

Site: 5

Location: Belle Vale Shopping Centre Unit 7



Site/Premises Area: Circa 80 – 100 sqm

Availability: There are no market boards indicating the availability thus we conclude that the unit is currently unavailable.

Suitability: The unit could accommodate a small retail facility.

Viability: The unit is too small to accommodate either of the proposed developments and does not have sufficient provisions for parking, access and servicing. The opening times of the shopping centre would be detrimental to the current operating times of the bookmakers, 9:00 – 21:30 (Mon – Fri) and would thus effect the operational capacity of the proposed bookmaker development.

Site: 6

Location: Belle Vale Shopping Centre Unit 11 and 12



Site/Premises Area: Circa 100 sqm

Availability: Market boards indicate that the unit is available to rent.

Suitability: The unit could accommodate a small retail facility and or café.

Viability: The unit is too small to accommodate either of the proposed developments and does not have sufficient provisions for parking, access and servicing. The opening times of the shopping centre would be detrimental to the current operating times of the bookmakers, 9:00 – 21:30 (Mon – Fri) and would thus effect the operational capacity of the proposed bookmaker development.

Site: 7

Location: Belle Vale Shopping Centre Unit 13



Site/Premises Area: Circa 60 sqm

Availability: Market boards indicate that the unit is available to rent.

Suitability: The unit could accommodate a small retail facility.

Viability: The unit is too small to accommodate either of the proposed developments and does not have sufficient provisions for parking, access and servicing. The opening times of the shopping centre would be detrimental to the current operating times of the bookmakers, 9:00 – 21:30 (Mon – Fri) and would thus effect the operational capacity of the proposed bookmaker development.

Site: 8

Location: Belle Vale Shopping Centre Unit 42 and 43



Site/Premises Area: Circa 350 sqm

Availability: The site is currently occupied. However advertisements indicate that the facility is undergoing a closing down sale and thus the unit may be available in the near future. However the unit is still currently unavailable.

Suitability: The site could accommodate a retail facility or professional service development.

Viability: The unit is too small to accommodate the proposed development for the food retail facility however it could accommodate the proposed non-food retail facility (bookmakers). It does not however have sufficient provisions for parking, access and servicing and the opening times of the shopping centre would be detrimental to the current operating times of the bookmakers, 9:00 – 21:30 (Mon – Fri) and would thus effect its operational capacity

Site: 9

Location: Belle Vale Shopping Centre Unit Ext 4a and 4b



Site/Premises Area: Circa 250sqm

Availability: Market boards indicate that the site is currently available to rent.

Suitability: The unit could accommodate a medium sized restaurant, retail or professional service facility.

Viability: The unit is too small to accommodate the proposed food retail development but could accommodate the non-food retail facility (bookmakers). There is immediate access to a large car park adjacent to the unit however a transport assessment would be needed to assess whether there would be sufficient provisions for the proposed non-food retail facility and existing shopping centre. Furthermore the opening times of the shopping centre would be detrimental to the current operating times of the bookmakers, 9:00 – 21:30 (Mon – Fri) and would thus effect the operational capacity of the proposed bookmaker development.

Site: 10

Location: Belle Vale Shopping Centre Store G



Site/Premises Area: Circa 350 – 400 sqm

Availability: There are no market boards indicating availability, thus we conclude that the unit is not available.

Suitability: The unit could accommodate a medium scale retail facility and or leisure facility.

Viability: The unit is too small to accommodate the proposed food retail development but could accommodate the non-food retail facility (bookmakers). There is immediate access to a large car park adjacent to the unit however a transport assessment would be needed to assess whether there would be sufficient provisions for the proposed non-food retail facility and existing shopping centre. Furthermore the opening times of the shopping centre would be detrimental to the current operating times of the bookmakers, 9:00 – 21:30 (Mon – Fri) and would thus effect the operational capacity of the proposed bookmaker development.

Edge of Centre Sites:

Site: 1

Location: Lea Park Avenue



Site/Premises Area: Circa 800 sqm

Availability: There are no market boards indicating availability, thus we conclude that the site is unavailable.

Suitability: The site could accommodate new housing developments.

Viability: The site is too small to accommodate the proposed food retail development but could accommodate the non-food retail facility (bookmakers). However there is limited off street parking and late night access and egress of customers from the non-food retail store may create highways and noise nuisance for local residents.

Woolton Village District Centre:

Site: 1

Location: Allerton Road



Site/Premises Area: Circa 60 – 80 sqm

Availability: Market boards indicate that the unit is available to rent.

Suitability: The unit could accommodate a small retail unit or professional service development.

Viability: The unit is too small to accommodate either of the proposed developments and does not have sufficient provisions for parking, access and servicing.

Site: 2

Location: Allerton Road



Site/Premises Area: Circa 60 sqm

Availability: There are no market boards to indicate the availability of the unit thus we conclude that the unit is unavailable.

Suitability: The unit could accommodate a small retail and or café.

Viability: The unit is too small to accommodate either of the proposed developments and does not have sufficient provisions for parking, access and servicing.

Site: 3

Location: Woolton Street



Site/Premises Area: Circa 60 – 80 sqm

Availability: The unit has a closed roller shutter however it has retail signage and there are no market boards indicating the availability of the unit. Thus we conclude that the unit is unavailable.

Suitability: The unit could accommodate a small retail facility.

Viability: The unit is too small to accommodate either of the proposed developments and does not have sufficient provisions for parking, access and servicing.

Site: 4

Location: Woolton Street



Site/Premises Area: Circa 60 sqm

Availability: The unit has a closed roller shutter however it has retail signage and there are no market boards indicating the availability of the unit. Thus we conclude that the unit is unavailable.

Suitability: The unit could accommodate a small retail facility.

Viability: The unit is too small to accommodate either of the proposed developments and does not have sufficient provisions for parking, access and servicing.

Edge of Centre Sites: There were no sites within the area considered edge of centre.

Conclusions and Summary:

We conclude that there are no sites or units that could accommodate the proposed development. All sites assessed did not meet the three required criteria; availability, suitability and viability, required to be considered an alternative site as part of the sequential assessment. Thus the land at the Bridge Inn, Belle Vale remains the most available, suitable and viable location for the proposed development.