Comments:	
Within 20-40 mins of an Employment Area?	Yes
Employment Area Comments:	
Within 30-60 mins of a Hospital?	Yes
Hospital Comments:	
Within 15-30 mins of a GP?	Yes
GP Comments:	
Within 15-30 of a Major Centre?	Yes
Major Centre Comments:	

Availability	
In Active Use?	No
Active Use Comments:	
Able to Build Now?	Yes
Build Now Comments:	
Owner:	Local Authority
Ownership	0
Single Ownership?	Yes
Single Ownership Comments:	
Timescales	
Flood Zone:	0.5yr
Contamination:	0.5yr
Ground Conditions	0.5yr
Access:	0.5yr
Bad Neighbour:	
Infrastructure:	
Active Use:	0.5yr
Ownership:	0.5yr
Obtaining Planning Permission or a House Builder:	0.5yr
Timescales for Remediation:	0-5
Likely Availability:	0-5

Town Centre

Achievability		
Final Assessment		
Economically Viable?	Yes	
Developer or House Builder?	No	
Deliverable in 0 to 5 Years?	-1	
Developable in 6 to 10 Years?	0	
Developable in 11 to 15 Years?	0	
Not Deliverable?	0	
Actual Units Completed		
2008/09:	0	-3
2009/10:	0	-2
2010/11:	0	-1
2011/12:	0	0
Estimated Units to be Completed		
2012/13:	0	1
2013/14:	0	2
2014/15:	0	3
2015/16:	12	4
2016/17:	5	5

2017/18:	0	6
2018/19:	0	7
2019/20:	0	8
2020/21:	0	9
2021/22:	0	10

2022/23:	0	11
2023/24:	0	12
2024/25:	0	13
2025/26:	0	14
2026/27:	0	15

2027 and beyond:	0	16+
Total:	17	

Site Comments:

Cleared former housing site with prominent frontage along busy route into town centre. Expect to dispose site to a developer and commence in short-term - site kept in 0-5 yr period.

Site Reference: 176 Land at Waterdale Crescent

Site Information

Area (ha)	0.396710505121749	PDL/GF	PDL/GF
Existing Use	Open Space	Former Housing	-1
Density	30 dph	Density with PP	0 dph
Yield @ 30dph	12	Residential Garden?	0
Yield @ 40dph	16	Plan Perm Ref	
Yield @ 50dph	20	Actual Capacity	0
Call 4 Site Ref		Res Land Ref	
UDP Ref		Site Not Started?	-1
NLUD Ref	431500111	Site Under Construction?	0
Estates Ref	47	Site Complete?	0
Helena Ref		Site Expired?	0

Suitability

Policy restrictions and potential impacts	
Green Belt site?	No
Employment Site?	No
Employment Site Comments:	
Wildlife Designation?	No
Wildlife Designation Comments	
Health _Safety Consultation Zone?	Yes But Suitable With Mitigation
Health _Safety Comments:	HSE outer zone for Hays Chemical
Open Space/TPO Designation?	Yes
Open Space/TPO Comments:	Approx 15% open space
Landscape Value?	No
Landscape Value Comments	
Physical and Environmental Conditions	
Flood Zone:	1
Flood Risk Comments:	
Contamination Risk?	Minor Issues Capable of Being Resolv
Contamination Comments:	Risk low/moderate
Poor Ground Conditions?	No Major Issues
Ground Condition Comments?	
Access Issues?	No Major Issues
Access Comments:	
Bad Neighbour use?	No Major Issues
Bad Neighbour Comments:	
Infrastructure Issues?	No Major Issues
Infrastructure Comments:	
Physical Hazards?	No Major Issues
Hazard Comments:	
Additional Comments:	Part UDP allocated Open Space

Site Suitable and Taken Forward?

Yes

Sustainability

Within 800m of Rail Station?	No
Rail Station Comments:	90% of site
Within 400m of High Freq Bus?	Yes
High Freq Bus Comments:	
Within 15-30 mins of a Primary School?	Yes
Primary School Comments:	
Within 20-40 mins of a Secondary School?	Yes
Secondary School Comments:	
Within 30-60 mins of Further Education?	Yes
Further Education Comments:	
Within 20-40 mins of an Employment Area?	Yes
Employment Area Comments:	
Within 30-60 mins of a Hospital?	Yes
Hospital Comments:	
Within 15-30 mins of a GP?	Yes
GP Comments:	
Within 15-30 of a Major Centre?	Yes
Major Centre Comments:	

Availability

In Active Use?	Yes Partially
Active Use Comments:	Informal open space
Able to Build Now?	Yes
Build Now Comments:	
Owner:	Local Authority
Ownership	1
Single Ownership?	Yes
Single Ownership Comments:	

Timescales

Flood Zone:		Contamination:	0.5yr
Ground Conditions		Access:	0.5yr
Bad Neighbour:		Infrastructure:	
Active Use:		Ownership:	0.5yr
Obtaining Planning Permission or a House Builder:			0.5yr
Timescales for Remediation:	0-5		

Likely Availability:

0-5

Sutton

Achievability

Final Assessment

Economically Viable?	Yes
Developer or House Builder?	Yes
Deliverable in 0 to 5 Years?	-1
Developable in 6 to 10 Years?	0
Developable in 11 to 15 Years?	0
Not Deliverable?	0

Actual Units Completed

2008/09:	0	-3
2009/10:	0	-2
2010/11:	0	-1
2011/12:	0	0

Estimated Units to be Completed

2012/13:	0	1
2013/14:	0	2
2014/15:	0	3
2015/16:	6	4
2016/17:	6	5

2017/18:	0	6
2018/19:	0	7
2019/20:	0	8
2020/21:	0	9
2021/22:	0	10

2022/23:	0	11
2023/24:	0	12
2024/25:	0	13
2025/26:	0	14
2026/27:	0	15

2027 and beyond:	0	16+

Total:

12

Site Comments:

Cleared former housing site, part in use as informal and allocated open space (55%, 45% GF). Density reduced to take account of formal open space in SE of site. Enquiries received to develop site in short-term - site kept in 0-5 yr period.

Site Reference: **229** Site of former 119-133 Crow Lane West

Site Information			
Area (ha)	0.304902861706919	PDL/GF	PDL
Existing Use	Builders Merchants	Former Housing	-1
Density	30 dph	Density with PP	0 dph
Yield @ 30dph	9	Residential Garden?	0
Yield @ 40dph	12	Plan Perm Ref	
Yield @ 50dph	15	Actual Capacity	0
Call 4 Site Ref		Res Land Ref	
UDP Ref		Site Not Started?	-1
NLUD Ref	431500397	Site Under Construction?	0
Estates Ref	28	Site Complete?	0
Helena Ref		Site Expired?	0

Suitability	
Policy restrictions and potential impacts	
Green Belt site?	No
Employment Site?	No
Employment Site Comments:	
Wildlife Designation?	No
Wildlife Designation Comments:	
Health _Safety Consultation Zone?	No
Health _Safety Comments:	
Open Space/TPO Designation?	No
Open Space/TPO Comments:	
Landscape Value?	No
Landscape Value Comments:	
Physical and Environmental Conditions	
Flood Zone:	1
Flood Risk Comments:	
Contamination Risk?	Minor Issues Capable of Being Resolv
Contamination Comments:	Risk moderate
Poor Ground Conditions?	No Major Issues
Ground Condition Comments?	
Access Issues?	Minor Issues Capable of Being Resolv
Access Comments:	
Bad Neighbour use?	No Major Issues
Bad Neighbour Comments:	
Infrastructure Issues?	No Major Issues
Infrastructure Comments:	
Physical Hazards?	No Major Issues
Hazard Comments:	
Additional Comments:	Builders Merchants in active use

Site Suitable and Taken Forward?	
	Yes
Sustainability	
Within 800m of Rail Station?	Yes
Rail Station Comments:	
Within 400m of High Freq Bus?	Yes
High Freq Bus Comments:	
Within 15-30 mins of a Primary School?	Yes
Primary School Comments:	
Within 20-40 mins of a Secondary School?	Yes
Secondary School Comments:	
Within 30-60 mins of Further Education?	Yes
Further Education Comments:	
Within 20-40 mins of an Employment Area?	Yes
Employment Area Comments:	
Within 30-60 mins of a Hospital?	Yes
Hospital Comments:	
Within 15-30 mins of a GP?	Yes
GP Comments:	
Within 15-30 of a Major Centre?	Yes
Major Centre Comments:	

Availability			
In Active Use?	Yes		
Active Use Comments:	A		
Able to Build Now?	No		
Build Now Comments:			
Owner:	Mixed		
Ownership	5		
Single Ownership?	No		
Single Ownership Comments:			
Timescales			
Flood Zone:		Contamination:	0.5yr
Ground Conditions		Access:	0.5yr
Bad Neighbour:		Infrastructure:	0.5yr
Active Use:	1yrs	Ownership:	0.5yr
Obtaining Planning Permission or a House Builder:	0.5yr		
Timescales for Remediation:	11-15		
Likely Availability:			
	11-15		

Earlestown

Achievability		
Final Assessment		
Economically Viable?	Yes	
Developer or House Builder?	No	
Deliverable in 0 to 5 Years?	0	
Developable in 6 to 10 Years?	0	
Developable in 11 to 15 Years?	-1	
Not Deliverable?	0	
Actual Units Completed		
2008/09:	0	-3
2009/10:	0	-2
2010/11:	0	-1
2011/12:	0	0
Estimated Units to be Completed		
2012/13:	0	1
2013/14:	0	2
2014/15:	0	3
2015/16:	0	4
2016/17:	0	5

2017/18:	0	6
2018/19:	0	7
2019/20:	0	8
2020/21:	0	9
2021/22:	0	10

2022/23:	0	11
2023/24:	0	12
2024/25:	0	13
2025/26:	5	14
2026/27:	4	15

2027 and beyond:	0	16+

Total:	9	

Site Comments:

Cleared former housing and railway line currently in active use as a builders merchants, with new tree planting and opposite busy junction - density/capacity reduced. Cessation of existing use required - site moved to 11-15 yr period.

Site Reference: 268 Land adjacent Laffak Road and Carr Mill Road

Site Information			
Area (ha)	<input type="text" value="3.313"/>	PDL/GF	<input type="text" value="PDL/GF"/>
Existing Use	<input type="text" value="Mixed use; agricultural holding"/>	Former Housing	<input type="text" value="0"/>
Density	<input type="text" value="30"/> dph	Density with PP	<input type="text" value="0"/> dph
Yield @ 30dph	<input type="text" value="99"/>	Residential Garden?	<input type="text" value="0"/>
Yield @ 40dph	<input type="text" value="133"/>	Plan Perm Ref	<input type="text"/>
Yield @ 50dph	<input type="text" value="166"/>	Actual Capacity	<input type="text" value="0"/>
Call 4 Site Ref	<input type="text"/>	Res Land Ref	<input type="text"/>
UDP Ref	<input type="text"/>	Site Not Started?	<input type="text" value="-1"/>
NLUD Ref	<input type="text" value="431500180"/>	Site Under Construction?	<input type="text" value="0"/>
Estates Ref	<input type="text"/>	Site Complete?	<input type="text" value="0"/>
Helena Ref	<input type="text"/>	Site Expired?	<input type="text" value="0"/>

Suitability	
Policy restrictions and potential impacts	
Green Belt site?	<input type="text" value="No"/>
Employment Site?	<input type="text" value="No"/>
Employment Site Comments:	<input type="text"/>
Wildlife Designation?	<input type="text" value="No"/>
Wildlife Designation Comments:	<input type="text"/>
Health _Safety Consultation Zone?	<input type="text" value="No"/>
Health _Safety Comments:	<input type="text"/>
Open Space/TPO Designation?	<input type="text" value="No"/>
Open Space/TPO Comments:	<input type="text"/>
Landscape Value?	<input type="text" value="No"/>
Landscape Value Comments:	<input type="text"/>

Physical and Environmental Conditions	
Flood Zone:	<input type="text" value="1"/>
Flood Risk Comments:	<input type="text"/>
Contamination Risk?	<input type="text" value="Minor Issues Capable of Being Resolv"/>
Contamination Comments:	<input type="text" value="Risk moderate"/>
Poor Ground Conditions?	<input type="text" value="Minor Issues Capable of Being Resolv"/>
Ground Condition Comments?	<input type="text" value="Geological fault, former railway"/>
Access Issues?	<input type="text" value="Minor Issues Capable of Being Resolv"/>
Access Comments:	<input type="text" value="Realignment of Laffak Road required"/>
Bad Neighbour use?	<input type="text" value="No Major Issues"/>
Bad Neighbour Comments:	<input type="text"/>
Infrastructure Issues?	<input type="text" value="No Major Issues"/>
Infrastructure Comments:	<input type="text"/>
Physical Hazards?	<input type="text" value="Minor Issues Capable of Being Resolv"/>
Hazard Comments:	<input type="text" value="Electricity pylon crosses site"/>

Additional Comments:

Site Suitable and Taken Forward? <input type="text" value="Yes"/>	
Sustainability	
Within 800m of Rail Station?	<input type="text" value="No"/>
Rail Station Comments:	<input type="text"/>
Within 400m of High Freq Bus?	<input type="text" value="Yes"/>
High Freq Bus Comments:	<input type="text"/>
Within 15-30 mins of a Primary School?	<input type="text" value="Yes"/>
Primary School Comments:	<input type="text"/>
Within 20-40 mins of a Secondary School?	<input type="text" value="Yes"/>
Secondary School Comments:	<input type="text"/>
Within 30-60 mins of Further Education?	<input type="text" value="Yes"/>
Further Education Comments:	<input type="text"/>
Within 20-40 mins of an Employment Area?	<input type="text" value="Yes"/>
Employment Area Comments:	<input type="text"/>
Within 30-60 mins of a Hospital?	<input type="text" value="Yes"/>
Hospital Comments:	<input type="text"/>
Within 15-30 mins of a GP?	<input type="text" value="Yes"/>
GP Comments:	<input type="text"/>
Within 15-30 of a Major Centre?	<input type="text" value="Yes"/>
Major Centre Comments:	<input type="text"/>

Availability	
In Active Use?	<input type="text" value="Yes Partially"/>
Active Use Comments:	<input type="text"/>
Able to Build Now?	<input type="text" value="No"/>
Build Now Comments:	<input type="text" value="Cessation of use required"/>
Owner:	<input type="text" value="Mixed"/>
Ownership	<input type="text" value="0"/>
Single Ownership?	<input type="text" value="No"/>
Single Ownership Comments:	<input type="text" value="Multiple ownership"/>

Timescales			
Flood Zone:	<input type="text"/>	Contamination:	<input type="text" value="1yrs"/>
Ground Conditions	<input type="text" value="0.5yr"/>	Access:	<input type="text" value="1yrs"/>
Bad Neighbour:	<input type="text"/>	Infrastructure:	<input type="text" value="0.5yr"/>
Active Use:	<input type="text" value="1yrs"/>	Ownership:	<input type="text" value="1yrs"/>
Obtaining Planning Permission or a House Builder:	<input type="text" value="0.5yr"/>		
Timescales for Remediation:	<input type="text" value="6-10"/>		

Likely Availability:

Moss Bank

Achievability		
Final Assessment		
Economically Viable?	<input type="text" value="Yes"/>	
Developer or House Builder?	<input type="text" value="No"/>	
Deliverable in 0 to 5 Years?	<input type="text" value="0"/>	
Developable in 6 to 10 Years?	<input type="text" value="-1"/>	
Developable in 11 to 15 Years?	<input type="text" value="0"/>	
Not Deliverable?	<input type="text" value="0"/>	
Actual Units Completed		
2008/09:	<input type="text" value="0"/>	-3
2009/10:	<input type="text" value="0"/>	-2
2010/11:	<input type="text" value="0"/>	-1
2011/12:	<input type="text" value="0"/>	0
Estimated Units to be Completed		
2012/13:	<input type="text" value="0"/>	1
2013/14:	<input type="text" value="0"/>	2
2014/15:	<input type="text" value="0"/>	3
2015/16:	<input type="text" value="0"/>	4
2016/17:	<input type="text" value="0"/>	5
2017/18:	<input type="text" value="12"/>	6
2018/19:	<input type="text" value="25"/>	7
2019/20:	<input type="text" value="25"/>	8
2020/21:	<input type="text" value="25"/>	9
2021/22:	<input type="text" value="12"/>	10
2022/23:	<input type="text" value="0"/>	11
2023/24:	<input type="text" value="0"/>	12
2024/25:	<input type="text" value="0"/>	13
2025/26:	<input type="text" value="0"/>	14
2026/27:	<input type="text" value="0"/>	15
2027 and beyond:	<input type="text" value="0"/>	16+
Total:	<input type="text" value="99"/>	

Site Comments:

Site comprises a mix of uses (80% PDL, 20% GF) with adopted Development Brief status (October 2009). Site unlikely to be developed in short-term until ownership issues are overcome - site moved to 6-10 yr period.

Site Reference: 274 **Land adjacent Church of Christ, Heather Brae**

Site Information			
Area (ha)	0.297182002796207	PDL/GF	GF
Existing Use	Open Space	Former Housing	0
Density	0 dph	Density with PP	0 dph
Yield @ 30dph	0	Residential Garden?	0
Yield @ 40dph	0	Plan Perm Ref	
Yield @ 50dph	0	Actual Capacity	0
Call 4 Site Ref		Res Land Ref	
UDP Ref		Site Not Started?	0
NLUD Ref		Site Under Construction?	0
Estates Ref		Site Complete?	0
Helena Ref		Site Expired?	0

Suitability	
Policy restrictions and potential impacts	
Green Belt site?	No
Employment Site?	No
Employment Site Comments:	
Wildlife Designation?	No
Wildlife Designation Comments:	
Health _Safety Consultation Zone?	No
Health _Safety Comments:	
Open Space/TPO Designation?	No
Open Space/TPO Comments:	
Landscape Value?	No
Landscape Value Comments:	
Physical and Environmental Conditions	
Flood Zone:	1
Flood Risk Comments:	
Contamination Risk?	No Major Issues
Contamination Comments:	
Poor Ground Conditions?	No Major Issues
Ground Condition Comments?	
Access Issues?	No Major Issues
Access Comments:	
Bad Neighbour use?	No Major Issues
Bad Neighbour Comments:	
Infrastructure Issues?	No Major Issues
Infrastructure Comments:	
Physical Hazards?	No Major Issues
Hazard Comments:	
Additional Comments:	Open Space

Site Suitable and Taken Forward?	
	No
Sustainability	
Within 800m of Rail Station?	Yes
Rail Station Comments:	
Within 400m of High Freq Bus?	Yes
High Freq Bus Comments:	
Within 15-30 mins of a Primary School?	Yes
Primary School Comments:	
Within 20-40 mins of a Secondary School?	Yes
Secondary School Comments:	
Within 30-60 mins of Further Education?	Yes
Further Education Comments:	
Within 20-40 mins of an Employment Area?	Yes
Employment Area Comments:	
Within 30-60 mins of a Hospital?	Yes
Hospital Comments:	
Within 15-30 mins of a GP?	Yes
GP Comments:	
Within 15-30 of a Major Centre?	Yes
Major Centre Comments:	

Availability			
In Active Use?	No		
Active Use Comments:	A		
Able to Build Now?	Yes		
Build Now Comments:			
Owner:	Mixed		
Ownership	5		
Single Ownership?	No		
Single Ownership Comments:			
Timescales			
Flood Zone:		Contamination:	
Ground Conditions		Access:	
Bad Neighbour:		Infrastructure:	
Active Use:		Ownership:	
Obtaining Planning Permission or a House Builder:			
Timescales for Remediation:	N/A		
Likely Availability:		N/A	

Earlestown

Achievability		
Final Assessment		
Economically Viable?		
Developer or House Builder?		
Deliverable in 0 to 5 Years?	0	
Developable in 6 to 10 Years?	0	
Developable in 11 to 15 Years?	0	
Not Deliverable?		-1
Actual Units Completed		
2008/09:	0	-3
2009/10:	0	-2
2010/11:	0	-1
2011/12:	0	0
Estimated Units to be Completed		
2012/13:	0	1
2013/14:	0	2
2014/15:	0	3
2015/16:	0	4
2016/17:	0	5

2017/18:	0	6
2018/19:	0	7
2019/20:	0	8
2020/21:	0	9
2021/22:	0	10

2022/23:	0	11
2023/24:	0	12
2024/25:	0	13
2025/26:	0	14
2026/27:	0	15

2027 and beyond:	0	16+
Total:		
	0	

Site Comments:

Site currently in use as valuable open space with mature trees on western edge - removed from SHLAA.

Site Reference: **289** Milton Street

Site Information

Area (ha)	1.27345846830591	PDL/GF	GF
Existing Use	Allotments, former school playing	Former Housing	0
Density	0 dph	Density with PP	0 dph
Yield @ 30dph	0	Residential Garden?	0
Yield @ 40dph	0	Plan Perm Ref	
Yield @ 50dph	0	Actual Capacity	0
Call 4 Site Ref		Res Land Ref	
UDP Ref		Site Not Started?	0
NLUD Ref		Site Under Construction?	0
Estates Ref		Site Complete?	0
Helena Ref		Site Expired?	0

Suitability

Policy restrictions and potential impacts	
Green Belt site?	No
Employment Site?	No
Employment Site Comments:	
Wildlife Designation?	No
Wildlife Designation Comments:	
Health _Safety Consultation Zone?	No
Health _Safety Comments:	
Open Space/TPO Designation?	Yes But Suitable With Mitigation
Open Space/TPO Comments:	Education Recreation Field
Landscape Value?	No
Landscape Value Comments:	
Physical and Environmental Conditions	
Flood Zone:	3
Flood Risk Comments:	
Contamination Risk?	No Major Issues
Contamination Comments:	
Poor Ground Conditions?	No Major Issues
Ground Condition Comments?	
Access Issues?	No Major Issues
Access Comments:	Within public right of way buffer
Bad Neighbour use?	No Major Issues
Bad Neighbour Comments:	
Infrastructure Issues?	No Major Issues
Infrastructure Comments:	
Physical Hazards?	No Major Issues
Hazard Comments:	
Additional Comments:	Flood Zone 3

Site Suitable and Taken Forward?

No

Sustainability

Within 800m of Rail Station?	No
Rail Station Comments:	
Within 400m of High Freq Bus?	Yes
High Freq Bus Comments:	
Within 15-30 mins of a Primary School?	Yes
Primary School Comments:	
Within 20-40 mins of a Secondary School?	Yes
Secondary School Comments:	
Within 30-60 mins of Further Education?	Yes
Further Education Comments:	
Within 20-40 mins of an Employment Area?	Yes
Employment Area Comments:	
Within 30-60 mins of a Hospital?	Yes
Hospital Comments:	
Within 15-30 mins of a GP?	Yes
GP Comments:	
Within 15-30 of a Major Centre?	Yes
Major Centre Comments:	

Availability

In Active Use?	Yes Partially
Active Use Comments:	
Able to Build Now?	No
Build Now Comments:	
Owner:	Mixed
Ownership	5
Single Ownership?	No
Single Ownership Comments:	

Timescales

Flood Zone:		Contamination:	
Ground Conditions		Access:	
Bad Neighbour:		Infrastructure:	
Active Use:		Ownership:	
Obtaining Planning Permission or a House Builder:			
Timescales for Remediation:			

Likely Availability:

Bold

Achievability

Final Assessment

Economically Viable?	
Developer or House Builder?	
Deliverable in 0 to 5 Years?	0
Developable in 6 to 10 Years?	0
Developable in 11 to 15 Years?	0
Not Deliverable?	-1

Actual Units Completed

2008/09:	0	-3
2009/10:	0	-2
2010/11:	0	-1
2011/12:	0	0

Estimated Units to be Completed

2012/13:	0	1
2013/14:	0	2
2014/15:	0	3
2015/16:	0	4
2016/17:	0	5

2017/18:	0	6
2018/19:	0	7
2019/20:	0	8
2020/21:	0	9
2021/22:	0	10

2022/23:	0	11
2023/24:	0	12
2024/25:	0	13
2025/26:	0	14
2026/27:	0	15

2027 and beyond:	0	16+
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Total: 0

Site Comments:

Site comprises allotments and former school playing field. Majority of developable site area located within Flood Zone 3 - removed from SHLAA

Site Reference: 304 Land rear of 350 Warrington Road

Site Information

Area (ha)	0.392796644544638	PDL/GF	GF
Existing Use	Grazing/ private residential garde	Former Housing	0
Density	0 dph	Density with PP	0 dph
Yield @ 30dph	0	Residential Garden?	-1
Yield @ 40dph	0	Plan Perm Ref	
Yield @ 50dph	0	Actual Capacity	0
Call 4 Site Ref		Res Land Ref	
UDP Ref		Site Not Started?	0
NLUD Ref	431500169	Site Under Construction?	0
Estates Ref		Site Complete?	0
Helena Ref		Site Expired?	0

Suitability

Policy restrictions and potential impacts	
Green Belt site?	No
Employment Site?	No
Employment Site Comments:	
Wildlife Designation?	No
Wildlife Designation Comments:	
Health _Safety Consultation Zone?	No
Health _Safety Comments:	
Open Space/TPO Designation?	No
Open Space/TPO Comments:	
Landscape Value?	No
Landscape Value Comments:	
Physical and Environmental Conditions	
Flood Zone:	1
Flood Risk Comments:	
Contamination Risk?	Minor Issues Capable of Being Resolv
Contamination Comments:	
Poor Ground Conditions?	No Major Issues
Ground Condition Comments?	
Access Issues?	Minor Issues Capable of Being Resolv
Access Comments:	
Bad Neighbour use?	Minor Issues Capable of Being Resolv
Bad Neighbour Comments:	
Infrastructure Issues?	No Major Issues
Infrastructure Comments:	
Physical Hazards?	No Major Issues
Hazard Comments:	
Additional Comments:	Potentially suitable with further investigation

Site Suitable and Taken Forward?

No

Sustainability

Within 800m of Rail Station?	No
Rail Station Comments:	
Within 400m of High Freq Bus?	Yes
High Freq Bus Comments:	
Within 15-30 mins of a Primary School?	Yes
Primary School Comments:	
Within 20-40 mins of a Secondary School?	Yes
Secondary School Comments:	
Within 30-60 mins of Further Education?	Yes
Further Education Comments:	
Within 20-40 mins of an Employment Area?	Yes
Employment Area Comments:	
Within 30-60 mins of a Hospital?	Yes
Hospital Comments:	
Within 15-30 mins of a GP?	Yes
GP Comments:	
Within 15-30 of a Major Centre?	Yes
Major Centre Comments:	

Availability

In Active Use?	Yes
Active Use Comments:	E
Able to Build Now?	No
Build Now Comments:	
Owner:	Mixed
Ownership	4
Single Ownership?	No
Single Ownership Comments:	

Timescales

Flood Zone:		Contamination:	
Ground Conditions		Access:	
Bad Neighbour:		Infrastructure:	
Active Use:		Ownership:	
Obtaining Planning Permission or a House Builder:			
Timescales for Remediation:	N/A		

Likely Availability:

N/A

Rainhill

Achievability

Final Assessment

Economically Viable?	
Developer or House Builder?	
Deliverable in 0 to 5 Years?	0
Developable in 6 to 10 Years?	0
Developable in 11 to 15 Years?	0
Not Deliverable?	-1

Actual Units Completed

2008/09:	0	-3
2009/10:	0	-2
2010/11:	0	-1
2011/12:	0	0

Estimated Units to be Completed

2012/13:	0	1
2013/14:	0	2
2014/15:	0	3
2015/16:	0	4
2016/17:	0	5

2017/18:	0	6
2018/19:	0	7
2019/20:	0	8
2020/21:	0	9
2021/22:	0	10

2022/23:	0	11
2023/24:	0	12
2024/25:	0	13
2025/26:	0	14
2026/27:	0	15

2027 and beyond:	0	16+

Total:

0

Site Comments:

Landlocked site to rear of existing residential properties with access issues, partly used as grazing, partly used as gardens. Could potentially be suitable but further investigation required.

Site Reference: 321 Auto Safety Centre, Vicarage Road

Site Information

Area (ha)	<input type="text" value="0.305"/>	PDL/GF	<input type="text" value="PDL"/>
Existing Use	<input type="text" value="Car repairs garage"/>	Former Housing	<input type="text" value="0"/>
Density	<input type="text" value="0"/> dph	Density with PP	<input type="text" value="0"/> dph
Yield @ 30dph	<input type="text" value="0"/>	Residential Garden?	<input type="text" value="0"/>
Yield @ 40dph	<input type="text" value="0"/>	Plan Perm Ref	<input type="text"/>
Yield @ 50dph	<input type="text" value="0"/>	Actual Capacity	<input type="text" value="0"/>
Call 4 Site Ref	<input type="text"/>	Res Land Ref	<input type="text"/>
UDP Ref	<input type="text"/>	Site Not Started?	<input type="text" value="0"/>
NLUD Ref	<input type="text" value="431500534"/>	Site Under Construction?	<input type="text" value="0"/>
Estates Ref	<input type="text"/>	Site Complete?	<input type="text" value="0"/>
Helena Ref	<input type="text"/>	Site Expired?	<input type="text" value="0"/>

Suitability

Policy restrictions and potential impacts

Green Belt site?	<input type="text" value="No"/>
Employment Site?	<input type="text" value="No"/>
Employment Site Comments:	<input type="text"/>
Wildlife Designation?	<input type="text" value="No"/>
Wildlife Designation Comments:	<input type="text"/>
Health _Safety Consultation Zone?	<input type="text" value="No"/>
Health _Safety Comments:	<input type="text"/>
Open Space/TPO Designation?	<input type="text" value="No"/>
Open Space/TPO Comments:	<input type="text"/>
Landscape Value?	<input type="text" value="No"/>
Landscape Value Comments:	<input type="text"/>

Physical and Environmental Conditions

Flood Zone:	<input type="text" value="1"/>
Flood Risk Comments:	<input type="text"/>
Contamination Risk?	<input type="text" value="Minor Issues Capable of Being Resolv"/>
Contamination Comments:	<input type="text"/>
Poor Ground Conditions?	<input type="text" value="No Major Issues"/>
Ground Condition Comments?	<input type="text"/>
Access Issues?	<input type="text" value="No Major Issues"/>
Access Comments:	<input type="text"/>
Bad Neighbour use?	<input type="text" value="No Major Issues"/>
Bad Neighbour Comments:	<input type="text"/>
Infrastructure Issues?	<input type="text" value="No Major Issues"/>
Infrastructure Comments:	<input type="text"/>
Physical Hazards?	<input type="text" value="No Major Issues"/>
Hazard Comments:	<input type="text"/>

Additional Comments:

Site Suitable and Taken Forward?

Sustainability

Within 800m of Rail Station?	<input type="text" value="No"/>
Rail Station Comments:	<input type="text"/>
Within 400m of High Freq Bus?	<input type="text" value="Yes"/>
High Freq Bus Comments:	<input type="text"/>
Within 15-30 mins of a Primary School?	<input type="text" value="Yes"/>
Primary School Comments:	<input type="text"/>
Within 20-40 mins of a Secondary School?	<input type="text" value="Yes"/>
Secondary School Comments:	<input type="text"/>
Within 30-60 mins of Further Education?	<input type="text" value="Yes"/>
Further Education Comments:	<input type="text"/>
Within 20-40 mins of an Employment Area?	<input type="text" value="Yes"/>
Employment Area Comments:	<input type="text"/>
Within 30-60 mins of a Hospital?	<input type="text" value="Yes"/>
Hospital Comments:	<input type="text"/>
Within 15-30 mins of a GP?	<input type="text" value="Yes"/>
GP Comments:	<input type="text"/>
Within 15-30 of a Major Centre?	<input type="text" value="Yes"/>
Major Centre Comments:	<input type="text"/>

Availability

In Active Use?	<input type="text" value="Yes"/>
Active Use Comments:	<input type="text" value="E"/>
Able to Build Now?	<input type="text" value="No"/>
Build Now Comments:	<input type="text"/>
Owner:	<input type="text" value="Private"/>
Ownership	<input type="text" value="5"/>
Single Ownership?	<input type="text" value="Yes"/>
Single Ownership Comments:	<input type="text"/>

Timescales

Flood Zone:	<input type="text"/>	Contamination:	<input type="text"/>
Ground Conditions	<input type="text"/>	Access:	<input type="text"/>
Bad Neighbour:	<input type="text"/>	Infrastructure:	<input type="text"/>
Active Use:	<input type="text"/>	Ownership:	<input type="text"/>
Obtaining Planning Permission or a House Builder:	<input type="text"/>		
Timescales for Remediation:	<input type="text" value="N/A"/>		

Likely Availability:

Blackbrook

Achievability

Final Assessment

Economically Viable?	<input type="text"/>
Developer or House Builder?	<input type="text"/>
Deliverable in 0 to 5 Years?	<input type="text" value="0"/>
Developable in 6 to 10 Years?	<input type="text" value="0"/>
Developable in 11 to 15 Years?	<input type="text" value="0"/>
Not Deliverable?	<input type="text" value="-1"/>

Actual Units Completed

2008/09:	<input type="text" value="0"/>	-3
2009/10:	<input type="text" value="0"/>	-2
2010/11:	<input type="text" value="0"/>	-1
2011/12:	<input type="text" value="0"/>	0

Estimated Units to be Completed

2012/13:	<input type="text" value="0"/>	1
2013/14:	<input type="text" value="0"/>	2
2014/15:	<input type="text" value="0"/>	3
2015/16:	<input type="text" value="0"/>	4
2016/17:	<input type="text" value="0"/>	5

2017/18:	<input type="text" value="0"/>	6
2018/19:	<input type="text" value="0"/>	7
2019/20:	<input type="text" value="0"/>	8
2020/21:	<input type="text" value="0"/>	9
2021/22:	<input type="text" value="0"/>	10

2022/23:	<input type="text" value="0"/>	11
2023/24:	<input type="text" value="0"/>	12
2024/25:	<input type="text" value="0"/>	13
2025/26:	<input type="text" value="0"/>	14
2026/27:	<input type="text" value="0"/>	15

2027 and beyond: 16+

Total:

Site Comments:

Recently converted to car repairs garage in active use and would require cessation of use - currently undeliverable.

Site Reference: **375** Land adjacent Piele Road

Site Information			
Area (ha)	<input type="text" value="0.60504002955372"/>	PDL/GF	<input type="text" value="PDL/GF"/>
Existing Use	<input type="text" value="Open Space/ former railway"/>	Former Housing	<input type="text" value="0"/>
Density	<input type="text" value="30"/> dph	Density with PP	<input type="text" value="0"/> dph
Yield @ 30dph	<input type="text" value="18"/>	Residential Garden?	<input type="text" value="0"/>
Yield @ 40dph	<input type="text" value="24"/>	Plan Perm Ref	<input type="text"/>
Yield @ 50dph	<input type="text" value="30"/>	Actual Capacity	<input type="text" value="0"/>
Call 4 Site Ref	<input type="text"/>	Res Land Ref	<input type="text"/>
UDP Ref	<input type="text"/>	Site Not Started?	<input type="text" value="-1"/>
NLUD Ref	<input type="text"/>	Site Under Construction?	<input type="text" value="0"/>
Estates Ref	<input type="text"/>	Site Complete?	<input type="text" value="0"/>
Helena Ref	<input type="text"/>	Site Expired?	<input type="text" value="0"/>

Suitability	
Policy restrictions and potential impacts	
Green Belt site?	<input type="text" value="No"/>
Employment Site?	<input type="text" value="No"/>
Employment Site Comments:	<input type="text"/>
Wildlife Designation?	<input type="text" value="No"/>
Wildlife Designation Comments:	<input type="text"/>
Health _Safety Consultation Zone?	<input type="text" value="No"/>
Health _Safety Comments:	<input type="text"/>
Open Space/TPO Designation?	<input type="text" value="No"/>
Open Space/TPO Comments:	<input type="text"/>
Landscape Value?	<input type="text" value="No"/>
Landscape Value Comments:	<input type="text"/>
Physical and Environmental Conditions	
Flood Zone:	<input type="text" value="1"/>
Flood Risk Comments:	<input type="text"/>
Contamination Risk?	<input type="text" value="Minor Issues Capable of Being Resolv"/>
Contamination Comments:	<input type="text" value="Risk moderate"/>
Poor Ground Conditions?	<input type="text" value="No Major Issues"/>
Ground Condition Comments?	<input type="text"/>
Access Issues?	<input type="text" value="No Major Issues"/>
Access Comments:	<input type="text"/>
Bad Neighbour use?	<input type="text" value="No Major Issues"/>
Bad Neighbour Comments:	<input type="text"/>
Infrastructure Issues?	<input type="text" value="No Major Issues"/>
Infrastructure Comments:	<input type="text"/>
Physical Hazards?	<input type="text" value="No Major Issues"/>
Hazard Comments:	<input type="text"/>
Additional Comments:	<input type="text" value="Vacant site"/>

Site Suitable and Taken Forward?	
	<input type="text" value="Yes"/>
Sustainability	
Within 800m of Rail Station?	<input type="text" value="No"/>
Rail Station Comments:	<input type="text"/>
Within 400m of High Freq Bus?	<input type="text" value="No"/>
High Freq Bus Comments:	<input type="text"/>
Within 15-30 mins of a Primary School?	<input type="text" value="Yes"/>
Primary School Comments:	<input type="text"/>
Within 20-40 mins of a Secondary School?	<input type="text" value="Yes"/>
Secondary School Comments:	<input type="text"/>
Within 30-60 mins of Further Education?	<input type="text" value="Yes"/>
Further Education Comments:	<input type="text"/>
Within 20-40 mins of an Employment Area?	<input type="text" value="Yes"/>
Employment Area Comments:	<input type="text"/>
Within 30-60 mins of a Hospital?	<input type="text" value="Yes"/>
Hospital Comments:	<input type="text"/>
Within 15-30 mins of a GP?	<input type="text" value="Yes"/>
GP Comments:	<input type="text"/>
Within 15-30 of a Major Centre?	<input type="text" value="Yes"/>
Major Centre Comments:	<input type="text"/>

Availability	
In Active Use?	<input type="text" value="Yes"/>
Active Use Comments:	<input type="text" value="E"/>
Able to Build Now?	<input type="text" value="Yes"/>
Build Now Comments:	<input type="text"/>
Owner:	<input type="text" value="Don't Know"/>
Ownership	<input type="text" value="4"/>
Single Ownership?	<input type="text"/>
Single Ownership Comments:	<input type="text" value="Don't know"/>
Timescales	
Flood Zone:	<input type="text"/>
Contamination:	<input type="text"/>
Ground Conditions	<input type="text"/>
Access:	<input type="text" value="0.5yr"/>
Bad Neighbour:	<input type="text"/>
Infrastructure:	<input type="text"/>
Active Use:	<input type="text"/>
Ownership:	<input type="text" value="0.5yr"/>
Obtaining Planning Permission or a House Builder:	<input type="text" value="0.5yr"/>
Timescales for Remediation:	<input type="text" value="0-5"/>
Likely Availability:	<input type="text" value="0-5"/>

Haydock

Achievability		
Final Assessment		
Economically Viable?	<input type="text" value="Yes"/>	
Developer or House Builder?	<input type="text" value="No"/>	
Deliverable in 0 to 5 Years?	<input type="text" value="0"/>	
Developable in 6 to 10 Years?	<input type="text" value="-1"/>	
Developable in 11 to 15 Years?	<input type="text" value="0"/>	
Not Deliverable?	<input type="text" value="0"/>	
Actual Units Completed		
2008/09:	<input type="text" value="0"/>	-3
2009/10:	<input type="text" value="0"/>	-2
2010/11:	<input type="text" value="0"/>	-1
2011/12:	<input type="text" value="0"/>	0
Estimated Units to be Completed		
2012/13:	<input type="text" value="0"/>	1
2013/14:	<input type="text" value="0"/>	2
2014/15:	<input type="text" value="0"/>	3
2015/16:	<input type="text" value="0"/>	4
2016/17:	<input type="text" value="0"/>	5
2017/18:	<input type="text" value="0"/>	6
2018/19:	<input type="text" value="0"/>	7
2019/20:	<input type="text" value="12"/>	8
2020/21:	<input type="text" value="6"/>	9
2021/22:	<input type="text" value="0"/>	10
2022/23:	<input type="text" value="0"/>	11
2023/24:	<input type="text" value="0"/>	12
2024/25:	<input type="text" value="0"/>	13
2025/26:	<input type="text" value="0"/>	14
2026/27:	<input type="text" value="0"/>	15
2027 and beyond:	<input type="text" value="0"/>	16+
Total:	<input type="text" value="18"/>	

Site Comments:

Part greenfield, part former railway line (75% PDL, 25% GF), currently in use as informal open space. Capacity/ density reduced due to proximity to roundabout. No enquiries received to develop site in short-term - site moved to 6-10 yr period.

Site Reference: 382 Land to the rear of Juddfield Street

Site Information			
Area (ha)	1.14371940467168	PDL/GF	PDL
Existing Use	Scrapyard	Former Housing	0
Density	40 dph	Density with PP	0 dph
Yield @ 30dph	34	Residential Garden?	0
Yield @ 40dph	46	Plan Perm Ref	
Yield @ 50dph	57	Actual Capacity	0
Call 4 Site Ref		Res Land Ref	
UDP Ref	2H7	Site Not Started?	-1
NLUD Ref	431500012	Site Under Construction?	0
Estates Ref		Site Complete?	0
Helena Ref		Site Expired?	0

Suitability	
Policy restrictions and potential impacts	
Green Belt site?	No
Employment Site?	No
Employment Site Comments:	
Wildlife Designation?	No
Wildlife Designation Comments:	
Health _Safety Consultation Zone?	No
Health _Safety Comments:	
Open Space/TPO Designation?	No
Open Space/TPO Comments:	
Landscape Value?	No
Landscape Value Comments:	
Physical and Environmental Conditions	
Flood Zone:	1
Flood Risk Comments:	
Contamination Risk?	Major Problems Difficult To Resolve
Contamination Comments:	Risk high
Poor Ground Conditions?	Minor Issues Capable of Being Resolv
Ground Condition Comments?	1x mineshaft
Access Issues?	No Major Issues
Access Comments:	
Bad Neighbour use?	No Major Issues
Bad Neighbour Comments:	
Infrastructure Issues?	No Major Issues
Infrastructure Comments:	
Physical Hazards?	No Major Issues
Hazard Comments:	
Additional Comments:	UDP allocated housing site

Site Suitable and Taken Forward? <input type="text" value="Yes"/>	
Sustainability	
Within 800m of Rail Station?	No
Rail Station Comments:	
Within 400m of High Freq Bus?	Yes
High Freq Bus Comments:	
Within 15-30 mins of a Primary School?	Yes
Primary School Comments:	
Within 20-40 mins of a Secondary School?	Yes
Secondary School Comments:	
Within 30-60 mins of Further Education?	Yes
Further Education Comments:	
Within 20-40 mins of an Employment Area?	Yes
Employment Area Comments:	
Within 30-60 mins of a Hospital?	Yes
Hospital Comments:	
Within 15-30 mins of a GP?	Yes
GP Comments:	
Within 15-30 of a Major Centre?	Yes
Major Centre Comments:	

Availability			
In Active Use?	Yes		
Active Use Comments:			
Able to Build Now?	No		
Build Now Comments:	Cessation of use and site remediatio		
Owner:	Mixed		
Ownership	0		
Single Ownership?	No		
Single Ownership Comments:			
Timescales			
Flood Zone:		Contamination:	1yrs
Ground Conditions	0.5yr	Access:	0.5yr
Bad Neighbour:		Infrastructure:	
Active Use:	1yrs	Ownership:	1yrs
Obtaining Planning Permission or a House Builder:	0.5yr		
Timescales for Remediation:	11-15		
Likely Availability: <input type="text" value="11-15"/>			

Blackbrook

Achievability		
Final Assessment		
Economically Viable?	Yes	
Developer or House Builder?	No	
Deliverable in 0 to 5 Years?	0	
Developable in 6 to 10 Years?	0	
Developable in 11 to 15 Years?	-1	
Not Deliverable?	0	
Actual Units Completed		
2008/09:	0	-3
2009/10:	0	-2
2010/11:	0	-1
2011/12:	0	0
Estimated Units to be Completed		
2012/13:	0	1
2013/14:	0	2
2014/15:	0	3
2015/16:	0	4
2016/17:	0	5

2017/18:	0	6
2018/19:	0	7
2019/20:	0	8
2020/21:	0	9
2021/22:	0	10

2022/23:	0	11
2023/24:	12	12
2024/25:	25	13
2025/26:	9	14
2026/27:	0	15

2027 and beyond:	0	16+
Total:	46	

Site Comments:

Scrap yard and garage in active use. Residential may be only viable future use, bearing in mind high remediation costs. Cessation and relocation of current use required - site moved to 11-15 yr period.

Site Reference: **386** Land at Willow Tree Avenue

Site Information			
Area (ha)	<input type="text" value="3.5"/>	PDL/GF	<input type="text" value="GF"/>
Existing Use	<input type="text" value="Open Space"/>	Former Housing	<input type="text" value="0"/>
Density	<input type="text" value="0"/> dph	Density with PP	<input type="text" value="0"/> dph
Yield @ 30dph	<input type="text" value="0"/>	Residential Garden?	<input type="text" value="0"/>
Yield @ 40dph	<input type="text" value="0"/>	Plan Perm Ref	<input type="text"/>
Yield @ 50dph	<input type="text" value="0"/>	Actual Capacity	<input type="text" value="0"/>
Call 4 Site Ref	<input type="text"/>	Res Land Ref	<input type="text"/>
UDP Ref	<input type="text" value="6H3"/>	Site Not Started?	<input type="text" value="0"/>
NLUD Ref	<input type="text"/>	Site Under Construction?	<input type="text" value="0"/>
Estates Ref	<input type="text"/>	Site Complete?	<input type="text" value="0"/>
Helena Ref	<input type="text"/>	Site Expired?	<input type="text" value="0"/>

Suitability	
Policy restrictions and potential impacts	
Green Belt site?	<input type="text" value="No"/>
Employment Site?	<input type="text" value="No"/>
Employment Site Comments:	<input type="text"/>
Wildlife Designation?	<input type="text" value="No"/>
Wildlife Designation Comments:	<input type="text"/>
Health _Safety Consultation Zone?	<input type="text" value="No"/>
Health _Safety Comments:	<input type="text"/>
Open Space/TPO Designation?	<input type="text" value="No"/>
Open Space/TPO Comments:	<input type="text"/>
Landscape Value?	<input type="text" value="No"/>
Landscape Value Comments:	<input type="text"/>
Physical and Environmental Conditions	
Flood Zone:	<input type="text" value="1"/>
Flood Risk Comments:	<input type="text"/>
Contamination Risk?	<input type="text" value="Minor Issues Capable of Being Resolv"/>
Contamination Comments:	<input type="text" value="Risk low/moderate"/>
Poor Ground Conditions?	<input type="text" value="No Major Issues"/>
Ground Condition Comments?	<input type="text"/>
Access Issues?	<input type="text" value="No Major Issues"/>
Access Comments:	<input type="text"/>
Bad Neighbour use?	<input type="text" value="Minor Problems Difficult To Resolve"/>
Bad Neighbour Comments:	<input type="text" value="2 electricity power lines and pylons"/>
Infrastructure Issues?	<input type="text" value="No Major Issues"/>
Infrastructure Comments:	<input type="text"/>
Physical Hazards?	<input type="text" value="Major Problems Difficult To Resolve"/>
Hazard Comments:	<input type="text" value="2 electricity power lines and pylons"/>
Additional Comments:	<input type="text" value="UDP allocated housing site"/>

Site Suitable and Taken Forward?	
	<input type="text" value="No"/>
Sustainability	
Within 800m of Rail Station?	<input type="text" value="No"/>
Rail Station Comments:	<input type="text"/>
Within 400m of High Freq Bus?	<input type="text" value="Yes"/>
High Freq Bus Comments:	<input type="text"/>
Within 15-30 mins of a Primary School?	<input type="text" value="Yes"/>
Primary School Comments:	<input type="text"/>
Within 20-40 mins of a Secondary School?	<input type="text" value="Yes"/>
Secondary School Comments:	<input type="text"/>
Within 30-60 mins of Further Education?	<input type="text" value="Yes"/>
Further Education Comments:	<input type="text"/>
Within 20-40 mins of an Employment Area?	<input type="text" value="Yes"/>
Employment Area Comments:	<input type="text"/>
Within 30-60 mins of a Hospital?	<input type="text" value="Yes"/>
Hospital Comments:	<input type="text"/>
Within 15-30 mins of a GP?	<input type="text" value="Yes"/>
GP Comments:	<input type="text"/>
Within 15-30 of a Major Centre?	<input type="text" value="Yes"/>
Major Centre Comments:	<input type="text"/>

Availability	
In Active Use?	<input type="text" value="No"/>
Active Use Comments:	<input type="text"/>
Able to Build Now?	<input type="text" value="No"/>
Build Now Comments:	<input type="text"/>
Owner:	<input type="text" value="Mixed"/>
Ownership	<input type="text" value="0"/>
Single Ownership?	<input type="text" value="No"/>
Single Ownership Comments:	<input type="text"/>
Timescales	
Flood Zone:	<input type="text"/>
Contamination:	<input type="text"/>
Ground Conditions	<input type="text"/>
Access:	<input type="text"/>
Bad Neighbour:	<input type="text"/>
Infrastructure:	<input type="text"/>
Active Use:	<input type="text"/>
Ownership:	<input type="text"/>
Obtaining Planning Permission or a House Builder:	<input type="text"/>
Timescales for Remediation:	<input type="text"/>
Likely Availability:	<input type="text" value="N/A"/>

Sutton

Achievability		
Final Assessment		
Economically Viable?	<input type="text" value="No"/>	
Developer or House Builder?	<input type="text" value="No"/>	
Deliverable in 0 to 5 Years?	<input type="text" value="0"/>	
Developable in 6 to 10 Years?	<input type="text" value="0"/>	
Developable in 11 to 15 Years?	<input type="text" value="0"/>	
Not Deliverable?	<input type="text" value="-1"/>	
Actual Units Completed		
2008/09:	<input type="text" value="0"/>	-3
2009/10:	<input type="text" value="0"/>	-2
2010/11:	<input type="text" value="0"/>	-1
2011/12:	<input type="text" value="0"/>	0
Estimated Units to be Completed		
2012/13:	<input type="text" value="0"/>	1
2013/14:	<input type="text" value="0"/>	2
2014/15:	<input type="text" value="0"/>	3
2015/16:	<input type="text" value="0"/>	4
2016/17:	<input type="text" value="0"/>	5
2017/18:	<input type="text" value="0"/>	6
2018/19:	<input type="text" value="0"/>	7
2019/20:	<input type="text" value="0"/>	8
2020/21:	<input type="text" value="0"/>	9
2021/22:	<input type="text" value="0"/>	10
2022/23:	<input type="text" value="0"/>	11
2023/24:	<input type="text" value="0"/>	12
2024/25:	<input type="text" value="0"/>	13
2025/26:	<input type="text" value="0"/>	14
2026/27:	<input type="text" value="0"/>	15
2027 and beyond:	<input type="text" value="0"/>	16+
Total:	<input type="text" value="0"/>	

Site Comments:

UDP allocated housing site with future suitability severely constrained by 2 overhead high voltage electricity power lines and pylons. Potential to provide relocated sports facilities to enable the development of Site Ref: 767 in the medium term.

Site Reference: **387** Land at 19 and 25 Sutton Moss Road

Site Information

Area (ha)	0.5399	PDL/GF	PDL/GF
Existing Use	Residential/ agricultural small-hol	Former Housing	0
Density	30 dph	Density with PP	0 dph
Yield @ 30dph	17	Residential Garden?	-1
Yield @ 40dph	22	Plan Perm Ref	
Yield @ 50dph	28	Actual Capacity	0
Call 4 Site Ref	1	Res Land Ref	
UDP Ref		Site Not Started?	-1
NLUD Ref		Site Under Construction?	0
Estates Ref		Site Complete?	0
Helena Ref		Site Expired?	0

Suitability

Policy restrictions and potential impacts

Green Belt site?	No
Employment Site?	No
Employment Site Comments:	
Wildlife Designation?	Yes But Suitable With Mitigation
Wildlife Designation Comments	Adjacent Colliers Moss LNR
Health _Safety Consultation Zone?	No
Health _Safety Comments:	
Open Space/TPO Designation?	No
Open Space/TPO Comments:	
Landscape Value?	Yes But Suitable With Mitigation
Landscape Value Comments	Landscape Renewal - ENV 20

Physical and Environmental Conditions

Flood Zone:	1
Flood Risk Comments:	
Contamination Risk?	Minor Issues Capable of Being Resolv
Contamination Comments:	pdl
Poor Ground Conditions?	No Major Issues
Ground Condition Comments?	
Access Issues?	No Major Issues
Access Comments:	Within public right of way buffer zone
Bad Neighbour use?	No Major Issues
Bad Neighbour Comments:	
Infrastructure Issues?	No Major Issues
Infrastructure Comments:	
Physical Hazards?	No Major Issues
Hazard Comments:	

Additional Comments: Backland development site

Site Suitable and Taken Forward?

Yes

Sustainability

Within 800m of Rail Station?	Yes
Rail Station Comments:	
Within 400m of High Freq Bus?	No
High Freq Bus Comments:	
Within 15-30 mins of a Primary School?	Yes
Primary School Comments:	
Within 20-40 mins of a Secondary School?	Yes
Secondary School Comments:	
Within 30-60 mins of Further Education?	Yes
Further Education Comments:	
Within 20-40 mins of an Employment Area?	Yes
Employment Area Comments:	
Within 30-60 mins of a Hospital?	Yes
Hospital Comments:	
Within 15-30 mins of a GP?	Yes
GP Comments:	
Within 15-30 of a Major Centre?	Yes
Major Centre Comments:	

Availability

In Active Use?	Yes
Active Use Comments:	E
Able to Build Now?	No
Build Now Comments:	Cessation of current use required
Owner:	Mixed
Ownership	3
Single Ownership?	No
Single Ownership Comments:	

Timescales

Flood Zone:		Contamination:	0.5yr
Ground Conditions		Access:	0.5yr
Bad Neighbour:		Infrastructure:	0.5yr
Active Use:	0.5yr	Ownership:	0.5yr
Obtaining Planning Permission or a House Builder:	0.5yr		
Timescales for Remediation:	11-15		

Likely Availability:

11-15

Parr

Achievability

Final Assessment

Economically Viable?	Yes
Developer or House Builder?	Yes
Deliverable in 0 to 5 Years?	0
Developable in 6 to 10 Years?	0
Developable in 11 to 15 Years?	-1
Not Deliverable?	0

Actual Units Completed

2008/09:	0	-3
2009/10:	0	-2
2010/11:	0	-1
2011/12:	0	0

Estimated Units to be Completed

2012/13:	0	1
2013/14:	0	2
2014/15:	0	3
2015/16:	0	4
2016/17:	0	5

2017/18:	0	6
2018/19:	0	7
2019/20:	0	8
2020/21:	0	9
2021/22:	0	10

2022/23:	0	11
2023/24:	0	12
2024/25:	12	13
2025/26:	3	14
2026/27:	0	15

2027 and beyond:	0	16+

Total:

15

Site Comments:

Backland site with 2 dwellings, gardens and agricultural small-holding with access issues (5% PDL, 95% GF). No enquiries received to develop site in short-term and unlikely to be developed in medium-term - site moved to 11-15 yr period.

Site Reference: 482 **Derbyshire Hill Family Centre, Derbyshire Hill Road**

Site Information			
Area (ha)	0.318897648471816	PDL/GF	PDL/GF
Existing Use	Community Centre	Former Housing	0
Density	40 dph	Density with PP	0 dph
Yield @ 30dph	10	Residential Garden?	0
Yield @ 40dph	13	Plan Perm Ref	
Yield @ 50dph	16	Actual Capacity	0
Call 4 Site Ref		Res Land Ref	
UDP Ref		Site Not Started?	-1
NLUD Ref		Site Under Construction?	0
Estates Ref		Site Complete?	0
Helena Ref	HEL83a	Site Expired?	0

Suitability	
Policy restrictions and potential impacts	
Green Belt site?	No
Employment Site?	No
Employment Site Comments:	
Wildlife Designation?	No
Wildlife Designation Comments:	
Health _Safety Consultation Zone?	No
Health _Safety Comments:	
Open Space/TPO Designation?	No
Open Space/TPO Comments:	
Landscape Value?	No
Landscape Value Comments:	

Physical and Environmental Conditions	
Flood Zone:	1
Flood Risk Comments:	
Contamination Risk?	Minor Issues Capable of Being Resolv
Contamination Comments:	Risk low/moderate
Poor Ground Conditions?	No Major Issues
Ground Condition Comments?	
Access Issues?	No Major Issues
Access Comments:	
Bad Neighbour use?	No Major Issues
Bad Neighbour Comments:	
Infrastructure Issues?	No Major Issues
Infrastructure Comments:	
Physical Hazards?	No Major Issues
Hazard Comments:	

Additional Comments: Community Centre in active use

Site Suitable and Taken Forward?	
	Yes
Sustainability	
Within 800m of Rail Station?	No
Rail Station Comments:	
Within 400m of High Freq Bus?	Yes
High Freq Bus Comments:	
Within 15-30 mins of a Primary School?	Yes
Primary School Comments:	
Within 20-40 mins of a Secondary School?	Yes
Secondary School Comments:	
Within 30-60 mins of Further Education?	Yes
Further Education Comments:	
Within 20-40 mins of an Employment Area?	Yes
Employment Area Comments:	
Within 30-60 mins of a Hospital?	Yes
Hospital Comments:	
Within 15-30 mins of a GP?	Yes
GP Comments:	
Within 15-30 of a Major Centre?	Yes
Major Centre Comments:	

Availability	
In Active Use?	Yes
Active Use Comments:	E
Able to Build Now?	No
Build Now Comments:	Cessation of current use
Owner:	Mixed
Ownership	5
Single Ownership?	No
Single Ownership Comments:	

Timescales			
Flood Zone:		Contamination:	0.5yr
Ground Conditions		Access:	
Bad Neighbour:		Infrastructure:	
Active Use:	1yrs	Ownership:	1yrs
Obtaining Planning Permission or a House Builder:			0.5yr
Timescales for Remediation:	11-15		

Likely Availability: 11-15

Parr

Achievability		
Final Assessment		
Economically Viable?	Yes	
Developer or House Builder?	No	
Deliverable in 0 to 5 Years?	0	
Developable in 6 to 10 Years?	0	
Developable in 11 to 15 Years?	-1	
Not Deliverable?	0	
Actual Units Completed		
2008/09:	0	-3
2009/10:	0	-2
2010/11:	0	-1
2011/12:	0	0
Estimated Units to be Completed		
2012/13:	0	1
2013/14:	0	2
2014/15:	0	3
2015/16:	0	4
2016/17:	0	5

2017/18:	0	6
2018/19:	0	7
2019/20:	0	8
2020/21:	0	9
2021/22:	0	10

2022/23:	0	11
2023/24:	0	12
2024/25:	7	13
2025/26:	6	14
2026/27:	0	15

2027 and beyond:	0	16+

Total:	13	

Site Comments:

Community Centre and community garden in active use (60% PDL, 40% GF). Cessation and relocation of use required - site moved to 11-15 yr period.

Site Reference: **497** Land at Littler Road

Site Information

Area (ha)	<input type="text" value="0.517603365363788"/>	PDL/GF	<input type="text" value="GF"/>
Existing Use	<input type="text" value="Informal open space"/>	Former Housing	<input type="text" value="0"/>
Density	<input type="text" value="0"/> dph	Density with PP	<input type="text" value="0"/> dph
Yield @ 30dph	<input type="text" value="0"/>	Residential Garden?	<input type="text" value="0"/>
Yield @ 40dph	<input type="text" value="0"/>	Plan Perm Ref	<input type="text"/>
Yield @ 50dph	<input type="text" value="0"/>	Actual Capacity	<input type="text" value="0"/>
Call 4 Site Ref	<input type="text"/>	Res Land Ref	<input type="text"/>
UDP Ref	<input type="text"/>	Site Not Started?	<input type="text" value="0"/>
NLUD Ref	<input type="text"/>	Site Under Construction?	<input type="text" value="0"/>
Estates Ref	<input type="text"/>	Site Complete?	<input type="text" value="0"/>
Helena Ref	<input type="text" value="HEL109"/>	Site Expired?	<input type="text" value="0"/>

Suitability

Policy restrictions and potential impacts

Green Belt site?	<input type="text" value="No"/>
Employment Site?	<input type="text" value="No"/>
Employment Site Comments:	<input type="text"/>
Wildlife Designation?	<input type="text" value="No"/>
Wildlife Designation Comments:	<input type="text"/>
Health _Safety Consultation Zone?	<input type="text" value="No"/>
Health _Safety Comments:	<input type="text"/>
Open Space/TPO Designation?	<input type="text" value="No"/>
Open Space/TPO Comments:	<input type="text"/>
Landscape Value?	<input type="text" value="No"/>
Landscape Value Comments:	<input type="text"/>

Physical and Environmental Conditions

Flood Zone:	<input type="text" value="1"/>
Flood Risk Comments:	<input type="text"/>
Contamination Risk?	<input type="text" value="No Major Issues"/>
Contamination Comments:	<input type="text"/>
Poor Ground Conditions?	<input type="text" value="No Major Issues"/>
Ground Condition Comments?	<input type="text"/>
Access Issues?	<input type="text" value="No Major Issues"/>
Access Comments:	<input type="text"/>
Bad Neighbour use?	<input type="text" value="No Major Issues"/>
Bad Neighbour Comments:	<input type="text"/>
Infrastructure Issues?	<input type="text" value="No Major Issues"/>
Infrastructure Comments:	<input type="text"/>
Physical Hazards?	<input type="text" value="Major Problems Difficult To Resolve"/>
Hazard Comments:	<input type="text" value="5x pipelines and buffers"/>

Additional Comments:

Site Suitable and Taken Forward?

Sustainability

Within 800m of Rail Station?	<input type="text" value="No"/>
Rail Station Comments:	<input type="text"/>
Within 400m of High Freq Bus?	<input type="text" value="No"/>
High Freq Bus Comments:	<input type="text"/>
Within 15-30 mins of a Primary School?	<input type="text" value="Yes"/>
Primary School Comments:	<input type="text"/>
Within 20-40 mins of a Secondary School?	<input type="text" value="Yes"/>
Secondary School Comments:	<input type="text"/>
Within 30-60 mins of Further Education?	<input type="text" value="Yes"/>
Further Education Comments:	<input type="text"/>
Within 20-40 mins of an Employment Area?	<input type="text" value="Yes"/>
Employment Area Comments:	<input type="text"/>
Within 30-60 mins of a Hospital?	<input type="text" value="Yes"/>
Hospital Comments:	<input type="text"/>
Within 15-30 mins of a GP?	<input type="text" value="Yes"/>
GP Comments:	<input type="text"/>
Within 15-30 of a Major Centre?	<input type="text" value="Yes"/>
Major Centre Comments:	<input type="text"/>

Availability

In Active Use?	<input type="text" value="No"/>
Active Use Comments:	<input type="text"/>
Able to Build Now?	<input type="text" value="No"/>
Build Now Comments:	<input type="text"/>
Owner:	<input type="text" value="Helena"/>
Ownership	<input type="text" value="2"/>
Single Ownership?	<input type="text" value="Yes"/>
Single Ownership Comments:	<input type="text"/>

Timescales

Flood Zone:	<input type="text"/>	Contamination:	<input type="text"/>
Ground Conditions	<input type="text"/>	Access:	<input type="text"/>
Bad Neighbour:	<input type="text"/>	Infrastructure:	<input type="text"/>
Active Use:	<input type="text"/>	Ownership:	<input type="text"/>
Obtaining Planning Permission or a House Builder:	<input type="text"/>		
Timescales for Remediation:	<input type="text"/>		

Likely Availability:

Blackbrook

Achievability

Final Assessment

Economically Viable?	<input type="text"/>
Developer or House Builder?	<input type="text"/>
Deliverable in 0 to 5 Years?	<input type="text" value="0"/>
Developable in 6 to 10 Years?	<input type="text" value="0"/>
Developable in 11 to 15 Years?	<input type="text" value="0"/>
Not Deliverable?	<input type="text" value="-1"/>

Actual Units Completed

2008/09:	<input type="text" value="0"/>	-3
2009/10:	<input type="text" value="0"/>	-2
2010/11:	<input type="text" value="0"/>	-1
2011/12:	<input type="text" value="0"/>	0

Estimated Units to be Completed

2012/13:	<input type="text" value="0"/>	1
2013/14:	<input type="text" value="0"/>	2
2014/15:	<input type="text" value="0"/>	3
2015/16:	<input type="text" value="0"/>	4
2016/17:	<input type="text" value="0"/>	5

2017/18:	<input type="text" value="0"/>	6
2018/19:	<input type="text" value="0"/>	7
2019/20:	<input type="text" value="0"/>	8
2020/21:	<input type="text" value="0"/>	9
2021/22:	<input type="text" value="0"/>	10

2022/23:	<input type="text" value="0"/>	11
2023/24:	<input type="text" value="0"/>	12
2024/25:	<input type="text" value="0"/>	13
2025/26:	<input type="text" value="0"/>	14
2026/27:	<input type="text" value="0"/>	15

2027 and beyond: 16+

Total:

Site Comments:

Overgrown, informal open space site with 5 pipelines running along the southern boundary. The Health and Safety Executive and National Grid objected to a residential enquiry on this site on the grounds of safety - site undeliverable.

Site Reference: **505** Land at Newby Place

Site Information

Area (ha)	<input type="text" value="0.336595286421263"/>	PDL/GF	<input type="text" value="GF"/>
Existing Use	<input type="text" value="Open Space"/>	Former Housing	<input type="text" value="0"/>
Density	<input type="text" value="0"/> dph	Density with PP	<input type="text" value="0"/> dph
Yield @ 30dph	<input type="text" value="0"/>	Residential Garden?	<input type="text" value="0"/>
Yield @ 40dph	<input type="text" value="0"/>	Plan Perm Ref	<input type="text"/>
Yield @ 50dph	<input type="text" value="0"/>	Actual Capacity	<input type="text" value="0"/>
Call 4 Site Ref	<input type="text"/>	Res Land Ref	<input type="text"/>
UDP Ref	<input type="text"/>	Site Not Started?	<input type="text" value="0"/>
NLUD Ref	<input type="text"/>	Site Under Construction?	<input type="text" value="0"/>
Estates Ref	<input type="text"/>	Site Complete?	<input type="text" value="0"/>
Helena Ref	<input type="text" value="HEL136"/>	Site Expired?	<input type="text" value="0"/>

Suitability

Policy restrictions and potential impacts	
Green Belt site?	<input type="text" value="No"/>
Employment Site?	<input type="text" value="No"/>
Employment Site Comments:	<input type="text"/>
Wildlife Designation?	<input type="text" value="No"/>
Wildlife Designation Comments	<input type="text"/>
Health _Safety Consultation Zone?	<input type="text" value="No"/>
Health _Safety Comments:	<input type="text" value="HSE part middle; part inner zone f"/>
Open Space/TPO Designation?	<input type="text" value="No"/>
Open Space/TPO Comments:	<input type="text"/>
Landscape Value?	<input type="text" value="No"/>
Landscape Value Comments	<input type="text"/>
Physical and Environmental Conditions	
Flood Zone:	<input type="text" value="1"/>
Flood Risk Comments:	<input type="text"/>
Contamination Risk?	<input type="text" value="No Major Issues"/>
Contamination Comments:	<input type="text"/>
Poor Ground Conditions?	<input type="text" value="No Major Issues"/>
Ground Condition Comments?	<input type="text"/>
Access Issues?	<input type="text" value="No Major Issues"/>
Access Comments:	<input type="text"/>
Bad Neighbour use?	<input type="text" value="No Major Issues"/>
Bad Neighbour Comments:	<input type="text"/>
Infrastructure Issues?	<input type="text" value="No Major Issues"/>
Infrastructure Comments:	<input type="text"/>
Physical Hazards?	<input type="text" value="No Major Issues"/>
Hazard Comments:	<input type="text"/>
Additional Comments:	<input type="text" value="Potentially suitable with further investigation"/>

Site Suitable and Taken Forward?

Sustainability

Within 800m of Rail Station?	<input type="text" value="No"/>
Rail Station Comments:	<input type="text"/>
Within 400m of High Freq Bus?	<input type="text" value="Yes"/>
High Freq Bus Comments:	<input type="text"/>
Within 15-30 mins of a Primary School?	<input type="text" value="Yes"/>
Primary School Comments:	<input type="text"/>
Within 20-40 mins of a Secondary School?	<input type="text" value="Yes"/>
Secondary School Comments:	<input type="text"/>
Within 30-60 mins of Further Education?	<input type="text" value="Yes"/>
Further Education Comments:	<input type="text"/>
Within 20-40 mins of an Employment Area?	<input type="text" value="Yes"/>
Employment Area Comments:	<input type="text"/>
Within 30-60 mins of a Hospital?	<input type="text" value="Yes"/>
Hospital Comments:	<input type="text"/>
Within 15-30 mins of a GP?	<input type="text" value="Yes"/>
GP Comments:	<input type="text"/>
Within 15-30 of a Major Centre?	<input type="text" value="Yes"/>
Major Centre Comments:	<input type="text"/>

Availability

In Active Use?	<input type="text" value="Yes"/>
Active Use Comments:	<input type="text" value="A"/>
Able to Build Now?	<input type="text" value="No"/>
Build Now Comments:	<input type="text"/>
Owner:	<input type="text" value="Helena"/>
Ownership	<input type="text" value="2"/>
Single Ownership?	<input type="text" value="Yes"/>
Single Ownership Comments:	<input type="text" value="Helena"/>

Timescales

Flood Zone:	<input type="text"/>	Contamination:	<input type="text"/>
Ground Conditions	<input type="text"/>	Access:	<input type="text"/>
Bad Neighbour:	<input type="text"/>	Infrastructure:	<input type="text"/>
Active Use:	<input type="text"/>	Ownership:	<input type="text"/>
Obtaining Planning Permission or a House Builder:	<input type="text"/>		
Timescales for Remediation:	<input type="text"/>		

Likely Availability:

Moss Bank

Achievability

Final Assessment

Economically Viable?	<input type="text"/>
Developer or House Builder?	<input type="text"/>
Deliverable in 0 to 5 Years?	<input type="text" value="0"/>
Developable in 6 to 10 Years?	<input type="text" value="0"/>
Developable in 11 to 15 Years?	<input type="text" value="0"/>
Not Deliverable?	<input type="text" value="-1"/>

Actual Units Completed

2008/09:	<input type="text" value="0"/>	-3
2009/10:	<input type="text" value="0"/>	-2
2010/11:	<input type="text" value="0"/>	-1
2011/12:	<input type="text" value="0"/>	0

Estimated Units to be Completed

2012/13:	<input type="text" value="0"/>	1
2013/14:	<input type="text" value="0"/>	2
2014/15:	<input type="text" value="0"/>	3
2015/16:	<input type="text" value="0"/>	4
2016/17:	<input type="text" value="0"/>	5

2017/18:	<input type="text" value="0"/>	6
2018/19:	<input type="text" value="0"/>	7
2019/20:	<input type="text" value="0"/>	8
2020/21:	<input type="text" value="0"/>	9
2021/22:	<input type="text" value="0"/>	10

2022/23:	<input type="text" value="0"/>	11
2023/24:	<input type="text" value="0"/>	12
2024/25:	<input type="text" value="0"/>	13
2025/26:	<input type="text" value="0"/>	14
2026/27:	<input type="text" value="0"/>	15

2027 and beyond: 16+

Total:

Site Comments:

Site currently in use as informal open space forming a square to properties on Newby Place. Could potentially be suitable but further investigation is required

Site Reference: **766** Land adjacent St. Helens Hospital, Marshalls Cross Road

Site Information			
Area (ha)	<input type="text" value="1.653"/>	PDL/GF	<input type="text" value="PDL"/>
Existing Use	<input type="text" value="Cleared former hospital site"/>	Former Housing	<input type="text" value="0"/>
Density	<input type="text" value="40"/> dph	Density with PP	<input type="text" value="0"/> dph
Yield @ 30dph	<input type="text" value="50"/>	Residential Garden?	<input type="text" value="0"/>
Yield @ 40dph	<input type="text" value="66"/>	Plan Perm Ref	<input type="text"/>
Yield @ 50dph	<input type="text" value="83"/>	Actual Capacity	<input type="text" value="0"/>
Call 4 Site Ref	<input type="text"/>	Res Land Ref	<input type="text"/>
UDP Ref	<input type="text"/>	Site Not Started?	<input type="text" value="-1"/>
NLUD Ref	<input type="text"/>	Site Under Construction?	<input type="text" value="0"/>
Estates Ref	<input type="text"/>	Site Complete?	<input type="text" value="0"/>
Helena Ref	<input type="text"/>	Site Expired?	<input type="text" value="0"/>

Suitability	
Policy restrictions and potential impacts	
Green Belt site?	<input type="text" value="No"/>
Employment Site?	<input type="text" value="No"/>
Employment Site Comments:	<input type="text"/>
Wildlife Designation?	<input type="text" value="No"/>
Wildlife Designation Comments:	<input type="text"/>
Health _Safety Consultation Zone?	<input type="text" value="Yes"/>
Health _Safety Comments:	<input type="text" value="Hays Chemicals Outer Zone"/>
Open Space/TPO Designation?	<input type="text" value="No"/>
Open Space/TPO Comments:	<input type="text"/>
Landscape Value?	<input type="text" value="No"/>
Landscape Value Comments:	<input type="text"/>
Physical and Environmental Conditions	
Flood Zone:	<input type="text" value="1"/>
Flood Risk Comments:	<input type="text"/>
Contamination Risk?	<input type="text" value="No Major Issues"/>
Contamination Comments:	<input type="text"/>
Poor Ground Conditions?	<input type="text" value="No Major Issues"/>
Ground Condition Comments?	<input type="text"/>
Access Issues?	<input type="text" value="No Major Issues"/>
Access Comments:	<input type="text"/>
Bad Neighbour use?	<input type="text" value="No Major Issues"/>
Bad Neighbour Comments:	<input type="text"/>
Infrastructure Issues?	<input type="text" value="No Major Issues"/>
Infrastructure Comments:	<input type="text"/>
Physical Hazards?	<input type="text" value="No Major Issues"/>
Hazard Comments:	<input type="text"/>
Additional Comments:	<input type="text" value="Potential apartment scheme (RP)"/>

Site Suitable and Taken Forward?	
	<input type="text" value="Yes"/>
Sustainability	
Within 800m of Rail Station?	<input type="text" value="No"/>
Rail Station Comments:	<input type="text"/>
Within 400m of High Freq Bus?	<input type="text" value="Yes"/>
High Freq Bus Comments:	<input type="text"/>
Within 15-30 mins of a Primary School?	<input type="text" value="Yes"/>
Primary School Comments:	<input type="text"/>
Within 20-40 mins of a Secondary School?	<input type="text" value="Yes"/>
Secondary School Comments:	<input type="text"/>
Within 30-60 mins of Further Education?	<input type="text" value="Yes"/>
Further Education Comments:	<input type="text"/>
Within 20-40 mins of an Employment Area?	<input type="text" value="Yes"/>
Employment Area Comments:	<input type="text"/>
Within 30-60 mins of a Hospital?	<input type="text" value="Yes"/>
Hospital Comments:	<input type="text"/>
Within 15-30 mins of a GP?	<input type="text" value="Yes"/>
GP Comments:	<input type="text"/>
Within 15-30 of a Major Centre?	<input type="text" value="Yes"/>
Major Centre Comments:	<input type="text"/>

Availability	
In Active Use?	<input type="text" value="No"/>
Active Use Comments:	<input type="text"/>
Able to Build Now?	<input type="text" value="Yes"/>
Build Now Comments:	<input type="text"/>
Owner:	<input type="text" value="Private"/>
Ownership	<input type="text" value="0"/>
Single Ownership?	<input type="text" value="Yes"/>
Single Ownership Comments:	<input type="text"/>
Timescales	
Flood Zone:	<input type="text"/>
Contamination:	<input type="text" value="0.5yr"/>
Ground Conditions	<input type="text"/>
Access:	<input type="text" value="0.5yr"/>
Bad Neighbour:	<input type="text"/>
Infrastructure:	<input type="text"/>
Active Use:	<input type="text"/>
Ownership:	<input type="text" value="0.5yr"/>
Obtaining Planning Permission or a House Builder:	<input type="text" value="0.5yr"/>
Timescales for Remediation:	<input type="text" value="0-5"/>
Likely Availability:	
	<input type="text" value="0-5"/>

Town Centre

Achievability		
Final Assessment		
Economically Viable?	<input type="text" value="Yes"/>	
Developer or House Builder?	<input type="text" value="Yes"/>	
Deliverable in 0 to 5 Years?	<input type="text" value="-1"/>	
Developable in 6 to 10 Years?	<input type="text" value="0"/>	
Developable in 11 to 15 Years?	<input type="text" value="0"/>	
Not Deliverable?	<input type="text" value="0"/>	
Actual Units Completed		
2008/09:	<input type="text" value="0"/>	-3
2009/10:	<input type="text" value="0"/>	-2
2010/11:	<input type="text" value="0"/>	-1
2011/12:	<input type="text" value="0"/>	0
Estimated Units to be Completed		
2012/13:	<input type="text" value="0"/>	1
2013/14:	<input type="text" value="0"/>	2
2014/15:	<input type="text" value="36"/>	3
2015/16:	<input type="text" value="12"/>	4
2016/17:	<input type="text" value="14"/>	5

2017/18:	<input type="text" value="0"/>	6
2018/19:	<input type="text" value="0"/>	7
2019/20:	<input type="text" value="0"/>	8
2020/21:	<input type="text" value="0"/>	9
2021/22:	<input type="text" value="0"/>	10

2022/23:	<input type="text" value="0"/>	11
2023/24:	<input type="text" value="0"/>	12
2024/25:	<input type="text" value="0"/>	13
2025/26:	<input type="text" value="0"/>	14
2026/27:	<input type="text" value="0"/>	15

2027 and beyond:	<input type="text" value="0"/>	16+
Total:		
	<input type="text" value="62"/>	

Site Comments:

Enquiries received to develop vacant cleared former hospital site for a RP scheme including apartments for the elderly in the short-term - site kept in 0-5 yr period.

Site Reference: **562** Land off Stonecross Drive

Site Information

Area (ha)	<input type="text" value="0.7897"/>	PDL/GF	<input type="text" value="PDL"/>
Existing Use	<input type="text" value="Residential development site"/>	Former Housing	<input type="text" value="0"/>
Density	<input type="text" value="9"/> dph	Density with PP	<input type="text" value="14"/> dph
Yield @ 30dph	<input type="text" value="24"/>	Residential Garden?	<input type="text" value="0"/>
Yield @ 40dph	<input type="text" value="32"/>	Plan Perm Ref	<input type="text" value="P/1998/0063"/>
Yield @ 50dph	<input type="text" value="39"/>	Actual Capacity	<input type="text" value="8"/>
Call 4 Site Ref	<input type="text"/>	Res Land Ref	<input type="text" value="RH11"/>
UDP Ref	<input type="text"/>	Site Not Started?	<input type="text" value="0"/>
NLUD Ref	<input type="text"/>	Site Under Construction?	<input type="text" value="-1"/>
Estates Ref	<input type="text"/>	Site Complete?	<input type="text" value="0"/>
Helena Ref	<input type="text"/>	Site Expired?	<input type="text" value="0"/>

Suitability

Policy restrictions and potential impacts

Green Belt site?	<input type="text" value="No"/>
Employment Site?	<input type="text" value="No"/>
Employment Site Comments:	<input type="text"/>
Wildlife Designation?	<input type="text" value="No"/>
Wildlife Designation Comments	<input type="text"/>
Health _Safety Consultation Zone?	<input type="text" value="No"/>
Health _Safety Comments:	<input type="text"/>
Open Space/TPO Designation?	<input type="text" value="Yes But Suitable With Mitigation"/>
Open Space/TPO Comments:	<input type="text" value="TPO's on part of site"/>
Landscape Value?	<input type="text" value="No"/>
Landscape Value Comments	<input type="text"/>

Physical and Environmental Conditions

Flood Zone:	<input type="text" value="1"/>
Flood Risk Comments:	<input type="text"/>
Contamination Risk?	<input type="text" value="No Major Issues"/>
Contamination Comments:	<input type="text"/>
Poor Ground Conditions?	<input type="text" value="No Major Issues"/>
Ground Condition Comments?	<input type="text"/>
Access Issues?	<input type="text" value="No Major Issues"/>
Access Comments:	<input type="text"/>
Bad Neighbour use?	<input type="text" value="No Major Issues"/>
Bad Neighbour Comments:	<input type="text"/>
Infrastructure Issues?	<input type="text" value="No Major Issues"/>
Infrastructure Comments:	<input type="text"/>
Physical Hazards?	<input type="text" value="No Major Issues"/>
Hazard Comments:	<input type="text"/>

Additional Comments:

Site Suitable and Taken Forward?

Sustainability

Within 800m of Rail Station?	<input type="text" value="No"/>
Rail Station Comments:	<input type="text"/>
Within 400m of High Freq Bus?	<input type="text" value="No"/>
High Freq Bus Comments:	<input type="text"/>
Within 15-30 mins of a Primary School?	<input type="text" value="Yes"/>
Primary School Comments:	<input type="text"/>
Within 20-40 mins of a Secondary School?	<input type="text" value="Yes"/>
Secondary School Comments:	<input type="text"/>
Within 30-60 mins of Further Education?	<input type="text" value="Yes"/>
Further Education Comments:	<input type="text"/>
Within 20-40 mins of an Employment Area?	<input type="text" value="Yes"/>
Employment Area Comments:	<input type="text"/>
Within 30-60 mins of a Hospital?	<input type="text" value="Yes"/>
Hospital Comments:	<input type="text"/>
Within 15-30 mins of a GP?	<input type="text" value="Yes"/>
GP Comments:	<input type="text"/>
Within 15-30 of a Major Centre?	<input type="text" value="Yes"/>
Major Centre Comments:	<input type="text"/>

Availability

In Active Use?	<input type="text" value="No"/>
Active Use Comments:	<input type="text"/>
Able to Build Now?	<input type="text" value="Yes"/>
Build Now Comments:	<input type="text"/>
Owner:	<input type="text" value="Private"/>
Ownership	<input type="text" value="0"/>
Single Ownership?	<input type="text" value="Yes"/>
Single Ownership Comments:	<input type="text" value="Wainhomes"/>

Timescales

Flood Zone:	<input type="text"/>	Contamination:	<input type="text"/>
Ground Conditions	<input type="text"/>	Access:	<input type="text"/>
Bad Neighbour:	<input type="text"/>	Infrastructure:	<input type="text"/>
Active Use:	<input type="text"/>	Ownership:	<input type="text" value="0.5yr"/>
Obtaining Planning Permission or a House Builder:	<input type="text" value="0.5yr"/>		
Timescales for Remediation:	<input type="text" value="0-5"/>		

Likely Availability:

Rainhill

Achievability

Final Assessment

Economically Viable?	<input type="text" value="Yes"/>
Developer or House Builder?	<input type="text" value="Yes"/>
Deliverable in 0 to 5 Years?	<input type="text" value="-1"/>
Developable in 6 to 10 Years?	<input type="text" value="0"/>
Developable in 11 to 15 Years?	<input type="text" value="0"/>
Not Deliverable?	<input type="text" value="0"/>

Actual Units Completed

2008/09:	<input type="text" value="0"/>	-3
2009/10:	<input type="text" value="0"/>	-2
2010/11:	<input type="text" value="1"/>	-1
2011/12:	<input type="text" value="0"/>	0

Estimated Units to be Completed

2012/13:	<input type="text" value="0"/>	1
2013/14:	<input type="text" value="0"/>	2
2014/15:	<input type="text" value="2"/>	3
2015/16:	<input type="text" value="2"/>	4
2016/17:	<input type="text" value="3"/>	5

2017/18:	<input type="text" value="0"/>	6
2018/19:	<input type="text" value="0"/>	7
2019/20:	<input type="text" value="0"/>	8
2020/21:	<input type="text" value="0"/>	9
2021/22:	<input type="text" value="0"/>	10

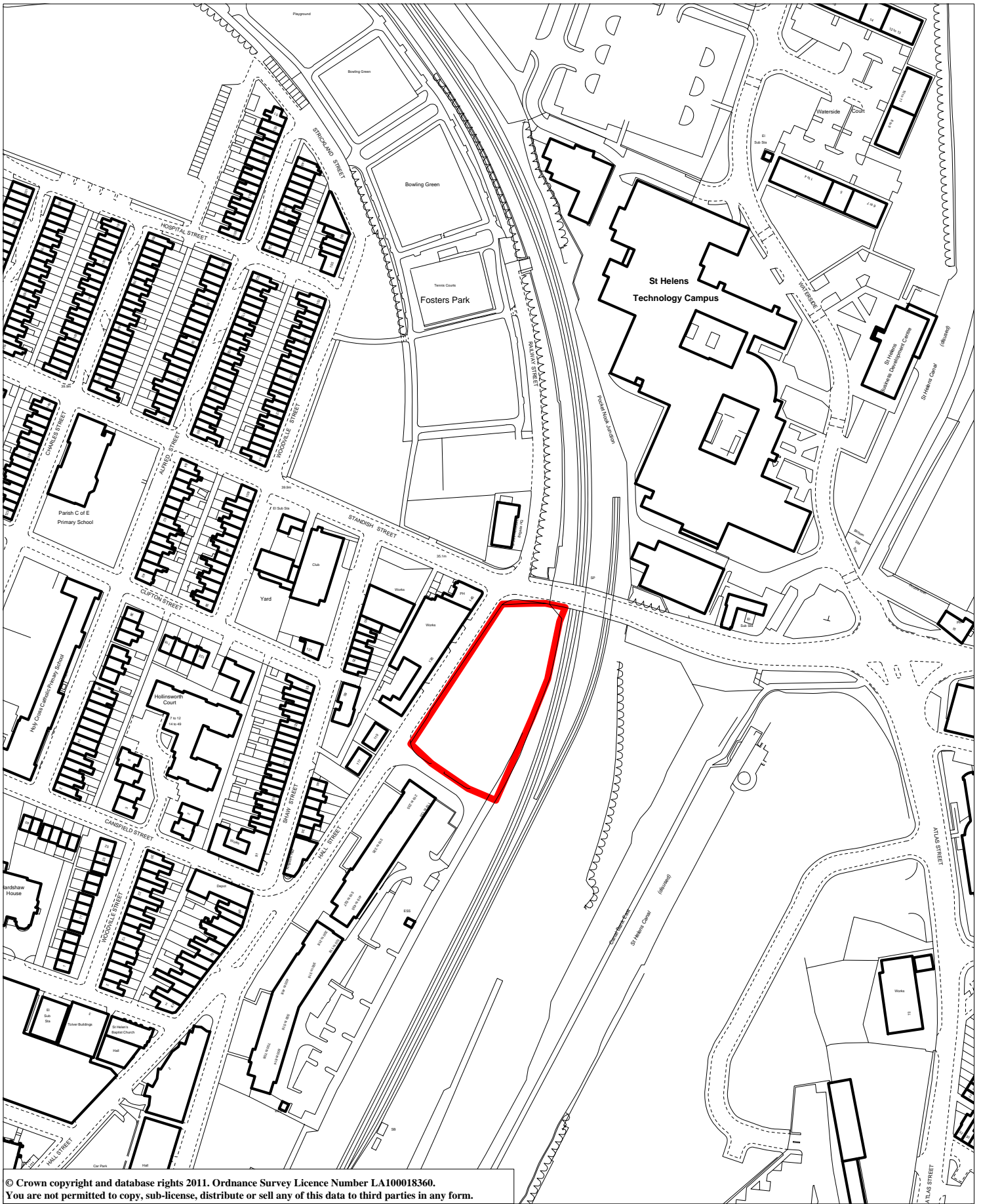
2022/23:	<input type="text" value="0"/>	11
2023/24:	<input type="text" value="0"/>	12
2024/25:	<input type="text" value="0"/>	13
2025/26:	<input type="text" value="0"/>	14
2026/27:	<input type="text" value="0"/>	15

2027 and beyond: 16+

Total:

Site Comments:

Boundary amended as part of the site has been completed by Wainhomes with 7 units outstanding, although site has been abandoned and no units are currently under construction - April 2012. Expect site to resume construction within 0-5 yr period.



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URBAN REGENERATION, HOUSING & CULTURE DEPARTMENT

DEVELOPMENT PLANS



SHLAA Ref: 124
Address: HQ Apartments (former AC Complex Site), Shaw Street
Ward: Town Centre

Date: 12 November 2012
Scale: 1/2500
Grid Ref: 351750, 395692
Area: 0.4 ha

Site Reference: 124 HQ Apartments (former AC Complex Site), Shaw Street

Site Information			
Area (ha)	0.4041	PDL/GF	PDL
Existing Use	Partially complete apartment sch	Former Housing	0
Density	158 dph	Density with PP	186 dph
Yield @ 30dph	12	Residential Garden?	0
Yield @ 40dph	16	Plan Perm Ref	P/2006/1076
Yield @ 50dph	20	Actual Capacity	260
Call 4 Site Ref		Res Land Ref	TC43
UDP Ref		Site Not Started?	0
NLUD Ref	431500056	Site Under Construction?	-1
Estates Ref		Site Complete?	0
Helena Ref		Site Expired?	0

Suitability	
Policy restrictions and potential impacts	
Green Belt site?	No
Employment Site?	No
Employment Site Comments:	
Wildlife Designation?	No
Wildlife Designation Comments:	
Health _Safety Consultation Zone?	No
Health _Safety Comments:	
Open Space/TPO Designation?	No
Open Space/TPO Comments:	
Landscape Value?	No
Landscape Value Comments:	
Physical and Environmental Conditions	
Flood Zone:	1
Flood Risk Comments:	
Contamination Risk?	Minor Issues Capable of Being Resolv
Contamination Comments:	
Poor Ground Conditions?	No Major Issues
Ground Condition Comments?	
Access Issues?	No Major Issues
Access Comments:	
Bad Neighbour use?	No Major Issues
Bad Neighbour Comments:	
Infrastructure Issues?	No Major Issues
Infrastructure Comments:	
Physical Hazards?	No Major Issues
Hazard Comments:	
Additional Comments:	Extant apartment scheme

Site Suitable and Taken Forward?	
	Yes
Sustainability	
Within 800m of Rail Station?	Yes
Rail Station Comments:	
Within 400m of High Freq Bus?	Yes
High Freq Bus Comments:	
Within 15-30 mins of a Primary School?	Yes
Primary School Comments:	
Within 20-40 mins of a Secondary School?	Yes
Secondary School Comments:	
Within 30-60 mins of Further Education?	Yes
Further Education Comments:	
Within 20-40 mins of an Employment Area?	Yes
Employment Area Comments:	
Within 30-60 mins of a Hospital?	Yes
Hospital Comments:	
Within 15-30 mins of a GP?	Yes
GP Comments:	
Within 15-30 of a Major Centre?	Yes
Major Centre Comments:	

Availability	
In Active Use?	No
Active Use Comments:	F
Able to Build Now?	Yes
Build Now Comments:	
Owner:	Private
Ownership	5
Single Ownership?	No
Single Ownership Comments:	Countryside Properties
Timescales	
Flood Zone:	Contamination: 0.5yr
Ground Conditions	Access: 0.5yr
Bad Neighbour:	Infrastructure: 0.5yr
Active Use:	Ownership:
Obtaining Planning Permission or a House Builder:	0.5yr
Timescales for Remediation:	11-15
Likely Availability:	
	11-15

Town Centre

Achievability		
Final Assessment		
Economically Viable?		No
Developer or House Builder?		Yes
Deliverable in 0 to 5 Years?		0
Developable in 6 to 10 Years?		0
Developable in 11 to 15 Years?		-1
Not Deliverable?		0
Actual Units Completed		
2008/09:	0	-3
2009/10:	0	-2
2010/11:	0	-1
2011/12:	0	0
Estimated Units to be Completed		
2012/13:	0	1
2013/14:	0	2
2014/15:	0	3
2015/16:	0	4
2016/17:	0	5

2017/18:	0	6
2018/19:	0	7
2019/20:	0	8
2020/21:	0	9
2021/22:	0	10

2022/23:	0	11
2023/24:	0	12
2024/25:	64	13
2025/26:	0	14
2026/27:	0	15

2027 and beyond:	0	16+

Total:	64	

Site Comments:

196 apartments completed in 2007/08, but 3rd block for 64 units not yet started - April 2012. Site unviable and unlikely to deliver a lower density scheme in this highly accessible town centre location - apartment scheme moved to 11-15 yr period.