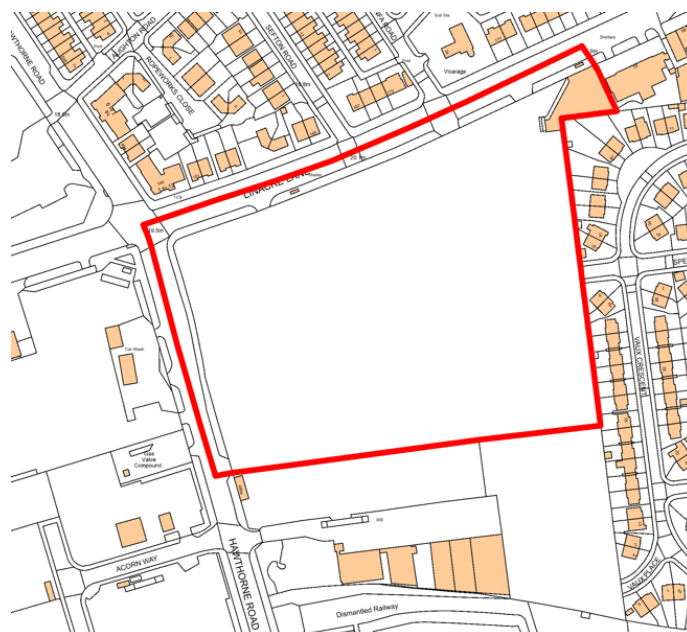


Appendix 2: Site Selection Assessment Pro formas for potential housing sites: Housing sites to be taken forward

Bootle Area Action Plan - Site Assessment Form

Site: BH1 People's Site, Linacre Lane
BAAP policy: BAAP16, BAAP20
Proposed Use(s): Housing site



Not to scale



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Proximity of site BH1 to key services

	Comment
<800 m Train Station	No, although most of site is within 1 km of train station
<400 m Frequent Bus Stop	Yes
<800 m Primary School	Yes
<800 m Centre or parade	Yes
<1200 m main park	Yes
<600 m Neighbourhood Park	Yes
<240 m Community Park	No
<800 m GP/Health Centre	Yes

Site-specific / wider benefits

		Comments
Previously developed land	Yes	Regeneration opportunities arising from (re)development. Brownfield site, currently vacant.
Other specific benefits	Yes	Redevelopment of site for housing helps retain local population which will support local services and facilities. Redevelopment of vacant site helps improve the local environmental character of the area & street scene.
Regeneration benefits	Yes	In an area within the 10% most deprived in the UK. Redevelopment of site would contribute to the wider regeneration objectives in Bootle.
Reduce unemployment	Yes	n/a
More housing diversity, meeting need	Yes	n/a
Meets other needs/wider benefits	No	n/a

Site BH1 Constraints to Development

Constraint	Constraint severity	Constraint description
Ecology	None	No known ecological constraints
Habitats Regulations	Screened in	Mitigation measures required, in line with Sefton Interim Approach to managing and mitigating recreational pressure on the Sefton Coast.
Flood Risk	Minor	Within Flood Zone 1 (river and tidal flooding). Some of the site is at risk of surface water flooding, just over a fifth of the site is at high risk of surface water flooding. Some parts of site also at risk of sewer flooding.
Flood risk sequential test	Pass	Linked to regeneration opportunities arising from (re)development. Site in Flood Zone 1.
Flood risk exception test	Pass	Substantive wider sustainability benefits of (re)development, assumption is that part b of exception test is capable of being passed.
Heritage	None	No identified impacts on designated heritage assets
Air, noise, light pollution	Minor	Linacre Road is identified as a 'Roads - priority route' in Figure 14 of the Plan, and so there may be some impacts from traffic.

Site BH1 Constraints to Development

Constraint	Constraint severity	Constraint description
Ground conditions, contamination	Moderate	Good ground conditions clay type soils in general. Potential for contamination given historic uses.
Site access	Minor	Access should be taken onto Linacre Lane in preference to Hawthorne Road.
Network capacity	Minor	Bootle is well served by a good highway network which was built to accommodate traffic for a well populated, industrial town. Whilst there are times when certain roads and junctions are busy, the level of growth proposed in the AAP should be accommodated on the existing road network with some localised improvements potentially necessary through planning consents.
Landscape, green & blue infrastructure	None	n/a
Utility infrastructure	Minor	Potential sewer issues in the area. No other known issues.
Other constraints	None	No known issues.

Site BH1 Delivery considerations

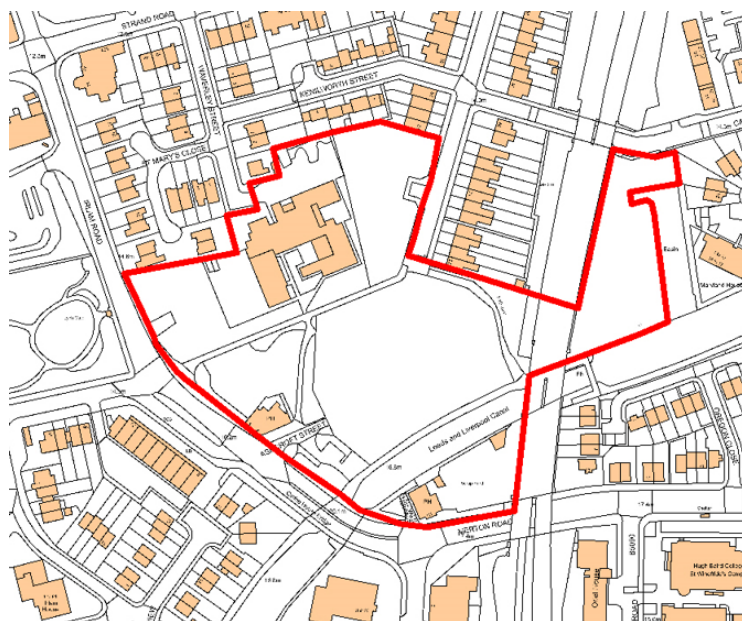
Consideration		Comments
Owner wishes to promote site?	Yes	Council-owned site
Any known viability issues?	Yes	Potential for contamination given historic uses, which may affect viability. Some obligations may need to be relaxed to support delivery.

Conclusion Site BH1

Site in the existing urban area that is accessible to public transport and services. The development of this site would contribute significantly to the regeneration of the surrounding area. Whilst the site is subject to moderate contamination, any other constraints are minor. The site was allocated for housing development in the Local Plan, and it is appropriate to allocate it in Bootle Area Action Plan.

Bootle Area Action Plan - Site Assessment Form

Site:	BH2, BAAP23 Coffee House Bridge
BAAP policy:	BAAP16, BAAP23
Proposed Use(s):	Housing site: other acceptable uses on part of the site compatible with a residential area, including community, education, health.



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Proximity of site BH2 / BAAP23 to key services

	Comment
<800 m Train Station	Yes
<400 m Frequent Bus Stop	Yes
<800 m Primary School	Yes
<800 m Centre or parade	Yes
<1200 m main park	Yes
<600 m Neighbourhood Park	Yes
<240 m Community Park	Yes, almost all of site is within 240 m of a community park.
<800 m GP/Health Centre	Yes

Site-specific / wider benefits site BH2/ BAAP23

		Comments
Previously developed land	Part	Regeneration opportunities arising from (re)development; much of site is underused or vacant.
Other specific benefits	Yes	Regeneration opportunities arising from (re)development; much of site is underused or vacant.
Regeneration benefits	Yes	In an area within the 10% most deprived in the UK. Redevelopment of site would contribute to the wider regeneration objectives in Bootle.
Reduce unemployment	Yes	n/a
More housing diversity, meeting need	Yes	n/a
Meets other needs/wider benefits	No	n/a

Site BH2 / BAAP23 Constraints to Development

Constraint	Constraint severity	Constraint description
Ecology	Minor	2 areas of woodland Priority Habitat within the site, potential for water voles adjacent to Leeds & Liverpool Canal.
Habitats Regulations	Screened in	Mitigation measures required, in line with Sefton Interim Approach to managing and mitigating recreational pressure on the Sefton Coast.
Flood Risk	Minor	Within Flood Zone 1 (river and tidal flooding). Some of the site is at risk of surface water flooding, just over a tenth is at high risk of surface water flooding. Some parts of site also at risk of canal flooding.
Flood risk sequential test	Pass	Linked to regeneration opportunities arising from (re)development. Site is in Flood Zone 1.
Flood risk exception test	Pass	Substantive wider sustainability benefits of (re)development, assumption is that part b of exception test is capable of being passed.
Heritage	None	Site is next to canal, part of Bootle's heritage
Air, noise, light pollution	Minor	Parts of the site are next to Merton Road which is identified as a 'Roads - priority route' in Figure

Site BH2 / BAAP23 Constraints to Development

Constraint	Constraint severity	Constraint description
		14 of the Plan; and so there may be some impacts from traffic.
Ground conditions, contamination	Moderate	Records show that the ground conditions consist of mixture of backfill and clay soils. Likely that housing developments would need piled foundations. Potential for contamination given historic uses on parts of the site.
Site access	Minor	Direct access should be avoided off Merton Road or Irlam for the majority of the homes. Otherwise from Waverley or Bank Roads.
Network capacity	Minor	Bootle is well served by a good highway network which was built to accommodate traffic for a well populated, industrial town. Whilst there are times when certain roads and junctions are busy, the level of growth proposed in the AAP should be accommodated on the existing road network with some localised improvements potentially necessary through planning consents.
Landscape, green & blue infrastructure	None	Site is next to canal, part of Bootle's green and blue infrastructure, and includes open space.
Utility infrastructure	None	No known issues.
Other constraints	None	No known issues.

Delivery considerations Site BH2 / BAAP23

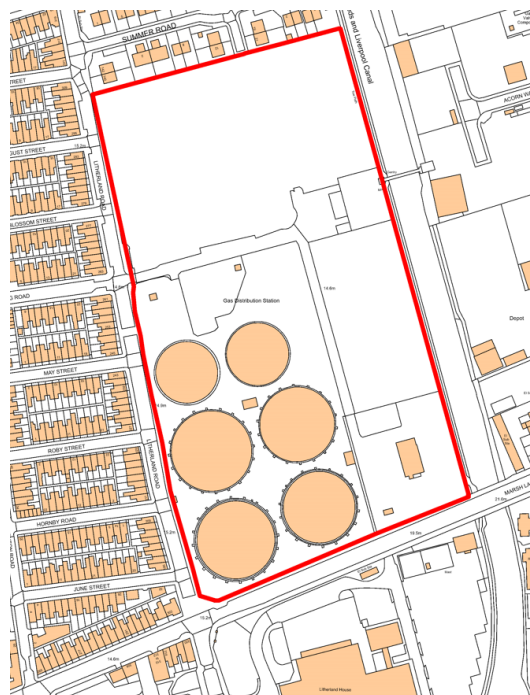
Consideration		Comments
Owner wishes to promote site?	Yes	Recent planning application on majority of site. Other part of site included in call for sites process.
Any known viability issues?	Yes	Potential for contamination given historic uses, which may affect viability. Some obligations may need to be relaxed to support delivery.

Conclusion site BH2/ BAAP23

Site in the existing urban area that is highly accessible to public transport and services. The development of this site would contribute to the regeneration of the area. Whilst the site is subject to moderate contamination, any other constraints are minor. The site is appropriate to allocate housing (or housing & complementary) development in Bootle Area Action Plan.

Bootle Area Action Plan - Site Assessment Form

Site:	BH3 Site of the former Bootle Gas Works
BAAP policy:	BAAP16, BAAP20
Proposed Use(s):	Housing site



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Proximity of site BH3 to key services

	Comment
<800 m Train Station	Yes
<400 m Frequent Bus Stop	Yes
<800 m Primary School	Yes
<800 m Centre or parade	Yes
<1200 m main park	Yes
<600 m Neighbourhood Park	Yes
<240 m Community Park	No
<800 m GP/Health Centre	Yes

Site-specific / wider benefits site BH3

		Comments
Previously developed land	Yes	Regeneration opportunities arising from (re)development. Brownfield site, currently vacant.
Other specific benefits	Yes	Redevelopment of site for housing helps retain local population which will support local services and facilities. Redevelopment of vacant site helps improve the local environmental character of the area and street scene.
Regeneration benefits	Yes	In an area within the 10% most deprived in the UK. Redevelopment of site would contribute to the wider regeneration objectives in Bootle.
Reduce unemployment	Yes	n/a
More housing diversity, meeting need	Yes	n/a
Meets other needs/wider benefits	No	n/a

Constraints to Development site BH3

Constraint	Constraint severity	Constraint description
Ecology	Minor	2 small areas of grassland Priority Habitat within the site, potential for water voles adjacent to Leeds & Liverpool Canal.
Habitats Regulations	Screened in	Mitigation measures required, in line with Sefton Interim Approach to managing and mitigating recreational pressure on the Sefton Coast.
Flood Risk	Moderate	Within Flood Zone 1 (river and tidal flooding). Much of the site is at risk of surface water flooding, around half is at high risk of surface water flooding. Some parts of site also at risk of canal and groundwater flooding.
Flood risk sequential test	Pass	Area is in Flood Zone 1; over half of site is at high risk of surface water flooding. Some parts of site also at risk of canal and groundwater flooding

Constraints to Development site BH3

Constraint	Constraint severity	Constraint description
Flood risk exception test	Pass	Substantive wider sustainability benefits of (re)development, assumption is that part b of exception test is capable of being passed.
Heritage	None	Site is next to canal, part of Bootle's heritage
Air, noise, light pollution	Minor	Marsh Lane is identified as a 'Roads - priority route' in Figure 14 of the Plan, and so there may be some impacts from traffic.
Ground conditions, contamination	Moderate	Potential for contamination given historic uses of the site. Wider ground conditions not known currently.
Site access	Minor	Direct access should come from Litherland Road and via Melling Road. No access would be permitted from Marsh Lane.
Network capacity	Minor	Bootle is well served by a good highway network which was built to accommodate traffic for a well populated, industrial town. Whilst there are times when certain roads and junctions are busy, the level of growth proposed in the AAP should be accommodated on the existing road network with some localised improvements potentially necessary through planning consents.
Landscape, green & blue infrastructure	None	Site is next to canal, part of Bootle's green and blue infrastructure.
Utility infrastructure	None	No known issues
Other constraints	None	No known issues

Delivery considerations site BH3

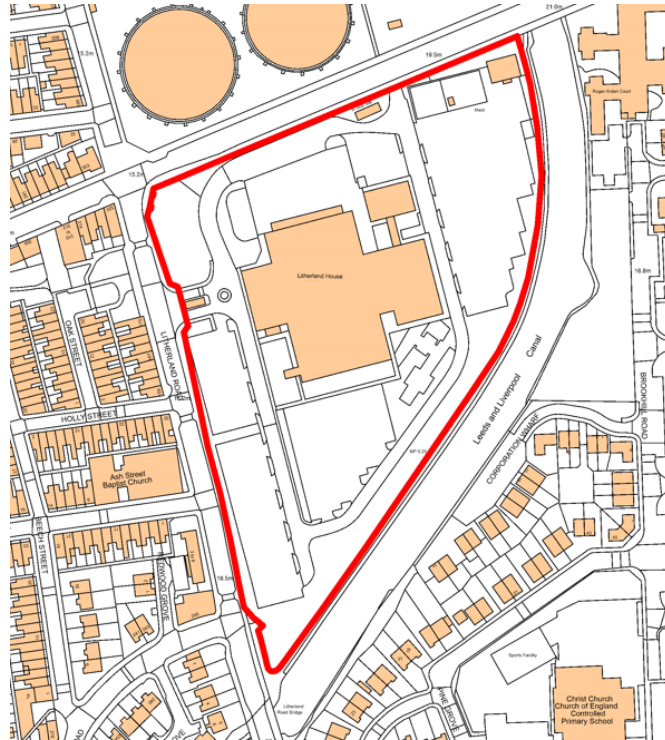
Consideration		Comments
Owner wishes to promote site?	Yes	Submitted for housing in 2022 'call for sites'.
Any known viability issues?	Yes	Potential for contamination given historic uses, which may affect viability. Some obligations may need to be relaxed to support delivery.

Conclusion Site BH3

Site in the existing urban area that is highly accessible to public transport and services. The development of this derelict, contaminated site would contribute to the regeneration of the area. Contamination and flood risk are moderate constraints which may affect the amount and/or layout of development. Any other constraints are minor. In the light of the substantive regeneration benefits from redevelopment, it is considered appropriate to allocate it for housing development in Bootle Area Action Plan.

Bootle Area Action Plan - Site Assessment Form

Site: BH4, Site of Litherland House, Litherland Road
BAAP policy: BAAP16, BAAP20
Proposed Use(s): Housing site



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Proximity of site BH4 to key services

	Comment
<800 m Train Station	Yes
<400 m Frequent Bus Stop	Yes
<800 m Primary School	Yes
<800 m Centre or parade	Yes
<1200 m main park	Yes
<600 m Neighbourhood Park	Yes
<240 m Community Park	No
<800 m GP/Health Centre	Yes

Site-specific / wider benefits site BH4

		Comments
Previously developed land	Yes	Regeneration opportunities arising from (re)development. Brownfield site, currently vacant.
Other specific benefits	Yes	Regeneration opportunities arising from (re)development. Brownfield site, currently vacant.
Regeneration benefits	Yes	In an area within the 10% most deprived in the UK. Redevelopment of site would contribute to the wider regeneration objectives in Bootle.
Reduce unemployment	Yes	n/a
More housing diversity, meeting need	Yes	n/a
Meets other needs/wider benefits	No	n/a

Constraints to Development site BH4

Constraint	Constraint severity	Constraint description
Ecology	Minor	Potential for water voles adjacent to Leeds & Liverpool Canal. No other known ecological constraints
Habitats Regulations	Screened in	Mitigation measures required, in line with Sefton Interim Approach to managing and mitigating recreational pressure on the Sefton Coast.
Flood Risk	Moderate	Within Flood Zone 1 (river and tidal flooding). Much of site is at risk of surface water flooding, around three quarters is at high risk of surface water flooding Some parts of site also at risk of canal and groundwater flooding.
Flood risk sequential test	Pass	Linked to regeneration opportunities arising from (re)development. Site is in Flood Zone 1.
Flood risk exception test	Pass	Substantive wider sustainability benefits of (re)development, assumption is that part b of exception test is capable of being passed.
Heritage	None	Site is next to canal, part of Bootle's heritage
Air, noise, light pollution	Minor	Marsh Lane is identified as a 'Roads - priority route' in Figure 14 of the Plan, and so there may be some impacts from traffic.

Constraints to Development site BH4

Constraint	Constraint severity	Constraint description
Ground conditions, contamination	Minor	Potential for contamination given historic uses of the site. Wider ground conditions not known currently.
Site access	Minor	Direct access should come from Litherland Road. No access would be permitted from Marsh Lane.
Network capacity	Minor	Bootle is well served by a good highway network which was built to accommodate traffic for a well populated, industrial town. Whilst there are times when certain roads and junctions are busy, the level of growth proposed in the AAP should be accommodated on the existing road network with some localised improvements potentially necessary through planning consents.
Landscape, green & blue infrastructure	None	Site is next to canal, part of Bootle's green and blue infrastructure.
Utility infrastructure	None	No known issues
Other constraints	None	No known issues

Delivery considerations site BH4

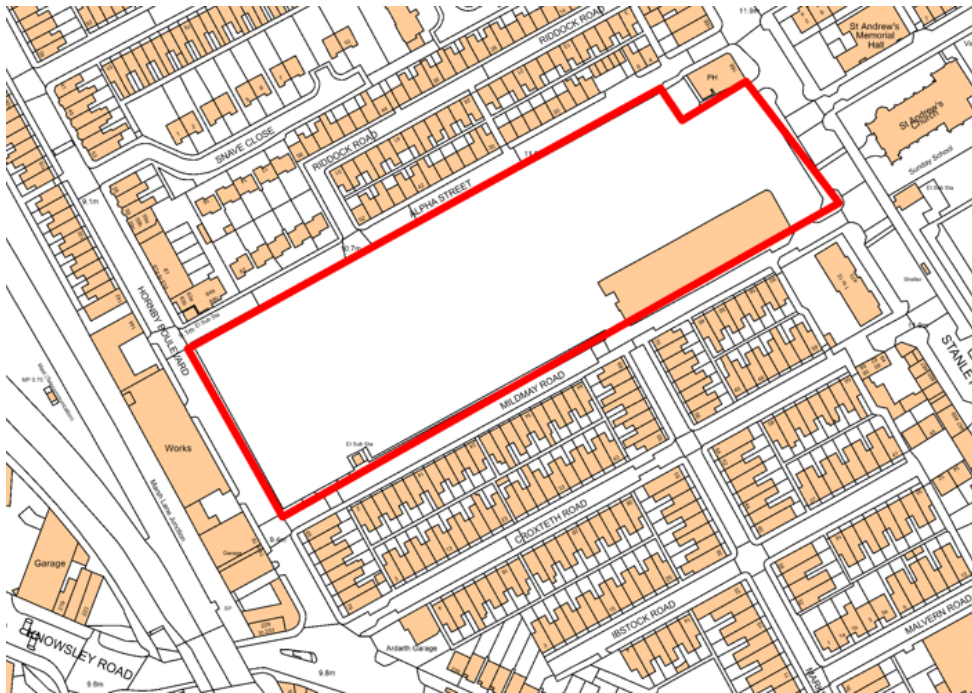
Consideration		Comments
Owner wishes to promote site?	Yes	Submitted for housing in 2022 'call for sites'.
Any known viability issues?	Yes	Potential for contamination given historic uses, which may affect viability. Some obligations may need to be relaxed to support delivery.

Conclusion site BH4

Site in the existing urban area that is highly accessible to public transport and services. The development of this vacant/derelict, contaminated site would contribute to the regeneration of the area. Flood risk is a moderate constraint which may affect the amount or layout of development. Any other constraints are minor. In the light of the substantive regeneration benefits from redevelopment, it is considered appropriate to allocate it for housing development in Bootle Area Action Plan.

Bootle Area Action Plan - Site Assessment Form

Site: BH5 Site of former Johnson's Cleaners
BAAP policy: BAAP16
Proposed Use(s): Housing site



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Proximity of site BH5 to key services

	Comment
<800 m Train Station	No. Some of site within 800 m of a train station, whole site within 1 km of 2 stations
<400 m Frequent Bus Stop	Yes
<800 m Primary School	Yes
<800 m Centre or parade	Yes
<1200 m main park	Yes
<600 m Neighbourhood Park	Yes
<240 m Community Park	Yes
<800 m GP/Health Centre	Yes

Site-specific / wider benefits site BH5

		Comments
Previously developed land	Yes	Regeneration opportunities arising from (re)development. Brownfield site, currently vacant.
Other specific benefits	Yes	Regeneration opportunities arising from (re)development. Brownfield site, currently vacant.
Regeneration benefits	Yes	In an area within the 10% most deprived in the UK. Redevelopment of site would contribute to the wider regeneration objectives in Bootle.
Reduce unemployment	Yes	n/a
More housing diversity, meeting need	Yes	n/a
Meets other needs/wider benefits	Yes	n/a

Constraints to Development site BH5

Constraint	Constraint severity	Constraint description
Ecology	None	No known ecological constraints
Habitats Regulations	Screened in	Mitigation measures required, in line with Sefton Interim Approach to managing and mitigating recreational pressure on the Sefton Coast.
Flood Risk	Moderate	Within Flood Zone 1 (river and tidal flooding). Much of the site is at risk of surface water flooding, less than a tenth is at high risk of surface water flooding. Some parts of site also at risk of canal and groundwater flooding.
Flood risk sequential test	Pass	Linked to regeneration opportunities arising from (re)development. Site is in Flood Zone 1.
Flood risk exception test	Pass	Substantive wider sustainability benefits of (re)development, assumption is that part b of exception test is capable of being passed.
Heritage	None	South-east corner of site is opposite Listed church.
Air, noise, light pollution	Minor	Stanley Road is identified as a 'Roads - priority route' in Figure 14 of the Plan, and so there may be some impacts from traffic.

Constraints to Development site BH5

Constraint	Constraint severity	Constraint description
Ground conditions, contamination	Moderate	Potential for contamination given historic uses of the site. Wider ground conditions not known currently.
Site access	None	Direct access can be gained from the surrounding roads.
Network capacity	Minor	Bootle is well served by a good highway network which was built to accommodate traffic for a well populated, industrial town. Whilst there are times when certain roads and junctions are busy, the level of growth proposed in the AAP should be accommodated on the existing road network with some localised improvements potentially necessary through planning consents.
Landscape, green & blue infrastructure	None	No constraint
Utility infrastructure	None	No known issues
Other constraints	None	No known issues

Delivery considerations site BH5

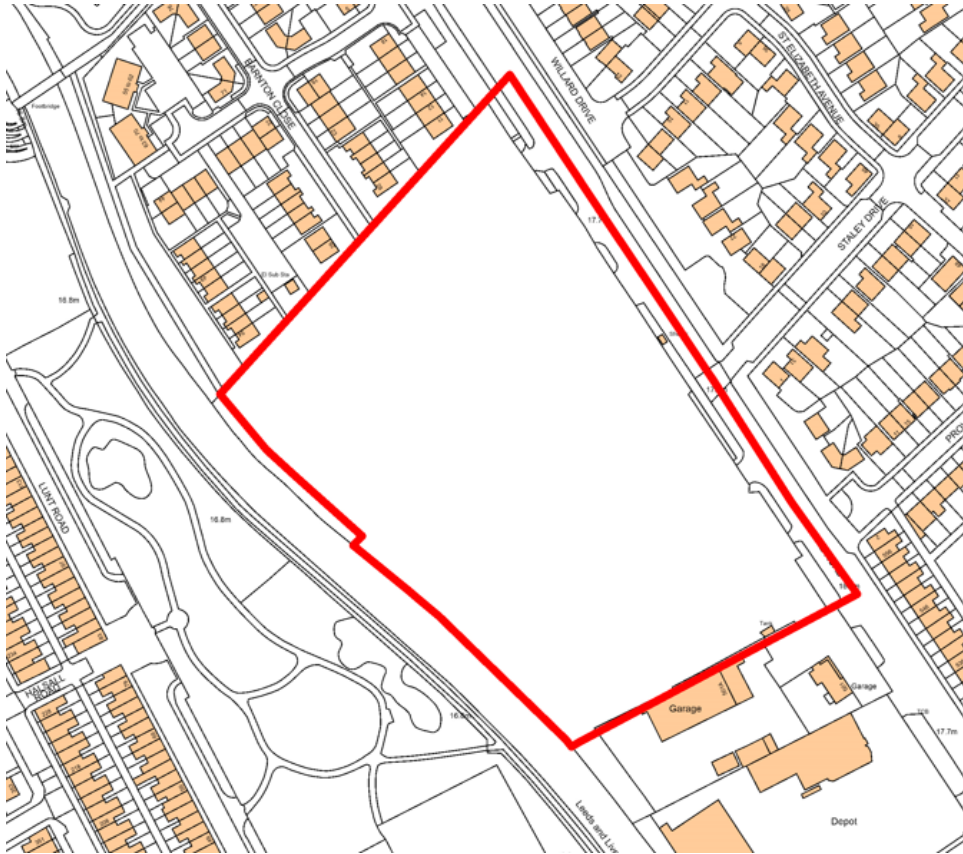
Consideration		Comments
Owner wishes to promote site?	Yes	Planning permission granted for housing.
Any known viability issues?	Yes	Potential for contamination given historic uses, which may affect viability. Some obligations may need to be relaxed to support delivery.

Conclusion site BH5

Site in the existing urban area that is accessible to public transport and services. Contamination and flood risk are moderate constraints which may affect the amount and/or layout of development. Any other constraints are minor. The site already has planning permission for housing, and it is appropriate to allocate it in Bootle Area Action Plan.

Bootle Area Action Plan - Site Assessment Form

Site: BH6, 503-509 Hawthorne Road
BAAP policy: BAAP16, BAAP20
Proposed Use(s): Housing site



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Proximity of site BH6 to key services

	Comment
<800 m Train Station	No. Most of site is within 1 km of train station
<400 m Frequent Bus Stop	Yes
<800 m Primary School	Yes
<800 m Centre or parade	Yes
<1200 m main park	Yes
<600 m Neighbourhood Park	Yes
<240 m Community Park	Yes
<800 m GP/Health Centre	Yes

Site-specific / wider benefits site BH6

		Comments
Previously developed land	Yes	Regeneration opportunities arising from (re)development. Brownfield site, currently vacant.
Other specific benefits	Yes	Redevelopment of site for housing helps retain local population which will support local services and facilities. Redevelopment of vacant site helps improve the local environmental character of the area and street scene.
Regeneration benefits	Yes	Part of the sites is in an area within the 10% most deprived in the UK. Redevelopment of site would contribute to the wider regeneration objectives in Bootle.
Reduce unemployment	Yes	n/a
More housing diversity, meeting need	Yes	n/a
Meets other needs/wider benefits	Yes	n/a

Constraints to Development site BH6

Constraint	Constraint severity	Constraint description
Ecology	Minor	Potential for water voles adjacent to Leeds & Liverpool Canal. No other known ecological constraints
Habitats Regulations	Screened in	Mitigation measures required, in line with Sefton Interim Approach to managing and mitigating recreational pressure on the Sefton Coast.
Flood Risk	Moderate	Within Flood Zone 1 (river and tidal flooding). Much of the site is at risk of surface water flooding, about half is at high risk of surface water flooding Some parts of site also at risk of sewer and groundwater flooding.
Flood risk sequential test	Pass	Linked to regeneration opportunities arising from (re)development. Site is in Flood Zone 1.
Flood risk exception test	Pass	Substantive wider sustainability benefits of (re)development, assumption is that part b of exception test is capable of being passed.

Constraints to Development site BH6

Constraint	Constraint severity	Constraint description
Heritage	None	n/a
Air, noise, light pollution	Minor	Hawthorne Road is quite heavily trafficked and is identified as a 'Roads - priority route' in Figure 14 of the Plan; and so there may be some impacts from traffic.
Ground conditions, contamination	Moderate	Potential for contamination given historic uses of the site. Wider ground conditions not known currently.
Site access	None	Direct access can be gained from Hawthorne Road. The current permission has two separate access points. A different scheme could be accessed from a single access point.
Network capacity	Minor	Bootle is well served by a good highway network which was built to accommodate traffic for a well populated, industrial town. Whilst there are times when certain roads and junctions are busy, the level of growth proposed in the AAP should be accommodated on the existing road network with some localised improvements potentially necessary through planning consents.
Landscape, green & blue infrastructure	None	n/a
Utility infrastructure	Minor	Potential sewer issues in the area. No other known issues.
Other constraints	None	No known issues

Delivery considerations site BH6

Consideration		Comments
Owner wishes to promote site?	Yes	Planning permission granted for housing
Any known viability issues?	Yes	Potential for contamination given historic uses, which may affect viability. Some obligations may need to be relaxed to support delivery.

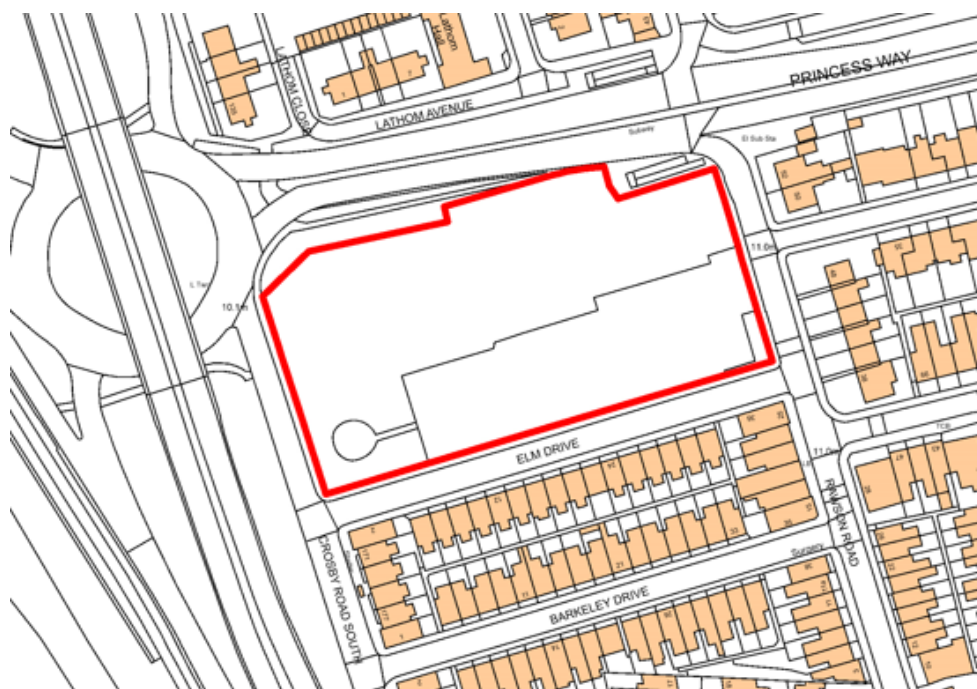
Conclusion site BH6

Site in the existing urban area that is accessible to public transport and services. Contamination and flood risk are moderate constraints which may affect the amount and/or layout of development. Any other constraints are minor. The site already has planning permission for housing, and it is appropriate to allocate it in Bootle Area Action Plan.

Appendix 2: Site Selection Assessment Pro formas for potential housing sites: Housing sites **not** to be taken forward

Bootle Area Action Plan - Site Assessment Form

Site:	Former Rawson Road Primary School, Seaforth
BAAP policy:	n/a (site within Primarily Residential Area)
Proposed Use(s):	n/a



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Proximity of the site to key services

	Comment
<800 m Train Station	Yes
<400 m Frequent Bus Stop	Yes
<800 m Primary School	Yes
<800 m Centre or parade	Yes
<1200 m main park	Yes
<600 m Neighbourhood Park	Yes
<240 m Community Park	Yes
<800 m GP/Health Centre	Yes

Site-specific / wider benefits

		Comments
Previously developed land	Part	Former building footprint and hardstanding is previously developed, within former school playing field
Other specific benefits	Yes	Redevelopment of site for housing helps retain local population which will support local services and facilities. Redevelopment of vacant site helps improve the local environmental character of the area and street scene.
Regeneration benefits	Yes	In an area within the 10% most deprived in the UK. Redevelopment of site would contribute to the wider regeneration objectives in Bootle.
Reduce unemployment	Yes	n/a
More housing diversity, meeting need	Yes	n/a
Meets other needs/wider benefits	No	n/a

Constraints to Development

Constraint	Constraint severity	Constraint description
Ecology	Minor	Linear (u-shaped) area of woodland Priority Habitat within/next to the site.
Habitats Regulations	Screened in	Mitigation measures required, in line with Sefton Interim Approach to managing and mitigating recreational pressure on the Sefton Coast.
Flood Risk	Minor	Within Flood Zone 1 (river and tidal flooding). Some of the site is at risk of surface water flooding, just over a tenth is at high risk of surface water flooding. No groundwater risk. Other flood risks unknown.
FR sequential test	Further review needed	Linked to regeneration opportunities arising from (re)development and the Local Plan housing allocation of the site. Site is in Flood Zone 1.
FR exception test	Further review needed	Site is allocated in Local Plan, but air quality issues make it difficult to justify wider sustainability benefits.

Constraints to Development

Constraint	Constraint severity	Constraint description
Heritage	None	n/a
Air, noise, light pollution	Severe	Two busy major roads (A5036 & A565) in effect run along the north and west site boundaries. The A565 is elevated at this point. About half of the site is currently within an Air Quality Management Area. Noise concerns, e.g. freight vehicles. Development of the site severely restricted.
Ground conditions, contamination	Minor	The precise ground conditions on this site are not known. However, development on nearby sites have used strip / reinforced strip foundations and these are likely to be suitable on this site
Site access	Minor	A number of dwellings would have frontage access onto Elm Drive and/or Rawson Road. Vehicular access to Princess Way (A5036) will not be permitted.
Network capacity	Minor	Bootle is well served by a good highway network which was built to accommodate traffic for a well populated, industrial town. Whilst there are times when certain roads and junctions are busy, the level of growth proposed in the AAP should be accommodated on the existing road network with some localised improvements potentially necessary through planning consents.
Landscape, green & blue infrastructure	None	n/a
Utility infrastructure	None	No known issues
Other constraints	Moderate	Part of the site may be required for highways improvement

Delivery considerations

Consideration		Comments
Owner wishes to promote site?	No	The Council as landowner has concerns about site issues, notably air quality considerations
Any known viability issues?	Yes	Air quality issues, noise pollution issues, potential land-take for transport-related works and

Delivery considerations

Consideration

Comments

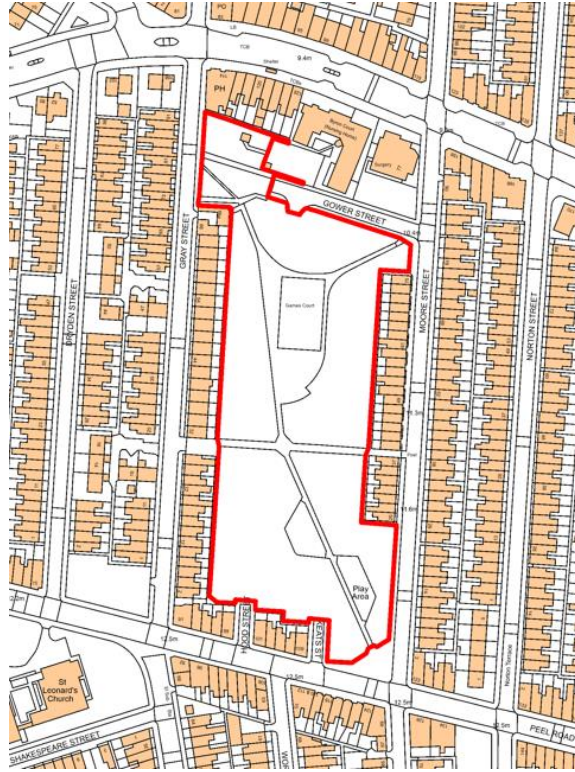
potentially, ground conditions, will affect viability.

Conclusion Former Rawson Road Primary School, Seaforth

The Council as landowner has concerns about site issues, notably air quality and health considerations, and does not wish to take forward as a housing allocation at this time.

Bootle Area Action Plan - Site Assessment Form

Site: Poets Park, Peel Road
BAAP policy: n/a (site is green space)
Proposed Use(s): n/a



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Proximity of the site to key services

	Comment
<800 m Train Station	No, although site is within 1 km of train station
<400 m Frequent Bus Stop	Yes
<800 m Primary School	Yes
<800 m Centre or parade	Yes
<1200 m main park	Yes
<600 m Neighbourhood Park	Yes
<240 m Community Park	Yes
<800 m GP/Health Centre	Yes

Site-specific / wider benefits		
		Comments
Previously developed land	No	Public Park which the Council has no intention of developing.
Other specific benefits	No	Housing development would result in the loss of a neighbourhood scale park which has seen recent investment in recreation and nature improvements.
Regeneration benefits	No	Housing development would result in the loss of a neighbourhood scale park which has seen recent investment in recreation and nature improvements, in an area within the 10% most deprived nationally.
Reduce unemployment	Yes	n/a
More housing diversity, meeting need	Yes	However, housing development would result in the loss of a neighbourhood scale park which has seen recent investment in recreation and nature improvements.
Meets other needs/wider benefits	No	As above

Constraints to Development		
Constraint	Constraint severity	Constraint description
Ecology	None	No known ecological constraints
Habitats Regulations	Screened in	Mitigation measures required, in line with Sefton Interim Approach to managing and mitigating recreational pressure on the Sefton Coast.
Flood Risk	Minor	Within Flood Zone 1 (river and tidal flooding). Some of the site is at risk of surface water flooding, less than a tenth is at high risk of surface water flooding. No groundwater risk. Other flood risks unknown.
Flood risk sequential test	No	There are not considered to be regeneration opportunities arising from development of the site.
Flood risk exception test	n/a	Wider sustainability losses, not benefits.
Heritage	None	n/a
Air, noise, light pollution	None	n/a

Constraints to Development

Constraint	Constraint severity	Constraint description
Ground conditions, contamination	Minor	Potential for contamination given historic (housing) uses of the site prior to WW2 bomb damage. Wider ground conditions not known currently.
Site access	None	Access could be gained from existing residential streets.
Network capacity	Minor	Bootle is well served by a good highway network which was built to accommodate traffic for a well populated, industrial town. Whilst there are times when certain roads and junctions are busy, the level of growth proposed in the AAP should be accommodated on the existing road network with some localised improvements potentially necessary through planning consents.
Landscape, green & blue infrastructure	Severe	Loss of existing green and blue infrastructure would have severe effects.
Utility infrastructure	None	No known issues.
Other constraints	None	No known issues.

Delivery considerations

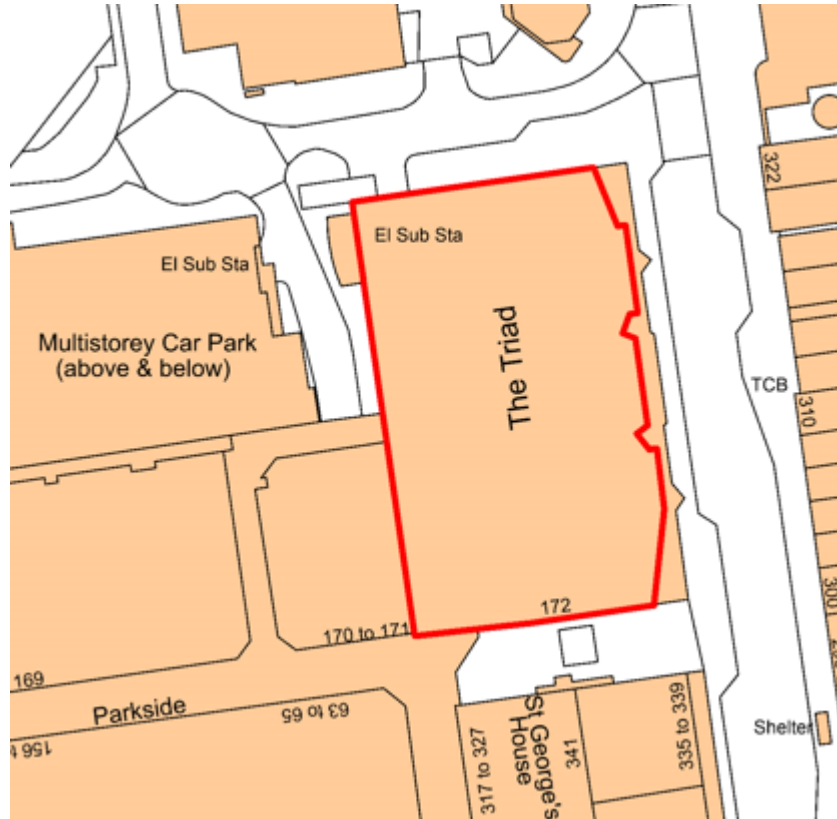
Consideration		Comments
Owner wishes to promote site?	No	This is a public park which the Council has no intention of developing for housing.
Any known viability issues?	Yes	Potential for contamination given historic uses, which may affect viability. Some obligations may need to be relaxed to support delivery.

Conclusion Poets Park, Peel Road

This is a neighbourhood scale park which has seen recent investment in recreation and nature improvements, and which the Council has no intention of developing for housing.

Bootle Area Action Plan - Site Assessment Form

Site: Triad Building(s), Stanley Road
BAAP policy: n/a (site is within Bootle Town Centre)
Proposed Use(s): n/a



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Proximity of Triad to key services

	Comment
<800 m Train Station	Yes
<400 m Frequent Bus Stop	Yes
<800 m Primary School	Yes
<800 m Centre or parade	Yes
<1200 m main park	Yes
<600 m Neighbourhood Park	Yes, as whole site is within 600 m of main park
<240 m Community Park	Yes, as whole site is within 240 m of main park
<800 m GP/Health Centre	Yes

Site-specific / wider benefits		
		Comments
Previously developed land	Yes	High-rise building predominantly used for offices
Other specific benefits	No	n/a
Regeneration benefits	Not known	In an area within the 10% most deprived in the UK. Redevelopment of site could contribute to the wider regeneration objectives in Bootle, but this would need to be balanced against loss of existing retail/ pub and incidental residential uses on the site, and any remaining existing office uses.
Reduce unemployment	Not known	Loss of existing pub and any office remaining office jobs, although there would be a temporary gain of construction / conversion jobs.
More housing diversity, meeting need	No	May be difficult to achieve housing mix and affordability requirements of policy BAAP17 due to limitations from existing built form.
Meets other needs/wider benefits	No	n/a
Constraints to Development		
Constraint	Constraint severity	Constraint description
Ecology	Minor	Historic use of site by birds of prey
Habitats Regulations	Screened in	Mitigation measures required, in line with Sefton Interim Approach to managing and mitigating recreational pressure on the Sefton Coast.
Flood Risk	Minor	Within Flood Zone 1 (river and tidal flooding). Surface water flood risk will not affect building except potentially ground flood /car park. No groundwater flood risk. Other risks unknown but sewer flood risk likely.
Flood risk sequential test	n/a / further review needed	Regeneration opportunities would need to be weighed against disbenefits. Planning applications for conversion not subject to the sequential test or exception test.
Flood risk exception test	n/a / further review needed	Regeneration opportunities would need to be weighed against disbenefits. Planning

Constraints to Development

Constraint	Constraint severity	Constraint description
		applications for conversion not subject to the sequential test or exception test.
Heritage	Minor	Triad building(s) is a landmark building(s) and could be seen as part of Bootle's post-war reconstruction heritage.
Air, noise, light pollution	Minor	Stanley Road is identified as a 'Roads - priority route' in Figure 14 of the Plan, and so there may be some impacts from traffic.
Ground conditions, contamination	Minor	Potential for contamination given historic uses of site and area. Wider ground conditions not known currently.
Site access	Minor	Access from surrounding streets. Parking would be limited and space may have to be provided at one of the nearby Council multi storey car parks.
Network capacity	Moderate	Bootle is well served by a good highway network which was built to accommodate traffic for a well populated, industrial town. Whilst there are times when certain roads and junctions are busy, the level of growth proposed in the AAP should be accommodated on the existing road network with some localised improvements potentially necessary through planning consents.
Landscape, green & blue infrastructure	None	n/a
Utility infrastructure	Minor	Potential sewer issues in the area. No other known issues.
Other constraints	None	No known issues.

Delivery considerations

Consideration		Comments
Owner wishes to promote site?	No / unknown	Submitted for 2022 'call for sites' by a third party, not the party understood to own the building.

Delivery considerations

Consideration

Comments

Any known viability issues?	Yes	Form of building may make it challenging to meet policy requirements on-site (e.g. affordable housing), which may affect viability.
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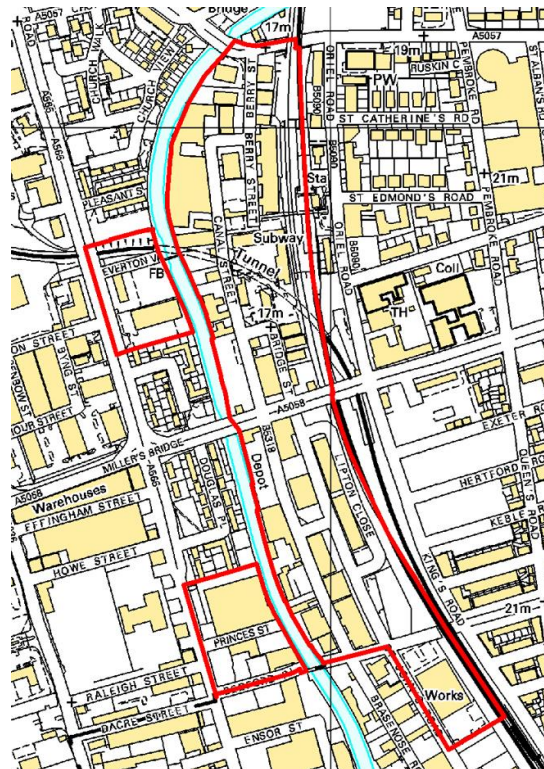
Conclusion Triad Building(s), Stanley Road

Site in Bootle Town Centre within the existing urban area that is highly accessible to public transport and services. Redevelopment of site could contribute to the wider regeneration objectives in Bootle, but this would need to be balanced against loss of existing retail/ pub and incidental residential uses on the site, and any remaining existing office uses. It may be difficult to achieve policy objectives such as provision of affordable housing. The landowner has not expressed an interest in (re)development of the site. It is not considered appropriate to allocate it for housing (or housing & complementary) development in Bootle Area Action Plan.

Appendix 3: Site Selection Assessment Pro formas for employment sites

Bootle Area Action Plan - Site Assessment Form

Site: BE1 Canal Street/ Berry Street
 BAAP policy: BAAP12
 Proposed Use(s): Employment uses



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Proximity of site BE1 to key services

	Comment
<800 m Train Station	Yes
<400 m Frequent Bus Stop	Yes
<800 m Primary School	n/a
<800 m Centre or parade	n/a
<1200 m main park	n/a
<600 m Neighbourhood Park	n/a
<240 m Community Park	n/a
<800 m GP/Health Centre	n/a

Site-specific / wider benefits site BE1

		Comments
Previously developed land	Yes	Regeneration opportunities arising from (re)development.
Regeneration benefits	Yes	In an area within the 10% most deprived in the UK. Has the potential to contribute to the regeneration of the area
Reduce unemployment	Yes	n/a
More housing diversity, meeting need	n/a	n/a
Meets other needs/wider benefits	Yes	Further employment development or redevelopment for employment uses will help retain/provide a range of jobs which may benefit local people, the local economy and wider regeneration.

Constraints to Development site BE1

Constraint	Constraint severity	Constraint description
Ecology	Moderate	6 relatively small areas of Priority Habitat; 3 are grassland Priority Habitat, woodland Priority Habitat next to part of Merseyrail line. Potential for water voles adjacent to Leeds & Liverpool Canal.
Habitats Regulations	Screened out	n/a
Flood Risk	Minor	Within Flood Zone 1 (river and tidal flooding). Some of the site is at risk of surface water flooding, less than a fifth is at high risk of surface water flooding.
Flood risk sequential test	Yes	Linked to regeneration opportunities arising from (re)development. Site is in Flood Zone 1.
Flood risk exception test	Not required	n/a
Heritage	None	Small part of site is opposite the Listed Buildings that, historically, formed Bootle Hospital.
Air, noise, light pollution	Minor	The A565 is heavily trafficked, with little green infrastructure or other mitigation, and is identified as a 'Roads - priority route' in Figure 14 of the Plan. There are likely to be some impacts from traffic.

Constraints to Development site BE1

Constraint	Constraint severity	Constraint description
Ground conditions, contamination	Minor	Potential for contamination given historic uses. Other ground conditions unknown.
Site access	None	Access can be gained from the existing network.
Network capacity	Minor	Bootle is well served by a good highway network which was built to accommodate traffic for a well populated, industrial town. Whilst there are times when certain roads and junctions are busy, the level of growth proposed in the Area Action Plan should be accommodated on the existing road network with some localised improvements potentially necessary through planning consents.
Landscape, green & blue infrastructure	None	Site is next to canal, part of Bootle's green and blue infrastructure.
Utility infrastructure	None	No known issues.
Other constraints	None	No known issues.

Delivery considerations site BE1

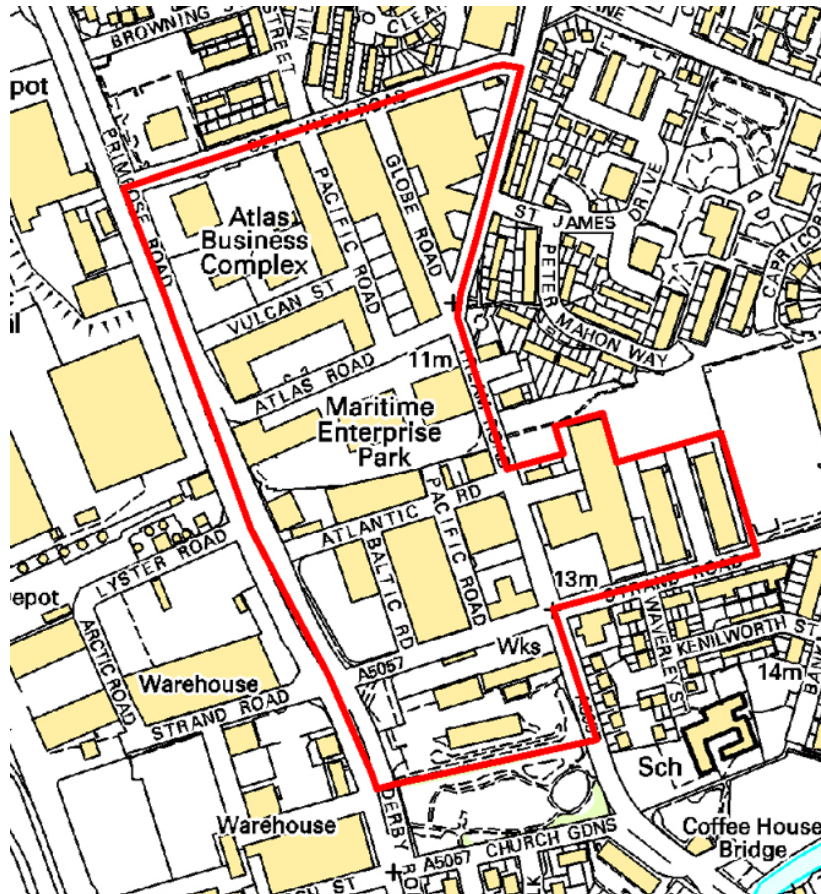
Consideration		Comments
Owner wishes to promote site?	Not known	Most of site already in active employment use
Any known viability issues?	Yes	Potential for contamination given historic uses, which may affect viability. Constraints from existing layout and scale of buildings on site may affect viability.

Conclusion Site BE1

Established employment site with many existing businesses. The Area Action Plan is taking forward the designation from the Local Plan.

Bootle Area Action Plan - Site Assessment Form

Site: BE2 Maritime Enterprise Park
BAAP policy: BAAP12
Proposed Use(s): Employment uses



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Proximity of site BE2 to key services

	Comment
<800 m Train Station	Yes
<400 m Frequent Bus Stop	Yes
<800 m Primary School	n/a
<800 m Centre or parade	n/a
<1200 m main park	n/a
<600 m Neighbourhood Park	n/a
<240 m Community Park	n/a
<800 m GP/Health Centre	n/a

Site-specific / wider benefits site BE2

		Comments
Previously developed land	Yes	Regeneration opportunities arising from (re)development.
Regeneration benefits	Yes	In an area within the 10% most deprived in the UK. Has the potential to contribute to the regeneration of the area.
Reduce unemployment	Yes	n/a
More housing diversity, meeting need	n/a	n/a
Meets other needs/wider benefits	Yes	Further employment development or redevelopment for employment uses will help retain/provide a range of jobs which may benefit local people, the local economy and wider regeneration.

Constraints to Development site BE2

Constraint	Constraint severity	Constraint description
Ecology	None	No known ecological constraints
Habitats Regulations	Screened out	n/a
Flood Risk	Minor	Within Flood Zone 1 (river and tidal flooding). Some of the site is at risk of surface water flooding, just over a tenth is at high risk of surface water flooding.
Flood risk sequential test	Pass	Linked to regeneration opportunities arising from (re)development. Site is in Flood Zone 1.
Flood risk exception test	Not required	n/a
Heritage	Minor	Site includes Former Bootle Fire Station which is a Listed Building.
Air, noise, light pollution	Minor	The A565 is heavily trafficked, with little green infrastructure or other mitigation, and is identified as a 'Roads - priority route' in Figure 14 of the Plan. There are likely to be some impacts from traffic.
Ground conditions, contamination	Minor	Potential for contamination given historic uses. Other ground conditions unknown.
Site access	None	Access can be gained from the existing network.

Constraints to Development site BE2

Constraint	Constraint severity	Constraint description
Network capacity	Minor	Bootle is well served by a good highway network which was built to accommodate traffic for a well populated, industrial town. Whilst there are times when certain roads and junctions are busy, the level of growth proposed in the Area Action Plan should be accommodated on the existing road network with some localised improvements potentially necessary through planning consents.
Landscape, green & blue infrastructure	None	n/a
Utility infrastructure	None	No known issues.
Other constraints	None	No known issues.

Delivery considerations site BE2

Consideration		Comments
Owner wishes to promote site?	Not known	Most of site already in active employment use.
Any known viability issues?	Yes	Potential for contamination given historic uses, which may affect viability. Constraints from existing layout and scale of buildings on site may affect viability.

Conclusion site BE2

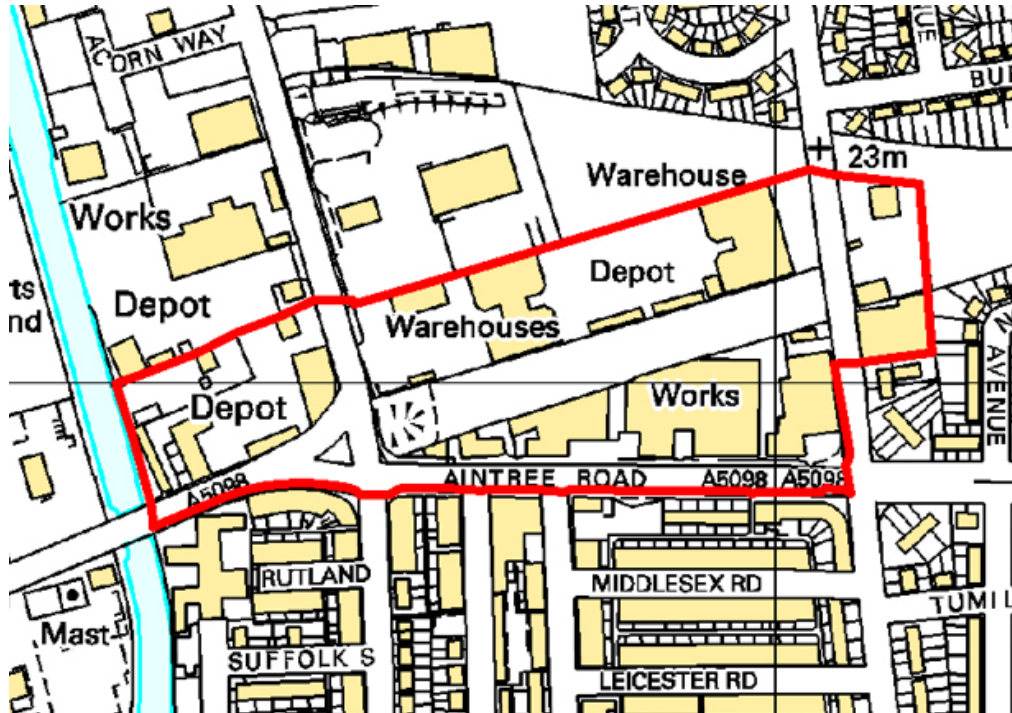
Established employment site with many existing businesses. The Area Action Plan is taking forward the designation from the Local Plan.

Bootle Area Action Plan - Site Assessment Form

Site: BE3 Hawthorne Road/Aintree Road (within Hawthorne Road/ Canal Corridor Regeneration Opportunity Area)

BAAP policy: BAAP12, BAAP20

Proposed Use(s): Employment uses



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Proximity of site BE3 to key services

	Comment
<800 m Train Station	No, although almost all of the site is within 1 km of train station
<400 m Frequent Bus Stop	Yes
<800 m Primary School	n/a
<800 m Centre or parade	n/a
<1200 m main park	n/a
<600 m Neighbourhood Park	n/a
<240 m Community Park	n/a
<800 m GP/Health Centre	n/a

Site-specific / wider benefits site BE3

		Comments
Previously developed land	Yes	Regeneration opportunities arising from (re)development.
Regeneration benefits	Yes	In an area within the 10% most deprived in the UK. Has the potential to contribute to the regeneration of the area.
Reduce unemployment	Yes	n/a
More housing diversity, meeting need	n/a	n/a
Meets other needs/wider benefits	Yes	Further employment development or redevelopment for employment uses will help retain/provide a range of jobs which may benefit local people, the local economy and wider regeneration.

Constraints to Development site BE3

Constraint	Constraint severity	Constraint description
Ecology	Minor	1 small area of woodland Priority Habitat within the site.
Habitats Regulations	Screened out	n/a
Flood Risk	Moderate	Within Flood Zone 1 (river and tidal flooding). Some of the site is at risk of surface water flooding, just over a tenth is at high risk of surface water flooding.
Flood risk sequential test	Pass	Linked to regeneration opportunities arising from (re)development. Site is in Flood Zone 1.
Flood risk exception test	Not required	n/a
Heritage	None	n/a
Air, noise, light pollution	Minor	Aintree Road is identified as a 'Roads - priority route' in Figure 14 of the Plan. There are likely to be some impacts from traffic.
Ground conditions, contamination	Moderate	Potential for contamination given historic uses. Other ground conditions unknown.
Site access	None	Access can be gained from the existing network.
Network capacity	Minor	Bootle is well served by a good highway network which was built to accommodate traffic for a well populated, industrial town.

Constraints to Development site BE3

Constraint	Constraint severity	Constraint description
		Whilst there are times when certain roads and junctions are busy, the level of growth proposed in the Area Action Plan should be accommodated on the existing road network with some localised improvements potentially necessary through planning consents.
Landscape, green & blue infrastructure	None	n/a
Utility infrastructure	Minor	Potentially, gas main running through or close to part of the site.
Other constraints	None	No known issues.

Delivery considerations site BE3

Consideration		Comments
Owner wishes to promote site?	Not known	Most of site already in active employment use.
Any known viability issues?	Yes	Potential for contamination given historic uses, which may affect viability. Constraints from existing layout and scale of buildings on site may affect viability.

Conclusion site BE3

Established employment site with many existing businesses. The Area Action Plan is taking forward the designation from the Local Plan.

Bootle Area Action Plan - Site Assessment Form

Site: BE4 Kingfisher / Orrell Mount
BAAP policy: BAAP 12
Proposed Use(s): Employment uses



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Proximity of site BE4 to key services

	Comment
<800 m Train Station	No. Whole site within 1 km of train station
<400 m Frequent Bus Stop	Yes
<800 m Primary School	n/a
<800 m Centre or parade	n/a
<1200 m main park	n/a
<600 m Neighbourhood Park	n/a
<240 m Community Park	n/a
<800 m GP/Health Centre	n/a

Site-specific / wider benefits site BE4

		Comments
Previously developed land	Yes	Regeneration opportunities arising from (re)development.
Regeneration benefits	Yes	In an area within the 10% most deprived in the UK. Has the potential to contribute to the regeneration of the area.
Reduce unemployment	Yes	n/a
More housing diversity, meeting need	n/a	n/a
Meets other needs/wider benefits	Yes	Further employment development or redevelopment for employment uses will help retain/provide a range of jobs which may benefit local people, the local economy and wider regeneration.

Constraints to Development site BE4

Constraint	Constraint severity	Constraint description
Ecology	Minor	Potential for water voles adjacent to Leeds & Liverpool Canal.
Habitats Regulations	Screened out	n/a
Flood Risk	Minor	Within Flood Zone 1 (river and tidal flooding). Some of the site is at risk of surface water flooding, less than a fifth is at high risk of surface water flooding.
Flood risk sequential test	Pass	Linked to regeneration opportunities arising from (re)development. Site is in Flood Zone 1.
Flood risk exception test	Not required	n/a
Heritage	None	Site is next to canal, part of Bootle's heritage.
Air, noise, light pollution	None	Hawthorne Road is heavily trafficked. Its junction with Dunningsbridge Road, close to the site, is an Air Quality Management Area. Hawthorne Road is identified as a 'Roads - priority route' in Figure 14 of the Plan. There are likely to be some impacts from traffic.
Ground conditions, contamination	Moderate	Potential for contamination given historic uses. Other ground conditions unknown.

Constraints to Development site BE4

Constraint	Constraint severity	Constraint description
Site access	Minor	Access can be gained from the existing network, specifically Hawthorne Road.
Network capacity	Minor	Bootle is well served by a good highway network which was built to accommodate traffic for a well populated, industrial town. Whilst there are times when certain roads and junctions are busy, the level of growth proposed in the Area Action Plan should be accommodated on the existing road network with some localised improvements potentially necessary through planning consents.
Landscape, green & blue infrastructure	None	Site is next to canal, part of Bootle's green and blue infrastructure.
Utility infrastructure	Minor	Clean water infrastructure passing through the part of the site. May need some upsizing or extending network.
Other constraints	None	No known constraints.

Delivery considerations site BE4

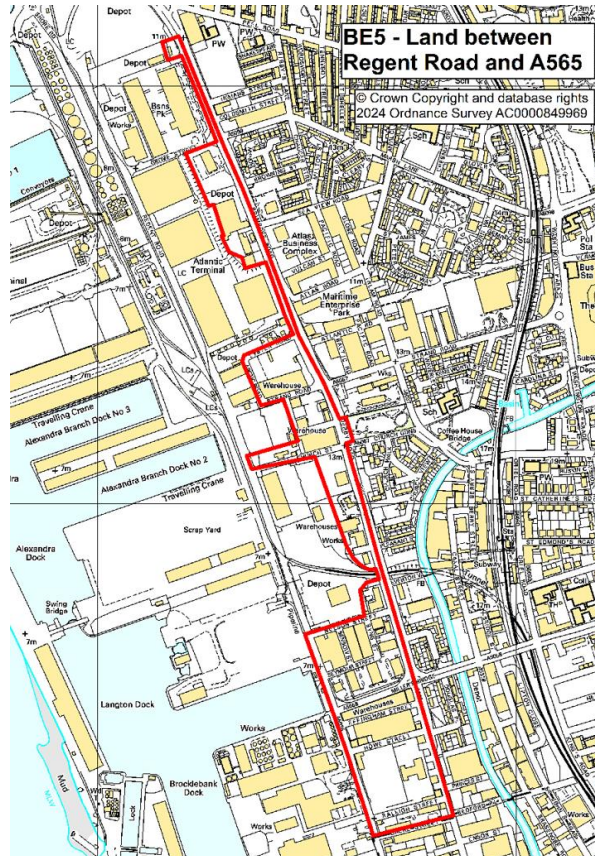
Consideration		Comments
Owner wishes to promote site?	Yes	Legal agreement in place for employment use to be provided on at least part of the site.
Any known viability issues?	Yes	Potential for contamination given historic uses, which may affect viability. Constraints from existing layout and scale of buildings on site may affect viability.

Conclusion site BE4

Established employment site with existing businesses. Largely, the Area Action Plan is taking forward the designation from the Local Plan. Legal agreement in place for employment use to be provided on at least part of the site.

Bootle Area Action Plan - Site Assessment Form

Site: BE5 Land between Regent Road / A565
BAAP policy: BAAP12
Proposed Use(s): Employment uses



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Proximity of site BE5 to key services

	Comment
<800 m Train Station	Yes
<400 m Frequent Bus Stop	No. Part of the site is within 400 m of frequent bus stop
<800 m Primary School	n/a
<800 m Centre or parade	n/a
<1200 m main park	n/a
<600 m Neighbourhood Park	n/a
<240 m Community Park	n/a
<800 m GP/Health Centre	n/a

Site-specific / wider benefits site BE5

		Comments
Previously developed land	Yes	Regeneration opportunities arising from (re)development.
Regeneration benefits	Yes	In an area within the 10% most deprived in the UK. Has the potential to contribute to the regeneration of the area.
Reduce unemployment	Yes	n/a
More housing diversity, meeting need	n/a	n/a
Meets other needs/wider benefits	Yes	Further employment development or redevelopment for employment uses will help retain/provide a range of jobs which may benefit local people, the local economy and wider regeneration.

Constraints to Development site BE5

Constraint	Constraint severity	Constraint description
Ecology	Minor	3 small areas of grassland Priority Habitat within the site
Habitats Regulations	Screened out	n/a
Flood Risk	Minor	Within Flood Zone 1 (river and tidal flooding). Some of the site is at risk of surface water flooding, very little of the site is at high risk of surface water flooding.
Flood risk sequential test	Yes	Linked to regeneration opportunities arising from (re)development. Site is in Flood Zone 1.
Flood risk exception test	Not required	n/a
Heritage	Minor	Large site which includes 5 Listed Buildings; 3 Listed warehouses and the 2 Listed Buildings that, historically, formed Bootle Hospital.
Air, noise, light pollution	Minor	The A565 is heavily trafficked, with little green infrastructure or other mitigation, and is identified as a 'Roads - priority route' in Figure 14 of the Plan. There are likely to be some impacts from traffic.

Constraints to Development site BE5

Constraint	Constraint severity	Constraint description
Ground conditions, contamination	Minor	Potential for contamination given historic uses. Other ground conditions unknown.
Site access	None	Access can be gained from the existing network.
Network capacity	Minor	Bootle is well served by a good highway network which was built to accommodate traffic for a well populated, industrial town. Whilst there are times when certain roads and junctions are busy, the level of growth proposed in the Area Action Plan should be accommodated on the existing road network with some localised improvements potentially necessary through planning consents.
Landscape, green & blue infrastructure	None	n/a
Utility infrastructure	None	No known issues
Other constraints	None	No known issues

Delivery considerations site BE5

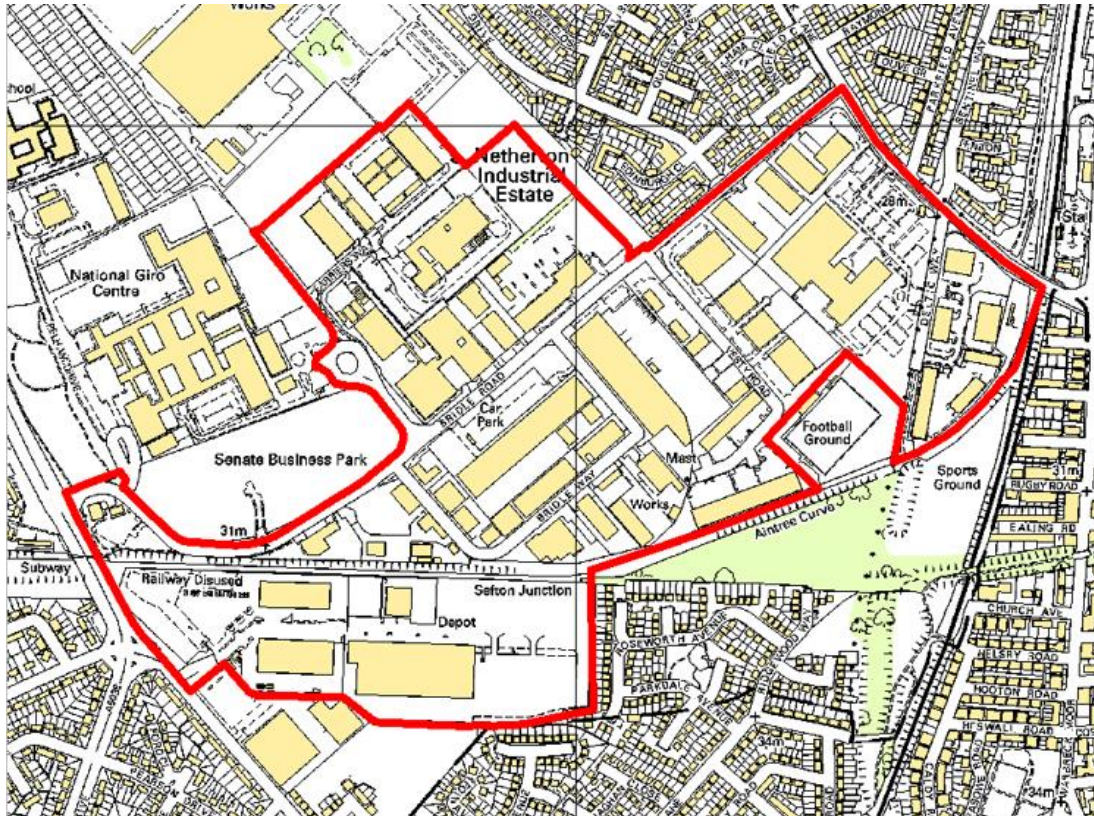
Consideration		Comments
Owner wishes to promote site?	Not known	Most of site already in active employment use.
Any known viability issues?	Yes	Potential for contamination given historic uses, which may affect viability. Constraints from existing layout and scale of buildings on site may affect viability.

Conclusion site BE5

Established employment site with many existing businesses. The Area Action Plan is taking forward the designation from the Local Plan.

Bootle Area Action Plan - Site Assessment Form

Site: BE6 Bridle Road
BAAP policy: BAAP12
Proposed Use(s): Employment use



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Proximity of site BR6 to key services

	Comment
<800 m Train Station	No, although the corner of site next to station, most of the large site is within 800 m of station.
<400 m Frequent Bus Stop	Yes
<800 m Primary School	n/a
<800 m Centre or parade	n/a
<1200 m main park	n/a
<600 m Neighbourhood Park	n/a
<240 m Community Park	n/a
<800 m GP/Health Centre	n/a

Site-specific / wider benefits site BR6

		Comments
Previously developed land	Yes	Regeneration opportunities arising from (re)development.
Regeneration benefits	Yes	Most of the site is within an area which is within the 10% or 20% most deprived in the UK. Has the potential to contribute to the regeneration of the area.
Reduce unemployment	Yes	n/a
More housing diversity, meeting need	n/a	n/a
Meets other needs/wider benefits	Yes	Further employment development or redevelopment for employment uses will help retain/provide a range of jobs which may benefit local people, the local economy and wider regeneration.

Constraints to Development site BE6

Constraint	Constraint severity	Constraint description
Ecology	Minor	1 area of grassland Priority Habitat and 2 areas of woodland Priority Habitat within the site
Habitats Regulations	Screened out	n/a
Flood Risk	Minor	Within Flood Zone 1 (river and tidal flooding). Some of the site is at risk of surface water flooding, less than a fifth is at high risk of surface water flooding.
Flood risk sequential test	Yes	Linked to regeneration opportunities arising from (re)development. Site is in Flood Zone 1.
Flood risk exception test	Not required	n/a
Heritage	None	n/a
Air, noise, light pollution	Minor	Bridle Road is identified as a 'Roads - priority route' in Figure 14 of the Plan. There are likely to be some impacts from traffic, although there may be some mitigation from green infrastructure locally.
Ground conditions, contamination	Minor	Potential for contamination given historic uses. Other ground conditions unknown.

Constraints to Development site BE6

Constraint	Constraint severity	Constraint description
Site access	Minor	Access can be gained from the existing network.
Network capacity	Minor	Bootle is well served by a good highway network which was built to accommodate traffic for a well populated, industrial town. Whilst there are times when certain roads and junctions are busy, the level of growth proposed in the Area Action Plan should be accommodated on the existing road network with some localised improvements potentially necessary through planning consents.
Landscape, green & blue infrastructure	Minor	Trees with Tree Preservation Orders along small part of southern boundary.
Utility infrastructure	None	No known issues.
Other constraints	None	No known issues

Delivery considerations site BE6

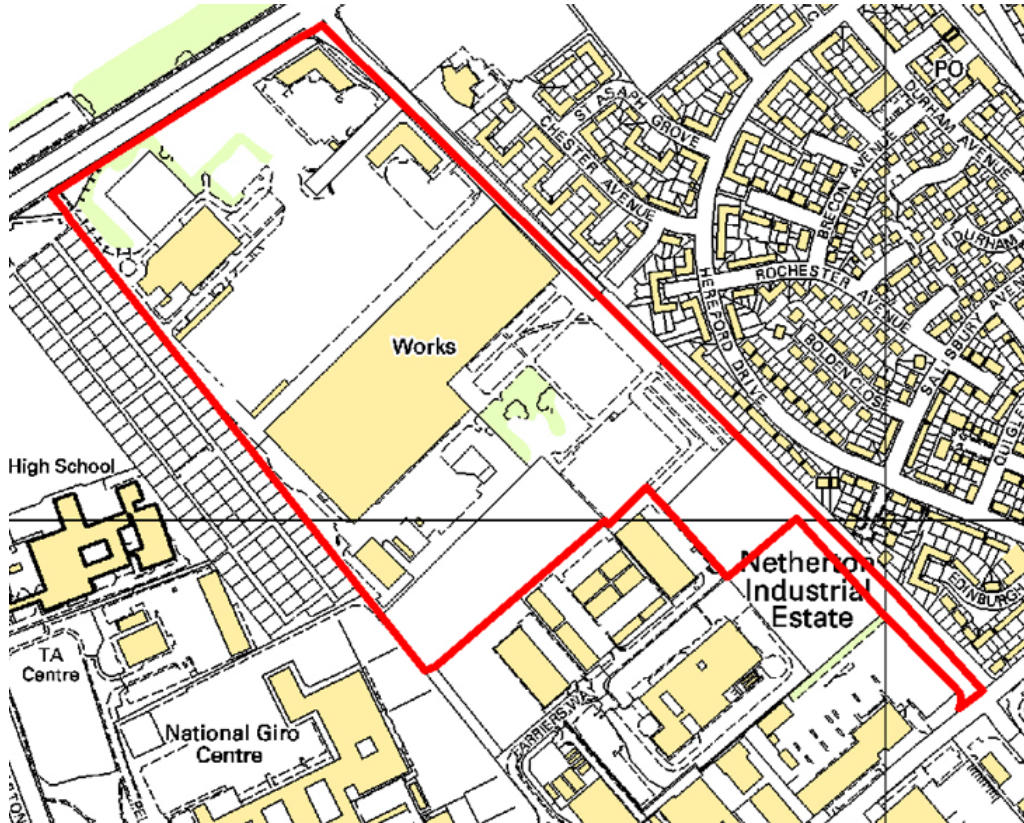
Consideration		Comments
Owner wishes to promote site?	Not known.	Most of site already in active employment use
Any known viability issues?	Yes	Potential for contamination given historic uses, which may affect viability. Constraints from existing layout and scale of buildings on site may affect viability.

Conclusion site BE6

Established employment site with many existing businesses. The Area Action Plan is taking forward the designation from the Local Plan.

Bootle Area Action Plan - Site Assessment Form

Site: BE8 Atlantic Park
BAAP policy: BAAP12
Proposed Use(s): Employment use



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Proximity of site BE8 to key services

	Comment
<800 m Train Station	No, only a small part of the site is close to a train station.
<400 m Frequent Bus Stop	No, although most of the site is within 400 m of frequent bus stops
<800 m Primary School	n/a
<800 m Centre or parade	n/a
<1200 m main park	n/a
<600 m Neighbourhood Park	n/a
<240 m Community Park	n/a
<800 m GP/Health Centre	n/a

Site-specific / wider benefits site BE8

		Comments
Previously developed land	Yes	Regeneration opportunities arising from (re)development.
Regeneration benefits	Yes	In an area within the 10% most deprived in the UK. Has the potential to contribute to the regeneration of the area.
Reduce unemployment	Yes	n/a
More housing diversity, meeting need	n/a	n/a
Meets other needs/wider benefits	Yes	Local Plan identifies this as a strategic employment location. Employment (re)development will help retain/provide a range of jobs which may benefit local people, the local economy and wider regeneration.

Constraints to Development site BE8

Constraint	Constraint severity	Constraint description
Ecology	Minor	1 area of grassland Priority Habitat within the site
Habitats Regulations	Screened out	n/a
Flood Risk	Minor	Within Flood Zone 1 (river and tidal flooding). Some of the site is at risk of surface water flooding, around a fifth is at high risk of surface water flooding.
Flood risk sequential test	Pass	Linked to regeneration opportunities arising from (re)development. Site is in Flood Zone 1.
Flood risk exception test	Not required	n/a
Heritage	None	n/a
Air, noise, light pollution	Minor	Dunningsbridge Road is heavily trafficked, and for most of its length is identified as a 'Roads - priority route' in Figure 14 of the Plan. There are likely to be some impacts from traffic, although there may be some mitigation from green infrastructure locally.
Ground conditions, contamination	Moderate	Good ground conditions sand/clay type soils. Potential for contamination given historic uses.

Constraints to Development site BE8

Constraint	Constraint severity	Constraint description
Site access	Minor	Access can be gained from the existing network. Preference would be for HGVs to go via Dunningsbridge Road, whilst employee traffic and pedestrians/cyclists could also get access from Bridle Road.
Network capacity	Minor	Bootle is well served by a good highway network which was built to accommodate traffic for a well populated, industrial town. Whilst there are times when certain roads and junctions are busy, the level of growth proposed in the Area Action Plan should be accommodated on the existing road network with some localised improvements potentially necessary through planning consents.
Landscape, green & blue infrastructure	None	n/a
Utility infrastructure	None	No known issues
Other constraints	None	No known issues

Delivery considerations sit BE8

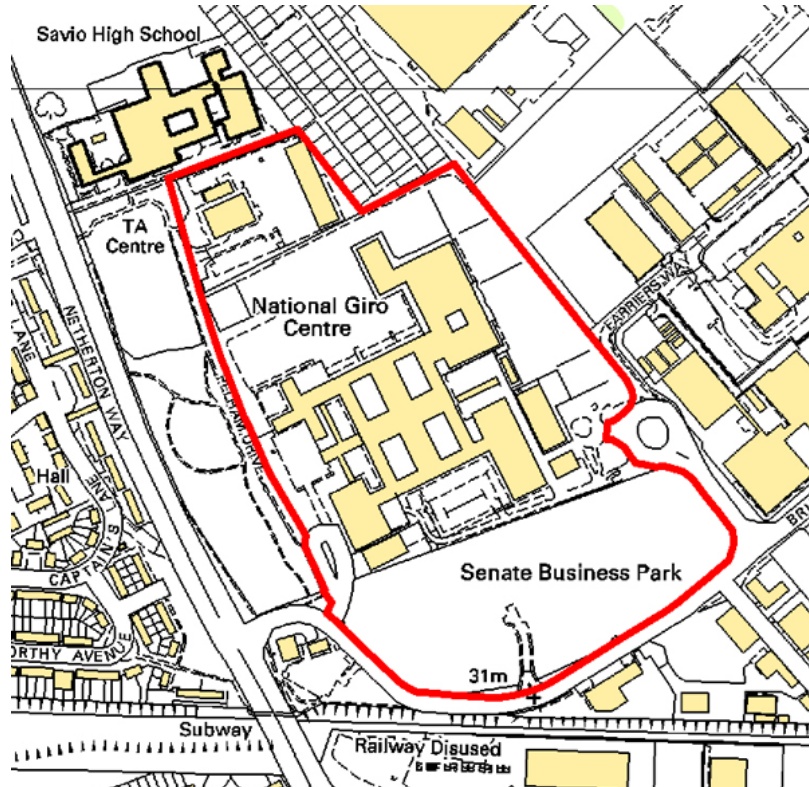
Consideration		Comments
Owner wishes to promote site?	Yes	Recent application for employment development on the site granted permission.
Any known viability issues?	Yes	Potential for contamination given historic uses, which may affect viability. Constraints from existing layout and scale of buildings on site may affect viability.

Conclusion site BE8

Brownfield site, strategically located along Dunnings Bridge Road (the A5036), with excellent access to the motorway network and the Port of Liverpool, close to areas of high unemployment and have the potential to deliver a significant number of jobs and contribute to the regeneration of the surrounding area. Recent application for employment development on the site granted permission.

Bootle Area Action Plan - Site Assessment Form

Site: BE9 Senate Business Park
BAAP policy: BAAP12
Proposed Use(s): Employment uses



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Proximity of site BE9 to key services

	Comment
<800 m Train Station	No
<400 m Frequent Bus Stop	Yes
<800 m Primary School	n/a
<800 m Centre or parade	n/a
<1200 m main park	n/a
<600 m Neighbourhood Park	n/a
<240 m Community Park	n/a
<800 m GP/Health Centre	n/a

Site-specific / wider benefits site BE9

		Comments
Previously developed land	Yes	Regeneration opportunities arising from (re)development.
Regeneration benefits	Yes	In an area within the 20% most deprived in the UK. Has the potential to contribute to the regeneration of the area.
Reduce unemployment	Yes	n/a
More housing diversity, meeting need	n/a	n/a
Meets other needs/wider benefits	Yes	Local Plan identifies this as a strategic employment location. Employment (re)development will help retain/provide a range of jobs which may benefit local people, the local economy and wider regeneration.

Constraints to Development site BE9

Constraint	Constraint severity	Constraint description
Ecology	None	No known ecological constraints.
Habitats Regulations	Screened out	n/a
Flood Risk	Minor	Within Flood Zone 1 (river and tidal flooding). Some of the site is at risk of surface water flooding, less than a fifth is at high risk of surface water flooding.
Flood risk sequential test	Pass	Linked to regeneration opportunities arising from (re)development. Site is in Flood Zone 1.
Flood risk exception test	Not required	n/a
Heritage	None	n/a
Air, noise, light pollution	Minor	Bridle Road and Netherton Way are identified as 'Roads - priority routes' in Figure 14 of the Plan. There are likely to be some impacts from traffic, although there is likely some mitigation from green infrastructure locally.
Ground conditions, contamination	Moderate	Good ground conditions sand/clay type soils. Potential for contamination given historic uses.
Site access	Minor	Access can be gained from the existing network. Preference would be for HGVs to go

Constraints to Development site BE9

Constraint	Constraint severity	Constraint description
		via Farriers Way, whilst employee traffic and pedestrians/cyclists could also get access from George Masters Way.
Network capacity	Minor	Bootle is well served by a good highway network which was built to accommodate traffic for a well populated, industrial town. Whilst there are times when certain roads and junctions are busy, the level of growth proposed in the AAP should be accommodated on the existing road network with some localised improvements potentially necessary through planning consents.
Landscape, green & blue infrastructure	None	n/a
Utility infrastructure	None	No known issues.
Other constraints	None	No known issues.

Delivery considerations site BE9

Consideration		Comments
Owner wishes to promote site?	Yes	Current EIA screening request for employment redevelopment.
Any known viability issues?	Yes	Potential for contamination given historic uses, which may affect viability. Constraints from existing layout and scale of buildings on site may affect viability.

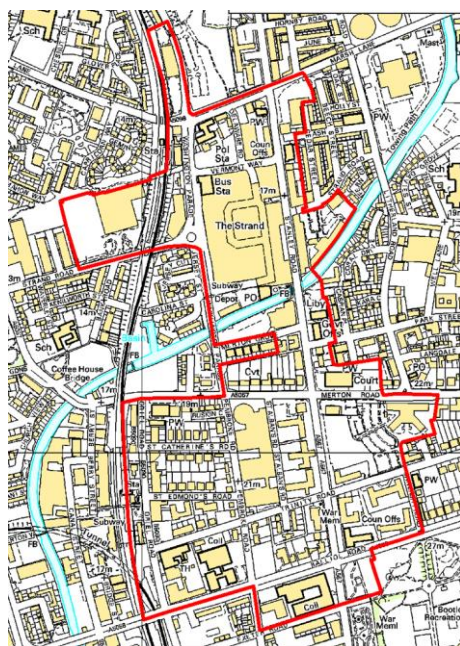
Conclusion site BE9

Brownfield site, strategically located along Dunnings Bridge Road (the A5036), with excellent access to the motorway network and the Port of Liverpool, close to areas of high unemployment and have the potential to deliver a significant number of jobs and contribute to the regeneration of the surrounding area.

Appendix 4: Site Selection Assessment Pro formas for area-based regeneration sites

Bootle Area Action Plan - Site Assessment Form

Site:	BAAP3 Bootle Central Area
BAAP policy:	BAAP3
Proposed Use(s):	Various including retail, offices, education, community, health, limited housing,



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Proximity of site BAAP3 to key services

	Comment
<800 m Train Station	Yes
<400 m Frequent Bus Stop	Yes
<800 m Primary School	Yes
<800 m Centre or parade	Yes
<1200 m main park	Yes
<600 m Neighbourhood Park	No, but most of area is within 600 m of a main park.
<240 m Community Park	No, but some of area is within 240 m of a main park.
<800 m GP/Health Centre	Yes

Site-specific / wider benefits site BAAP3

		Comments
Previously developed land	Yes	Regeneration opportunities arising from (re)development.
Other specific benefits	No	n/a
Regeneration benefits	Yes	In an area within the 10% most deprived in the UK. Has the potential to contribute to the regeneration of the area.
Reduce unemployment	Yes	n/a
More housing diversity, meeting need	Yes	n/a
Meets other needs/wider benefits	No	n/a

Constraints to Development site BAAP3

Constraint	Constraint severity	Constraint description
Ecology	Minor	Canal corridor includes a small amount of wetland Priority Habitat. Potential for water voles adjacent to Leeds & Liverpool Canal.
Habitats Regulations	Housing screened in	Mitigation measures required for housing development only, in line with Sefton Interim Approach to managing and mitigating recreational pressure on the Sefton Coast.
Flood Risk	Minor	Within Flood Zone 1 (river and tidal flooding). Some of area is at some risk of surface water flooding; some parts are at high risk of surface water flooding. Some parts of area also at risk of sewer, canal and groundwater flooding.
Flood risk sequential test	Pass	Linked to regeneration opportunities arising from (re)development. Site is in Flood Zone 1.
Flood risk exception test	Not required	n/a
Heritage	Minor	Area includes Listed Buildings in Town Hall Complex, and canal, part of Bootle's heritage.
Air, noise, light pollution	Minor	Stanley Road is identified as a 'Roads - priority route' in Figure 14 of the Plan, and so there may be some impacts from traffic.
Ground conditions, contamination	Minor	Potential for contamination given historic uses. Other ground conditions unknown.

Constraints to Development site BAAP3

Constraint	Constraint severity	Constraint description
Site access	None	Centre has excellent public transport links and is otherwise well served by the existing road network.
Network capacity	Minor	Bootle is well served by a good highway network which was built to accommodate traffic for a well populated, industrial town. Whilst there are times when certain roads and junctions are busy, the level of growth proposed in the AAP should be accommodated on the existing road network with some localised improvements potentially necessary through planning consents. Policy BAAP3 refers to preparation of a Masterplan, to include how different parts of the area would link together, key transport links and development opportunities, the wider context and that development opportunities for public & private investment will be supported by wider regeneration.
Landscape, green & blue infrastructure	None	Several trees subject to Tree Preservation Orders. Area includes living wall, street trees and canal (and specific wetland habitat) which is part of Bootle's green and blue infrastructure.
Utility infrastructure	Minor	Likely to be lots of utilities/services in area (which affect sites, or may need re-routing). Potential sewer issues in the area.
Other constraints	None	No known constraints.

Delivery considerations site BAAP3

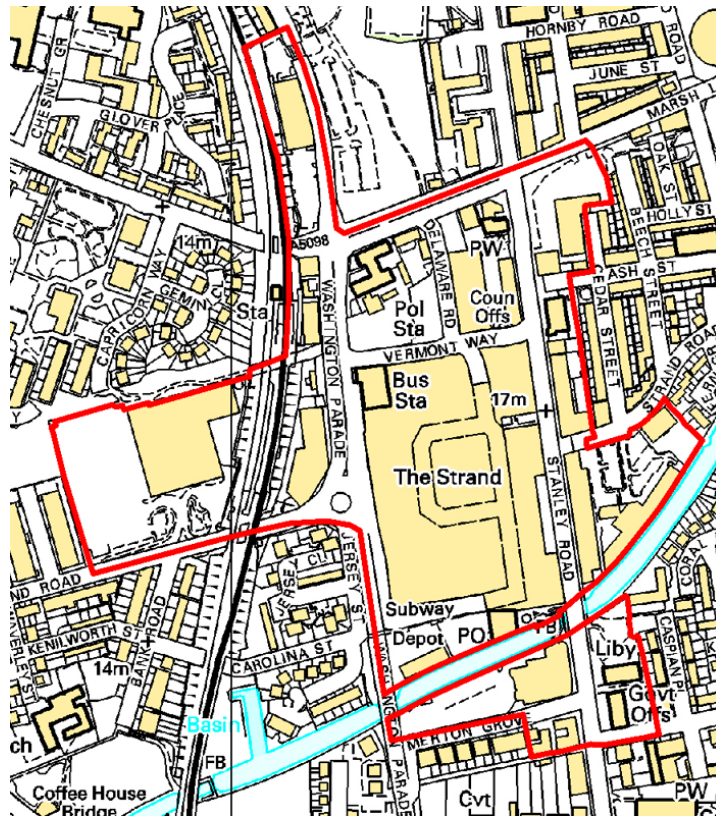
Consideration		Comments
Owner wishes to promote site?	Yes	Council owns part of area and is keen for (re)development and regeneration. Public and private sector organisations have also invested in area in recent years.
Any known viability issues?	Yes	Potential for contamination given historic uses, which may affect viability. Constraints from existing layout and scale of buildings on site may affect viability.

Conclusion site BAAP3

Bootle Central Area is in the existing urban area that is highly accessible to public transport and services. (Re)development within this area would contribute to the regeneration of Bootle. Any constraints are minor. There would be substantive regeneration benefits from (re)development.

Bootle Area Action Plan - Site Assessment Form

Site: BAAP4 Bootle Town Centre
BAAP policy: BAAP4
Proposed Use(s): Retail and compatible uses, e.g. community, education, health; limited housing.



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Proximity of site BAAP4 to key services

	Comment
<800 m Train Station	Yes
<400 m Frequent Bus Stop	Yes
<800 m Primary School	Yes
<800 m Centre or parade	Yes
<1200 m main park	Yes
<600 m Neighbourhood Park	No, but part of area is next to a main park.
<240 m Community Park	No, but part of area is next to a main park.
<800 m GP/Health Centre	Yes

Site-specific / wider benefits site BAAP4

		Comments
Previously developed land	Yes	Regeneration opportunities arising from (re)development.
Other specific benefits	Yes	Potential highways improvements to Strand servicing areas and network in vicinity of The Strand.
Regeneration benefits	Yes	n/a
Reduce unemployment	Yes	n/a
More housing diversity, meeting need	Yes	n/a
Meets other needs/wider benefits	No	n/a

Constraints to Development site BAAP4

Constraint	Constraint severity	Constraint description
Ecology	Minor	Canal corridor includes a small amount of wetland Priority Habitat. Potential for water voles adjacent to Leeds & Liverpool Canal.
Habitats Regulations	Housing screened in	Mitigation measures required for housing development only, in line with Sefton Interim Approach to managing and mitigating recreational pressure on the Sefton Coast.
Flood Risk	Moderate	Within Flood Zone 1 (river and tidal flooding). Some of the site is at risk of surface water flooding, less than a third is at high risk of surface water flooding. Some parts of area also at risk of sewer, canal and groundwater flooding.
Flood risk sequential test	Pass	Linked to regeneration opportunities arising from (re)development. Site is in Flood Zone 1.
Flood risk exception test	Not required	n/a
Heritage	None	Area includes canal, part of Bootle's heritage.
Air, noise, light pollution	Minor	Stanley Road is identified as a 'Roads - priority route' in Figure 14 of the Plan, and so there may be some impacts from traffic.
Ground conditions, contamination	Minor	Potential for contamination given historic uses. Other ground conditions unknown.

Constraints to Development site BAAP4

Constraint	Constraint severity	Constraint description
Site access	None	Centre has excellent public transport links and is otherwise well served by the existing road network.
Network capacity	None	Bootle is well served by a good highway network which was built to accommodate traffic for a well populated, industrial town. Whilst there are times when certain roads and junctions are busy, the level of growth proposed in the AAP should be accommodated on the existing road network with some localised improvements potentially necessary through planning consents.
Best & most versatile agricultural land	None	Urban site, not in agricultural use.
Landscape, green & blue infrastructure	Minor	Apparently, a tree subject to a Tree Preservation Order off Washington Parade. Area includes living wall, and canal (and specific wetland habitat) which is part of Bootle's green and blue infrastructure.
Utility infrastructure	Minor	Likely to be lots of utilities/services in area (which affect sites, or may need re-routing). Potential sewer issues in the area.
Other constraints	None	No known constraints.

Delivery considerations site BAAP4

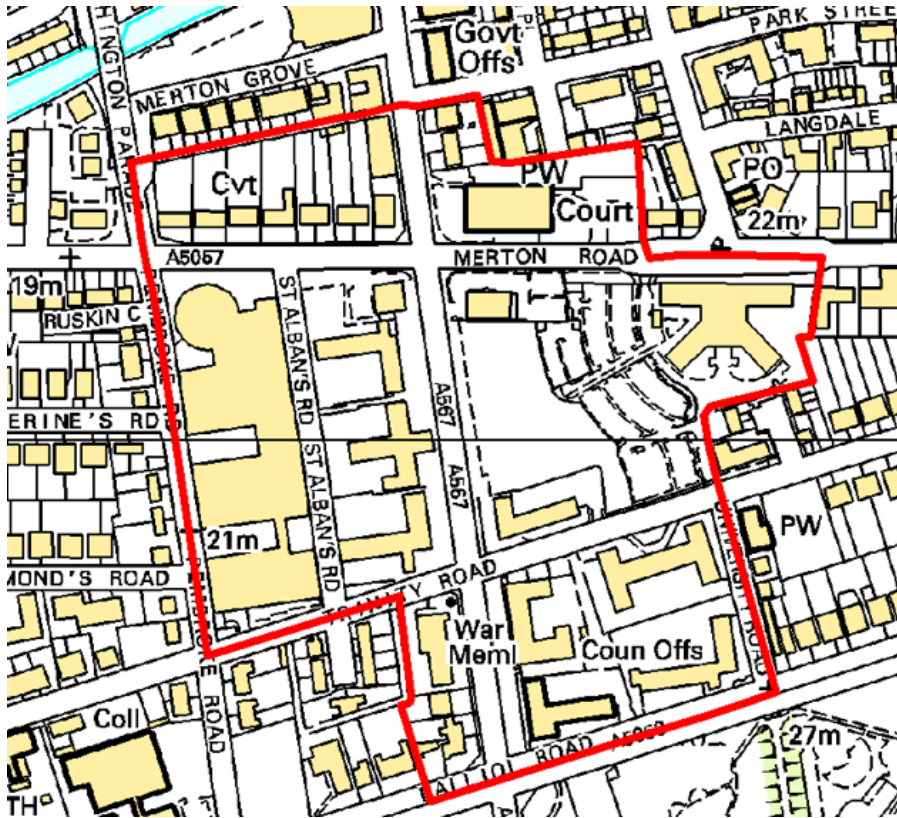
Consideration		Comments
Owner wishes to promote site?	Yes	Council owns part of area and is keen for (re)development and regeneration. Public and private sector organisations have also invested in area in recent years.
Any known viability issues?	Yes	Potential for contamination given historic uses, which may affect viability. Constraints from existing layout and scale of buildings on site may affect viability.

Conclusion site BAAP4

Site in the existing urban area that is highly accessible to public transport and services. (Re) development within this area would contribute to the regeneration of Bootle. Other than flood risk which is a moderate constraint, other constraints are minor. There would be substantive regeneration benefits from (re)development within Bootle Town Centre.

Bootle Area Action Plan - Site Assessment Form

Site: BAAP5, BE7 Bootle Office Quarter
BAAP policy: BAAP5, BAAP12
Proposed Use(s): Employment (offices) and compatible uses including leisure, education, residential, community



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Proximity of site BE7 / BAAP5 to key services

	Comment
<800 m Train Station	Yes
<400 m Frequent Bus Stop	Yes
<800 m Primary School	Yes
<800 m Centre or parade	Yes
<1200 m main park	Yes
<600 m Neighbourhood Park	No, but most of area is within 600 m of a main park.
<240 m Community Park	No, but most of area is within 240 m of a main park.
<800 m GP/Health Centre	Yes

Site-specific / wider benefits site BE7 / BAAP5

		Comments
Previously developed land	Yes	Regeneration opportunities arising from (re)development.
Other specific benefits	No	n/a
Regeneration benefits	Yes	In an area within the 10% most deprived in the UK. Has the potential to contribute to the regeneration of the area
Reduce unemployment	Yes	n/a
More housing diversity, meeting need	Yes	n/a
Meets other needs/wider benefits	No	n/a

Constraints to Development site BE7 / BAAP5

Constraint	Constraint severity	Constraint description
Ecology	None	No known ecological constraints
Habitats Regulations	Housing screened in	Mitigation measures required for housing development only, in line with Sefton Interim Approach to managing and mitigating recreational pressure on the Sefton Coast.
Flood Risk	Minor	Within Flood Zone 1 (river and tidal flooding). Some of the site is at risk of surface water flooding, just over a tenth is at high risk of surface water flooding. Some parts of area also at risk of sewer flooding.
Flood risk sequential test	Yes	Linked to regeneration opportunities arising from (re)development. Site is in Flood Zone 1.
Flood risk exception test	Not required	n/a
Heritage	Minor	Part of Office Quarter is in Derby Park Conservation Area
Air, noise, light pollution	Minor	Stanley Road is identified as a 'Roads - priority route' in Figure 14 of the Plan, and so there may be some impacts from traffic.
Ground conditions, contamination	Minor	Potential for contamination given historic uses. Other ground conditions unknown.
Site access	None	Centre has excellent public transport links and is otherwise well served by the existing road network.

Constraints to Development site BE7 / BAAP5

Constraint	Constraint severity	Constraint description
Network capacity	None	Bootle is well served by a good highway network which was built to accommodate traffic for a well populated, industrial town. Whilst there are times when certain roads and junctions are busy, the level of growth proposed in the AAP should be accommodated on the existing road network with some localised improvements potentially necessary through planning consents.
Best & most versatile agricultural land	None	Urban site, not in agricultural use.
Landscape, green & blue infrastructure	Minor	Trees subject to Tree Preservation Orders on Peterhouse Mews, street trees on Stanley Road.
Utility infrastructure	Minor	Potential sewer issues in the area. No other known issues.
Other constraints	None	No known constraints.

Delivery considerations site BE7 /B AAP5

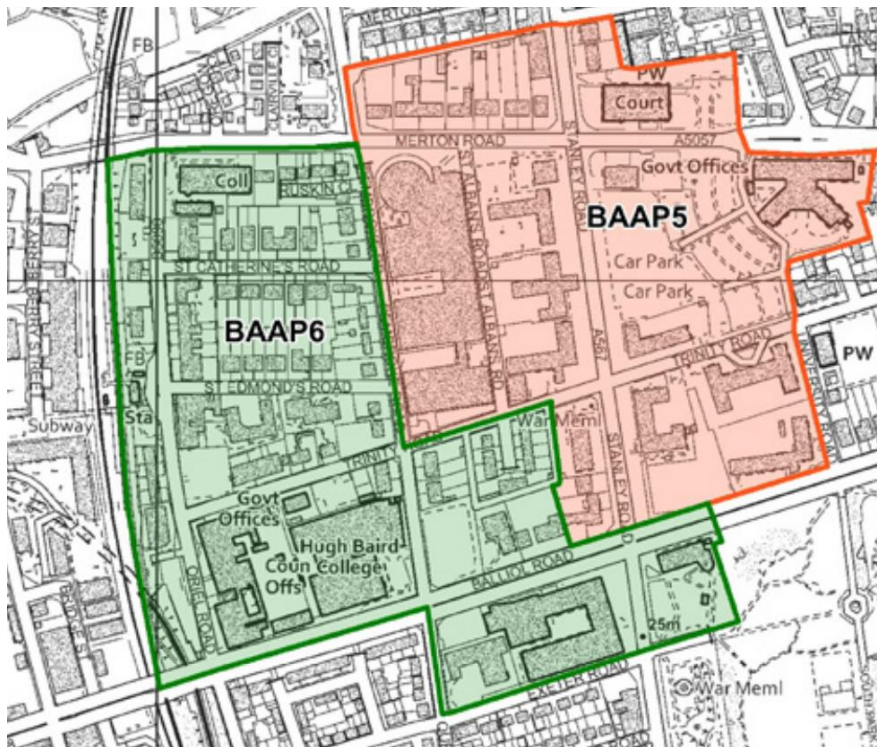
Consideration		Comments
Owner wishes to promote site?	Yes	Council owns part of area and is keen for (re)development and regeneration. Public and private sector organisations have also invested in area in recent years.
Any known viability issues?	Yes	Potential for contamination given historic uses, which may affect viability. Constraints from existing layout and scale of buildings, including Listed Buildings, on site may affect viability.

Conclusion site BE7 / BAAP5

Site in the existing urban area that is highly accessible to public transport and services. (Re) development within this area would contribute to the regeneration of Bootle. Any constraints are minor. There would be substantive regeneration benefits from (re)development within Bootle Office Quarter.

Bootle Area Action Plan - Site Assessment Form

Site: BAAP6 Civic & Education Quarter
BAAP policy: BAAP6
Proposed Use(s): Education, civic uses; and compatible uses.



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Proximity of site BAAP6 to key services

	Comment
<800 m Train Station	Yes
<400 m Frequent Bus Stop	Yes
<800 m Primary School	No, although less than 1 km from primary school
<800 m Centre or parade	Yes
<1200 m main park	Yes
<600 m Neighbourhood Park	No, but most of area is within 600 m of a main park
<240 m Community Park	No, but most of area is within 240 m of a main park
<800 m GP/Health Centre	Yes

Site-specific / wider benefits site BAAP6

		Comments
Previously developed land	Yes	Regeneration opportunities arising from (re)development.
Other specific benefits	No	n/a
Regeneration benefits	Yes	In an area within the 10% most deprived in the UK. Support and framework for area regeneration, including Council-led regeneration of The Strand centre.
Reduce unemployment	Yes	n/a
More housing diversity, meeting need	Yes	n/a
Meets other needs/wider benefits	No	n/a

Constraints to Development site BAAP6

Constraint	Constraint severity	Constraint description
Ecology	None	No known ecological constraints.
Habitats Regulations	Housing screened in	Mitigation measures required for housing development only, in line with Sefton Interim Approach to managing and mitigating recreational pressure on the Sefton Coast.
Flood Risk	Minor	Within Flood Zone 1 (river and tidal flooding). Some of the site is at risk of surface water flooding, just over a tenth is at high risk of surface water flooding. Some parts of area also at risk of sewer flooding.
Flood risk sequential test	Pass	Linked to regeneration opportunities arising from (re)development. Site is in Flood Zone 1.
Flood risk exception test	Not required	n/a
Heritage	Moderate	Civic & Education Quarter includes Town Hall Complex of Listed Buildings.
Air, noise, light pollution	Minor	Stanley Road is identified as a 'Roads - priority route' in Figure 14 of the Plan, and so there may be some impacts from traffic.
Ground conditions, contamination	Minor	Potential for contamination given historic uses. Other ground conditions unknown.

Constraints to Development site BAAP6

Constraint	Constraint severity	Constraint description
Site access	Minor	Quarter has excellent public transport links and is otherwise well served by the existing road network.
Network capacity	Minor	Bootle is well served by a good highway network which was built to accommodate traffic for a well populated, industrial town. Whilst there are times when certain roads and junctions are busy, the level of growth proposed in the AAP should be accommodated on the existing road network with some localised improvements potentially necessary through planning consents.
Best & most versatile agricultural land	None	Urban site, not in agricultural use.
Landscape, green & blue infrastructure	None	Quarter includes pocket park between Town Hall and rail line.
Utility infrastructure	Minor	Potential sewer issues in the area. No other known issues.
Other constraints	None	No known constraints.

Delivery considerations site BAAP6

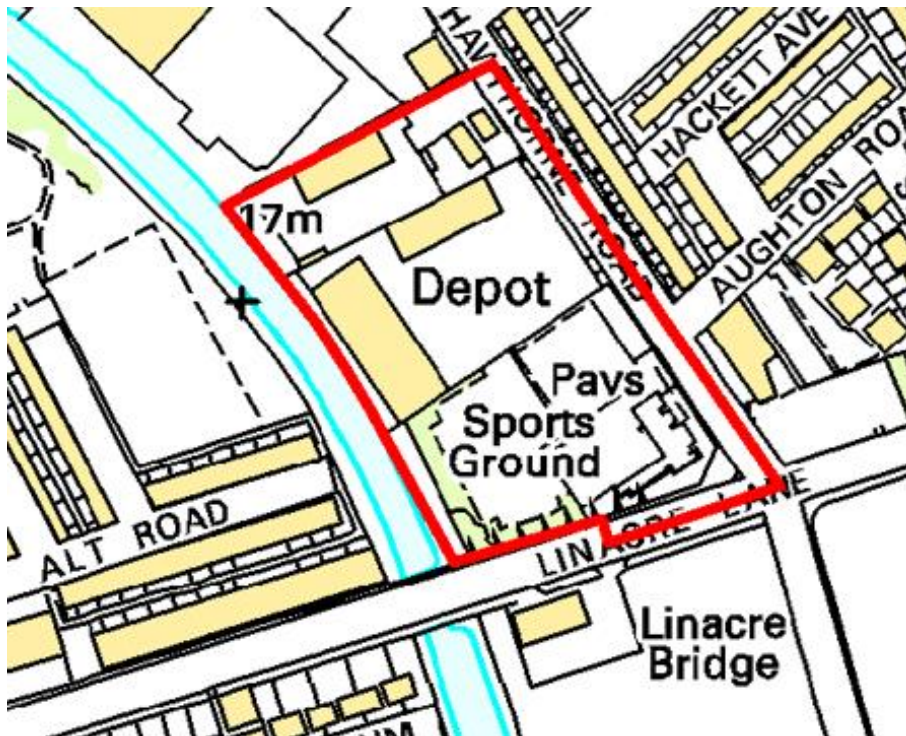
Consideration		Comments
Owner wishes to promote site?	Yes	Council is a major landowner and is keen for (re)development and regeneration. Hugh Baird College has invested in area in recent years.
Any known viability issues?	Yes	Potential for contamination given historic uses, which may affect viability. Constraints from existing layout and scale of buildings, including Listed Buildings, on site may affect viability.

Conclusion site BAAP6

Site in the existing urban area that is very accessible to public transport and services. (Re) development within this area would contribute to the regeneration of Bootle. Other than flood risk which is a moderate constraint, other constraints are minor. There would be substantive regeneration benefits from (re)development within the Civic and Education Quarter.

Bootle Area Action Plan - Site Assessment Form

Site:	BR1 Land to North West of Linacre Lane & Hawthorne Road Junction (within Hawthorne Road/ Canal Corridor Regeneration Opportunity Area)
BAAP policy:	BAAP20
Proposed Use(s):	Residential uses and uses compatible with residential use nearby & on-site in longer term which help support regeneration; uses consistent with current uses.



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Proximity of site BR1 to key services

	Comment
<800 m Train Station	No, although site is less than 1 km from train station.
<400 m Frequent Bus Stop	Yes
<800 m Primary School	Yes
<800 m Centre or parade	Yes
<1200 m main park	Yes
<600 m Neighbourhood Park	Yes
<240 m Community Park	No
<800 m GP/Health Centre	Yes

Site-specific / wider benefits site BR1

		Comments
Previously developed land	Yes	Regeneration opportunities arising from (re)development.
Other specific benefits	No	n/a
Regeneration benefits	Yes	In an area within the 10% most deprived in the UK. Support and framework for area regeneration, including Council-led regeneration of The Strand centre.
Reduce unemployment	Yes	n/a
More housing diversity, meeting need	Yes	n/a
Meets other needs/wider benefits	No	n/a

Constraints to Development site BR1

Constraint	Constraint severity	Constraint description
Ecology	Minor	1 area of woodland Priority Habitat within the site. Potential for water voles adjacent to Leeds & Liverpool Canal.
Habitats Regulations	Housing screened in	Mitigation measures required for housing development only, in line with Sefton Interim Approach to managing and mitigating recreational pressure on the Sefton Coast.
Flood Risk	Moderate	Within Flood Zone 1 (river and tidal flooding). Some of the site is at risk of surface water flooding, less than a fifth is at high risk of surface water flooding. Some parts of site also at risk of groundwater flooding.
Flood risk sequential test	Pass	Linked to regeneration opportunities arising from (re)development. Site is in Flood Zone 1.
Flood risk exception test	Pass	Substantive wider sustainability benefits of (re)development, assumption is that part b of exception test is capable of being passed
Heritage	None	Site is next to canal, part of Bootle's heritage
Air, noise, light pollution	Minor	Hawthorne Road is heavily trafficked, and identified as a 'Roads - priority route' in Figure 14 of the Plan. There are likely to be some impacts from traffic.

Constraints to Development site BR1

Constraint	Constraint severity	Constraint description
Ground conditions, contamination	Moderate	Potential for contamination given historic uses. Other ground conditions unknown.
Site access	Minor	Should have as few access points as possible to Hawthorne Road.
Network capacity	Minor	Bootle is well served by a good highway network which was built to accommodate traffic for a well populated, industrial town. Whilst there are times when certain roads and junctions are busy, the level of growth proposed in the AAP should be accommodated on the existing road network with some localised improvements potentially necessary through planning consents.
Best & most versatile agricultural land	None	Urban site, not in agricultural use.
Landscape, green & blue infrastructure	None	Site is next to canal, part of Bootle's green and blue infrastructure, woodland within site.
Utility infrastructure	None	No known constraints.
Other constraints	None	No known constraints.

Delivery considerations site BR1

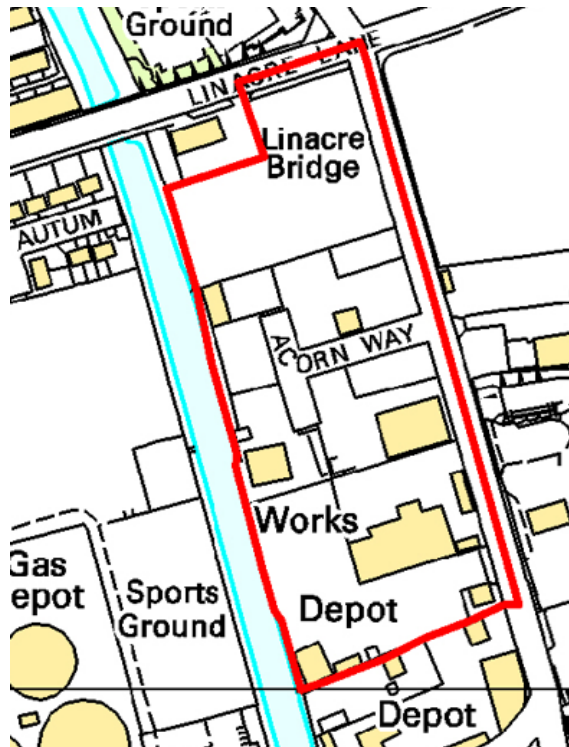
Consideration		Comments
Owner wishes to promote site?	Not known	n/a
Any known viability issues?	Yes	Potential for contamination given historic uses, which may affect viability. Constraints from existing layout and scale of buildings on site may affect viability.

Conclusion site BR1

Site in the existing urban area that is highly accessible to public transport and services. (Re) development within this area would contribute to the regeneration of Bootle. Flood risk and the potential for contamination/ground conditions are moderate constraints, other constraints are minor. There would be substantive regeneration benefits from (re)development.

Bootle Area Action Plan - Site Assessment Form

Site:	BR2 Land South of Linacre Lane between Hawthorne Road and Canal (within Hawthorne Road/ Canal Corridor Regeneration Opportunity Area)
BAAP policy:	BAAP20
Proposed Use(s):	Residential uses and uses compatible with residential use nearby & on-site in longer term which help support regeneration; uses consistent with current uses.



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Proximity of site BR2 to key services

	Comment
<800 m Train Station	Yes, most of the sites is within 800 m of station.
<400 m Frequent Bus Stop	Yes
<800 m Primary School	Yes
<800 m Centre or parade	Yes
<1200 m main park	Yes
<600 m Neighbourhood Park	Yes
<240 m Community Park	No
<800 m GP/Health Centre	Yes

Site-specific / wider benefits site BR2

		Comments
Previously developed land	Yes	Regeneration opportunities arising from (re)development.
Other specific benefits	No	n/a
Regeneration benefits	Yes	In an area within the 10% most deprived in the UK. Has the potential to contribute to the regeneration of the area.
Reduce unemployment	Yes	n/a
More housing diversity, meeting need	Yes	n/a
Meets other needs/wider benefits	No	n/a

Constraints to Development site BR2

Constraint	Constraint severity	Constraint description
Ecology	Minor	Potential for water voles adjacent to Leeds & Liverpool Canal.
Habitats Regulations	Housing screened in	Mitigation measures required for housing development only, in line with Sefton Interim Approach to managing and mitigating recreational pressure on the Sefton Coast.
Flood Risk	Moderate	Within Flood Zone 1 (river and tidal flooding). Some of the site is at risk of surface water flooding, around a third is at high risk of surface water flooding. Some parts of site also at risk of groundwater flooding.
Flood risk sequential test	Pass	Linked to regeneration opportunities arising from (re)development. Site is in Flood Zone 1.
Flood risk exception test	Pass	Substantive wider sustainability benefits of (re)development, assumption is that part b of exception test is capable of being passed
Heritage	Minor	Site is next to canal, part of Bootle's heritage.
Air, noise, light pollution	Minor	Hawthorne Road is heavily trafficked, and like Linacre Land is identified as a 'Roads - priority route' in Figure 14 of the Plan. There are likely to be some impacts from traffic.
Ground conditions, contamination	Moderate	Potential for contamination given historic uses. Part of site has good ground conditions, clay type

Constraints to Development site BR2

Constraint	Constraint severity	Constraint description
		soils in general. Other ground conditions unknown.
Site access	Minor	Should have as few access points as possible to Hawthorne Road.
Network capacity	Minor	Bootle is well served by a good highway network which was built to accommodate traffic for a well populated, industrial town. Whilst there are times when certain roads and junctions are busy, the level of growth proposed in the AAP should be accommodated on the existing road network with some localised improvements potentially necessary through planning consents.
Best & most versatile agricultural land	None	Urban site, not in agricultural use.
Landscape, green & blue infrastructure	None	Site is next to canal, part of Bootle's green and blue infrastructure.
Utility infrastructure	None	No known issues.
Other constraints	None	No known issues.

Delivery considerations site BR2

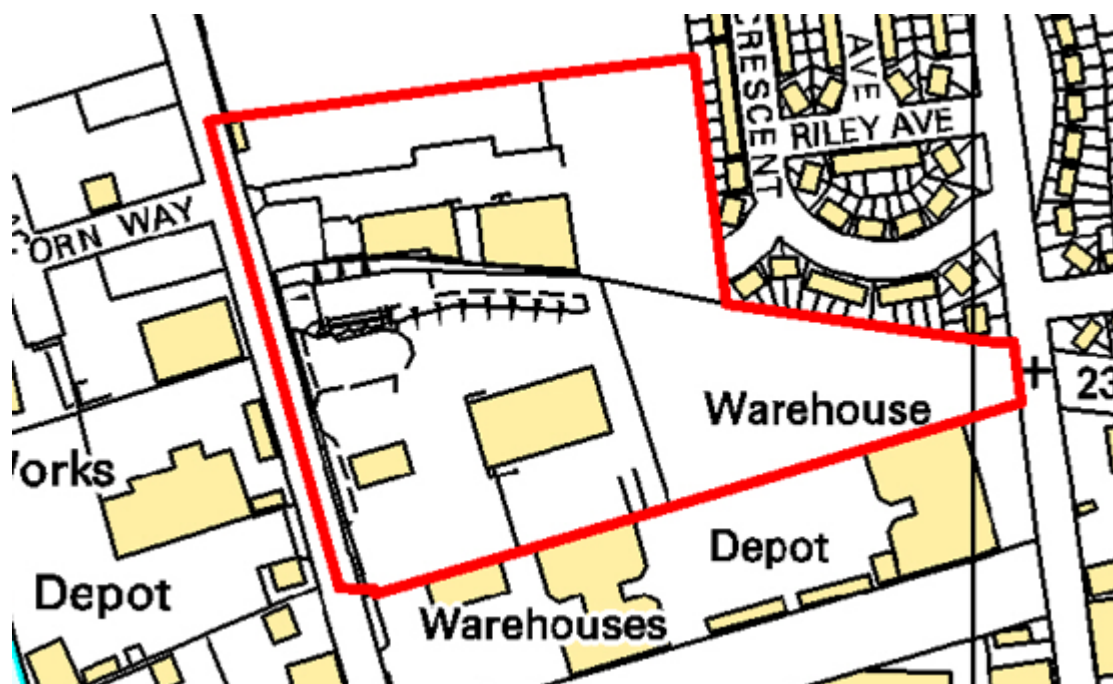
Consideration		Comments
Owner wishes to promote site?	Not known	n/a
Any known viability issues?	Yes	Potential for contamination given historic uses, which may affect viability. Constraints from existing layout and scale of buildings on site may affect viability.

Conclusion site BR2

Site in the existing urban area that is highly accessible to public transport and services. (Re) development within this area would contribute to the regeneration of Bootle. Flood risk and the potential for contamination/ground conditions are moderate constraints, other constraints are minor. There would be substantive regeneration benefits from (re)development.

Bootle Area Action Plan - Site Assessment Form

Site:	BR3 Land between Hawthorne Road & Vaux Crescent/Place (within Hawthorne Road/ Canal Corridor Regeneration Opportunity Area)
BAAP policy:	BAAP20
Proposed Use(s):	Residential uses and uses compatible with residential use nearby & on-site in longer term which help support regeneration; uses consistent with current uses.



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Proximity of site BR3 to key services

	Comment
<800 m Train Station	No, although site is less than 1 km from train station.
<400 m Frequent Bus Stop	Yes
<800 m Primary School	Yes
<800 m Centre or parade	Yes
<1200 m main park	Yes
<600 m Neighbourhood Park	Yes, almost all of the site is within 600 m of a neighbourhood park.
<240 m Community Park	No
<800 m GP/Health Centre	Yes

Site-specific / wider benefits site BR3

		Comments
Previously developed land	Yes	Regeneration opportunities arising from (re)development.
Other specific benefits	No	n/a
Regeneration benefits	Yes	In an area within the 10% most deprived in the UK. Support and framework for area regeneration, including Council-led regeneration of The Strand centre.
Reduce unemployment	Yes	n/a
More housing diversity, meeting need	Yes	n/a
Meets other needs/wider benefits	No	n/a

Constraints to Development site BR3

Constraint	Constraint severity	Constraint description
Ecology	None	No known ecological constraints.
Habitats Regulations	Housing screened in	Mitigation measures required for housing development only, in line with Sefton Interim Approach to managing and mitigating recreational pressure on the Sefton Coast.
Flood Risk	Minor	Within Flood Zone 1 (river and tidal flooding). Some of the site is at risk of surface water flooding, less than a fifth is at high risk of surface water flooding.
Flood risk sequential test	Pass	Linked to regeneration opportunities arising from (re)development. Site is in Flood Zone 1.
Flood risk exception test	Pass	Substantive wider sustainability benefits of (re)development, assumption is that part b of exception test is capable of being passed.
Heritage	None	n/a
Air, noise, light pollution	Minor	Hawthorne Road is heavily trafficked, and identified as a 'Roads - priority route' in Figure 14 of the Plan. There are likely to be some impacts from traffic.
Ground conditions, contamination	Moderate	Potential for contamination given historic uses. Other ground conditions unknown.

Constraints to Development site BR3

Constraint	Constraint severity	Constraint description
Site access	Minor	Should have as few access points as possible to Hawthorne Road. Access could come through the adjacent housing allocation.
Network capacity	Minor	Bootle is well served by a good highway network which was built to accommodate traffic for a well populated, industrial town. Whilst there are times when certain roads and junctions are busy, the level of growth proposed in the AAP should be accommodated on the existing road network with some localised improvements potentially necessary through planning consents.
Best & most versatile agricultural land	None	Urban site, not in agricultural use.
Landscape, green & blue infrastructure	None	n/a
Utility infrastructure	None	No known constraints.
Other constraints	None	No known constraints.

Delivery considerations site BR3

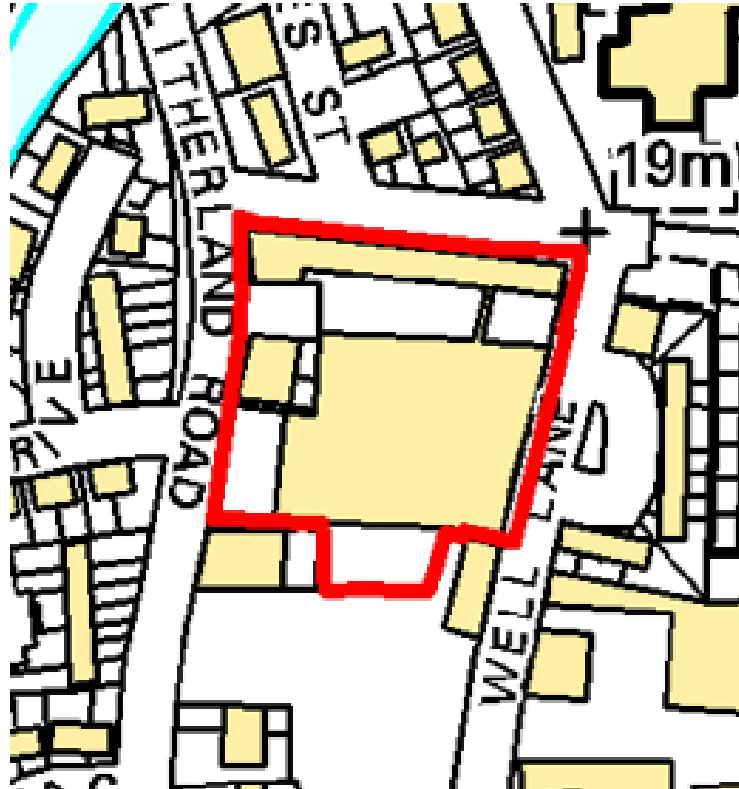
Consideration		Comments
Owner wishes to promote site?	Not known	n/a
Any known viability issues?	Yes	Potential for contamination given historic uses, which may affect viability. Constraints from existing layout and scale of buildings on site may affect viability.

Conclusion site BR3

Site in the existing urban area that is accessible to public transport and services. (Re) development within this area would contribute to the regeneration of Bootle. The potential for contamination/ground conditions is a moderate constraint, other constraints are minor. There would be substantive regeneration benefits from (re)development.

Bootle Area Action Plan - Site Assessment Form

Site: BAAP21 Bootle Village Opportunity Area
 BAAP policy: BAAP21
 Proposed Use(s): Leisure, community, medical or health or education.



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Proximity of site BAAP21 to key services

	Comment
<800 m Train Station	Yes
<400 m Frequent Bus Stop	Yes
<800 m Primary School	n/a
<800 m Centre or parade	n/a
<1200 m main park	n/a
<600 m Neighbourhood Park	n/a
<240 m Community Park	n/a
<800 m GP/Health Centre	n/a

Site-specific / wider benefits site BAAP21

		Comments
Previously developed land	Yes	Regeneration opportunities arising from (re)development.
Other specific benefits	No	n/a
Regeneration benefits	Yes	In an area within the 10% most deprived in the UK. Support and framework for area regeneration, including Council-led regeneration of The Strand centre.
Reduce unemployment	Yes	n/a
More housing diversity, meeting need	n/a	n/a
Meets other needs/wider benefits	No	n/a

Constraints to Development site BAAP21

Constraint	Constraint severity	Constraint description
Ecology	None	No known ecological constraints.
Habitats Regulations	Housing screened in	Mitigation measures required for housing development only, in line with Sefton Interim Approach to managing and mitigating recreational pressure on the Sefton Coast.
Flood Risk	Moderate	Within Flood Zone 1 (river and tidal flooding). Some of the site is at risk of surface water flooding, less than half is at high risk of surface water flooding. Some parts of site also at risk of sewer flooding.
Flood risk sequential test	Pass	Linked to regeneration opportunities arising from (re)development. Site is in Flood Zone 1.
Flood risk exception test	Pass	Substantive wider sustainability benefits of (re)development, assumption is that part b of exception test is capable of being passed
Heritage	None	n/a
Air, noise, light pollution	None	n/a
Ground conditions, contamination	Minor	Potential for contamination given historic uses. Other ground conditions unknown.
Site access	Minor	Access preferred from Waterworks Street and/or Litherland Road.

Constraints to Development site BAAP21

Constraint	Constraint severity	Constraint description
Network capacity	Minor	Bootle is well served by a good highway network which was built to accommodate traffic for a well populated, industrial town. Whilst there are times when certain roads and junctions are busy, the level of growth proposed in the AAP should be accommodated on the existing road network with some localised improvements potentially necessary through planning consents.
Best & most versatile agricultural land	None	Urban site, not in agricultural use.
Landscape, green & blue infrastructure	None	n/a
Utility infrastructure	Minor	Potential sewer issues in the area. No other known issues.
Other constraints	None	No known constraints.

Delivery considerations site BAAP21

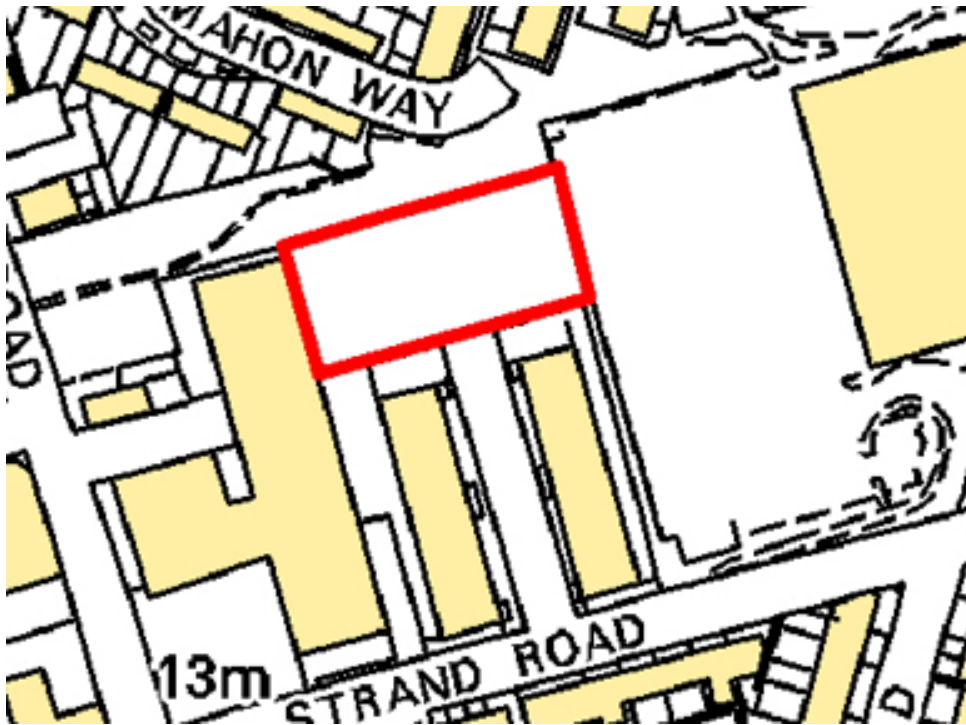
Consideration		Comments
Owner wishes to promote site?	Not known	n/a
Any known viability issues?	Yes	Potential for contamination given historic uses, which may affect viability. Constraints from existing layout and scale of buildings on site may affect viability.

Conclusion site BAAP21

Site in the existing urban area that is accessible to public transport and services. (Re) development within this area would contribute to the regeneration of Bootle. Flood risk is a moderate constraint, other constraints are minor. There would be substantive regeneration benefits from (re)development.

Bootle Area Action Plan - Site Assessment Form

Site:	BAAP22 Open land between Irlam Road and Asda Store Regeneration Opportunity Area
BAAP policy:	BAAP22
Proposed Use(s):	General industrial, storage and distribution, commercial, business and services, drinking establishments with expanded food provision (sui generis use).



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Proximity of site BAAP22 to key services

	Comment
<800 m Train Station	Yes
<400 m Frequent Bus Stop	Yes
<800 m Primary School	n/a
<800 m Centre or parade	n/a
<1200 m main park	n/a
<600 m Neighbourhood Park	n/a
<240 m Community Park	n/a
<800 m GP/Health Centre	n/a

Site-specific / wider benefits site BAAP22

		Comments
Previously developed land	Yes	Open space but part of the site understood to have supported other uses (previously developed land) historically.
Other specific benefits	No	n/a
Regeneration benefits	Yes	In an area within the 10% most deprived in the UK. Support and framework for area regeneration, including Council-led regeneration of The Strand centre.
Reduce unemployment	Yes	n/a
More housing diversity, meeting need	n/a	n/a
Meets other needs/wider benefits	n/a	n/a

Constraints to Development site BAAP22

Constraint	Constraint severity	Constraint description
Ecology	None	No known ecological constraints.
Habitats Regulations	Screened out	n/a
Flood Risk	Moderate	Within Flood Zone 1 (river and tidal flooding). Much of the site is at risk of surface water flooding, just over a tenth is at high risk of surface water flooding. Some parts of site also at risk of sewer flooding.
Flood risk sequential test	Pass	Linked to regeneration opportunities arising from (re)development. Site is in Flood Zone 1.
Flood risk exception test	Not required	n/a
Heritage	None	n/a
Air, noise, light pollution	None	No known constraint.
Ground conditions, contamination	Minor	Potential for contamination given historic uses in the vicinity, including landfill. Other ground conditions unknown.
Site access	Minor	If employment uses, access should come via the existing road that serves business uses. If use is town centre use (retail, food/drink, etc) access should be from Asda car park.
Network capacity	Minor	Bootle is well served by a good highway network which was built to accommodate traffic

Constraints to Development site BAAP22

Constraint	Constraint severity	Constraint description
		for a well populated, industrial town. Whilst there are times when certain roads and junctions are busy, the level of growth proposed in the AAP should be accommodated on the existing road network with some localised improvements potentially necessary through planning consents.
Best & most versatile agricultural land	None	Urban site, not in agricultural use.
Landscape, green & blue infrastructure	None	Site includes open space
Utility infrastructure	None	No known constraints.
Other constraints	None	No known constraints.

Delivery considerations site BAAP22

Consideration		Comments
Owner wishes to promote site?	Not known	n/a
Any known viability issues?	Yes	Potential for contamination given historic uses, which may affect viability. Constraints from layout and scale of buildings in surrounding area may affect viability.

Conclusion site BAAP22

Accessible site in the urban area, whose (re)development within this area would contribute to regeneration, despite any loss of underused open space. Flood risk is a moderate constraint, other constraints are minor. Site offers regeneration benefits.