

1. CONTACT DETAILS			
Details of submitter		Agent details (if applicable)	
Name (required)	John Heath Wirral Green Space Alliance	Name (required)	Jackie Copley
Address (required)	Barnstables, 233 Irby Road, Irby, CH61 2XF	Address (required)	PO Box 1386, PRESTON, PR2 0WU
Telephone	0151 648 6015	Telephone	07718 070 750
Email (required)	johnheath@barnstables233.co.uk	Email (required)	jackie.copley@cprelancashire.org.uk

Site Name or Address: (Eg. Land at rear of [street name] and [locality])

Typhoo/Cadbury's site, 110 Reeds Lane, Wirral, CH46 1PR



The information collected is required as part of the preparation of the Council's statutory Local Plan. The site information disclosed in this form may be shared with relevant third parties; however no personal information will be shared without your consent. The Forward Planning Privacy Notice can be viewed at: <https://www.wirral.gov.uk/planning-and-building/local-plans-and-planning-policy/forward-planning-privacy-notice>

Land Owner 1		Land Owner 2 (if applicable)	
Name (required)	Don't know who owns site as there has been many ownership changes, In October 2005, the Indian company Apeejay Surrendra Group purchased the Cadbury/Schweppes brands for £80 million from Premier Foods and created The Typhoo Tea Company. The brand is still manufactured at Moreton on the Wirral.	Name (required)	
Address (required)		Address (required)	
Telephone		Telephone	
Email (required)		Email (required)	

2. AVAILABILITY	
Will the site be available for development within the next 15 years?	It is understood the site could become available Yes
Does the site already have planning permission?	Don't know
Will the site be completely developed within the next 5 years?	The site could provide 840 dwellings at density of 40 dwellings per hectare x 21 hectares. With a year for site preparation it is possible 415 homes could be built over the next five years, see below.
If you do not have planning permission when do you	(Year)

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expect to submit an application?	
When do you expect the development to commence?	(Year)
When do you expect the development to be completed?	(Year)

Please indicate the number of completed dwellings on the site for each year below:

2019 /20	2020 /21	2021 /22	2022 /23	2023 /24	2024 /25	2025 /26	2026 /27	2027 /28	2028 /29	2029 /30	2030 /31	2031 /32	2032 /33	2033 /34	2034+
0	40	125	125	125	125	125	125	100							

If you are proposing the site for **housing** please state why you believe there is a realistic prospect of housing development and that the site will be viably developed at the point envisaged, as stated above:

21 hectare site that is now underused.

Assuming one year to clear existing buildings and prepare the site. Four years of building 200 units = 800 with remaining houses built thereafter. Assumes the use of fast modular homes.

3. PROPOSED USES AND CAPACITY

LAND USE	TICK	FLOORSPACE (SQM)	UNITS (dwellings)
Office, Industrial or Storage (B1, B2 or B8)			
Retail			
Other /Uncertain(please specify)			

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Residential – Houses	840	21,000	
Residential – Flats			
Residential – Affordable (number to be included as part of above)			
<p>If Residential, please provide evidence for the demand of the type of development you wish to be considered.</p> <p>The Local Plan Development Option Review identified a need to identify land for housing.</p>			
<p>If Residential, please state the proposed density for the type of development you propose, and your view of how it will make effective and optimal use of the proposed site.</p>			
4. CONSTRAINTS			
Description of physical, environmental or infrastructure constraint(s) (E.g. trees, topography, biodiversity designation, highway access, utility easements, lack of utility supplies)	There is a building on site that needs to be cleared. Planning permission has yet to be sought.		
Please indicate how and when these constraint(s) will be overcome	The owner could finance the clearance of the site if planning permission were granted for residential use.		
Description of existing use, legal, tenancy or ownership constraints	Don't know		
Please indicate how and when these constraint(s) will be overcome	A partnership approach with owner, Government, HCA and Council.		

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5. COMMENTS

If you have additional information or comments, please provide these below or on an additional sheet clearly marked with the name and/or reference number of the site.

Please return this form no later than 5pm on Friday 12 July 2019 by email to forwardplanning@wirral.gov.uk or by post to Forward Planning, PO Box 290, Brighton Street, Wallasey, Wirral CH27 9FQ