



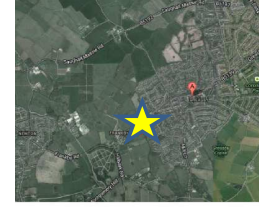



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|-----------------------------------|---|--|---|--|---|--|
| | Opposite Cricket Club | Next to Cricket Club | On Upton By Pass | Shared site with Library/ On Frankby Rd | Opposite Church nearer Frankby | Royden Road/Overchurch park |
| | On Roundabout | On Upton By Pass | | | | |
| |  |  |  |  |  |  |
| Owned by | Woodland trust | Wirral MBC | Wirral MBC | Wirral MBC | ? | Wirral? |
| Active | x Unwilling to Discuss | | | | x Green Belt | x |
| Location | | | | | | |
| Centrality Between Locations | X | About 1m from Upton | About 1m from upton | Good | X | X |
| Response | X | Poor shape site and probabaly not big enough. | Long way from Greasby - Perhaps not optimal | | X | Long way from Greasby - Perhaps not optimal |
| Access | X | Onto B road | Onto Main road/Near Motorway | Onto Main road/Near Motorway | X | X |
| WMBC Turnout Concerns | X | Concerned about access onto upton bypass | Concerned about access onto upton bypass | | X | X |
| Flexibility for ambulance service | X | Fair | Good | Too far from Upton | X | X |
| Complications | | The land to the north of Upton Cricket Club is also subject to access constraints and is currently used for horse grazing. It has been submitted through the Call for Sites exercise for consideration for housing | The land at the corner of Saughall Massie Road is a Council-owned densely wooded site with access constraints. It is a designated Urban Greenspace but although highly visible it does not really function as an accessible public open space and Overchurch Park is within 400m to the north, albeit on the other side of the bypass. The visual landscaping impact alongside the bypass could however be retained without retaining the whole of the rest of the site. There may be highways issues but these can be discussed with Wirral. | Need to negotiate with both Wirral services - Libraries and youth services and the community trust who own/run the community hall. Possibility however of developing a shared service site with these partners. Complicated site assembly and may not be suitable for NWAS | In terms of Green Belt sites, this type of development would be considered inappropriate and very special circumstances would need to be demonstrated to justify development. The capacity to accommodate fire engines on Frankby Road and the western part of Saughall Massie Road may also act as a constraint to development in Greasby/Saughall Massie. | Shortage of green space so would need to replace with equivalent elsewhere under Wirral MBC policy. Rear of site is of biological importance and there is an ancient monument (Site of pre-norman and medieval church) |