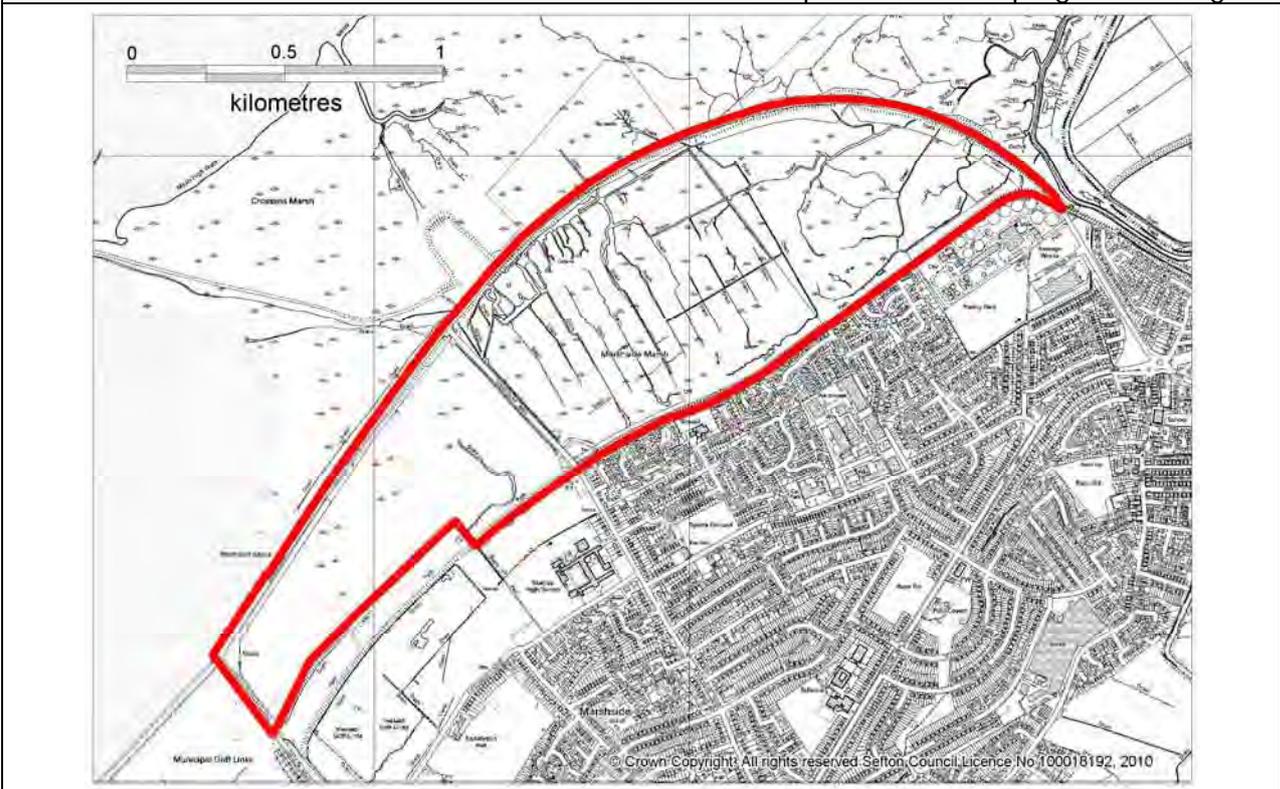


<b>Parcel Number:</b>	S001
<b>Location Description:</b>	Marshside RSPB reserve, Southport
<b>Size (ha):</b>	167.33

**Stage 1 Assessment – identification of parcels**  
 The parcel comprises the enclosed salt marshes that are in use as a RSPB reserve. It abuts the built-up area of Southport, and is enclosed by the surrounding road network. It has a distinct land use & character from the adjacent parcels, which are in use as golf courses (S003) and school playing fields (S002).

**Is the parcel fully developed?** Yes  No   
 If Yes the parcel does not progress to Stage 2



**Stage 2 Assessment – National Planning Policy Framework paragraph 80: Green Belt Purposes**

**Purpose One**  
 Well Contained  Partially Contained  Not Contained   
**Purpose Two**  
 Essential Gap  Essential Gap (part)  Narrow Gap  Wide Gap  Not applicable   
**Purpose Three**  
 Countryside Use  Non Countryside Use  Mixed   
**Purpose Four**  
 Setting  Part Setting  No Setting

Is the parcel removed from the study following the stage 2 assessment? Yes  No

**Stage 3a Assessment - constraints**



More than 95% of the parcel has international nature designations, and is also entirely within Flood Zones 2 & 3a.

Is the parcel removed from the study following the stage 3a assessment?

Yes  No

**Stage 3b Assessment -accessibility**

N/A

**Stage 4 Assessment – N/A as discarded at Stage 3**

**Gross developable area (ha):**

0

**Net developable area (ha):**

0

**Preferred main use:**

N/a

**Notional capacity:**

N/a

**Settlement to which capacity allocated:**

N/a

**Conclusion:**

The parcel was discarded at Stage 3a due to the extent of the prohibitive constraints set out above.

<b>Parcel Number:</b>	S002
<b>Location Description:</b>	Stanley High School playing fields, Marshside Road, Southport
<b>Size (ha):</b>	5.33

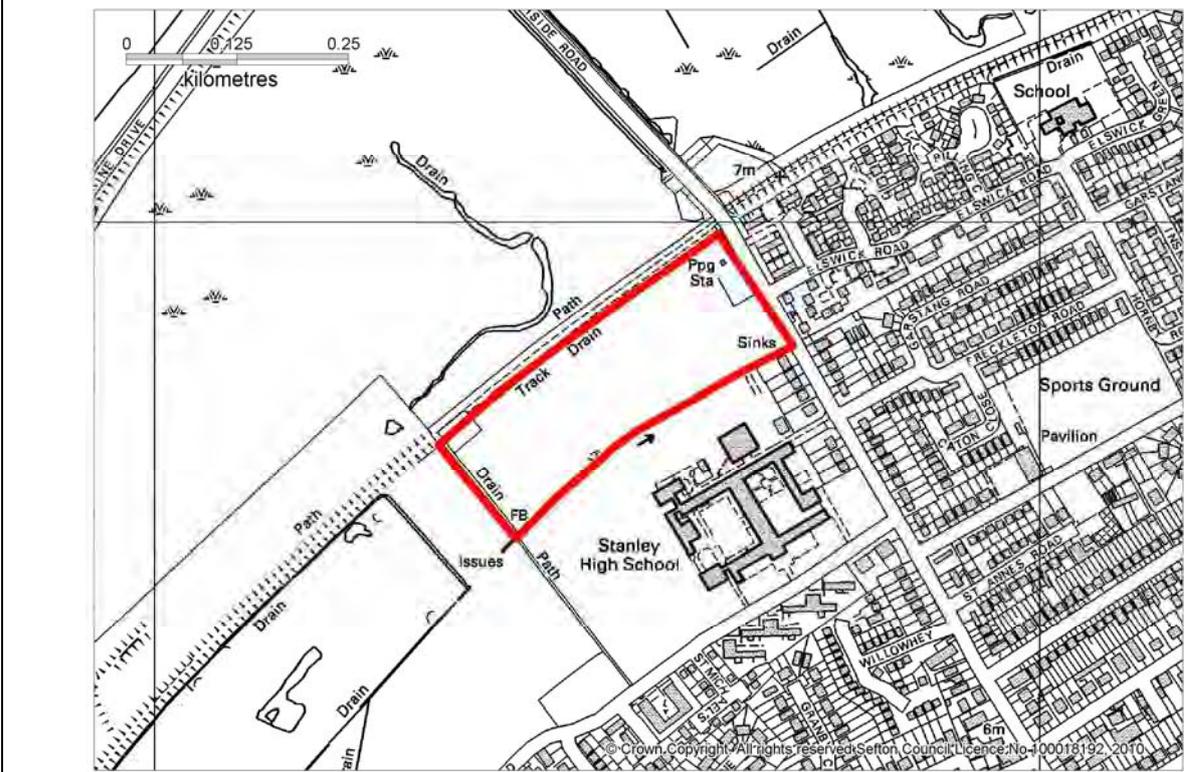
**Stage 1 Assessment – identification of parcels**

The parcel comprises the playing fields of Stanley High School. It is bounded by Marshside Road, the RSPB nature site to the north and Hesketh Golf Links to the west. The rest of the school curtilage is within the urban area. It has a different land use & character to the adjacent Green Belt parcels, which are in use as RSPB nature site (S001) and as golf courses (S003).

**Is the parcel fully developed?**

Yes  No

If Yes the parcel does not progress to Stage 2



**Stage 2 Assessment – National Planning Policy Framework paragraph 80: Green Belt Purposes**

**Purpose One**

Well Contained  Partially Contained  Not Contained

**Purpose Two**

Essential Gap  Essential Gap (part)  Narrow Gap  Wide Gap  Not applicable

**Purpose Three**

Countryside Use  Non Countryside Use  Mixed

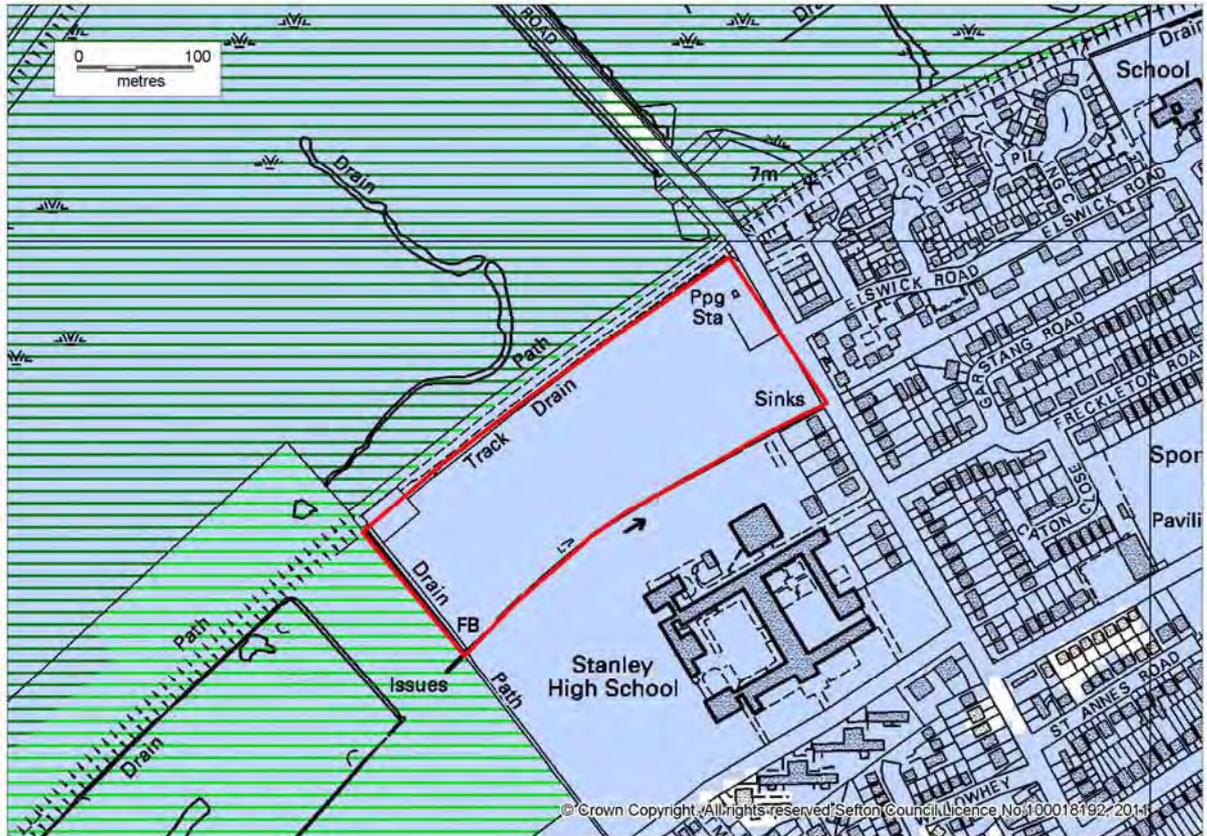
**Purpose Four**

Setting  Part Setting  No Setting

Is the parcel removed from the study following the stage 2 assessment?

Yes  No

### Stage 3a Assessment - constraints



Almost 60% of the parcel is in Flood Zone 3 which will severely restrict its development potential.

Is the parcel removed from the study following the stage 3a assessment?

Yes  No

### Stage 3b Assessment -accessibility

Is the parcel adjacent to or contain a primary route network road?

Yes  No

Is the parcel within 800m of a rail station?

Yes  No

Is the parcel within 400m of a frequent bus route?

Yes  No

Is the parcel adjacent to or contain a cycle route or public right of way?

Yes  No

Is the parcel within 5km of an employment area?

Yes  No

Is the parcel within 600m of a primary school?

Yes  No

Is the parcel within 1km of a GP/Health Centre?

Yes  No

Is the parcel within 800m of a local centre?

Yes  No

Is the parcel within 800m of a leisure centre?

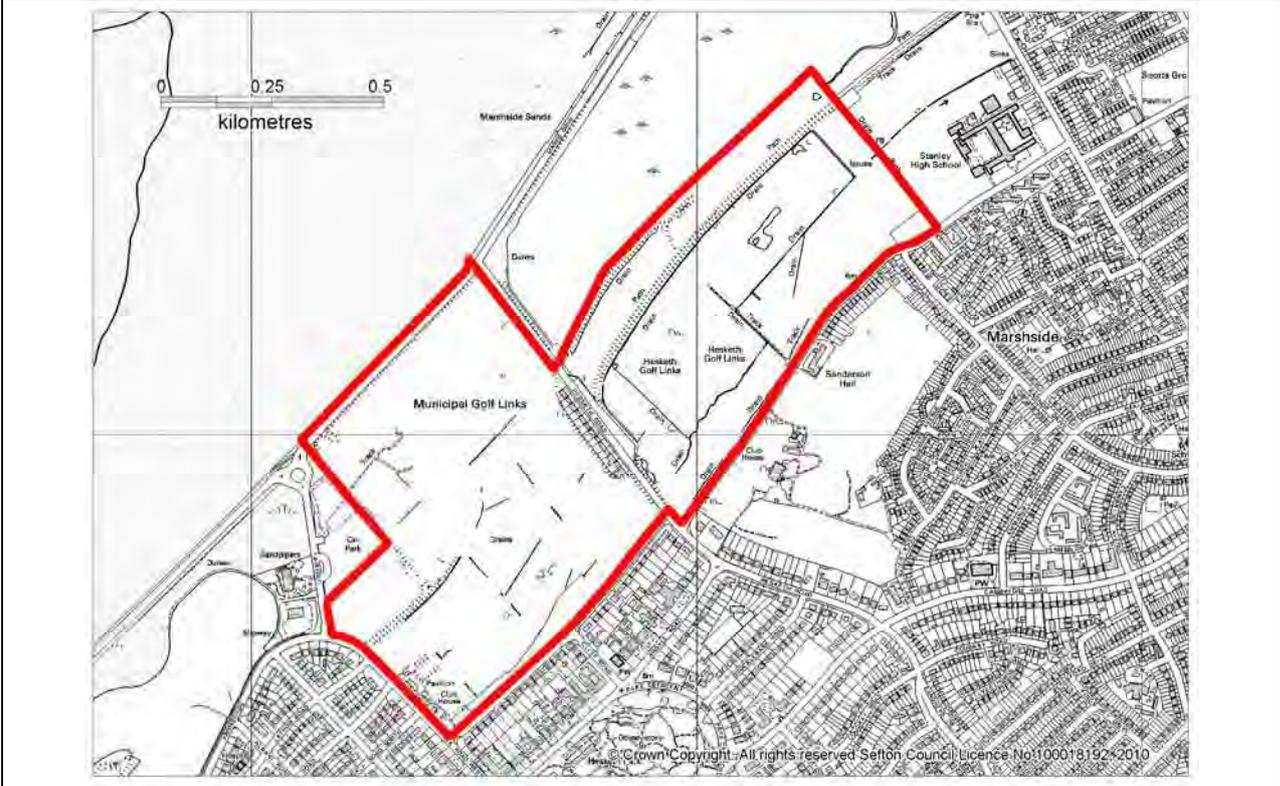
	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Is the parcel within 1km of an accessibility open space?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<b>Stage 4 Assessment – The parcel is likely to remain in its present use</b>	
<b>Gross developable area (ha): 5.33</b>	
<b>Net developable area (ha): 0</b>	
<b>Preferred main use: Retain as school playing fields</b>	
<b>Notional capacity: 0</b>	
<b>Settlement to which capacity allocated: Southport</b>	
<b>Conclusion: The parcel is likely to be retained in its present use and is not likely to become available for development.</b>	

<b>Parcel Number:</b>	S003
<b>Location Description:</b>	Hesketh & Municipal Golf Links, Marshside Road, Southport
<b>Size (ha):</b>	86.89

**Stage 1 Assessment – identification of parcels**

Parcel created to encompass the two golf courses (Hesketh Links and Southport Municipal) which are separated by Hesketh Road. The parcel is bounded on its south (Fleetwood Road) and west edges (Park Road West) by built up area. Marine Drive and the Marshside RSPB site create the north boundary whilst the northeast boundary is created by the Stanley High school playing fields. Parcel is distinct from neighbouring parcels which are in use as a RSPB nature reserve (S001) and school playing fields (S002).

**Is the parcel fully developed?** Yes  No   
 If Yes the parcel does not progress to Stage 2

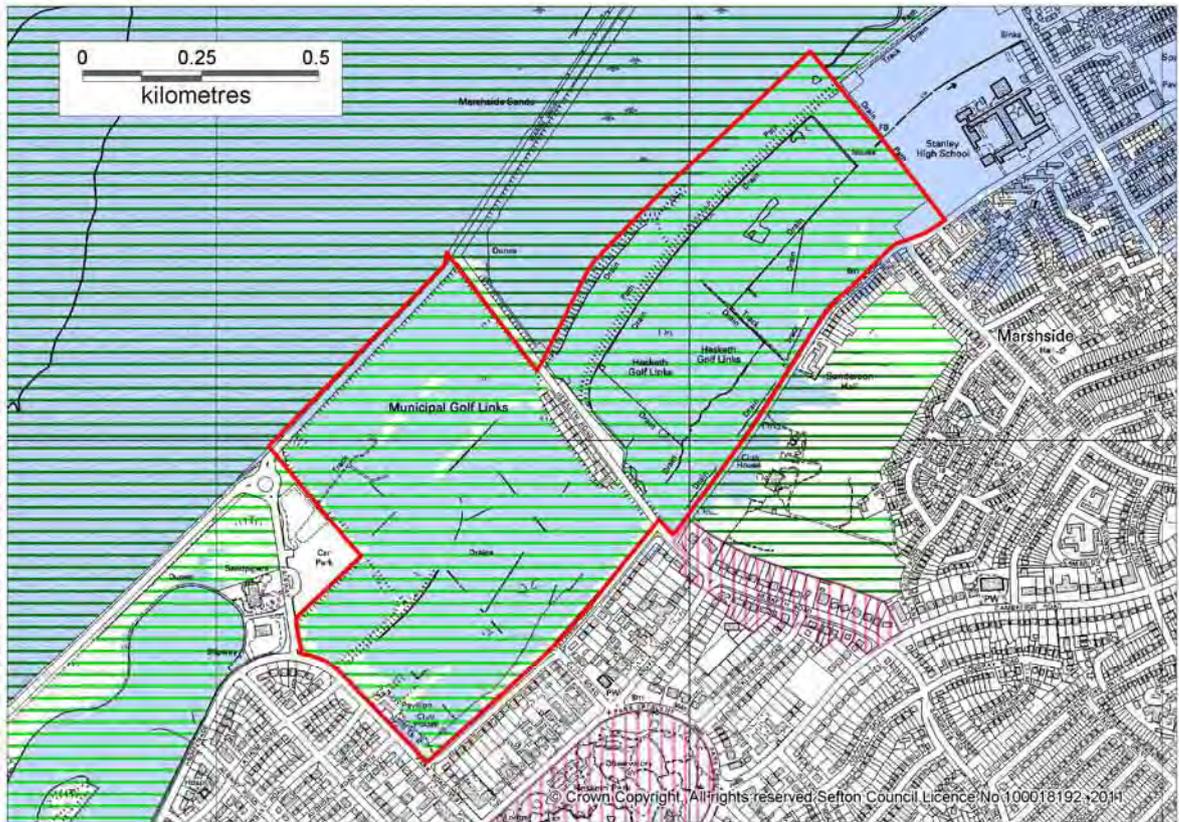


**Stage 2 Assessment – National Planning Policy Framework paragraph 80: Green Belt Purposes**

**Purpose One**  
 Well Contained  Partially Contained  Not Contained   
**Purpose Two**  
 Essential Gap  Essential Gap (part)  Narrow Gap  Wide Gap  Not applicable   
**Purpose Three**  
 Countryside Use  Non Countryside Use  Mixed   
**Purpose Four**  
 Setting  Part Setting  No Setting

**Is the parcel removed from the study following the stage 2 assessment?** Yes  No

### Stage 3a Assessment - constraints



Whilst most of the parcel is designated as a Local Wildlife Site, almost 80% of the parcel is in Flood Zone 3a, which will severely restrict its potential to accommodate development.

**Is the parcel removed from the study following the stage 3a assessment?**

Yes  No

### Stage 3b Assessment - accessibility

Is the parcel adjacent to or contain a primary route network road?

Yes  No

Is the parcel within 800m of a rail station?

Yes  No

Is the parcel within 400m of a frequent bus route?

Yes  No

Is the parcel adjacent to or contain a cycle route or public right of way?

Yes  No

Is the parcel within 5km of an employment area?

Yes  No

Is the parcel within 600m of a primary school?

Yes  No

Is the parcel within 1km of a GP/Health Centre?

Yes  No

Is the parcel within 800m of a local centre?

Yes  No

Is the parcel within 800m of a leisure centre?

Yes  No

Is the parcel within 1km of an accessibility open space?

Yes  No

**Stage 4 Assessment:**

Development should be restricted to the area which is not within Flood Zone 3a.

**Gross developable area (ha): 13.94**

**Net developable area (ha): 13.94 (100% as open space can be provided north of developable area)**

**Preferred main use: Housing**

**Notional capacity: 418**

**Settlement to which capacity allocated: Southport**

**Conclusion: Although the parcel is severely constrained, the area adjacent to the urban area has some development potential**



<b>Parcel Number:</b>	S004
<b>Location Description:</b>	<b>Land at Blundell Lane / Moss Lane, Southport between urban area &amp; Sefton boundary</b>
<b>Ward:</b>	Meols and Norwood
<b>Parish:</b>	N/a
<b>Size (ha):</b>	128.83

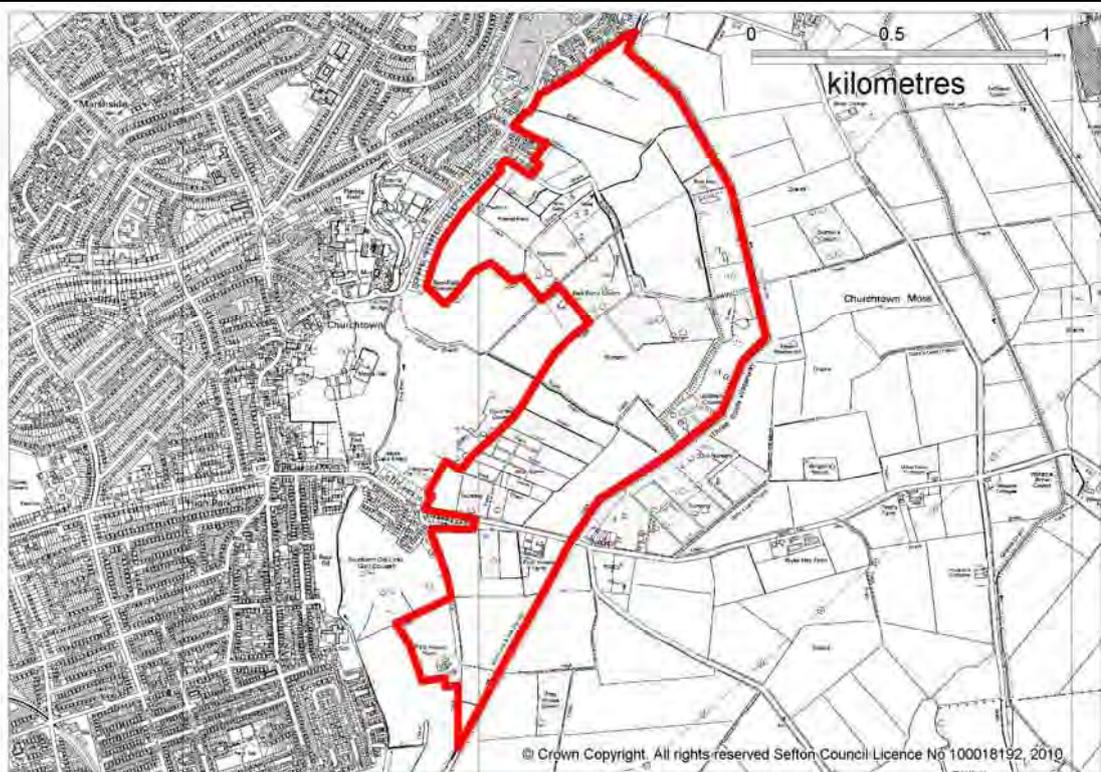
**Stage 1 Assessment – identification of parcels**

The parcel contains land used for agriculture, woodland and allotments. It partly abuts the urban edge of Southport and is bounded by the Three Pools Waterway, the Southport Old Links Golf Course, Pitts House Lane, and the grounds of Meols Hall. The parcel has a different and distinct character from neighbouring its neighbouring parcels which are designated as a parkland conservation area (S005), a golf course (S006) and residential (S159).

**Is the parcel fully developed?**

Yes  **No**

If Yes the parcel does not progress to Stage 2



**Stage 2 Assessment – National Planning Policy Framework paragraph 80: Green Belt Purposes**

**Purpose One**

Well Contained  **Partially Contained**  Not Contained

**Purpose Two**

Essential Gap  Essential Gap (part)  Narrow Gap  **Wide Gap**  Not applicable

**Purpose Three**

**Countryside Use**  Non Countryside Use  Mixed

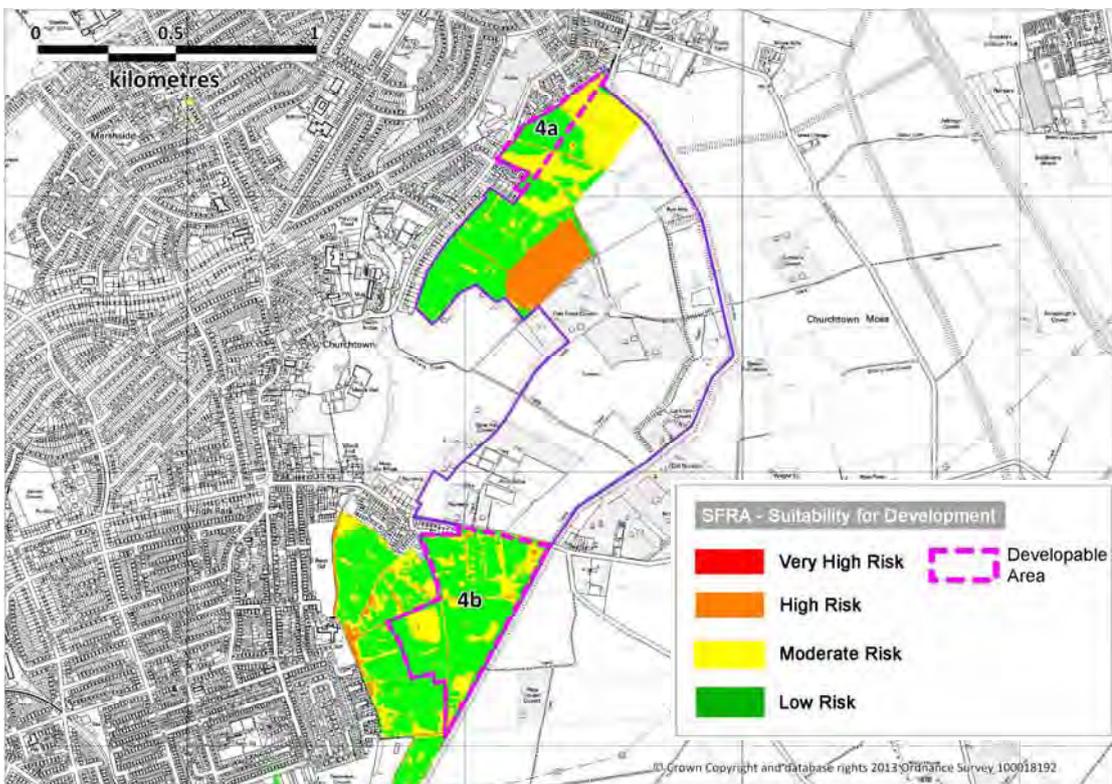
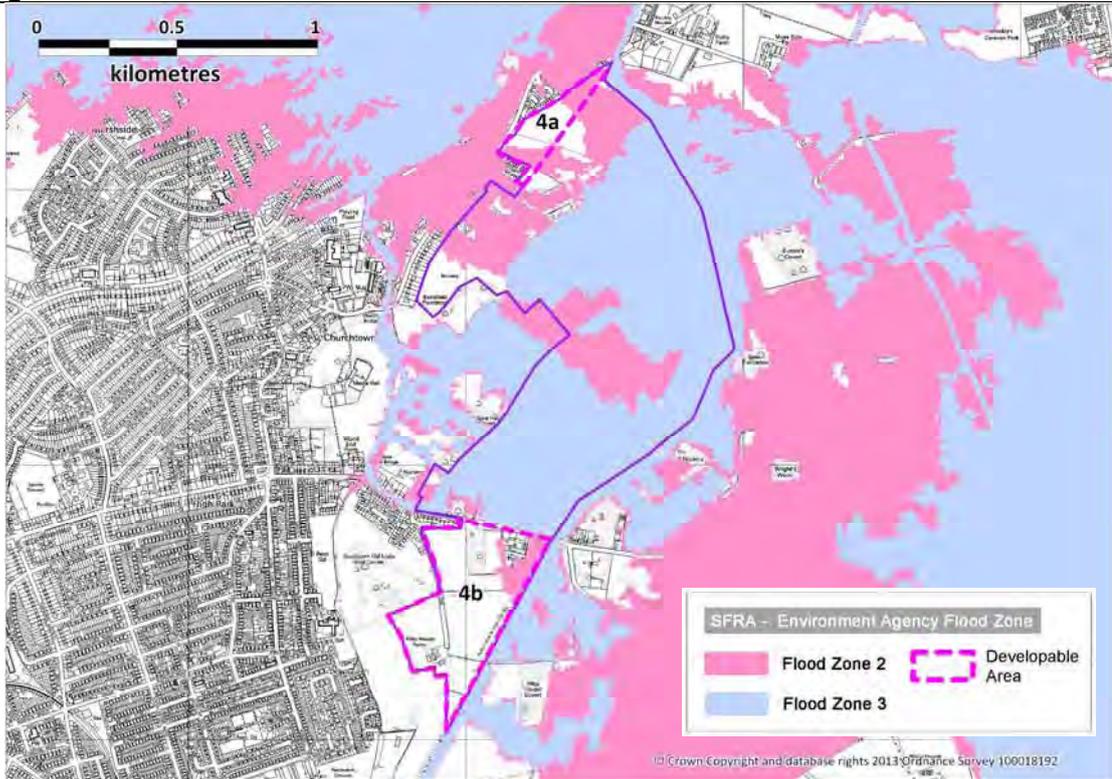
**Purpose Four**

Setting  **Part Setting**  No Setting

Is the parcel removed from the study following the stage 2 assessment?

Yes  **No**

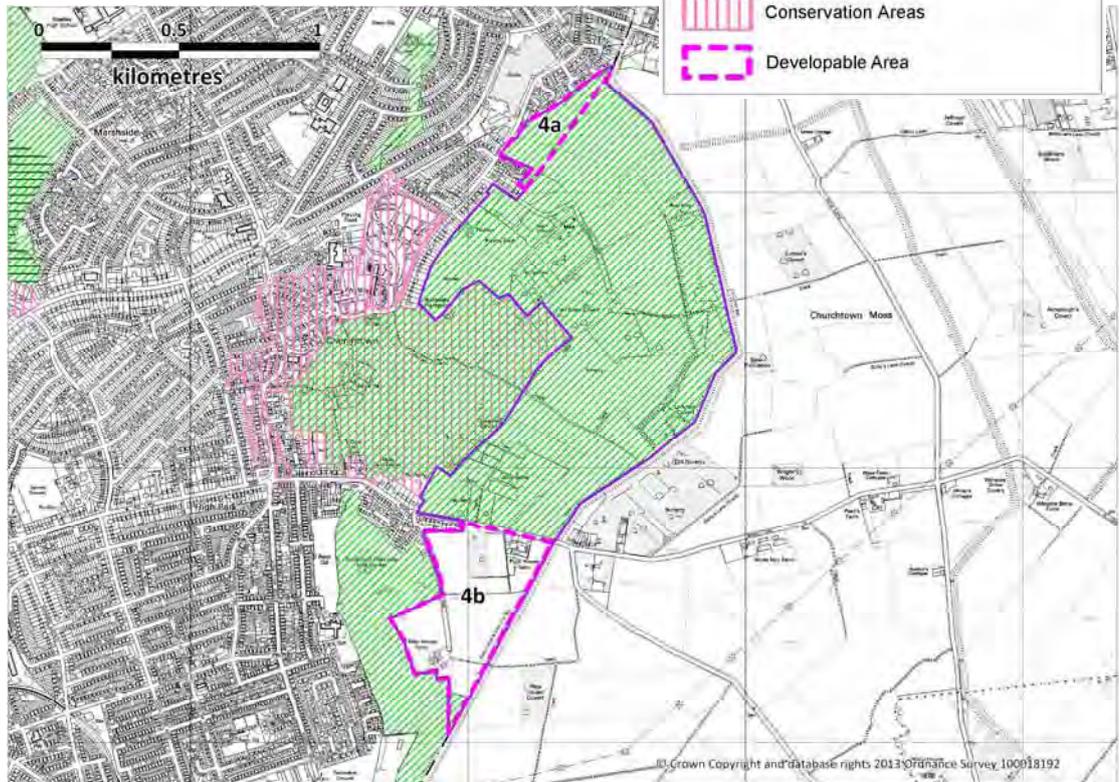
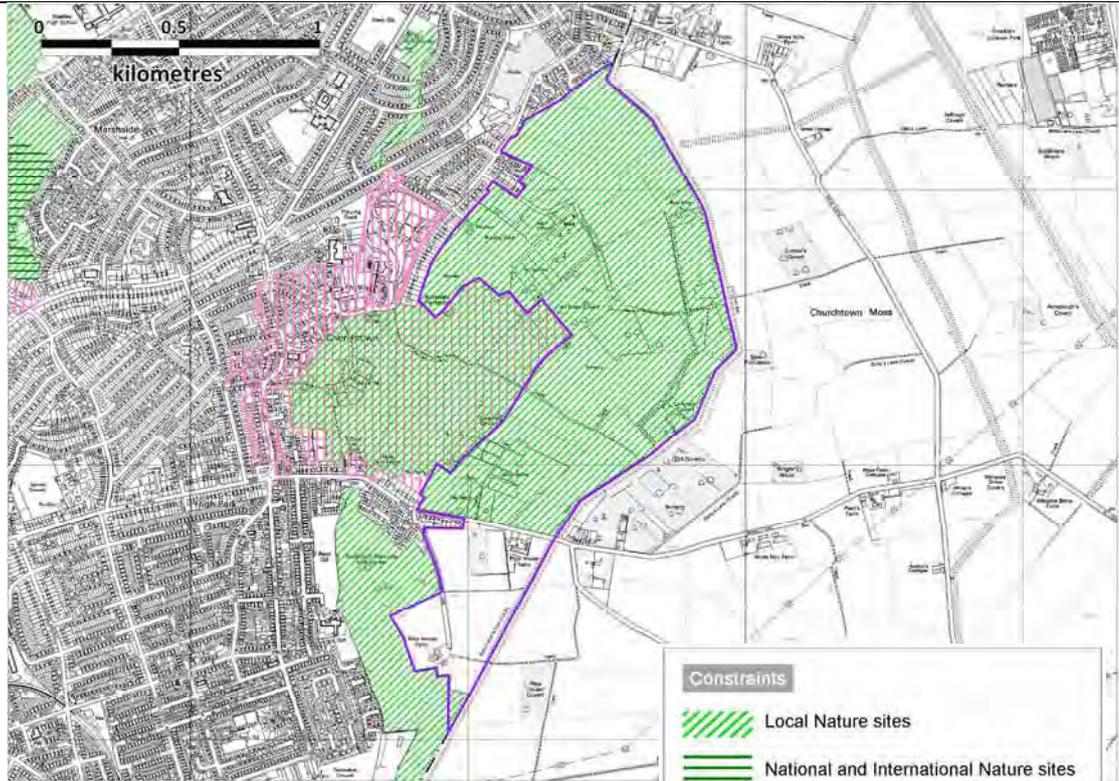
### Stage 3a Assessment - constraints



Much of the parcel is within Flood Zone 3a, and is therefore not suitable for development. The area north of Moss Lane is designated as a Local Wildlife Site, which is important for red squirrels and water voles. Part of the parcel is classified as Grade 1 agricultural land; the majority is included within the 'best & most versatile' agricultural land.

<b>Is the parcel removed from the study following the stage 3a assessment?</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<b>Stage 3b Assessment - accessibility</b>	
Is the parcel adjacent to or contain a primary route network road?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Is the parcel within 800m of a rail station?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Is the parcel within 400m of a frequent bus route?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Is the parcel adjacent to or contain a cycle route or public right of way?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Is the parcel within 5km of an employment area?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Is the parcel within 600m of a primary school?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Is the parcel within 1km of a GP/Health Centre?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Is the parcel within 800m of a local centre?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Is the parcel within 800m of a leisure centre?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Is the parcel within 1km of an accessibility open space?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

# Stage 4 Assessment



**Gross developable area (hectares):**

Two areas have been identified as being potentially suitable for development:

4a (which avoids the best habitat for the protected species) = 13.84 has

4b (which excludes the area designated as a Local Wildlife Site) = 20.51has

**Net developable area (hectares):**

4a = 10.38

4b = 15.38

**Preferred main use:** Housing

**Notional capacity:**

4a = 311

4b = 461

**Settlement to which capacity allocated:** Southport

**Conclusions:**

This is the only area adjacent to the north of Southport that has any potential for development.

Land in Flood Zone 3a has been avoided as it is not suitable for most forms of development.

Any development that took place in the identified areas would result in some compromises having to be made in relation to both agricultural land and the Local Wildlife Site designation.

Area 4a is identified as a Local Wildlife Site, further survey work would be needed to mitigate the impact of development before any development can take place.

<b>Parcel Number:</b>	S005
<b>Location Description:</b>	Meols Hall, Botanic Road, Churchtown
<b>Ward:</b>	Meols
<b>Parish:</b>	N/a
<b>Size (ha):</b>	45.36

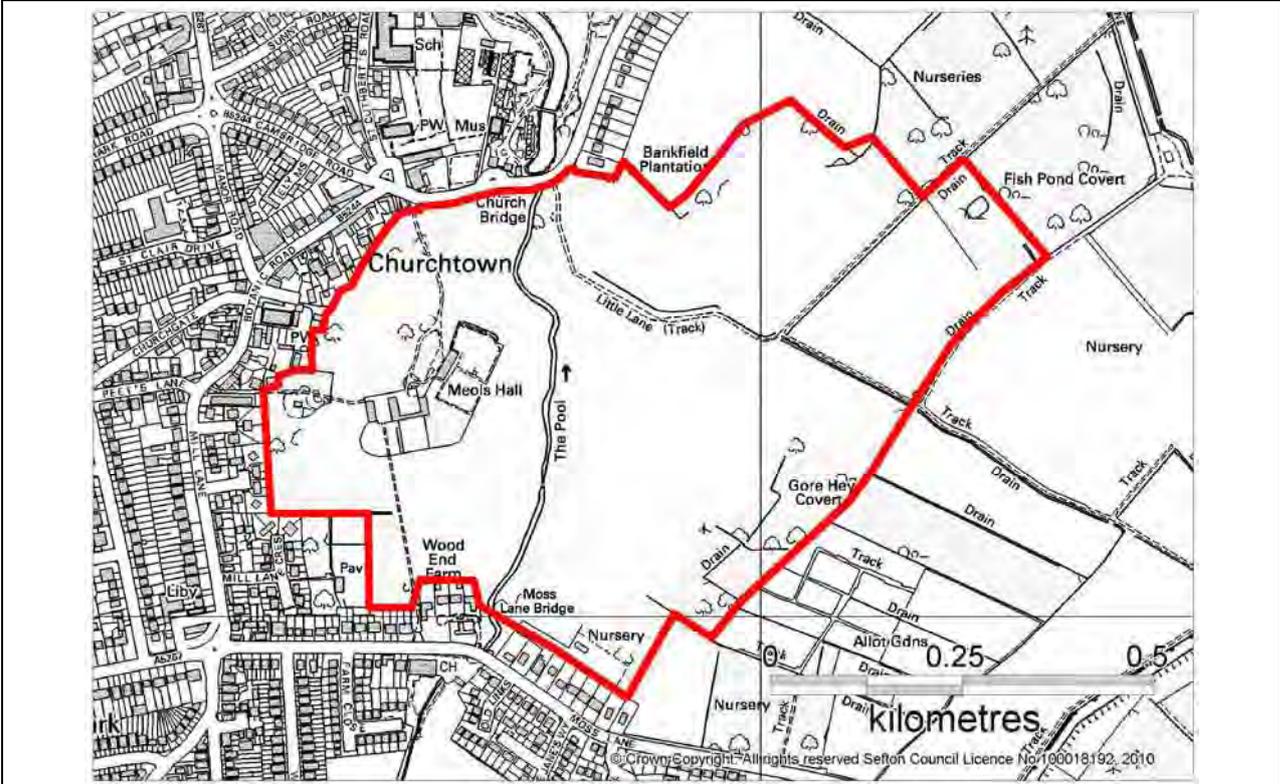
**Stage 1 Assessment – identification of parcels**

The parcel contains the Meols Hall conservation area. It is open parkland and therefore different in character from the neighbouring parcel (S004) which comprises agricultural land, allotments and woodland.

**Is the parcel fully developed?**

Yes  No

If Yes the parcel does not progress to Stage 2



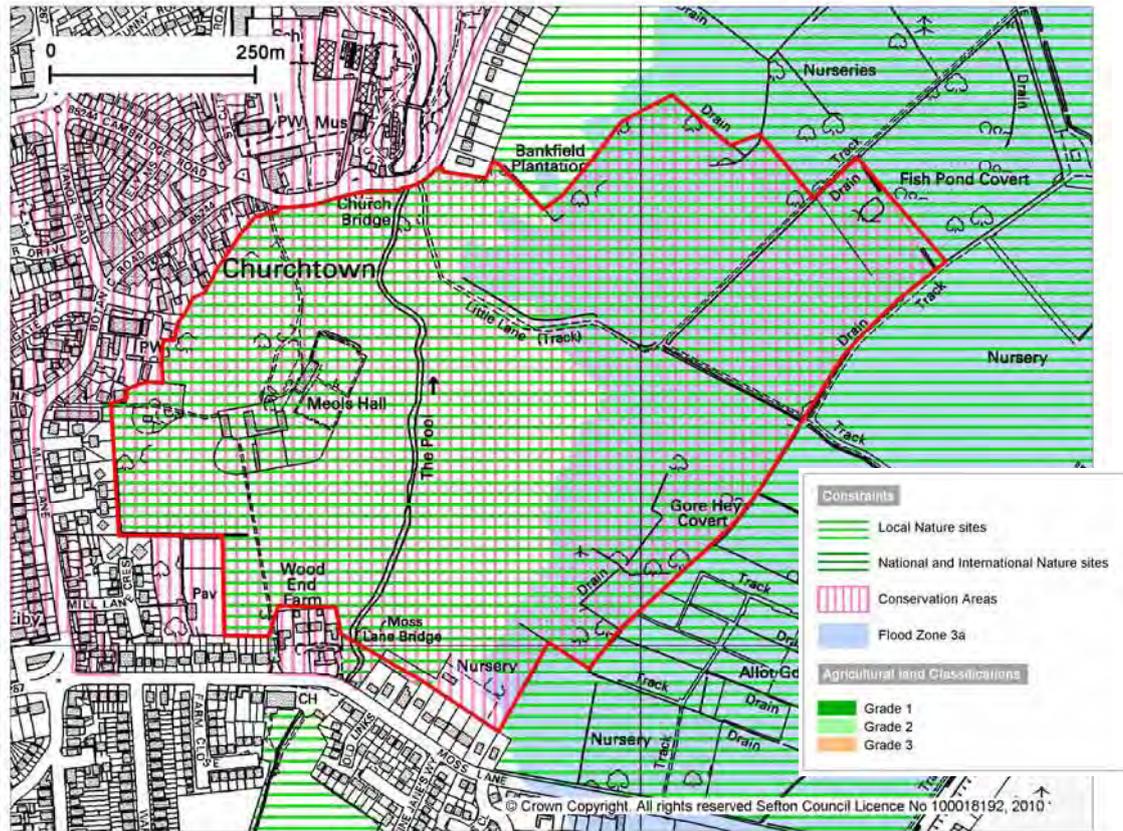
**Stage 2 Assessment – National Planning Policy Framework paragraph 80: Green Belt Purposes**

**Purpose One**  
**Well Contained**  Partially Contained  Not Contained   
**Purpose Two**  
 Essential Gap  Essential Gap (part)  **Narrow Gap**  Wide Gap  Not applicable   
**Purpose Three**  
**Countryside Use**  Non Countryside Use  Mixed   
**Purpose Four**  
**Setting**  Part Setting  No Setting

Is the parcel removed from the study following the stage 2 assessment?

Yes  No

### Stage 3a Assessment - constraints



The whole of the parcel is designated as Conservation Area, which has been designated because it comprises open parkland. It is also designated as a Local Wildlife Site, and most of the parcel is classified as Grade 2 agricultural land. The parcel also contains land in Flood Zone 3a.

Is the parcel removed from the study following the stage 3a assessment?

Yes  No

### Stage 3b Assessment - accessibility

Is the parcel adjacent to or contain a primary route network road?

Yes  No

Is the parcel within 800m of a rail station?

Yes  No

Is the parcel within 400m of a frequent bus route?

Yes  No

Is the parcel adjacent to or contain a cycle route or public right of way?

Yes  No

Is the parcel within 5km of an employment area?

Yes  No

Is the parcel within 600m of a primary school?

Yes  No

Is the parcel within 1km of a GP/Health Centre?

Yes  No

Is the parcel within 800m of a local centre?

Yes  No

Is the parcel within 800m of a leisure centre?

Yes  No

Is the parcel within 1km of an accessibility open space?

Yes  No

<b>Stage 4 Assessment</b>
<b>Gross developable area (ha):</b> 45.36
<b>Net developable area (ha):</b> 0
<b>Preferred main use:</b> Parkland
<b>Notional capacity:</b> 0
<b>Settlement to which capacity allocated:</b> N/A
<b>Conclusions:</b>  The parcel should be retained as parkland and should not be developed.



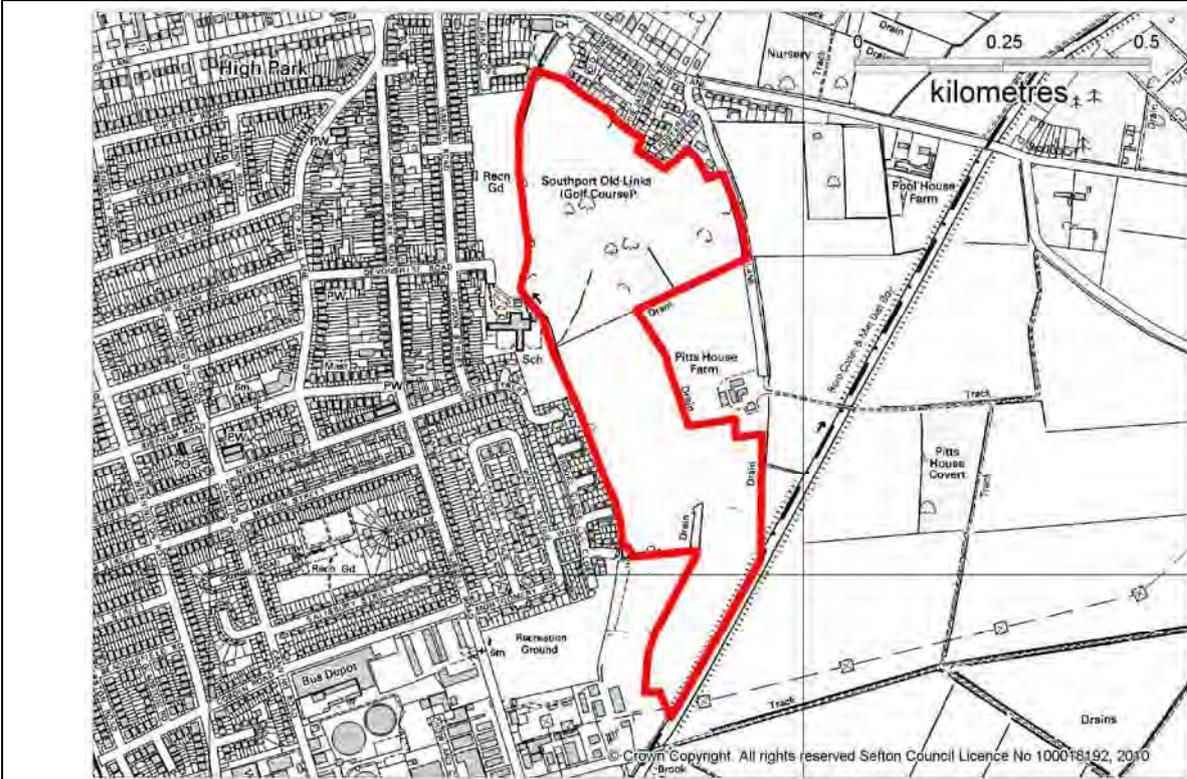
<b>Parcel Number:</b>	S006
<b>Location Description:</b>	<b>Southport Old Course, Moss Lane, Southport</b>
<b>Ward:</b>	Norwood
<b>Parish:</b>	N/a
<b>Size (ha):</b>	22.02

**Stage 1 Assessment – identification of parcels**

The parcel contains the Southport Old Links Golf Course. The Southport urban edge lies to its north and west, with Pitts House Lane and Pitts House Farm forming its eastern boundaries. The parcel is distinct from the neighbouring Green Belt parcel (S004) which is agricultural land.

**Is the parcel fully developed?**

Yes  No



**Stage 2 Assessment – National Planning Policy Framework paragraph 80: Green Belt Purposes**

**Purpose One**

Well Contained  Partially Contained  Not Contained

**Purpose Two**

Essential Gap  Essential Gap (part)  Narrow Gap  Wide Gap  Not applicable

**Purpose Three**

Countryside Use  Non Countryside Use  Mixed

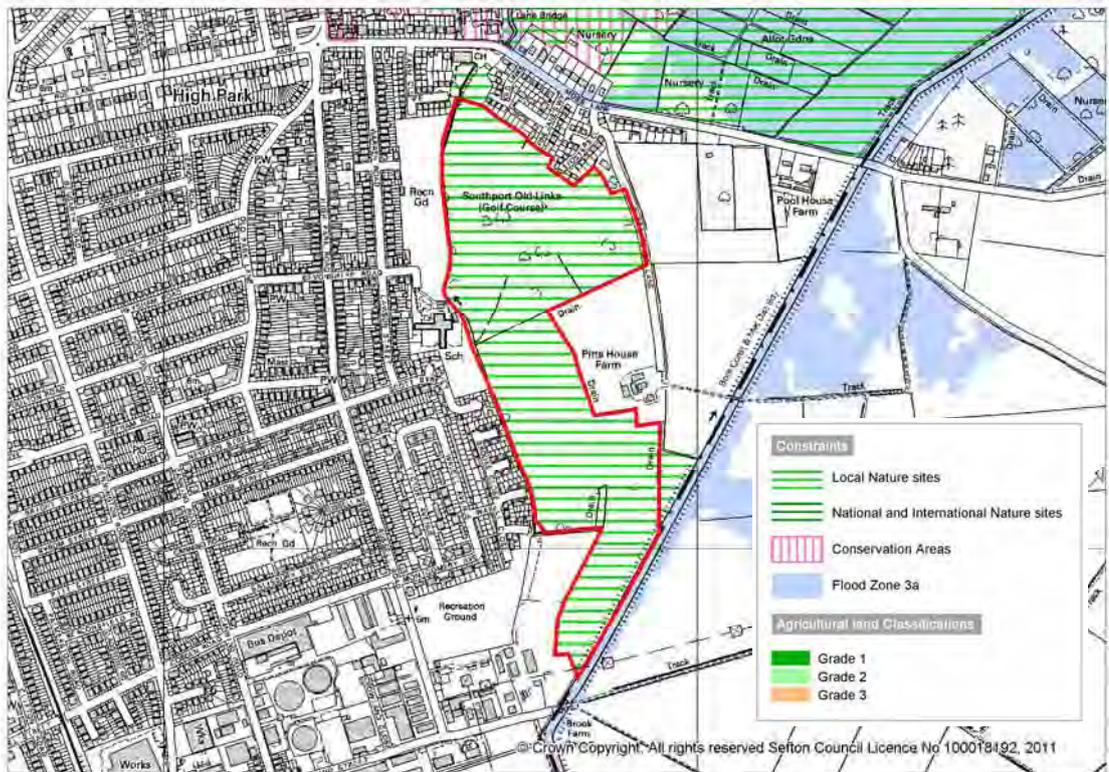
**Purpose Four**

Setting  Part Setting  No Setting

Is the parcel removed from the study following the Stage 2 assessment?

Yes  No

### Stage 3a Assessment - constraints



**ADD AG MAP.** The whole of the parcel is designated as a Local Wildlife Site. It is classified as "urban" for the purposes of DEFRA's agricultural land classification.

**Is the parcel removed from the study following the stage 3a assessment?**

Yes  No

### Stage 3b Assessment - accessibility

Is the parcel adjacent to or contain a primary route network road?

Yes  No

Is the parcel within 800m of a rail station?

Yes  No

Is the parcel within 400m of a frequent bus route?

Yes  No

Is the parcel adjacent to or contain a cycle route or public right of way?

Yes  No

Is the parcel within 5km of an employment area?

Yes  No

Is the parcel within 600m of a primary school?

Yes  No

Is the parcel within 1km of a GP/Health Centre?

Yes  No

Is the parcel within 800m of a local centre?

Yes  No

Is the parcel within 800m of a leisure centre?

Yes  No

Is the parcel within 1km of an accessibility open space?

Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<b>Stage 4 Assessment</b>
<b>Gross developable area (ha):</b> 5.28
<b>Net developable area (ha):</b> 0
<b>Preferred main use:</b> Retain in current use
<b>Notional capacity:</b> N/A
<b>Settlement to which capacity allocated:</b> N/A
<b>Conclusions:</b> The site is a designated Local Wildlife Site, and is in active use as a golf course, supporting Southport's tourism economy. It should therefore not be developed.

<b>Parcel Number:</b>	S007
<b>Location Description:</b>	<b>Land south of Crowland Street, Southport</b>
<b>Ward:</b>	Norwood
<b>Parish:</b>	N/a
<b>Size (ha):</b>	25.05

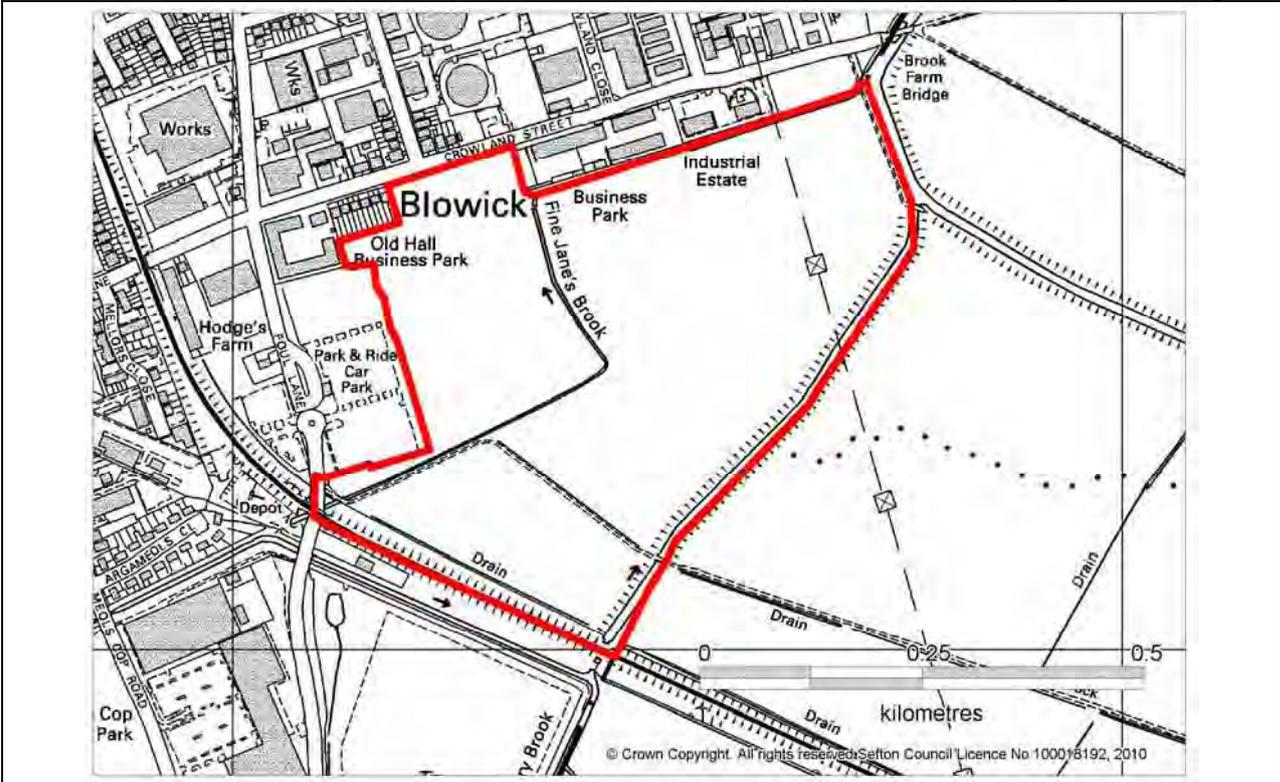
**Stage 1 Assessment – identification of parcels**

The parcel abuts the urban area (Crowland Street & Foul Lane) and is well-contained, being bounded by Boundary Brook and the Southport to Manchester railway line. It is in agricultural use, which is distinct from the neighbouring parcels S160 (residential buildings) and S008 (park and ride car park).

**Is the parcel fully developed?**

Yes  No

If Yes the parcel does not progress to Stage 2



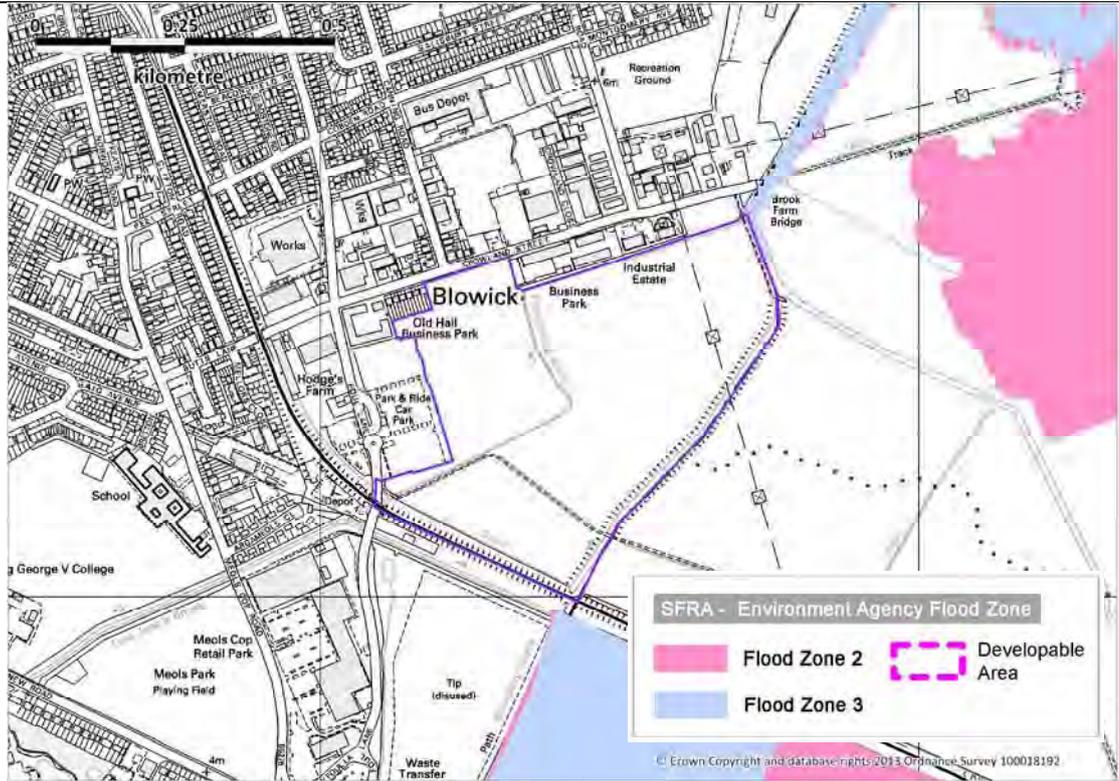
**Stage 2 Assessment – National Planning Policy Framework paragraph 80: Green Belt Purposes**

**Purpose One**  
**Well Contained**  Partially Contained  Not Contained   
**Purpose Two**  
 Essential Gap  Essential Gap (part)  **Narrow Gap**  Wide Gap  Not applicable   
**Purpose Three**  
**Countryside Use**  Non Countryside Use  Mixed   
**Purpose Four**  
 Setting  Part Setting  **No Setting**

Is the parcel removed from the study following the stage 2 assessment?

Yes  No

### Stage 3a Assessment - constraints



Part of the parcel is classified as being the best and most versatile (Grade 1) agricultural land.

Is the parcel removed from the study following the stage 3a assessment?

Yes  No

### Stage 3b Assessment - accessibility

Is the parcel adjacent to or contain a primary route network road?

Yes  No

Is the parcel within 800m of a rail station?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Is the parcel within 400m of a frequent bus route?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Is the parcel adjacent to or contain a cycle route or public right of way?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Is the parcel within 5km of an employment area?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Is the parcel within 600m of a primary school?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Is the parcel within 1km of a GP/Health Centre?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Is the parcel within 800m of a local centre?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Is the parcel within 800m of a leisure centre?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Is the parcel within 1km of an accessibility open space?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<b>Stage 4 Assessment</b>	
<b>Gross developable area (ha):</b> 25.052	
<b>Net developable area (ha):</b> N/A	
<b>Preferred main use:</b> Employment uses	
<b>Notional capacity:</b> N/A	
<b>Settlement to which capacity allocated:</b> Southport	
<b>Conclusions:</b> There is an identified need to identify a site of at least 25 hectares to meet long term employment needs originating in Southport once the Southport Business Park is fully developed. The size and location of this site makes it more suitable for employment uses than housing.	

<b>Parcel Number:</b>	S008
<b>Location Description:</b>	<b>Kew Park &amp; Ride site, Foul Lane, Southport</b>
<b>Ward:</b>	Norwood
<b>Parish:</b>	N/a
<b>Size (ha):</b>	2.76

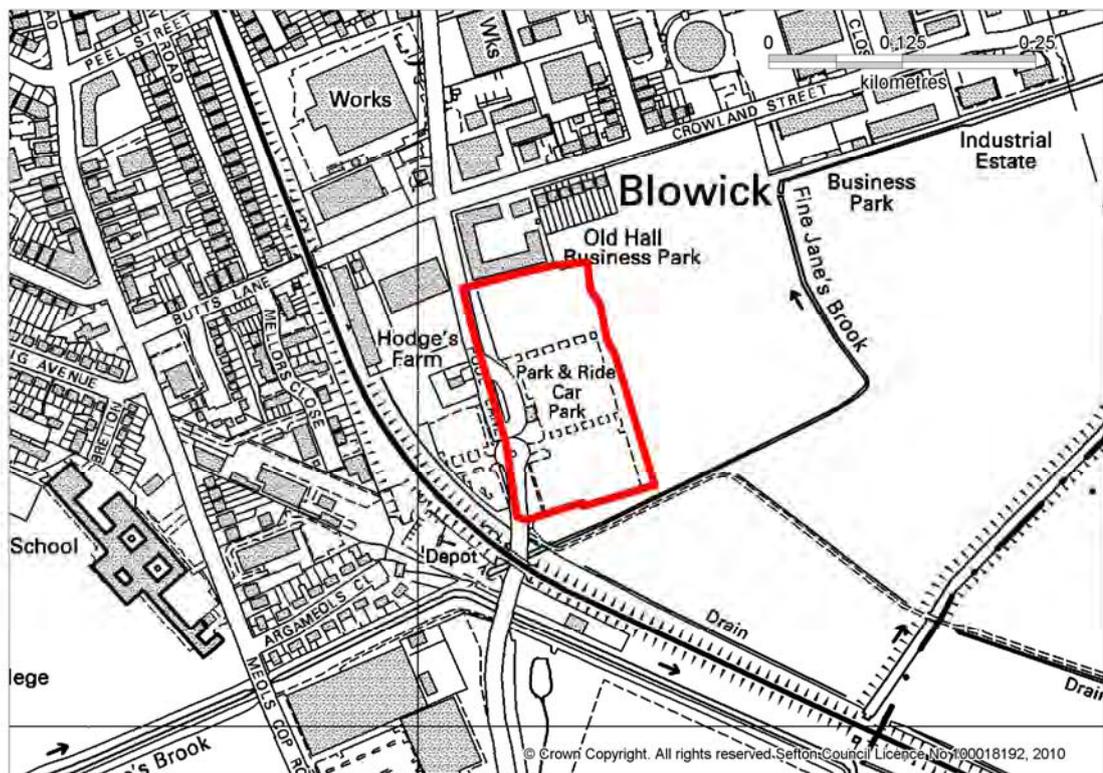
**Stage 1 Assessment – identification of parcels**

The parcel comprises the Kew Park & Ride car park. It is adjacent to the industrial area of Foul Lane & Crowland Street, with agricultural land to its east. This character is distinct from the neighbouring parcel (S007), which is in agricultural use.

**Is the parcel fully developed?**

Yes  No

If Yes the parcel does not progress to Stage 2



**Stage 2 Assessment – National Planning Policy Framework paragraph 80: Green Belt Purposes**

**Purpose One**

Well Contained  Partially Contained  Not Contained

**Purpose Two**

Essential Gap  Essential Gap (part)  Narrow Gap  Wide Gap  Not applicable

**Purpose Three**

Countryside Use  Non Countryside Use  Mixed

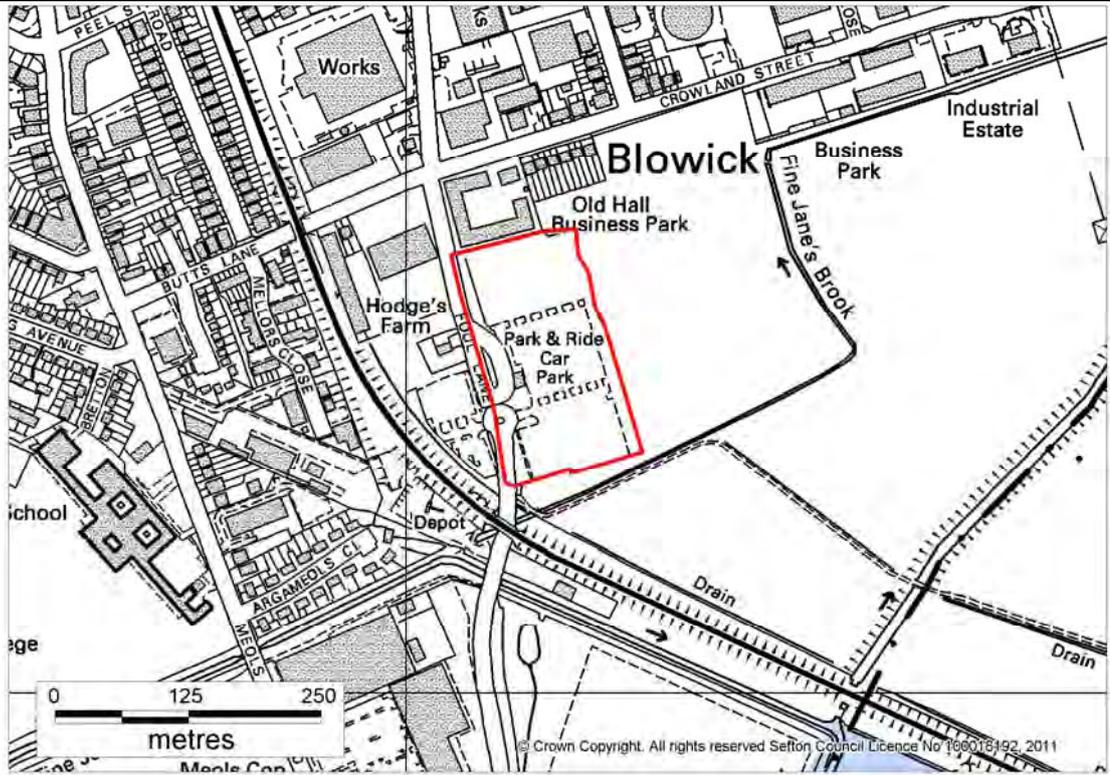
**Purpose Four**

Setting  Part Setting  No Setting

Is the parcel removed from the study following the stage 2 assessment?

Yes  No

### Stage 3a Assessment - constraints



There are no constraints affecting the development of this parcel.

**Is the parcel removed from the study following the stage 3a assessment?**

Yes  No

### Stage 3b Assessment - accessibility

Is the parcel adjacent to or contain a primary route network road?

Yes  No

Is the parcel within 800m of a rail station?

Yes  No

Is the parcel within 400m of a frequent bus route?

Yes  No

Is the parcel adjacent to or contain a cycle route or public right of way?

Yes  No

Is the parcel within 5km of an employment area?

Yes  No

Is the parcel within 600m of a primary school?

Yes  No

Is the parcel within 1km of a GP/Health Centre?

Yes  No



Is the parcel within 800m of a local centre?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Is the parcel within 800m of a leisure centre?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Is the parcel within 1km of an accessibility open space?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<b>Stage 4 Assessment</b>	
<b>Gross developable area (ha): 2.76</b>	
<b>Net developable area (ha): 2.76</b>	
<b>Preferred main use:</b> Employment if current use as a Park & Ride car park ceases.	
<b>Notional capacity:</b> N/A	
<b>Settlement to which capacity allocated:</b> Southport	
<b>Conclusions:</b>	
Should the use as a Park & Ride car park cease, the parcel could be redeveloped for employment purposes, meeting part of Southport's identified future employment needs.	

<b>Parcel Number:</b>	S009
<b>Location Description:</b>	Former tip, Foul Lane, Southport
<b>Size (ha):</b>	11.35

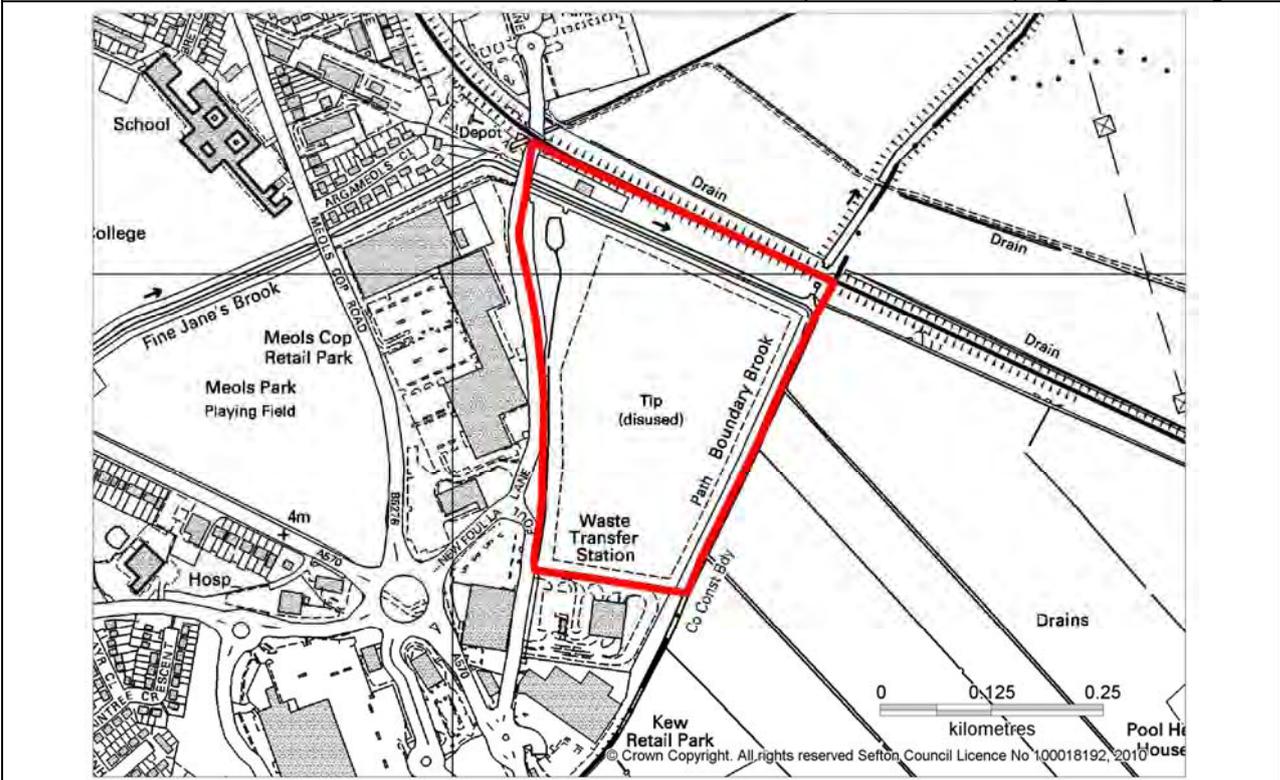
**Stage 1 Assessment – identification of parcels**

The parcel comprises a former landfill site adjacent to the urban area. Its other boundaries are formed by the Southport – Manchester railway line and Boundary Brook to its east. The character of the parcel is distinct from neighbouring parcels S010 (Waste Transfer Station) and S007 (agricultural land).

**Is the parcel fully developed?**

Yes  No

If Yes the parcel does not progress to Stage 2



**Stage 2 Assessment – National Planning Policy Framework paragraph 80: Green Belt Purposes**

**Purpose One**

Well Contained  Partially Contained  Not Contained

**Purpose Two**

Essential Gap  Essential Gap (part)  Narrow Gap  Wide Gap  Not applicable

**Purpose Three**

Countryside Use  Non Countryside Use  Mixed

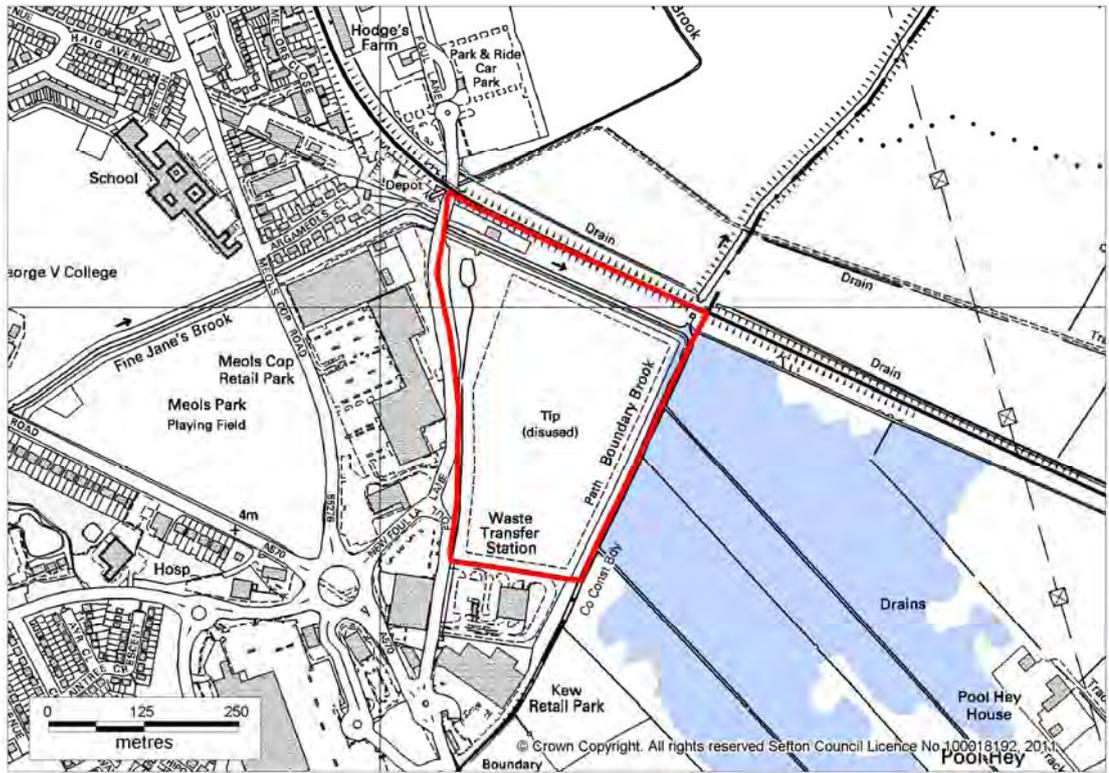
**Purpose Four**

Setting  Part Setting  No Setting

Is the parcel removed from the study following the stage 2 assessment?

Yes  No

### Stage 3a Assessment - constraints



The parcel is relatively free from constraints, but comprises tipped land which is likely to affect its suitability for development. However, a planning condition on the planning approval for this requires the land to be restored for agricultural use. The site is currently used as a wildlife site.

Is the parcel removed from the study following the stage 3a assessment?

Yes  No

### Stage 3b Assessment - accessibility

Is the parcel adjacent to or contain a primary route network road?

Yes  No

Is the parcel within 800m of a rail station?

Yes  No

Is the parcel within 400m of a frequent bus route?

Yes  No

Is the parcel adjacent to or contain a cycle route or public right of way?

Yes  No

Is the parcel within 5km of an employment area?

Yes  No

Is the parcel within 600m of a primary school?

Yes  No

Is the parcel within 1km of a GP/Health Centre?

Yes  No

Is the parcel within 800m of a local centre?

Yes  No

Is the parcel within 800m of a leisure centre?

Yes  No

Is the parcel within 1km of an accessibility open space?

Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<b>Stage 4 Assessment</b>
<b>Gross developable area (ha): 11.35</b>
<b>Net developable area (ha): 11.35</b>
<b>Preferred main use: Employment</b>
<b>Notional capacity: 11.35 hectares</b>
<b>Settlement to which capacity allocated: Southport</b>
<b>Conclusions:</b> Due to its location and the surrounding land uses, if this parcel were to be identified for development, it would only suitable for employment uses.

<b>Parcel Number:</b>	S010
<b>Location Description:</b>	Waste Transfer Station, Foul Lane, Southport
<b>Ward:</b>	Norwood
<b>Parish:</b>	N/a
<b>Size (ha):</b>	1.61

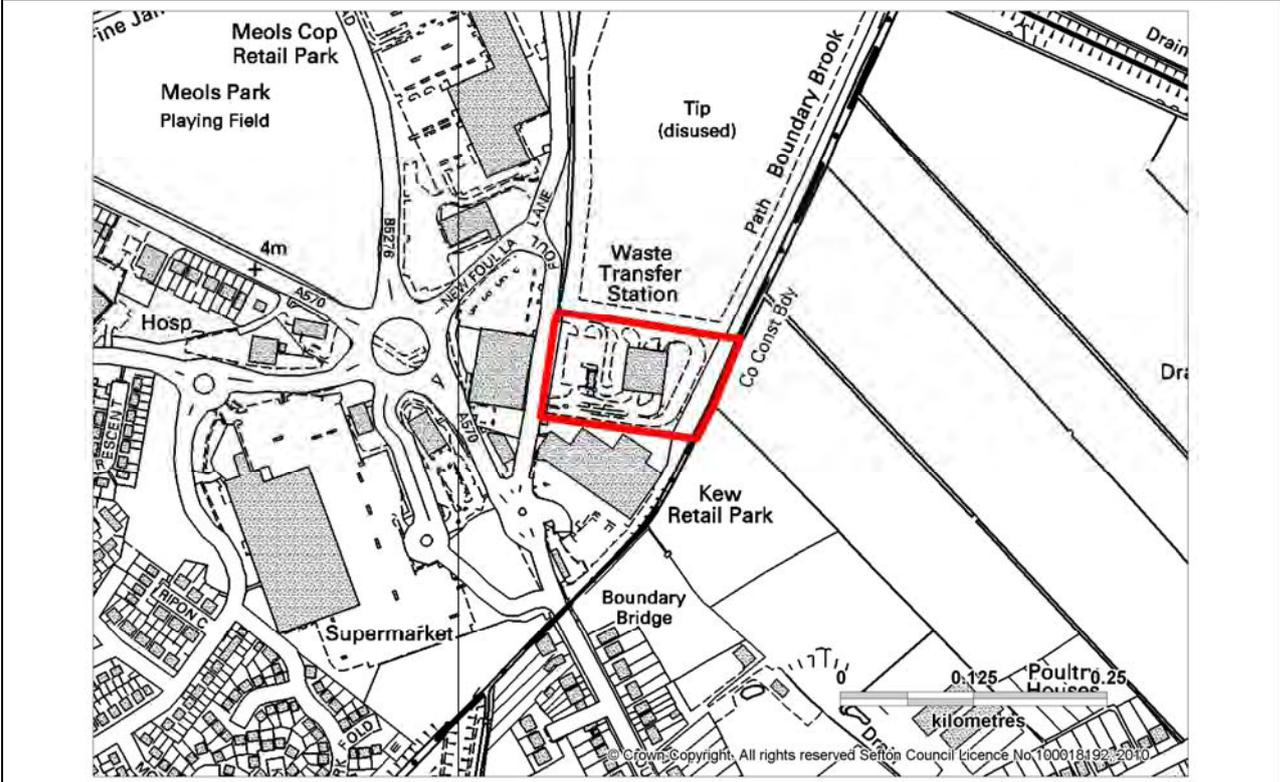
**Stage 1 Assessment – identification of parcels**

The parcel contains a Waste Transfer Station. It is adjacent to the urban area - the Kew & Meols Cop Retail Parks which are similar in character to this site.

**Is the parcel fully developed?**

Yes  No

If Yes the parcel does not progress to Stage 2



**Stage 2 Assessment – National Planning Policy Framework paragraph 80: Green Belt Purposes**

N/A

**Stage 3a Assessment - constraints**

N/A

**Stage 3b Assessment - accessibility**

N/A

**Stage 4 Assessment**

**Gross developable area (ha):** 0

**Net developable area (ha):** 0

**Preferred main use:** N/A

**Notional capacity:** N/A

**Settlement to which capacity allocated:** N/A

**Conclusion:**

The parcel was discarded at Stage 1 as it is already fully developed. It should be included in the urban area when the Proposals Map is reviewed.

<b>Parcel Number:</b>	S011
<b>Location Description:</b>	<b>Birkdale Hills (Jubilee Trail) south of Eco-Centre</b>
<b>Ward:</b>	Dukes
<b>Parish:</b>	N/a
<b>Size (ha):</b>	10.06

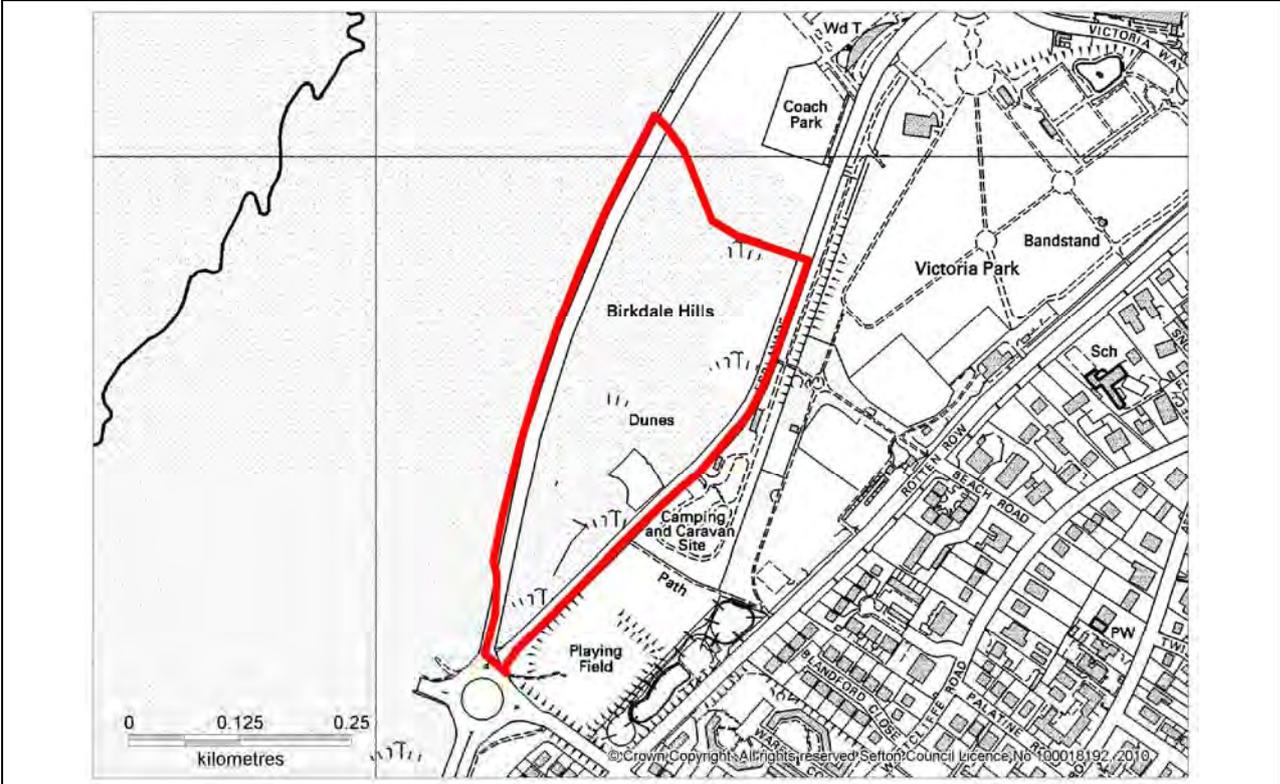
**Stage 1 Assessment – identification of parcels**

The parcel is a self-contained parcel that does not border any other Green Belt parcels. It is bounded by the Esplanade, the Coastal Road and, in the north, the Park and Ride site. The parcel has a similar land-use and character of sand dunes.

**Is the parcel fully developed?**

Yes  No

If Yes the parcel does not progress to Stage 2



**Stage 2 Assessment – National Planning Policy Framework paragraph 80: Green Belt Purposes**

**Purpose One**  
Well Contained  Partially Contained  **Not Contained**

**Purpose Two**  
Essential Gap  Essential Gap (part)  Narrow Gap  Wide Gap  **Not applicable**

**Purpose Three**  
**Countryside Use**  Non Countryside Use  Mixed

**Purpose Four**  
Setting  Part Setting  **No Setting**

Is the parcel removed from the study following the stage 2 assessment?

Yes  No

<b>Stage 3a Assessment - constraints</b>
N/A
<b>Stage 3b Assessment - accessibility</b>
N/A
<b>Conclusions</b>
<b>Gross developable area (ha):</b> 0
<b>Net developable area (ha):</b> 0
<b>Preferred main use:</b> N/A
<b>Notional capacity:</b> N/A
<b>Settlement to which capacity allocated:</b> N/A
<b>Commentary:</b> The parcel was discarded at stage 2 as it is not contained by the urban area.



<b>Parcel Number:</b>	S012
<b>Location Description:</b>	<b>Land to rear of Camberley Drive, Birkdale</b>
<b>Ward:</b>	Dukes
<b>Parish:</b>	N/a
<b>Size (ha):</b>	1.92

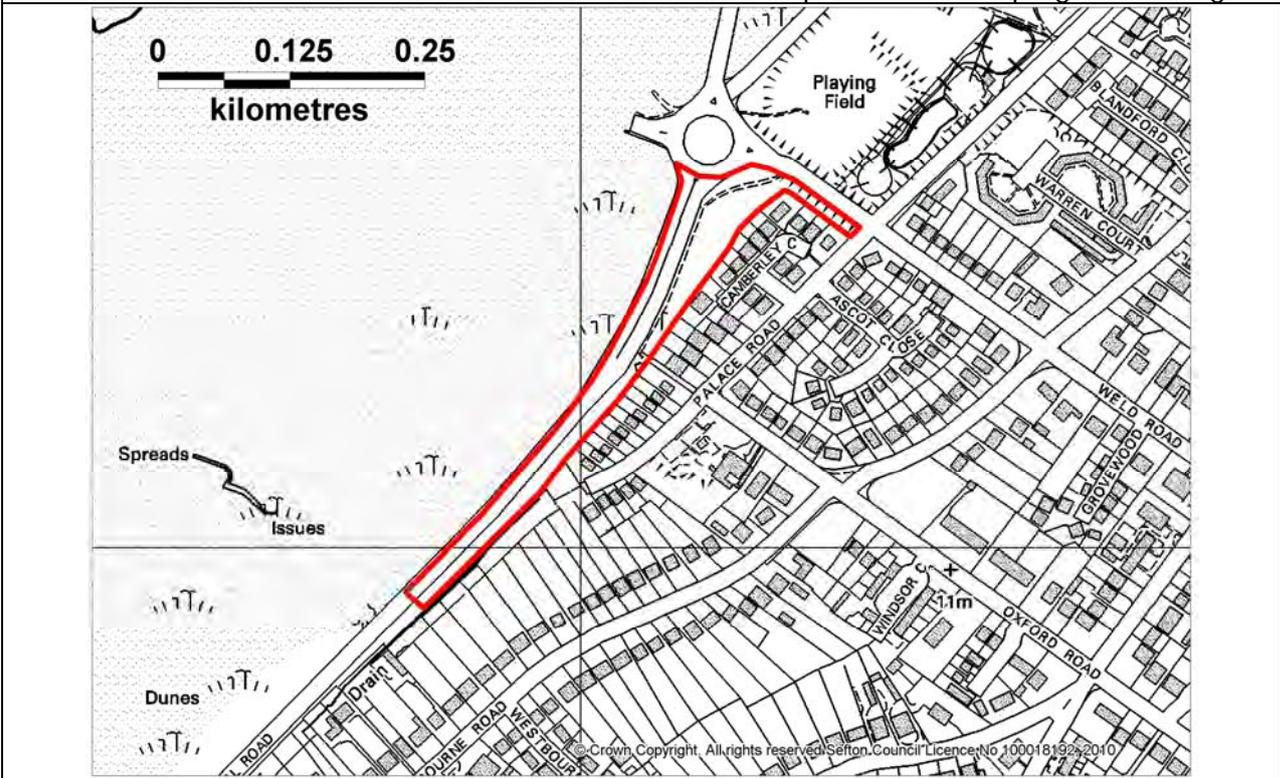
**Stage 1 Assessment – identification of parcels**

The parcel acts as a buffer between the Coastal Road and the rear of properties on Camberley Close and Palace Road. The character of area is distinct from both the adjacent urban area and from the neighbouring parcel (S013) which forms part of the coastal sand dunes system.

**Is the parcel fully developed?**

Yes  No

If Yes the parcel does not progress to Stage 2



**Stage 2 Assessment – National Planning Policy Framework paragraph 80: Green Belt Purposes**

**Purpose One**  
Well Contained  Partially Contained  Not Contained

**Purpose Two**  
Essential Gap  Essential Gap (part)  Narrow Gap  Wide Gap  Not applicable

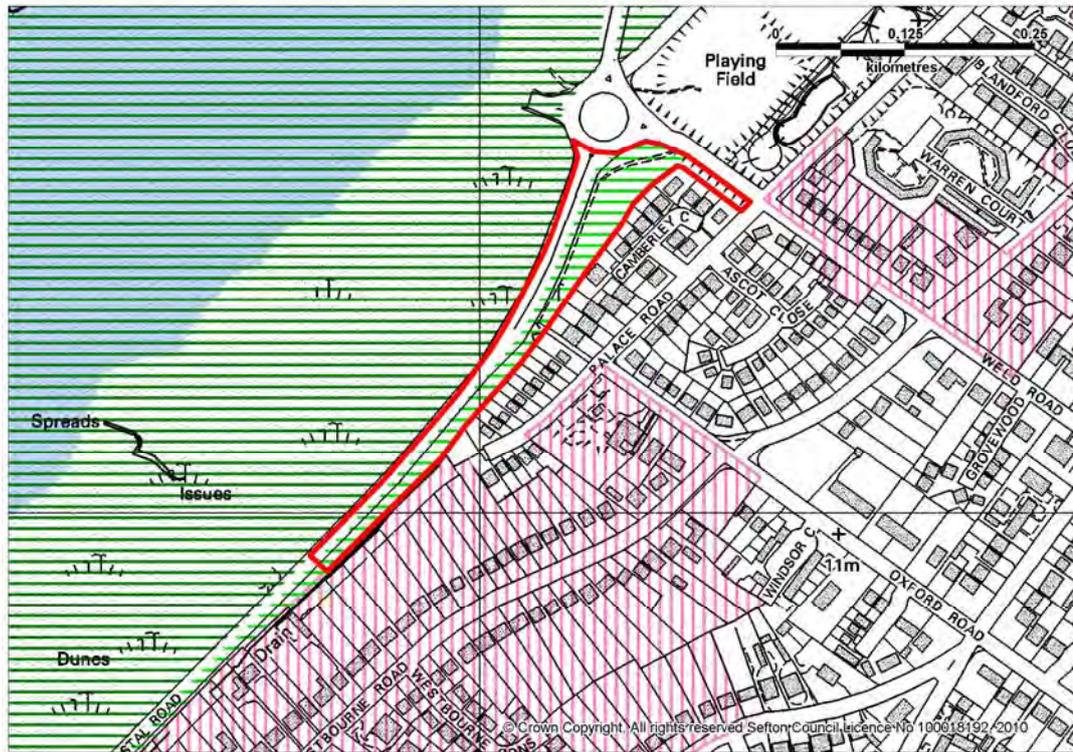
**Purpose Three**  
Countryside Use  Non Countryside Use  Mixed

**Purpose Four**  
Setting  Part Setting  No Setting

Is the parcel removed from the study following the stage 2 assessment?

Yes  No

### Stage 3a Assessment - constraints



The whole of the parcel is designated as a Local Wildlife Site.

Is the parcel removed from the study following the stage 3a assessment?

Yes  No

### Stage 3b Assessment - accessibility

Is the parcel adjacent to or contain a primary route network road?

Yes  No

Is the parcel within 800m of a rail station?

Yes  No

Is the parcel within 400m of a frequent bus route?

Yes  No

Is the parcel adjacent to or contain a cycle route or public right of way?

Yes  No

Is the parcel within 5km of an employment area?

Yes  No

Is the parcel within 600m of a primary school?

Yes  No

Is the parcel within 1km of a GP/Health Centre?

Yes  No

Is the parcel within 800m of a local centre?

Yes  No

Is the parcel within 800m of a leisure centre?

Yes  No

Is the parcel within 1km of an accessibility open space?

Yes  No

<b>Stage 4 Assessment</b>
<b>Gross developable area (ha): 1.92</b>
<b>Net developable area (ha): 0</b>
<b>Preferred main use: N/A</b>
<b>Notional capacity: 0</b>
<b>Settlement to which capacity allocated: Southport</b>
<b>Conclusions:</b> Even if the parcel was not designated as a Local Wildlife Site, the size and shape of the parcel and the lack of access means that the area is undevelopable.

<b>Parcel Number:</b>	S013
<b>Location Description:</b>	<b>Dunes west of the Coastal Road, Birkdale</b>
<b>Ward:</b>	Dukes and Ainsdale
<b>Parish:</b>	N/a
<b>Size (ha):</b>	82.45

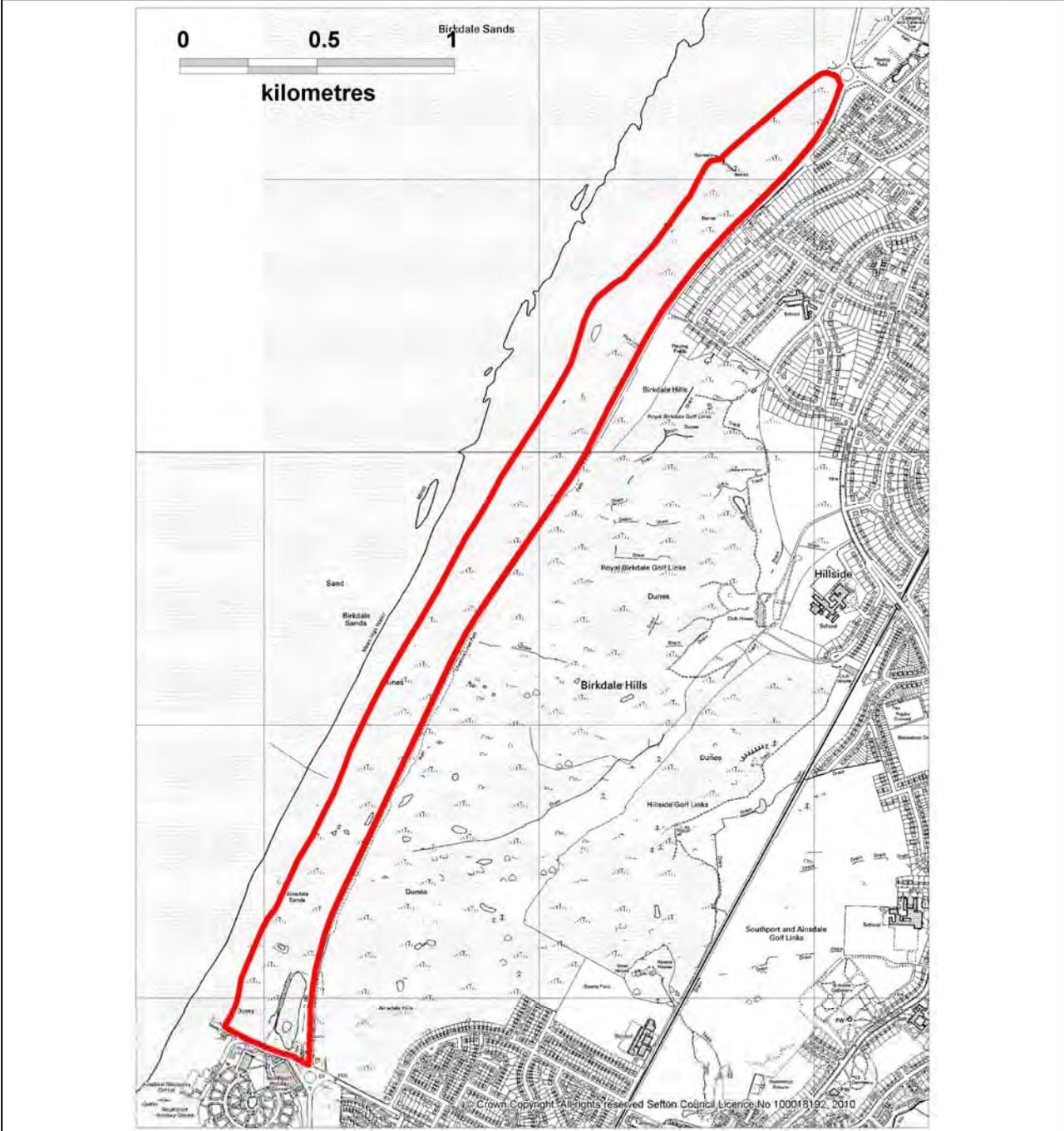
**Stage 1 Assessment – identification of parcels**

The parcel contains the area of sand dunes to the west of the coastal road (north of Shore Road), which creates a clear break from adjoining parcel to the east (Birkdale Hills - S014).

**Is the parcel fully developed?**

Yes  No

If Yes the parcel does not progress to Stage 2



<b>Stage 2 Assessment – National Planning Policy Framework paragraph 80: Green Belt Purposes</b>	
<b>Purpose One</b> Well Contained <input type="checkbox"/> Partially Contained <input type="checkbox"/> <b>Not Contained</b> <input checked="" type="checkbox"/>	
<b>Purpose Two</b> Essential Gap <input type="checkbox"/> Essential Gap (part) <input type="checkbox"/> Narrow Gap <input type="checkbox"/> Wide Gap <input type="checkbox"/> <b>Not applicable</b> <input checked="" type="checkbox"/>	
<b>Purpose Three</b> <b>Countryside Use</b> <input checked="" type="checkbox"/> Non Countryside Use <input type="checkbox"/> Mixed <input type="checkbox"/>	
<b>Purpose Four</b> Setting <input type="checkbox"/> Part Setting <input type="checkbox"/> <b>No Setting</b> <input checked="" type="checkbox"/>	
Is the parcel removed from the study following the stage 2 assessment?	
Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
<b>Stage 3a Assessment - constraints</b>	
N/A	
<b>Stage 3b Assessment - accessibility</b>	
N/A	
<b>Stage 4 Assessment</b>	
<b>Gross developable area (ha):</b> 0	
<b>Net developable area (ha):</b> 0	
<b>Preferred main use:</b> N/A	
<b>Notional capacity:</b> N/A	
<b>Settlement to which capacity allocated:</b> N/A	
<b>Conclusion:</b> The parcel was discarded at Stage 2 as it is not contained by the urban area.	

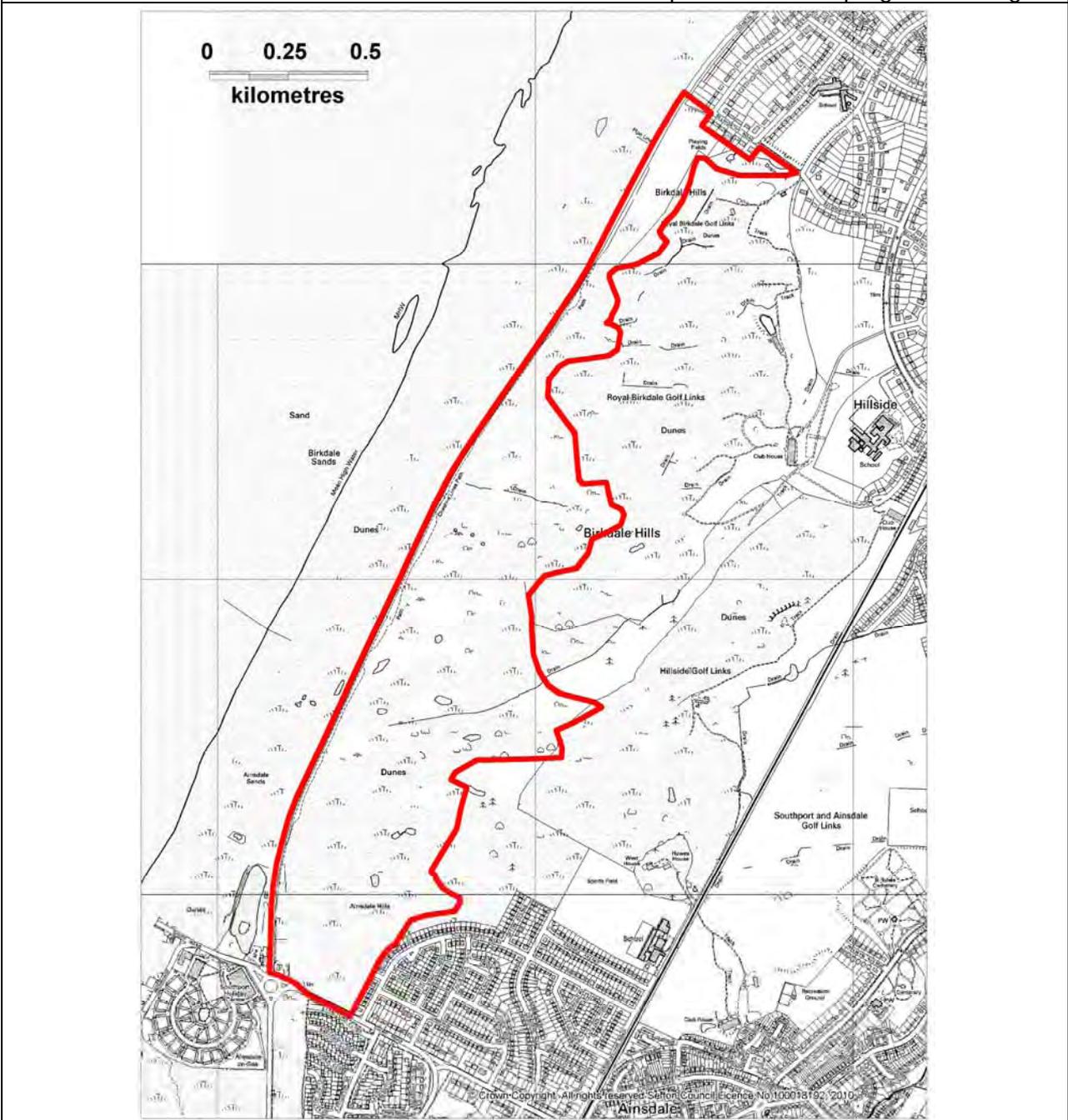
<b>Parcel Number:</b>	S014
<b>Location Description:</b>	<b>Birkdale Hills (south)</b>
<b>Ward:</b>	Dukes and Ainsdale
<b>Parish:</b>	N/a
<b>Size (ha):</b>	112.46

**Stage 1 Assessment – identification of parcels**

The parcel contains the area of sand dunes east of the Coastal Road, and is bounded by Shore Road, the Hillside and Royal Birkdale golf courses, and the rear of the properties on Belworthy Road. It is separated from parcel S013 by the coastal road and exhibits a distinct character to parcel S015 which is Royal Birkdale Golf Course.

**Is the parcel fully developed?** Yes  No

If Yes the parcel does not progress to Stage 2



**Stage 2 Assessment – National Planning Policy Framework paragraph 80: Green Belt Purposes**

**Purpose One**

Well Contained  Partially Contained  Not Contained

**Purpose Two**

Essential Gap  Essential Gap (part)  **Narrow Gap**  Wide Gap  Not applicable

**Purpose Three**

**Countryside Use**  Non Countryside Use  Mixed

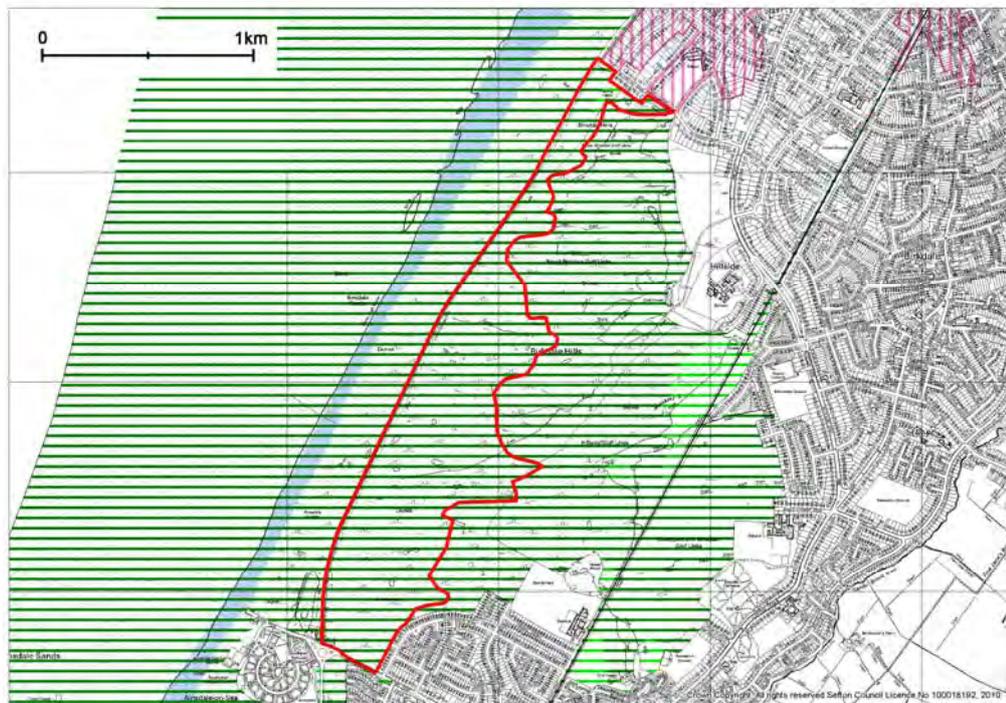
**Purpose Four**

Setting  Part Setting  **No Setting**

Is the parcel removed from the study following the stage 2 assessment?

Yes  **No**

**Stage 3a Assessment - constraints**



The whole of the parcel has international nature conservation designations

Is the parcel removed from the study following the stage 3a assessment?

Yes  No

<b>Stage 3b Assessment - accessibility</b>
N/A
<b>Stage 4 Assessment:</b>
<b>Gross developable area (ha): 0</b>
<b>Net developable area (ha): N/A</b>
<b>Preferred main use: N/A</b>
<b>Notional capacity: N/A</b>
<b>Settlement to which capacity allocated: N/A</b>
<b>Conclusion:</b> The parcel was discarded at Stage 3a because it has international nature designations



<b>Parcel Number:</b>	S015
<b>Location Description:</b>	<b>Royal Birkdale &amp; Hillside Golf Links &amp; Birkdale Common</b>
<b>Ward:</b>	Dukes and Ainsdale
<b>Parish:</b>	N/a
<b>Size (ha):</b>	190.86

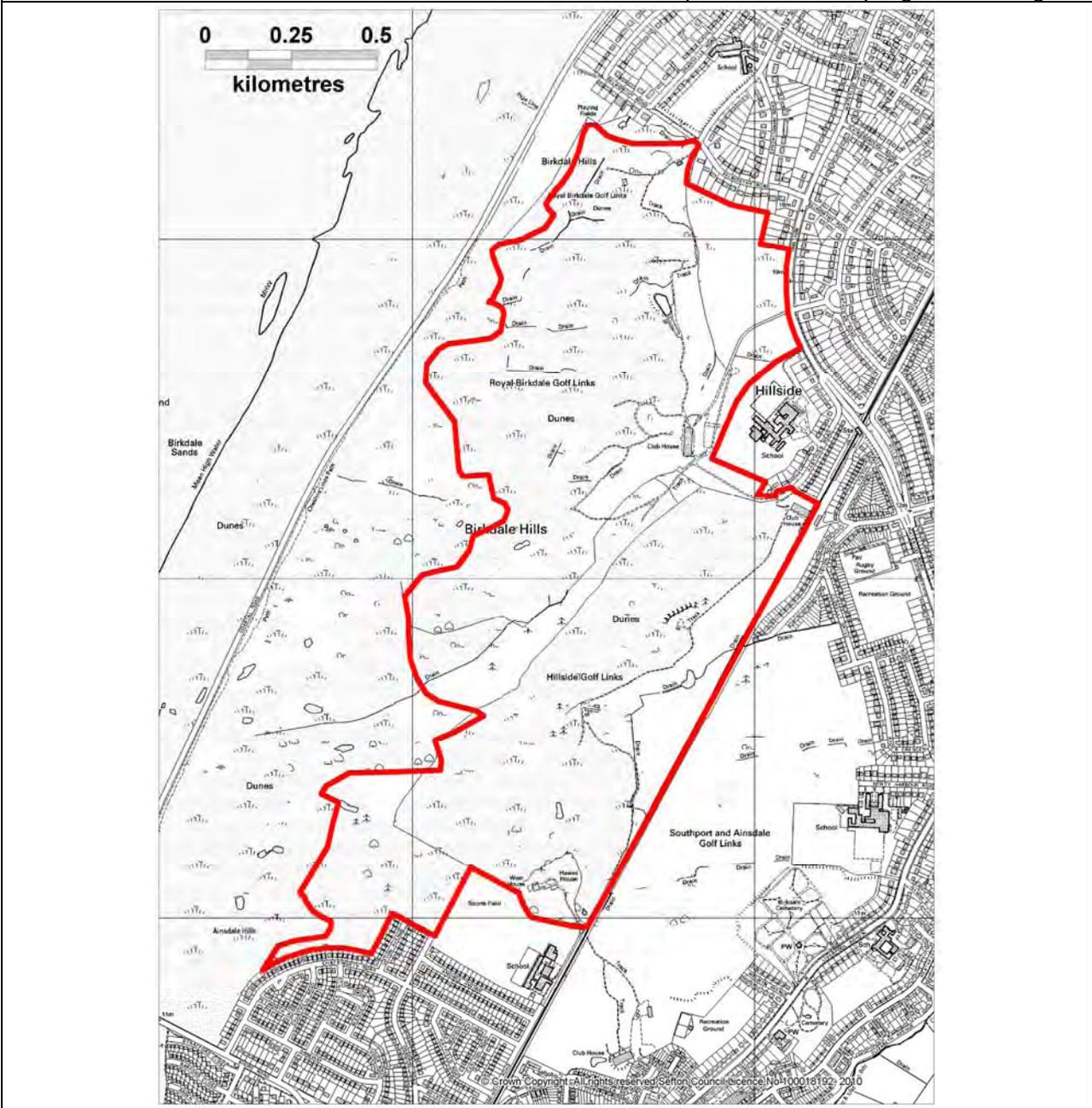
**Stage 1 Assessment – identification of parcels**

The parcel contains the Royal Birkdale & Hillside Golf Courses and an informal recreational area known as Birkdale Common. It is partly bounded by the urban area to its north & south, with the Southport – Liverpool railway forming its eastern boundary. It has a separate and distinct land use and character from the neighbouring parcels - (S014 – sand dunes) and (S016 – former high school with attached playing fields).

**Is the parcel fully developed?**

Yes  No

If Yes the parcel does not progress to Stage 2



**Stage 2 Assessment – National Planning Policy Framework paragraph 80: Green Belt Purposes**

**Purpose One**

Well Contained  Partially Contained  Not Contained

**Purpose Two**

Essential Gap  Essential Gap (part)  Narrow Gap  Wide Gap  Not applicable

**Purpose Three**

Countryside Use  Non Countryside Use  Mixed

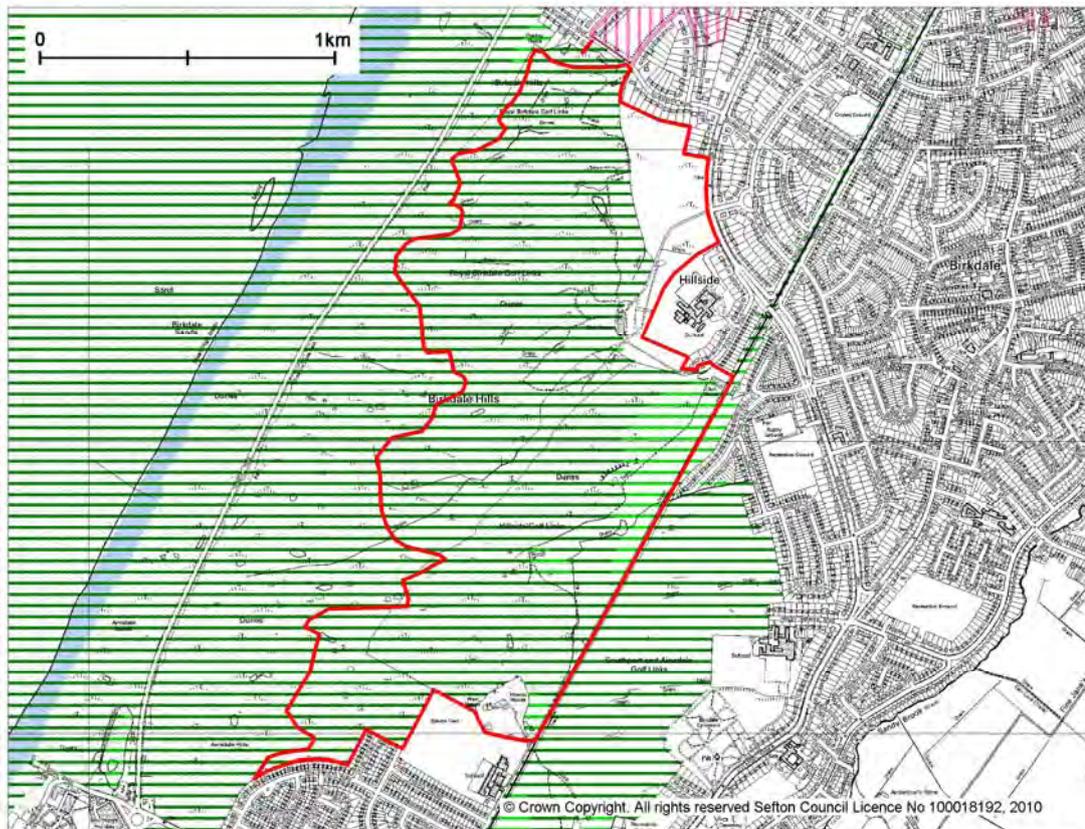
**Purpose Four**

Setting  Part Setting  No Setting

Is the parcel removed from the study following the stage 2 assessment?

Yes  No

**Stage 3a Assessment - constraints**



Over 80% of the parcel has international nature conservation designations & a further 10% is designated as a Local Wildlife Site. The remaining area forms the Birkdale Common recreational area.

Is the parcel removed from the study following the stage 3a assessment?

Yes  No

<b>Stage 3b Assessment - accessibility</b>	
Is the parcel adjacent to or contain a primary route network road?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Is the parcel within 800m of a rail station?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Is the parcel within 400m of a frequent bus route?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Is the parcel adjacent to or contain a cycle route or public right of way?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Is the parcel within 5km of an employment area?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Is the parcel within 600m of a primary school?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Is the parcel within 1km of a GP/Health Centre?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Is the parcel within 800m of a local centre?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Is the parcel within 800m of a leisure centre?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Is the parcel within 1km of an accessibility open space?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<b>Stage 4 Assessment:</b>	
<b>Gross developable area (ha):</b> 13.95	
<b>Net developable area (ha):</b> N/A	
<b>Preferred main use:</b> Recreation uses	
<b>Notional capacity:</b> 195	
<b>Settlement to which capacity allocated:</b> Southport	
<b>Conclusion:</b> Most of the area that is designated for its nature conservation importance. The area that is not forms an important recreational asset and should also be protected from development.	

<b>Parcel Number:</b>	S016
<b>Location Description:</b>	Former Ainsdale Hope High School, Sandringham Road, Ainsdale
<b>Ward:</b>	Ainsdale
<b>Parish:</b>	N/a
<b>Size (ha):</b>	9.47

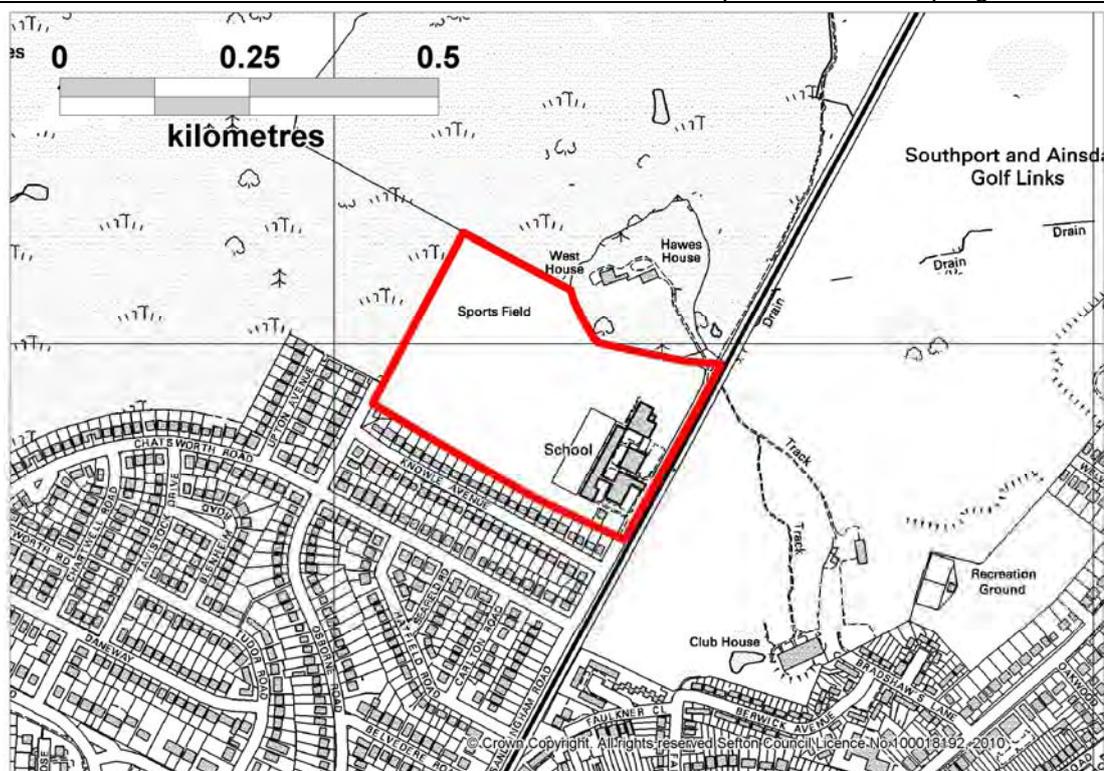
**Stage 1 Assessment – identification of parcels**

The parcel comprises the grounds of the former Ainsdale Hope High School, and contains the school building & playing fields. It abuts the urban area. Hillside Golf Course and the Southport – Liverpool railway line lie to the north and east of the parcel. It has a distinct land use & different character to the adjacent parcels S015 and S018 (both golf courses).

**Is the parcel fully developed?**

Yes  No

If Yes the parcel does not progress to Stage 2



**Stage 2 Assessment – National Planning Policy Framework paragraph 80: Green Belt Purposes**

**Purpose One**

Well Contained  Partially Contained  Not Contained

**Purpose Two**

Essential Gap  Essential Gap (part)  Narrow Gap  Wide Gap  Not applicable

**Purpose Three**

Countryside Use  Non Countryside Use  Mixed

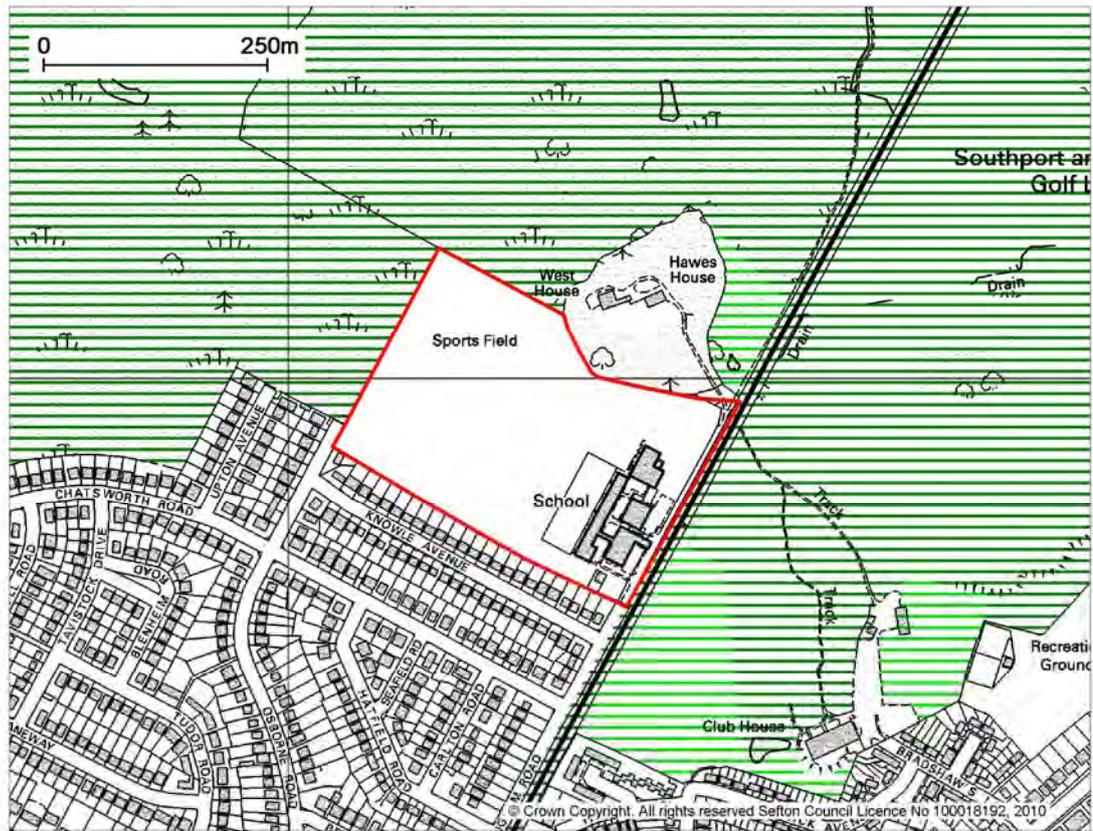
**Purpose Four**

Setting  Part Setting  No Setting

Is the parcel removed from the study following the stage 2 assessment?

Yes  No

### Stage 3a Assessment - constraints



The parcel is not directly affected by any constraints although it is surrounded by internationally designated wildlife sites, and any development would need to secure habitat creation around the periphery of the site. It does not comprise agricultural land.

**Is the parcel removed from the study following the stage 3a assessment?**

Yes  No

### Stage 3b Assessment - accessibility

Is the parcel adjacent to or contain a primary route network road?

Yes  No

Is the parcel within 800m of a rail station?

Yes  No

Is the parcel within 400m of a frequent bus route?

Yes  No

Is the parcel adjacent to or contain a cycle route or public right of way?

Yes  No

Is the parcel within 5km of an employment area?

Yes  No

Is the parcel within 600m of a primary school?

Yes  No

Is the parcel within 1km of a GP/Health Centre?

Yes  No

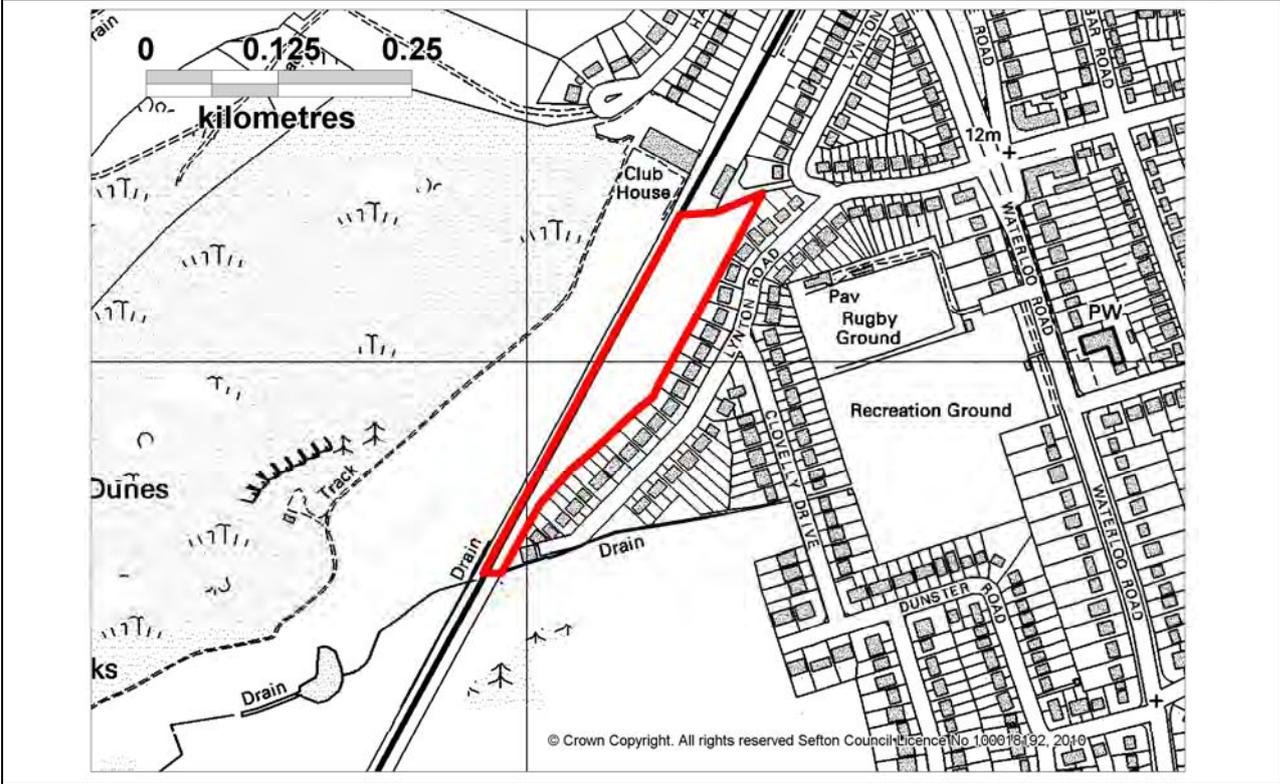
Is the parcel within 800m of a local centre?

Yes  No

Is the parcel within 800m of a leisure centre?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Is the parcel within 1km of an accessibility open space?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<b>Stage 4 Assessment:</b>	
<b>Gross developable area (ha): 9.47</b>	
<b>Net developable area (ha): 4.7</b>	
<b>Preferred main use: Housing &amp; open space</b>	
<b>Notional capacity: 142</b>	
<b>Settlement to which capacity allocated: Southport</b>	
<b>Conclusion:</b>	
<p>The site contains built development and former school playing fields. The parcel has potential to be developed for housing, although the playing fields are protected until at least 31<sup>st</sup> August 2017. Should any development take place on the site, it is essential that duneland habitat is re-created around the periphery of the site.</p>	

<b>Parcel Number:</b>	S017
<b>Location Description:</b>	Land to rear of Lynton Road, Birkdale
<b>Ward:</b>	Birkdale
<b>Parish:</b>	N/A
<b>Size (ha):</b>	1.74

**Stage 1 Assessment – identification of parcels**  
 The parcel is located between the urban area and the Southport – Liverpool railway line.  
**Is the parcel fully developed?** Yes  No   
 If Yes the parcel does not progress to Stage 2



**Stage 2 Assessment – National Planning Policy Framework paragraph 80: Green Belt Purposes**

**Purpose One**  
 Well Contained  Partially Contained  Not Contained

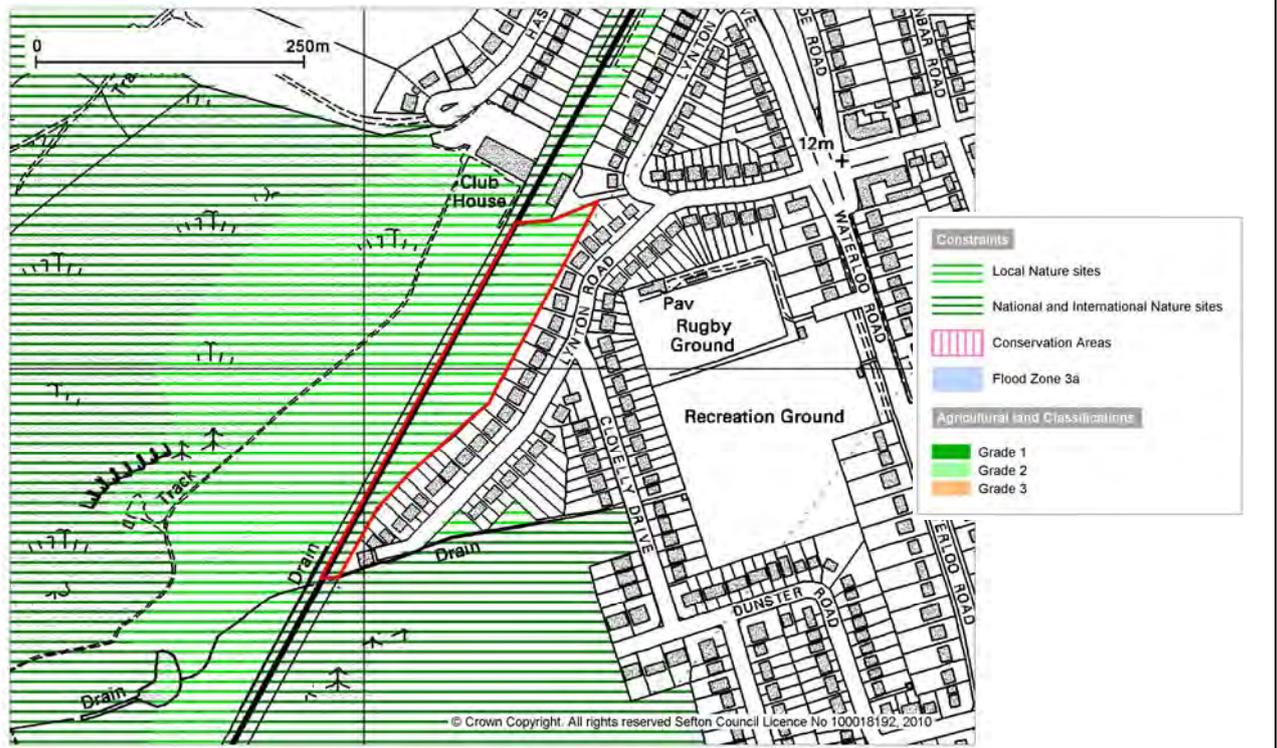
**Purpose Two**  
 Essential Gap  Essential Gap (part)  Narrow Gap  Wide Gap  Not applicable

**Purpose Three**  
 Countryside Use  Non Countryside Use  Mixed

**Purpose Four**  
 Setting  Part Setting  No Setting

Is the parcel removed from the study following the stage 2 assessment? Yes  No

### Stage 3a Assessment - constraints



The whole of the parcel is designated as a Local Wildlife Site, with the area adjacent to the railway also designated as a Site of Special Scientific Interest (SSSI).

**Is the parcel removed from the study following the stage 3a assessment?**

Yes  No

### Stage 3b Assessment - accessibility

Is the parcel adjacent to or contain a primary route network road?

Yes  No

Is the parcel within 800m of a rail station?

Yes  No

Is the parcel within 400m of a frequent bus route?

Yes  No

Is the parcel adjacent to or contain a cycle route or public right of way?

Yes  No

Is the parcel within 5km of an employment area?

Yes  No

Is the parcel within 600m of a primary school?

Yes  No

Is the parcel within 1km of a GP/Health Centre?

Yes  No

Is the parcel within 800m of a local centre?

Yes  No

Is the parcel within 800m of a leisure centre?

Yes  No

Is the parcel within 1km of an accessibility open space?

Yes  No



**Stage 4 Assessment:**

**Gross developable area (ha):** 1.74

**Net developable area (ha):** 1.57

**Preferred main use:** Housing

**Notional capacity:** 47

**Settlement to which capacity allocated:** Southport

**Conclusion:**

**The whole of the parcel is designated as a Local Wildlife Site, and part is designated as a SSSI. It should not be developed unless the future housing needs of Southport cannot be met from less constrained sites.**



<b>Stage 3a Assessment - constraints</b>
N/A
<b>Stage 3b Assessment - accessibility</b>
N/A
<b>Stage 4 Assessment:</b>
<b>Gross developable area (ha):</b> 0
<b>Net developable area (ha):</b> 0
<b>Preferred main use:</b> N/A
<b>Notional capacity:</b> N/A
<b>Settlement to which capacity allocated:</b> N/A
<b>Conclusion:</b>  The parcel was discarded at Stage 2 as it is located in an Essential Gap which prevents Birkdale and Ainsdale from merging.

<b>Parcel Number:</b>	S019
<b>Location Description:</b>	<b>Birkdale High School, Windy Harbour Road, Birkdale</b>
<b>Area Committee:</b>	Ainsdale
<b>Parish:</b>	N/A
<b>Size (ha):</b>	2.28

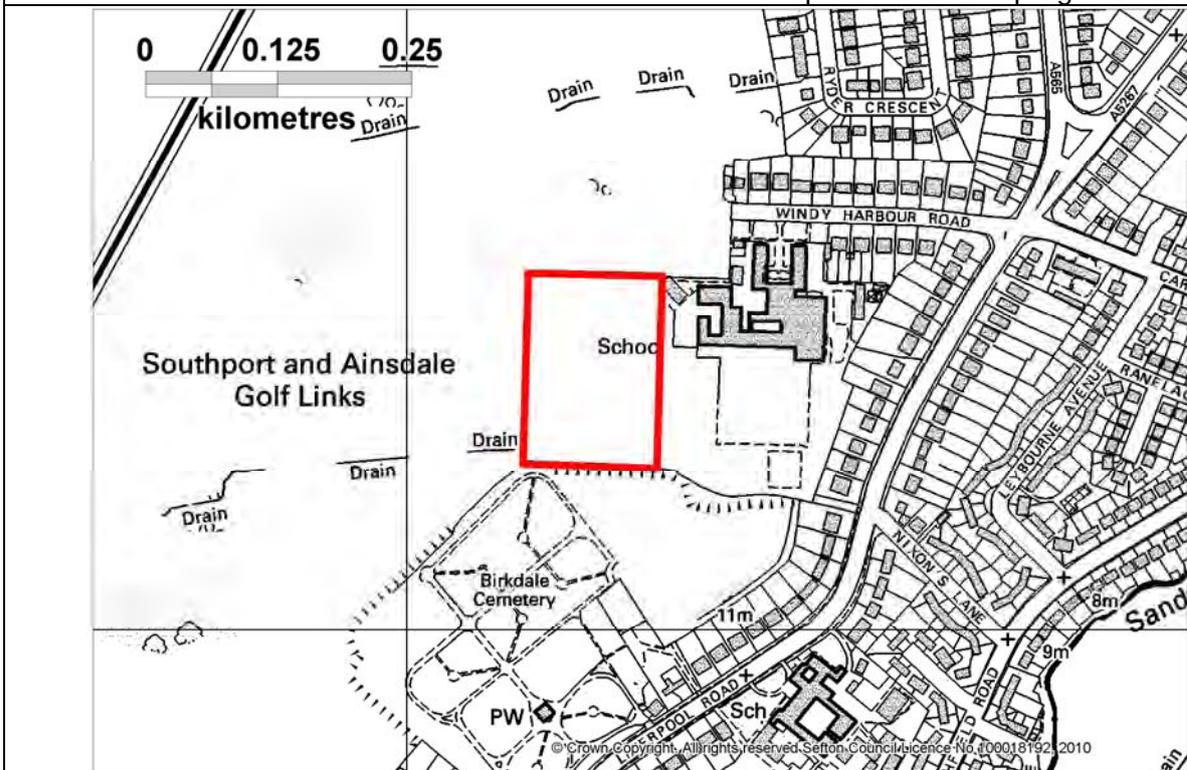
**Stage 1 Assessment – identification of parcels**

The parcel comprises the playing field attached to Birkdale High School. The playing fields area surrounded by the Southport & Ainsdale Links golf course (S018) to the north & west, & Birkdale Cemetery (S020) to the south.

**Is the parcel fully developed?**

Yes  No

If Yes the parcel does not progress to Stage 2



**Stage 2 Assessment – National Planning Policy Framework paragraph 80: Green Belt Purposes**

**Purpose One**

Well Contained  Partially Contained  Not Contained

**Purpose Two**

Essential Gap  Essential Gap (part)  Narrow Gap  Wide Gap  Not applicable

**Purpose Three**

Countryside Use  Non Countryside Use  Mixed

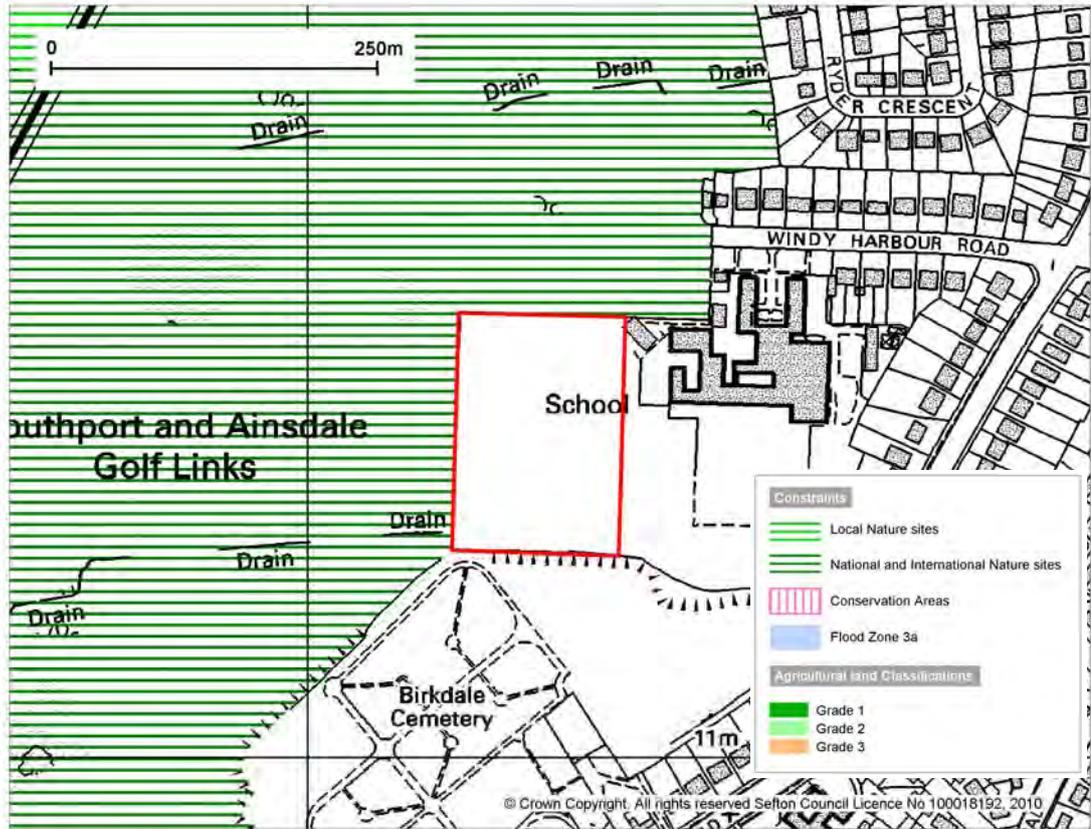
**Purpose Four**

Setting  Part Setting  No Setting

Is the parcel removed from the study following the stage 2 assessment?

Yes  No

### Stage 3a Assessment - constraints



The parcel is free from constraints, although the adjoining golf links have international nature conservation designations.

**Is the parcel removed from the study following the stage 3a assessment?**

Yes  No

### Stage 3b Assessment - accessibility

Is the parcel adjacent to or contain a primary route network road?

Yes  No

Is the parcel within 800m of a rail station?

Yes  No

Is the parcel within 400m of a frequent bus route?

Yes  No

Is the parcel adjacent to or contain a cycle route or public right of way?

Yes  No

Is the parcel within 5km of an employment area?

Yes  No

Is the parcel within 600m of a primary school?

Yes  No

Is the parcel within 1km of a GP/Health Centre?

Yes  No

Is the parcel within 800m of a local centre?

Yes  No

Is the parcel within 800m of a leisure centre?

Yes  No

Is the parcel within 1km of an accessibility open space?

Yes  No

**Stage 4 Assessment:**

**Gross developable area (ha):** 2.28

**Net developable area (ha):** N/A

**Preferred main use:** retain in current use as school playing fields

**Notional capacity:** 0

**Settlement to which capacity allocated:** N/A

**Conclusion:**

**The site is likely to remain in its current use as school playing fields.**

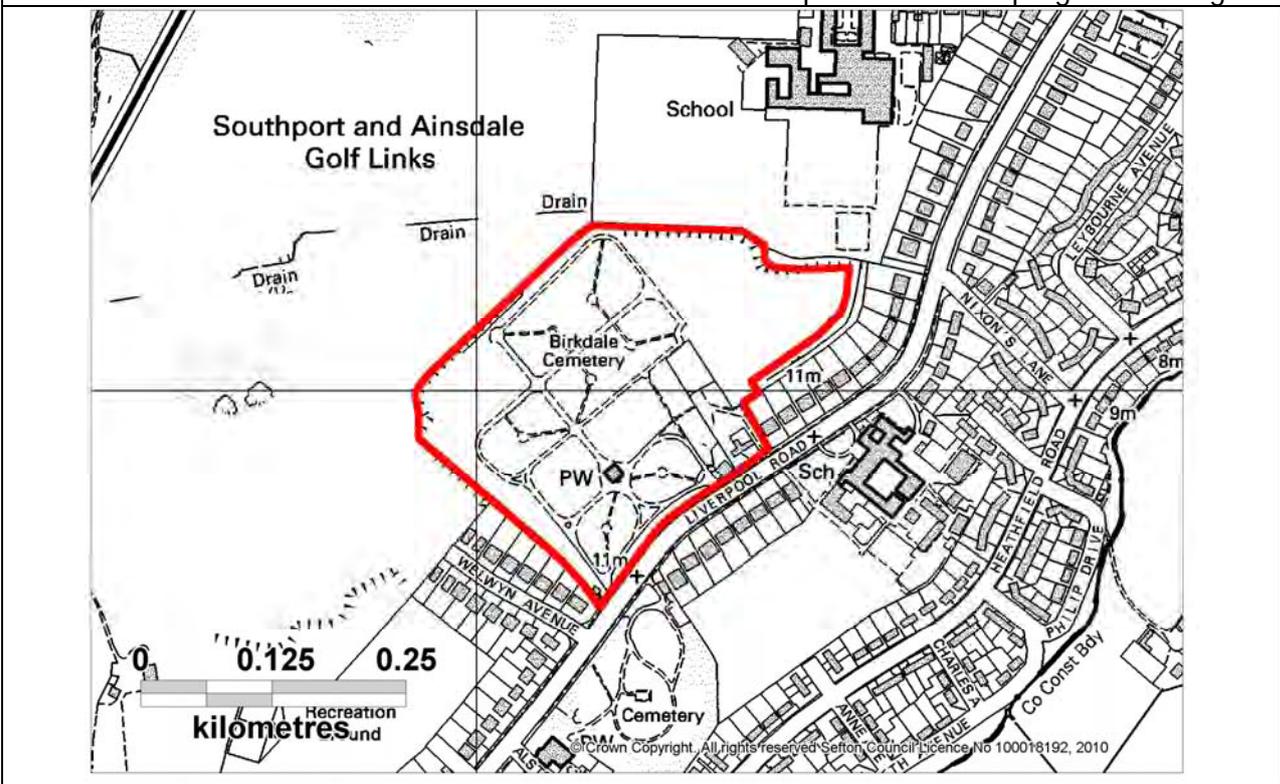
<b>Parcel Number:</b>	S020
<b>Location Description:</b>	<b>Birkdale Cemetery, Liverpool Road, Birkdale</b>
<b>Ward:</b>	Ainsdale
<b>Parish:</b>	N/A
<b>Size (ha):</b>	8.26

**Stage 1 Assessment – identification of parcels**

The parcel comprises the Birkdale Cemetery. It is bounded by the urban area to the south & east & by the Southport & Ainsdale Links golf course (S018) and Birkdale High School (S019) to its north and west. It is in a different land use and exhibits a different character to the adjoining Green Belt.

**Is the parcel fully developed?** Yes  No

If Yes the parcel does not progress to Stage 2



**Stage 2 Assessment – National Planning Policy Framework paragraph 80: Green Belt Purposes**

**Purpose One**  
Well Contained  Partially Contained  Not Contained

**Purpose Two**  
Essential Gap  Essential Gap (part)  Narrow Gap  Wide Gap  Not applicable

**Purpose Three**  
Countryside Use  Non Countryside Use  Mixed

**Purpose Four**  
Setting  Part Setting  No Setting

Is the parcel removed from the study following the stage 2 assessment? Yes  No





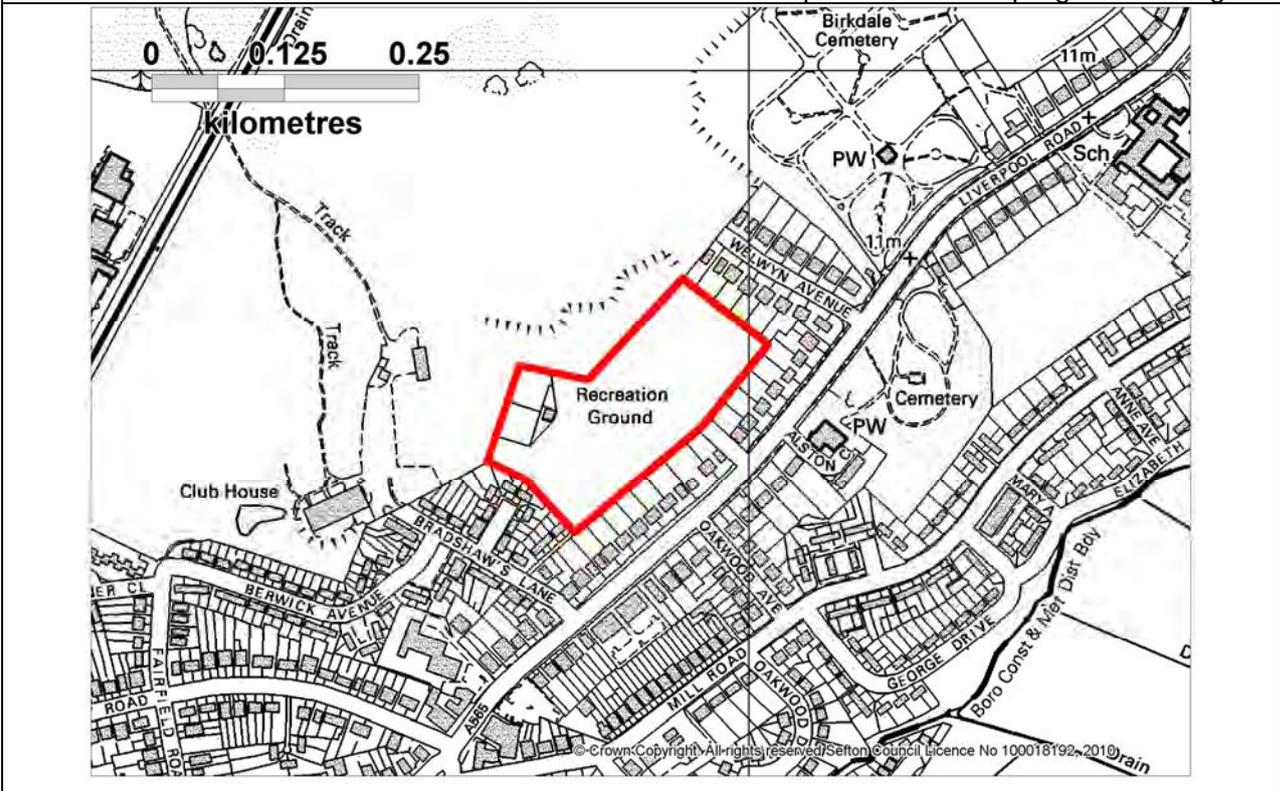
<b>Parcel Number:</b>	S021
<b>Location Description:</b>	<b>Ainsdale Village Park</b>
<b>Ward:</b>	Ainsdale
<b>Parish:</b>	N/A
<b>Size (ha):</b>	2.9

**Stage 1 Assessment – identification of parcels**

The parcel comprises Ainsdale Village Park. It abuts the urban area to its south & east, and is separated from the Southport & Ainsdale Golf Links (S018) by a strong tree line.

**Is the parcel fully developed?** Yes  No

If Yes the parcel does not progress to Stage 2



**Stage 2 Assessment – National Planning Policy Framework paragraph 80: Green Belt Purposes**

**Purpose One**  
**Well Contained**  Partially Contained  Not Contained

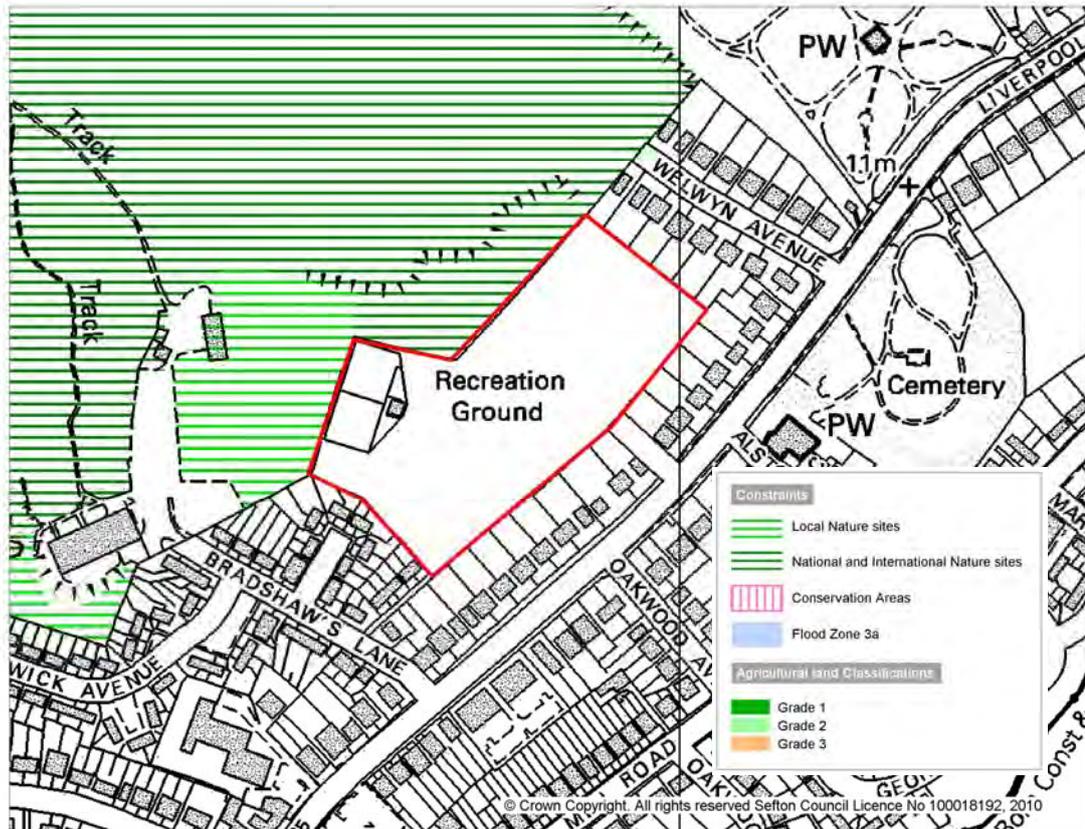
**Purpose Two**  
 Essential Gap  Essential Gap (part)  Narrow Gap  Wide Gap  **Not applicable**

**Purpose Three**  
**Countryside Use**  Non Countryside Use  Mixed

**Purpose Four**  
 Setting  Part Setting  **No Setting**

**Is the parcel removed from the study following the stage 2 assessment?** Yes  No

### Stage 3a Assessment - constraints



The parcel is free from constraints. However, the surrounding area is short of both alternate accessible green space and nature space.

**Is the parcel removed from the study following the stage 3a assessment?**

Yes  No

### Stage 3b Assessment - accessibility

Is the parcel adjacent to or contain a primary route network road?

Yes  No

Is the parcel within 800m of a rail station?

Yes  No

Is the parcel within 400m of a frequent bus route?

Yes  No

Is the parcel adjacent to or contain a cycle route or public right of way?

Yes  No

Is the parcel within 5km of an employment area?

Yes  No

Is the parcel within 600m of a primary school?

Yes  No

Is the parcel within 1km of a GP/Health Centre?

Yes  No

Is the parcel within 800m of a local centre?

Yes  No

Is the parcel within 800m of a leisure centre?

Yes  No

Is the parcel within 1km of an accessibility open space?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<b>Stage 4 Assessment:</b>	
<b>Gross developable area (ha):</b> 2.9	
<b>Net developable area (ha):</b> N/A	
<b>Preferred main use:</b> Retain as open space	
<b>Notional capacity:</b> 0	
<b>Settlement to which capacity allocated:</b> Southport	
<b>Conclusion:</b>	
As there is an unmet need for accessible open space in this part of Ainsdale, the site should be retained as a recreation ground and village park.	

<b>Parcel Number:</b>	S022
<b>Location Description:</b>	<b>Land to east of Coastal Road, Ainsdale</b>
<b>Ward:</b>	Ainsdale
<b>Parish:</b>	N/A
<b>Size (ha):</b>	22.73

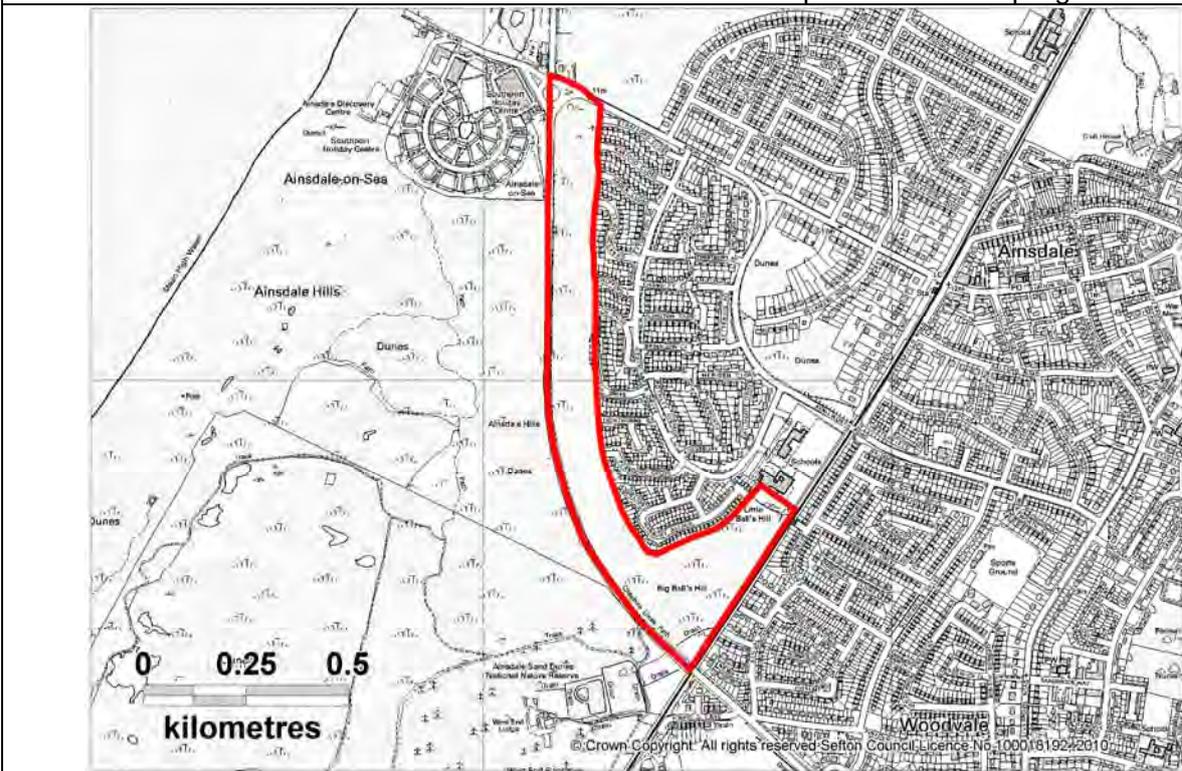
**Stage 1 Assessment – identification of parcels**

The parcel is located between the urban area of Ainsdale and the Coastal Road to west.

**Is the parcel fully developed?**

Yes  **No**

If Yes the parcel does not progress to Stage 2



**Stage 2 Assessment – National Planning Policy Framework paragraph 80: Green Belt Purposes**

**Purpose One**

**Well Contained**  Partially Contained  Not Contained

**Purpose Two**

Essential Gap  **Essential Gap (part)**  Narrow Gap  Wide Gap  Not applicable

**Purpose Three**

**Countryside Use**  Non Countryside Use  Mixed

**Purpose Four**

Setting  Part Setting  **No Setting**

Is the parcel removed from the study following the stage 2 assessment?

Yes  **No**

**Stage 3a Assessment - constraints**



The whole of the parcel is designated a Site of Special Scientific Interest (SSSI).

Is the parcel removed from the study following the stage 3a assessment?

Yes  No

**Stage 3b Assessment - accessibility**

N/A

**Stage 4 Assessment: N/A**

**Gross developable area (ha):**

0

**Net developable area (ha):**

0

**Preferred main use:**

N/A

**Notional capacity:**

N/A

**Settlement to which capacity allocated:**

N/A

**Conclusion:**

**The parcel was discarded at Stage 3a as it is designated a SSSI.**

<b>Parcel Number:</b>	S023
<b>Location Description:</b>	<b>Pontin's, Shore Road, Ainsdale</b>
<b>Ward:</b>	Ainsdale
<b>Parish:</b>	N/A
<b>Size (ha):</b>	12.67

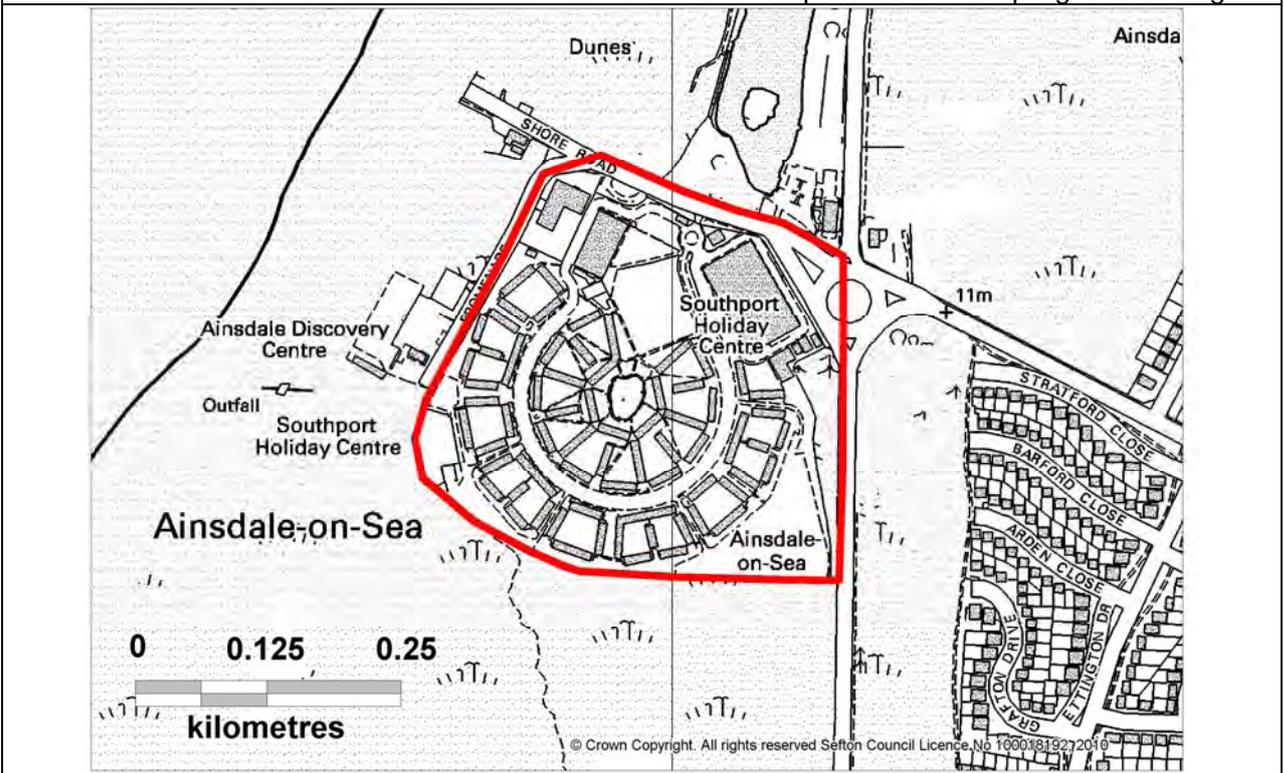
**Stage 1 Assessment – identification of parcels**

The parcel contains Pontin's Holiday Centre. It is physically separated from the urban area by the Coastal Road and an area of sand dunes (S022).

**Is the parcel fully developed?**

Yes  No

If Yes the parcel does not progress to Stage 2



**Stage 2 Assessment – National Planning Policy Framework paragraph 80: Green Belt Purposes**

N/A

**Stage 3a Assessment - constraints**

N/A

**Stage 3b Assessment - accessibility**

N/A

**Stage 4 Assessment: N/A**

**Gross developable area (ha): 0**

**Net developable area (ha): 0**

**Preferred main use: N/A**

**Notional capacity: N/A**

**Settlement to which capacity allocated: N/A**

**Conclusion:**

**The parcel was discarded at Stage 1 as it is already fully developed.**

<b>Parcel Number:</b>	S024
<b>Location Description:</b>	<b>Ainsdale Discovery Centre &amp; car parks</b>
<b>Ward:</b>	Ainsdale
<b>Parish:</b>	N/A
<b>Size (ha):</b>	3.12

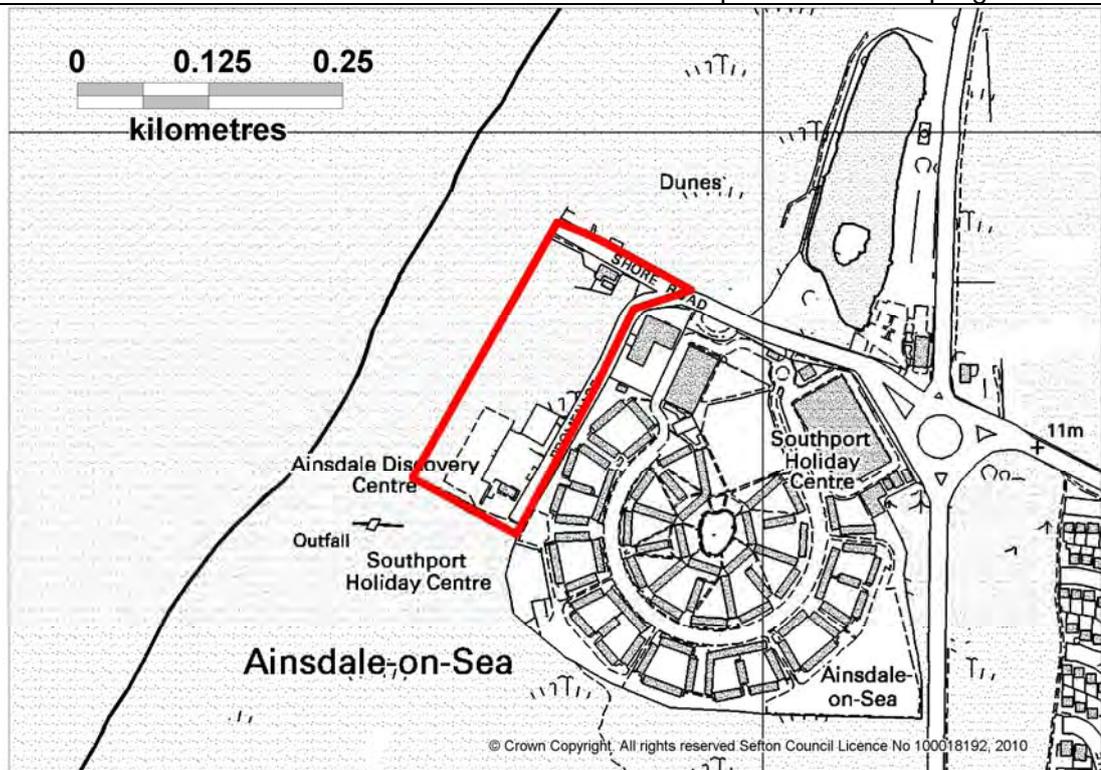
**Stage 1 Assessment – identification of parcels**

The parcel contains a mixed area which includes the Ainsdale Discovery Centre, a storage depot, open land and some car parking and small buildings relating to the use of the beach. The parcel exhibits a different character to the adjoining holiday centre (S023), and also the more open dunes to the north & south (S013 and S025).

**Is the parcel fully developed?**

Yes  No

If Yes the parcel does not progress to Stage 2



**Stage 2 Assessment – National Planning Policy Framework paragraph 80: Green Belt Purposes**

**Purpose One**

Well Contained  Partially Contained  **Not Contained**

**Purpose Two**

Essential Gap  Essential Gap (part)  Narrow Gap  Wide Gap  **Not applicable**

**Purpose Three**

Countryside Use  Non Countryside Use  **Mixed**

**Purpose Four**

Setting  Part Setting  **No Setting**

Is the parcel removed from the study following the stage 2 assessment?

Yes  No

<b>Stage 3a Assessment - constraints</b>
N/A
<b>Stage 3b Assessment - accessibility</b>
N/A
<b>Stage 4 Assessment: N/A</b>
<b>Gross developable area (ha): 0</b>
<b>Net developable area (ha): 0</b>
<b>Preferred main use: N/A</b>
<b>Notional capacity: N/A</b>
<b>Settlement to which capacity allocated:N/A</b>
<b>Conclusion:</b> <b>The parcel was discarded at Stage 2 as it is not contained by any urban area.</b>



<b>Parcel Number:</b>	S025
<b>Location Description:</b>	<b>Ainsdale Sand Dunes NNR</b>
<b>Ward:</b>	Ainsdale and Harington
<b>Parish:</b>	Formby
<b>Size (ha):</b>	566.06

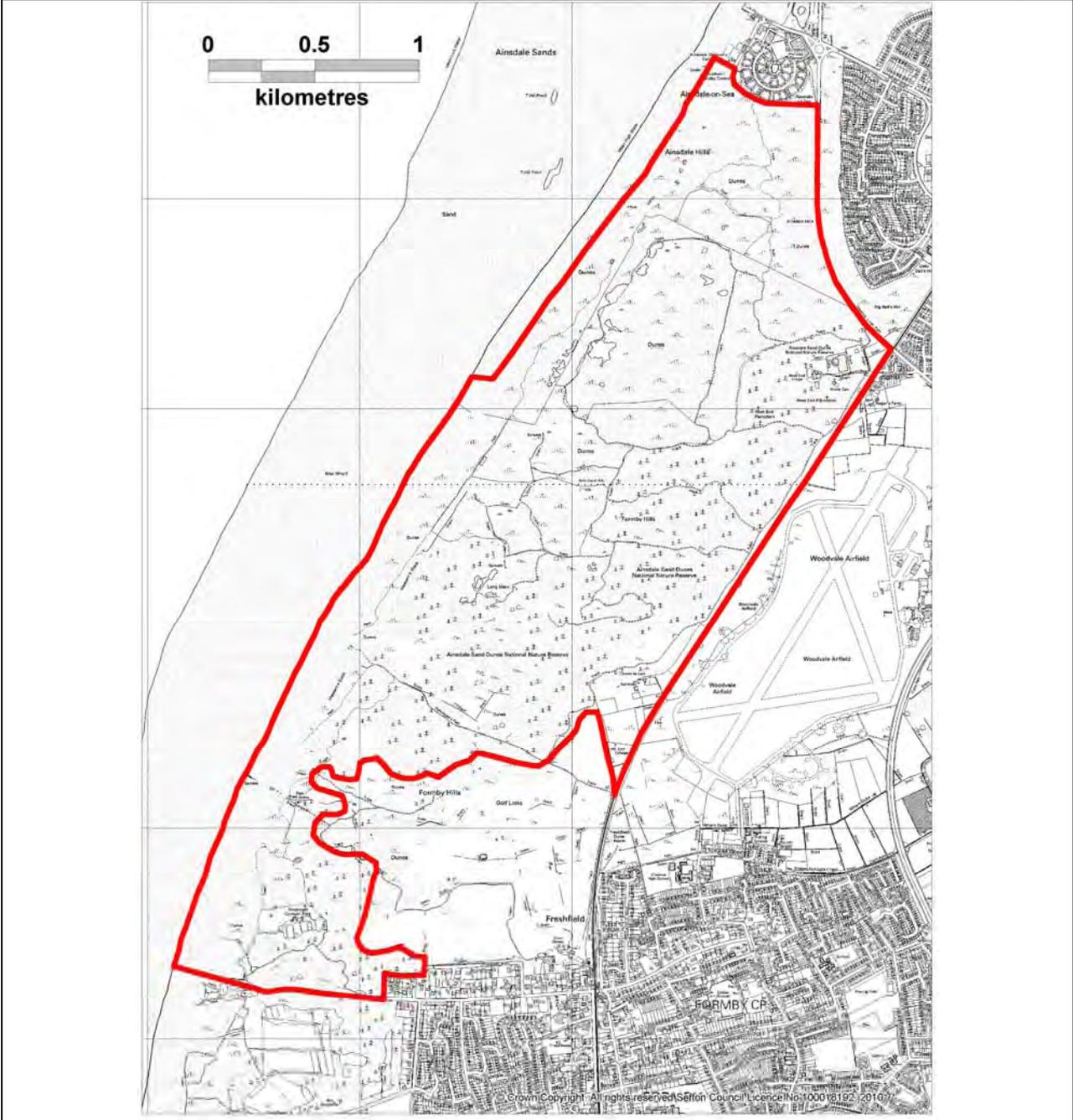
**Stage 1 Assessment – identification of parcels**

This large parcel contains the sand dunes between the Ainsdale Discovery Centre & Pontins (in the north) and Formby Hills Golf Links (to the south).

**Is the parcel fully developed?**

Yes  No

If Yes the parcel does not progress to Stage 2



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**Stage 2 Assessment – National Planning Policy Framework paragraph 80: Green Belt Purposes**

**Purpose One**

Well Contained  Partially Contained  **Not Contained**

**Purpose Two**

Essential Gap  Essential Gap (part)  Narrow Gap  Wide Gap  **Not applicable**

**Purpose Three**

**Countryside Use**  Non Countryside Use  Mixed

**Purpose Four**

Setting  Part Setting  **No Setting**

Is the parcel removed from the study following the stage 2 assessment?

Yes  No

**Stage 3a Assessment - constraints**

N/A

**Stage 3b Assessment - accessibility**

N/A

**Stage 4 assessment:** N/A

**Gross developable area (ha):** 0

**Net developable area (ha):** 0

**Preferred main use:** N/A

**Notional capacity:** N/A

**Settlement to which capacity allocated:** N/A

**Conclusion:**

The parcel was discarded at Stage 2 as it is not contained by any urban area.

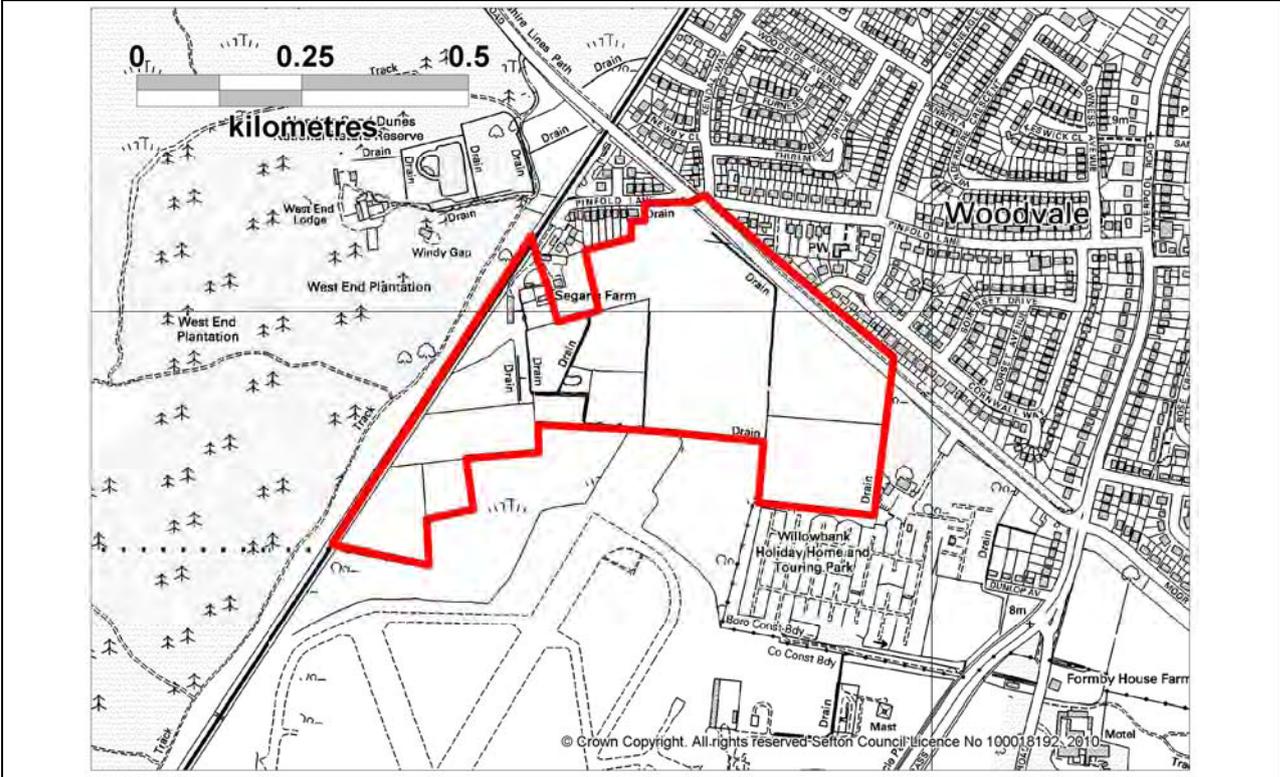
<b>Parcel Number:</b>	<b>S026</b>
<b>Location Description:</b>	<b>Agricultural land at Segars Farm, Pinfold Lane, Ainsdale</b>
<b>Ward:</b>	Ainsdale
<b>Parish:</b>	N/A
<b>Size (ha):</b>	20.21

**Stage 1 Assessment – identification of parcels**

Parcel created to reflect agricultural land-use. Strong boundaries to north west (rail line) and north east (coastal road). The boundary to the south is with Woodvale Airfield. Separated from adjacent parcels to reflect different land uses, such as housing (S161), caravan storage area (S027), holiday park (S029) and Woodvale Airfield (S032).

**Is the parcel fully developed?**

Yes  No



**Stage 2 Assessment – National Planning Policy Framework paragraph 80: Green Belt Purposes**

**Purpose One**  
 Well Contained  Partially Contained  Not Contained

**Purpose Two**  
 Essential Gap  Essential Gap (part)  Narrow Gap  Wide Gap  Not applicable

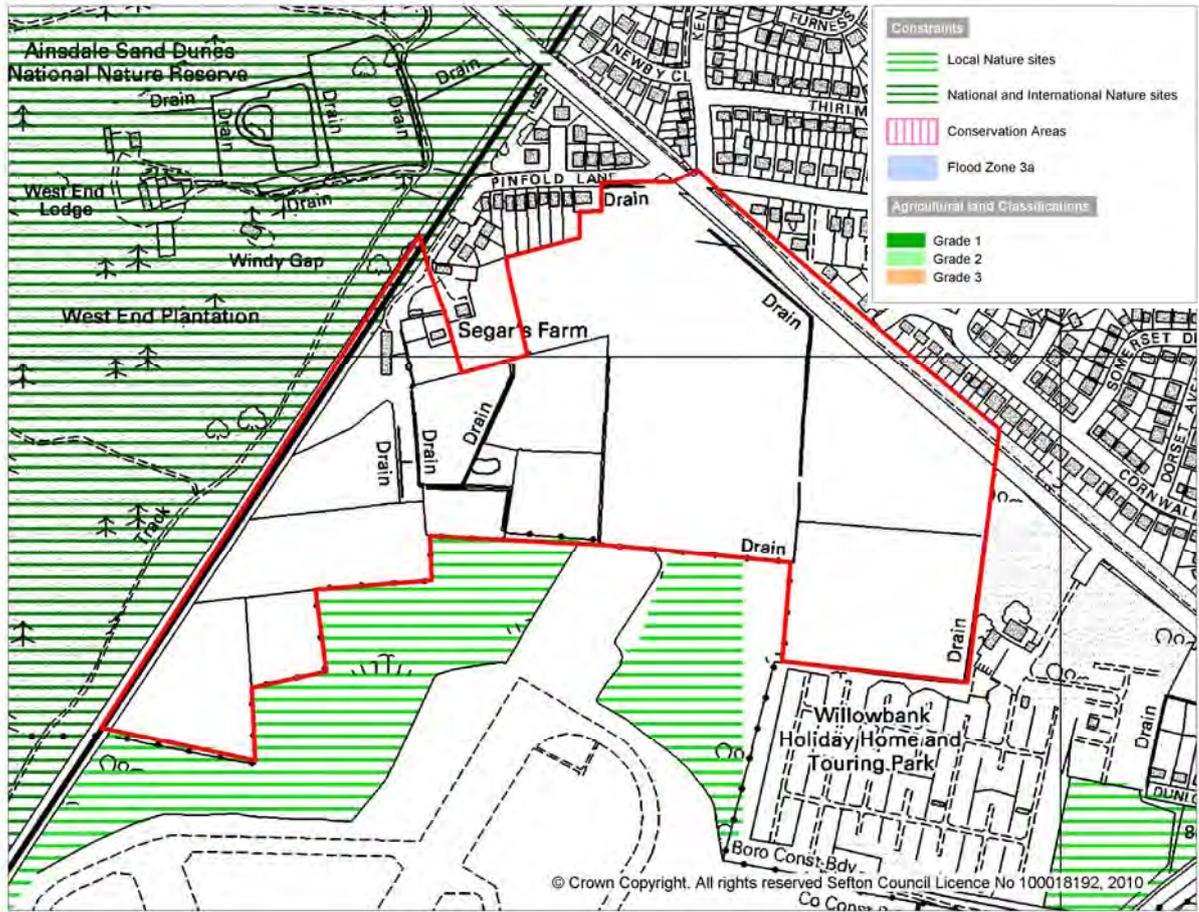
**Purpose Three**  
 Countryside Use  Non Countryside Use  Mixed

**Purpose Four**  
 Setting  Part Setting  No Setting

**Is the parcel removed from the study following the stage 2 assessment?**

Yes  No

### Stage 3a Assessment - constraints



There are no constraints directly affecting this parcel. The Agricultural Land Study confirmed that the parcel does not contain the 'best and most versatile' agricultural land. The MOD need to be consulted on the form of any development on this site to ensure that it does not affect the use of RAF Woodvale.

**Is the parcel removed from the study following the stage 3a assessment?**

Yes  No

### Stage 3b Assessment - accessibility

Is the parcel adjacent to or contain a primary route network road?

Yes  No

Is the parcel within 800m of a rail station?

Yes  No

Is the parcel within 400m of a frequent bus route?

Yes  No

Is the parcel adjacent to or contain a cycle route or public right of way?

Yes  No

Is the parcel within 5km of an employment area?

Yes  No

Is the parcel within 600m of a primary school?

Yes  No

Is the parcel within 1km of a GP/Health Centre?

Yes  No

Is the parcel within 800m of a local centre?

Yes  No

Is the parcel within 800m of a leisure centre?

<b>Yes</b> <input checked="" type="checkbox"/> <b>No</b> <input type="checkbox"/>
Is the parcel within 1km of an accessible open space? <span style="float: right;"><b>Yes</b> <input checked="" type="checkbox"/> <b>No</b> <input type="checkbox"/></span>
<b>Stage 4 Assessment</b>
<b>Gross developable area (ha):</b> 20.27 (including parcel S027 – caravan storage)
<b>Preferred main use:</b> Housing
<b>Notional capacity:</b> 531
<b>Settlement to which capacity allocated:</b> Southport
<b>Conclusion:</b>  <b>If the parcel is developed, the adjacent parcel S027 should also be developed.</b>  <b>Compensatory provision of coastal grazing marsh is likely to be needed to compensate for the loss of this site if development takes place.</b>

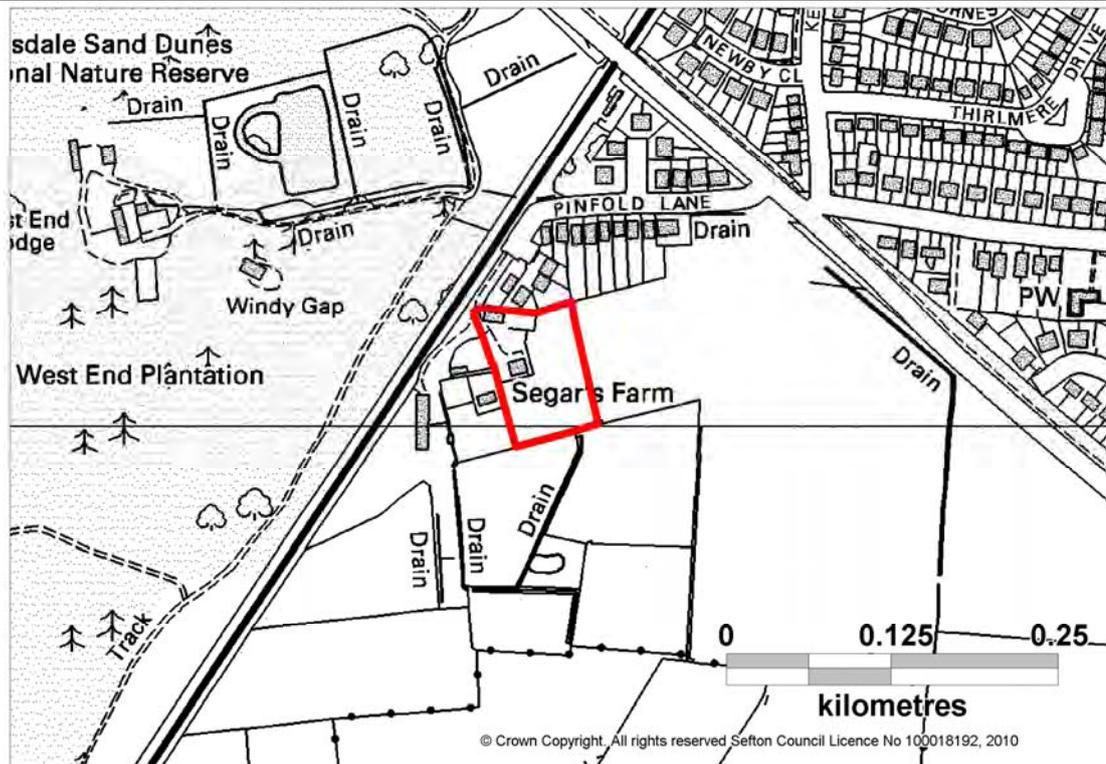
<b>Parcel Number:</b>	<b>S027</b>
<b>Location Description:</b>	<b>Caravan storage at Segars Farm, Pinfold Lane, Ainsdale</b>
<b>Ward:</b>	Ainsdale
<b>Parish:</b>	N/A
<b>Size (ha):</b>	0.67

**Stage 1 Assessment – identification of parcels**

Parcel created to reflect distinct land-use as a caravan storage area. Separated from parcel S026 (agricultural land) and S161 (houses) to reflect different character and land use.

**Is the parcel fully developed?**

Yes  No



**Stage 2 Assessment – National Planning Policy Framework paragraph 80: Green Belt Purposes**

**Purpose One**

Well Contained  Partially Contained  Not Contained

**Purpose Two**

Essential Gap  Essential Gap (part)  Narrow Gap  Wide Gap  Not applicable

**Purpose Three**

Countryside Use  Non Countryside Use  Mixed

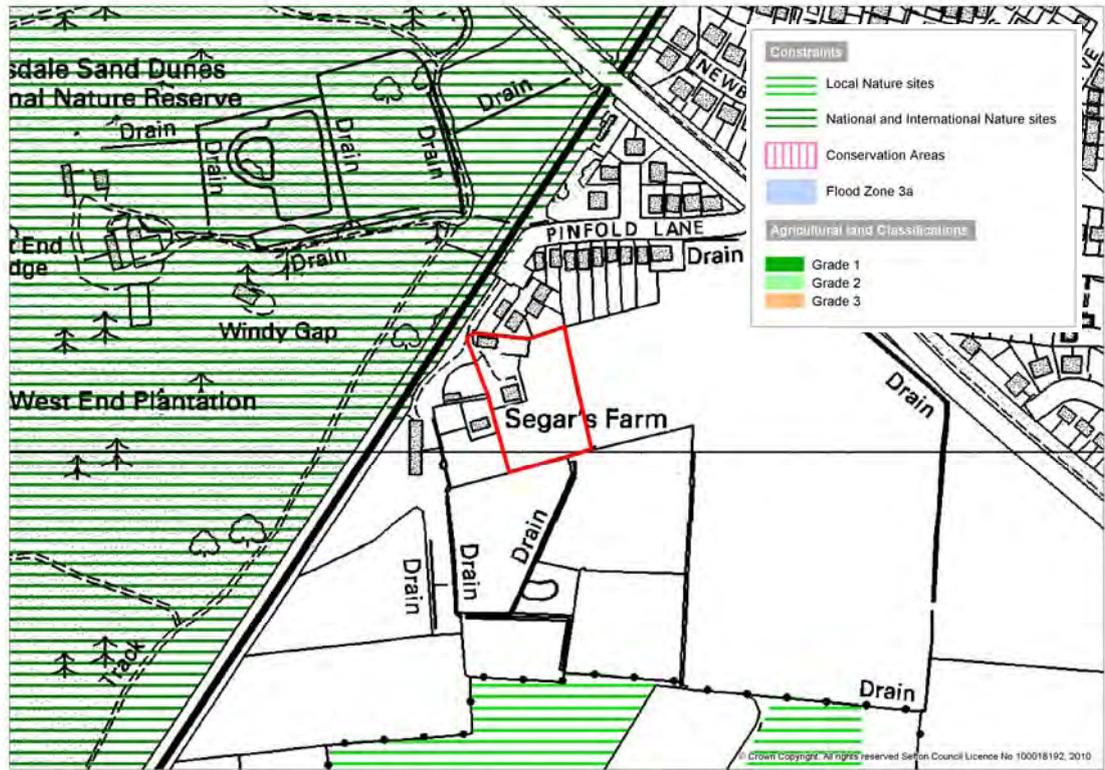
**Purpose Four**

Setting  Part Setting  No Setting

**Is the parcel removed from the study following the stage 2 assessment?**

Yes  No

### Stage 3a Assessment - constraints



There are no constraints affecting this parcel. It does not comprise agricultural land as it is used for caravan storage.

**Is the parcel removed from the study following the stage 3a assessment?**

Yes  No

### Stage 3b Assessment - accessibility

Is the parcel adjacent to or contain a primary route network road?

Yes  No

Is the parcel within 800m of a rail station?

Yes  No

Is the parcel within 400m of a frequent bus route?

Yes  No

Is the parcel adjacent to or contain a cycle route or public right of way?

Yes  No

Is the parcel within 5km of an employment area?

Yes  No

Is the parcel within 600m of a primary school?

Yes  No

Is the parcel within 1km of a GP/Health Centre?

Yes  No

Is the parcel within 800m of a local centre?

Yes  No

Is the parcel within 800m of a leisure centre?

Yes  No

Is the parcel within 1km of an accessibility open space?

Yes  No

<b>Stage 4 Assessment</b>
<b>Gross developable area (ha):</b> 20.27 (including parcel S027 – caravan storage)
<b>Preferred main use:</b> Housing
<b>Notional capacity:</b> 531
<b>Settlement to which capacity allocated:</b> Southport
<b>Conclusion:</b>  <b>This parcel should be developed in conjunction with S026 (Land at Segars Farm). The parcel's capacity is included in the analysis for parcel S026.</b>



<b>Parcel Number:</b>	S028
<b>Location Description:</b>	<b>Formby Golf Links, Golf Road, Formby</b>
<b>Ward:</b>	Harington
<b>Parish:</b>	Formby
<b>Size (ha):</b>	116.79

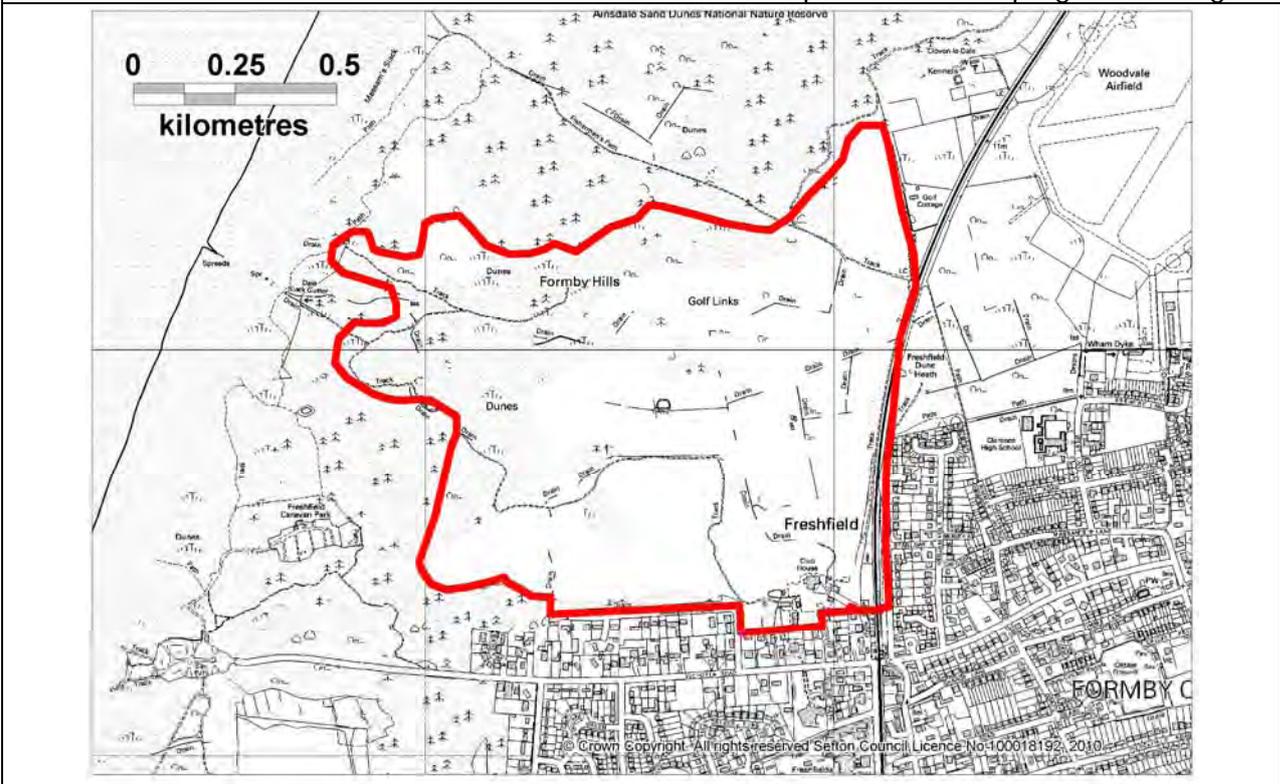
**Stage 1 Assessment – identification of parcels**

The parcel comprises the Formby Golf Links. The parcel abuts the urban area to its south & east. Due to its recreational use, the parcel exhibits a different character to the natural dune system to its north and west.

**Is the parcel fully developed?**

Yes  No

If Yes the parcel does not progress to Stage 2



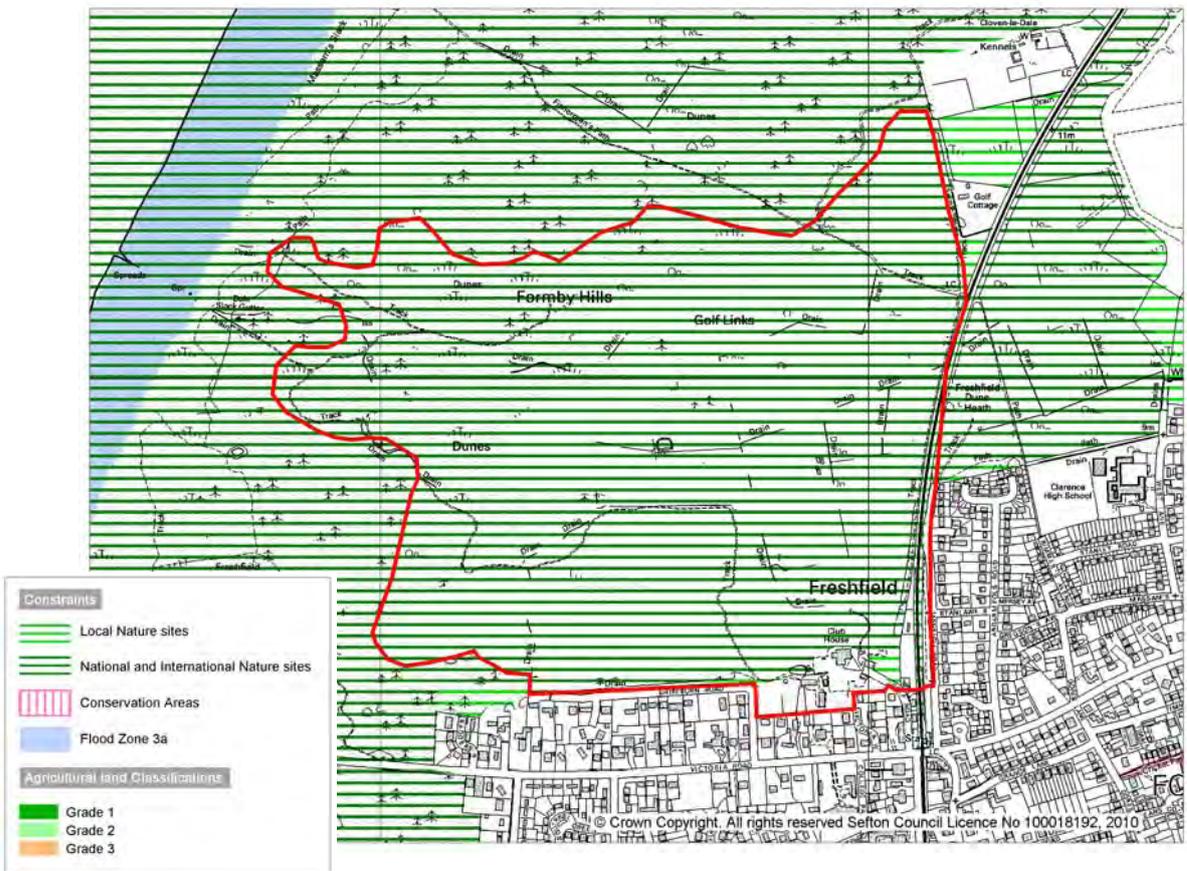
**Stage 2 Assessment – National Planning Policy Framework paragraph 80: Green Belt Purposes**

- Purpose One**  
Well Contained  Partially Contained  Not Contained
- Purpose Two**  
Essential Gap  Essential Gap (part)  **Narrow Gap**  Wide Gap  Not applicable
- Purpose Three**  
**Countryside Use**  Non Countryside Use  Mixed
- Purpose Four**  
Setting  Part Setting  **No Setting**

Is the parcel removed from the study following the stage 2 assessment?

Yes  No

### Stage 3a Assessment - constraints



Over 95% of the parcel has international nature conservation designations. However there is a small area that is free from such constraints at the entrance to the golf course. If any further development were to take place in this area, it would need to ensure that it did not have an adverse impact on any nature conservation interest.

**Is the parcel removed from the study following the stage 3a assessment?**

Yes  No

### Stage 3b Assessment - accessibility

Is the parcel adjacent to or contain a primary route network road?

Yes  No

Is the parcel within 800m of a rail station?

Yes  No

Is the parcel within 400m of a frequent bus route?

Yes  No

Is the parcel adjacent to or contain a cycle route or public right of way?

Yes  No

Is the parcel within 5km of an employment area?

Yes  No

Is the parcel within 600m of a primary school?

Yes  No

Is the parcel within 1km of a GP/Health Centre?

Yes  No

Is the parcel within 800m of a local centre?

Yes  No

Is the parcel within 800m of a leisure centre?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Is the parcel within 1km of an accessibility open space?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<b>Stage 4 Assessment</b>	
Gross developable area (ha): 3.26	
Net developable area (ha): N/A	
Preferred main use: Golf Course	
Notional capacity: N/A	
Settlement to which capacity allocated: N/A	
<b>Conclusion:</b>	
The site should be retained as part of the golf course, although the southern boundary, between the golf course and the adjoining residential area, should be revised (as part of the Detailed Boundary Review) to reflect previous planning decisions.	

<b>Parcel Number:</b>	S029
<b>Location Description:</b>	<b>Willowbank Holiday Caravan Park &amp; Dunlop Avenue, Ainsdale</b>
<b>Ward:</b>	Ainsdale
<b>Parish:</b>	N/A
<b>Size (ha):</b>	14.59

**Stage 1 Assessment – identification of parcels**

The parcel contains the Willowbank caravan and camping site, and the adjoining residential area at Dunlop Avenue. It is bounded by the Formby bypass & Coastal Road to its north and east, agricultural land to the west and the grounds of RAF Woodvale to its south. It has a distinct and separate land use and character to the adjacent Green Belt parcels (S026 & S032).

**Is the parcel fully developed?**

Yes  No

If Yes the parcel does not progress to Stage 2



**Stage 2 Assessment – National Planning Policy Framework paragraph 80: Green Belt Purposes**

**Purpose One**

Well Contained  Partially Contained  Not Contained

**Purpose Two**

Essential Gap  Essential Gap (part)  Narrow Gap  Wide Gap  Not applicable

**Purpose Three**

Countryside Use  Non Countryside Use  Mixed

**Purpose Four**

Setting  Part Setting  No Setting

**Is the parcel removed from the study following the stage 2 assessment?**



**Stage 4 Assessment****Gross developable area (ha):**

1.575

**Net developable area (ha):**

N/A

**Preferred main use:**

Retain in existing uses

**Notional capacity:**

0

**Settlement to which capacity allocated:****Conclusion:**

**Only a small part of the parcel remains undeveloped and this has local nature designations. The parcel should not be developed but retained in its current uses.**

<b>Parcel Number:</b>	S030
<b>Location Description:</b>	Land south of Moor Lane, Ainsdale
<b>Ward:</b>	Ainsdale
<b>Parish:</b>	N/A
<b>Size (ha):</b>	5.17

**Stage 1 Assessment – identification of parcels**

The parcel contains low grade agricultural land used for grazing. The area has a different character to the more wooded area to the south, which includes the Formby Hall Golf Course (S041).

**Is the parcel fully developed?**

Yes  No



**Stage 2 Assessment – National Planning Policy Framework paragraph 80: Green Belt Purposes**

**Purpose One**

Well Contained  Partially Contained  Not Contained

**Purpose Two**

Essential Gap  Essential Gap (part)  Narrow Gap  Wide Gap  Not applicable

**Purpose Three**

Countryside Use  Non Countryside Use  Mixed

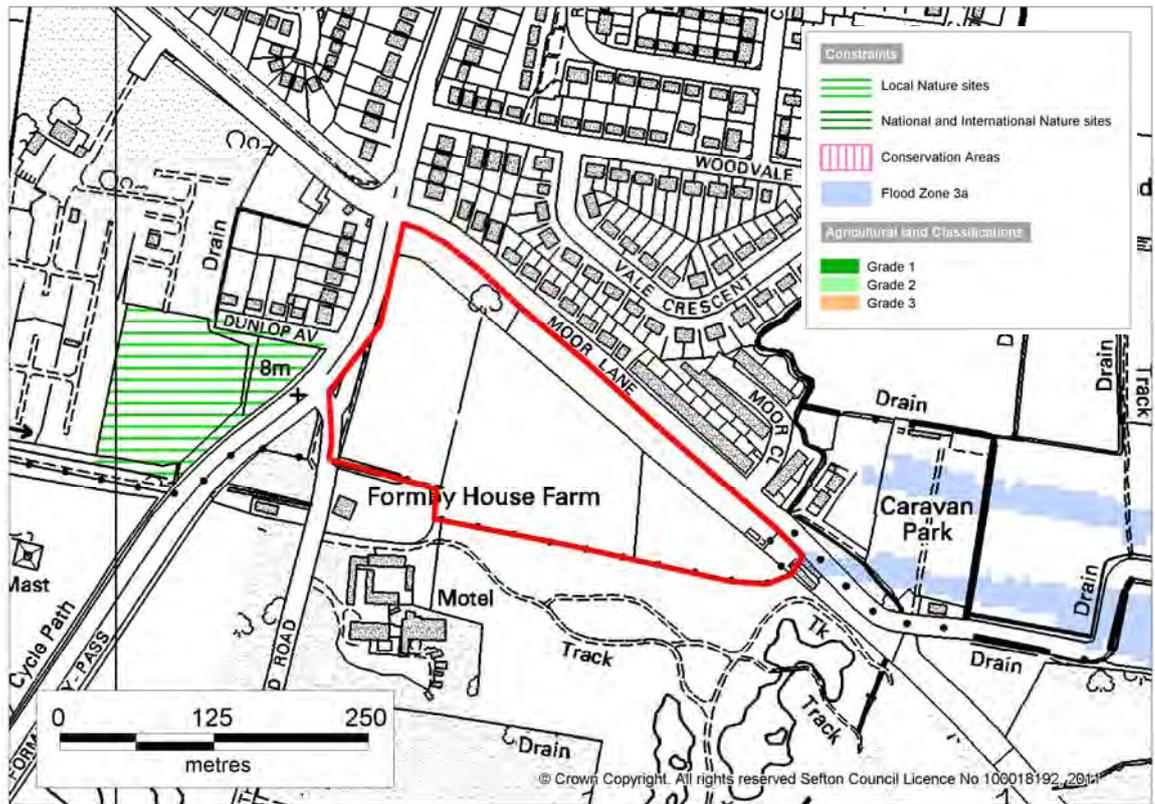
**Purpose Four**

Setting  Part Setting  No Setting

**Is the parcel removed from the study following the Stage 2 assessment?**

Yes  No

### Stage 3a Assessment - constraints



The Agricultural Land Study has confirmed that this site does not comprise 'best and most versatile' agricultural land.

**Is the parcel removed from the study following the stage 3a assessment?**

Yes  No

### Stage 3b Assessment - accessibility

Is the parcel adjacent to or contain a primary route network road?

Yes  No

Is the parcel within 800m of a rail station?

Yes  No

Is the parcel within 400m of a frequent bus route?

Yes  No

Is the parcel adjacent to or contain a cycle route or public right of way?

Yes  No

Is the parcel within 5km of an employment area?

Yes  No

Is the parcel within 600m of a primary school?

Yes  No

Is the parcel within 1km of a GP/Health Centre?

Yes  No

Is the parcel within 800m of a local centre?

Yes  No

Is the parcel within 800m of a leisure centre?

Yes  No

Is the parcel within 1km of an accessible open space?

Yes  No



<b>Stage 4 Assessment</b>
<b>Gross developable area (ha): 5.2</b>
<b>Preferred main use: Housing</b>
<b>Notional capacity: 136</b>
<b>Settlement to which capacity allocated: Southport</b>
<b>Conclusion:</b> <b>The parcel is suitable for residential development.</b>

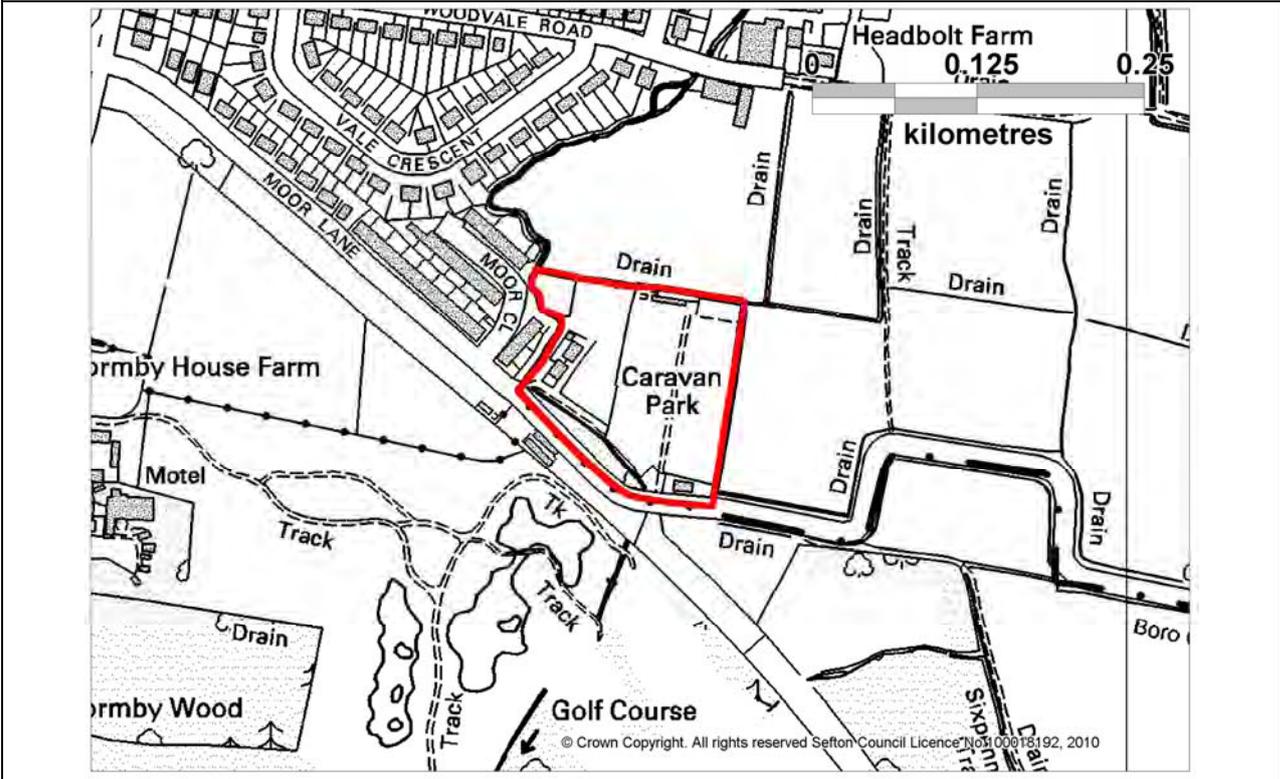
<b>Parcel Number:</b>	S031
<b>Location Description:</b>	<b>Plex Moss Caravan Site &amp; Woodvale Sidings, Ainsdale</b>
<b>Ward:</b>	Ainsdale
<b>Parish:</b>	N/A
<b>Size (ha):</b>	0.53

**Stage 1 Assessment – identification of parcels**

The parcel comprises a residential caravan park and open area surrounding The Kennels. It abuts the urban area of Southport, and has a different character from the surrounding agricultural land to the north & east.

**Is the parcel fully developed?**

Yes  No



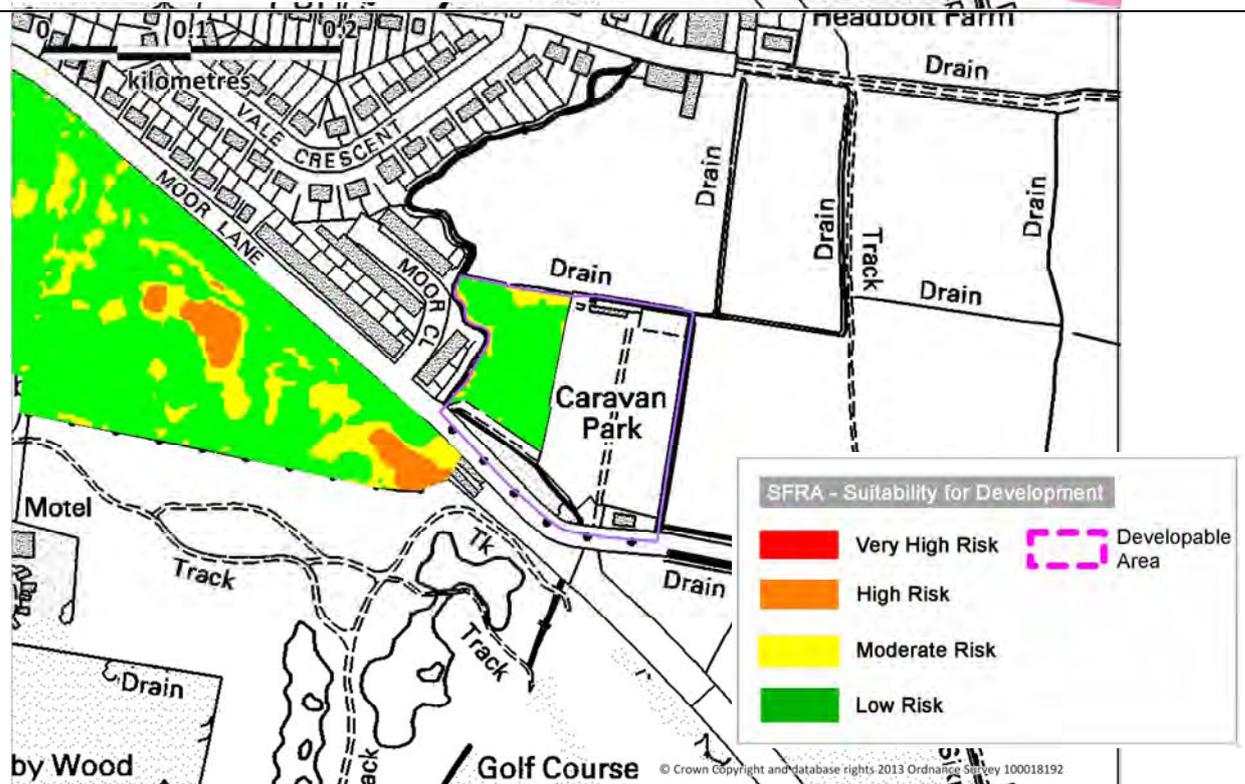
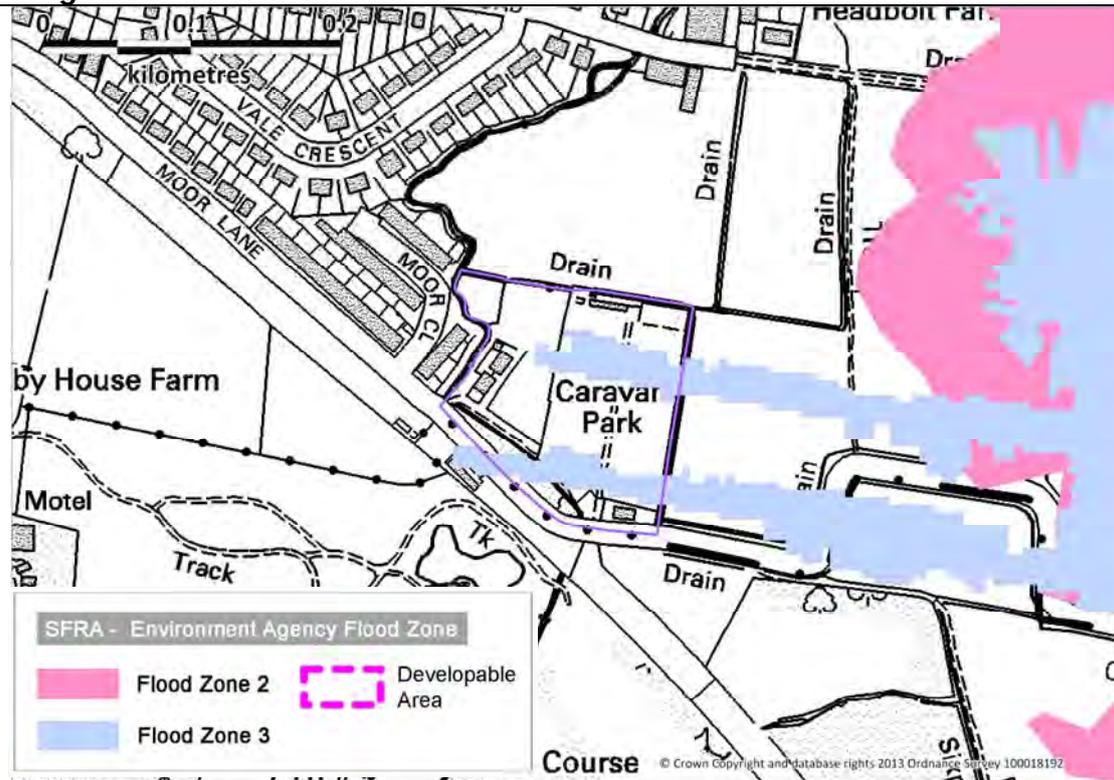
**Stage 2 Assessment – National Planning Policy Framework paragraph 80: Green Belt Purposes**

- Purpose One**  
 Well Contained  Partially Contained  Not Contained
- Purpose Two**  
 Essential Gap  Essential Gap (part)  Narrow Gap  Wide Gap  Not applicable
- Purpose Three**  
 Countryside Use  Non Countryside Use  Mixed
- Purpose Four**  
 Setting  Part Setting  No Setting

**Is the parcel removed from the study following the Stage 2 assessment?**

Yes  No

**Stage 3a Assessment - constraints**



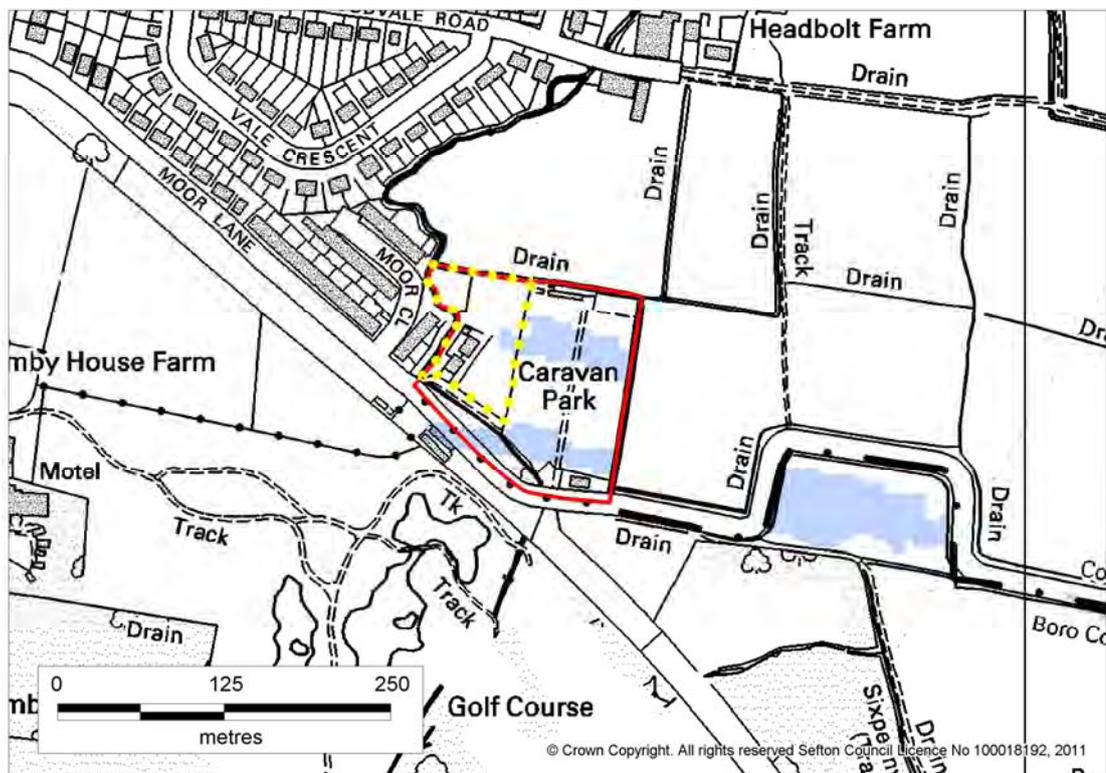
Land currently used as kennels. A small part is included in Flood Zone 3a. The Agricultural Land Study has confirmed the site does not contain any 'best and most versatile' agricultural land.

Is the parcel removed from the study following the stage 3a assessment?

Yes  No

<b>Stage 3b Assessment – accessibility</b>	
Is the parcel adjacent to or contain a primary route network road?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Is the parcel within 800m of a rail station?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Is the parcel within 400m of a frequent bus route?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Is the parcel adjacent to or contain a cycle route or public right of way?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Is the parcel within 5km of an employment area?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Is the parcel within 600m of a primary school?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Is the parcel within 1km of a GP/Health Centre?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Is the parcel within 800m of a local centre?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Is the parcel within 800m of a leisure centre?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Is the parcel within 1km of an accessible open space?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**Stage 4 Assessment**



<b>Gross developable area (ha):</b> 0.53
<b>Preferred main use:</b> Housing
<b>Notional capacity:</b> 18
<b>Settlement to which capacity allocated:</b> Southport
<b>Conclusion:</b> There may be scope for some limited infill around The Kennels. No allowance has been made for any development on the caravan park.

<b>Parcel Number:</b>	S159
<b>Location Description:</b>	<b>63 - 85 Moss Lane &amp; 2 Pitts House Lane, Southport</b>
<b>Ward:</b>	Norwood
<b>Parish:</b>	N/A
<b>Size (ha):</b>	0.84

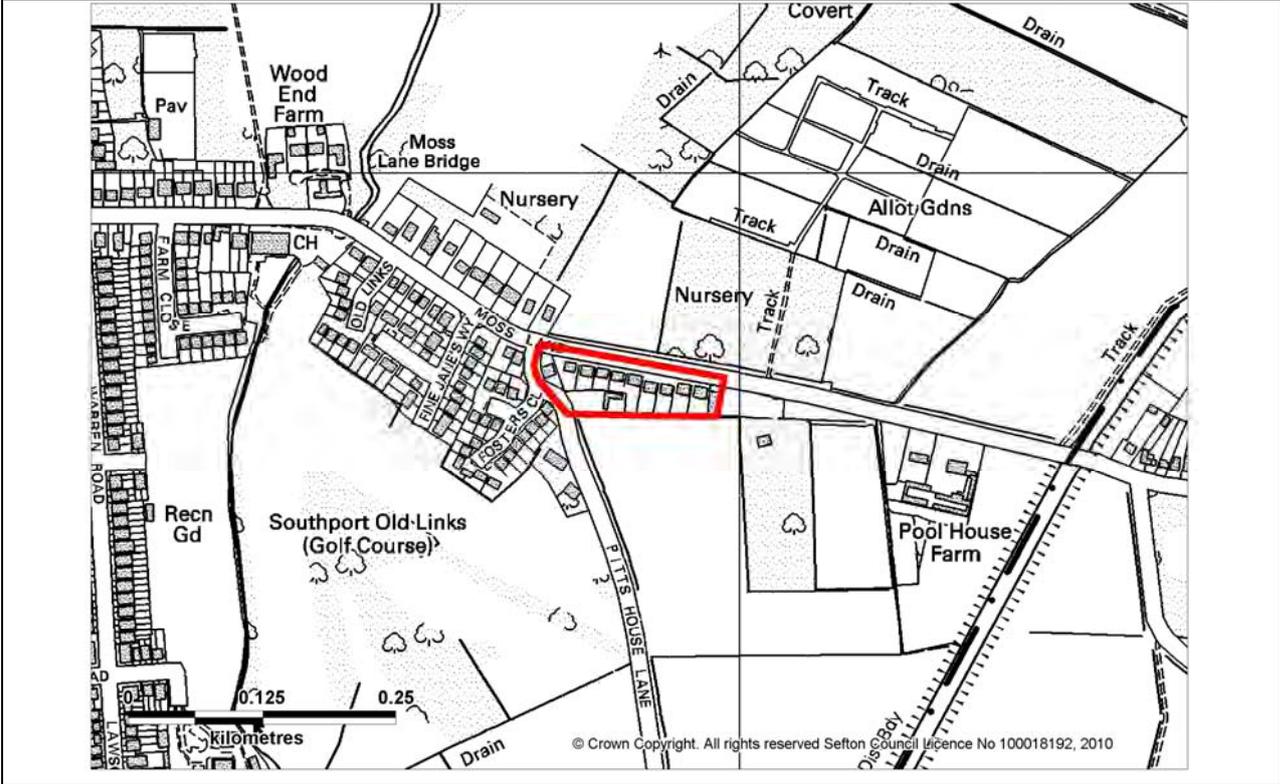
**Stage 1 Assessment – identification of parcels**

The parcel comprises housing at 63 - 85 Moss Lane & 2 Pitts House Lane, Southport

**Is the parcel fully developed?**

Yes  No

If Yes the parcel does not progress to Stage 2



**Stage 2 Assessment – National Planning Policy Framework paragraph 80: Green Belt Purposes**

N/A

**Stage 3a Assessment - constraints**

N/A

**Stage 3b Assessment - accessibility**

N/A

**Stage 4 Assessment**

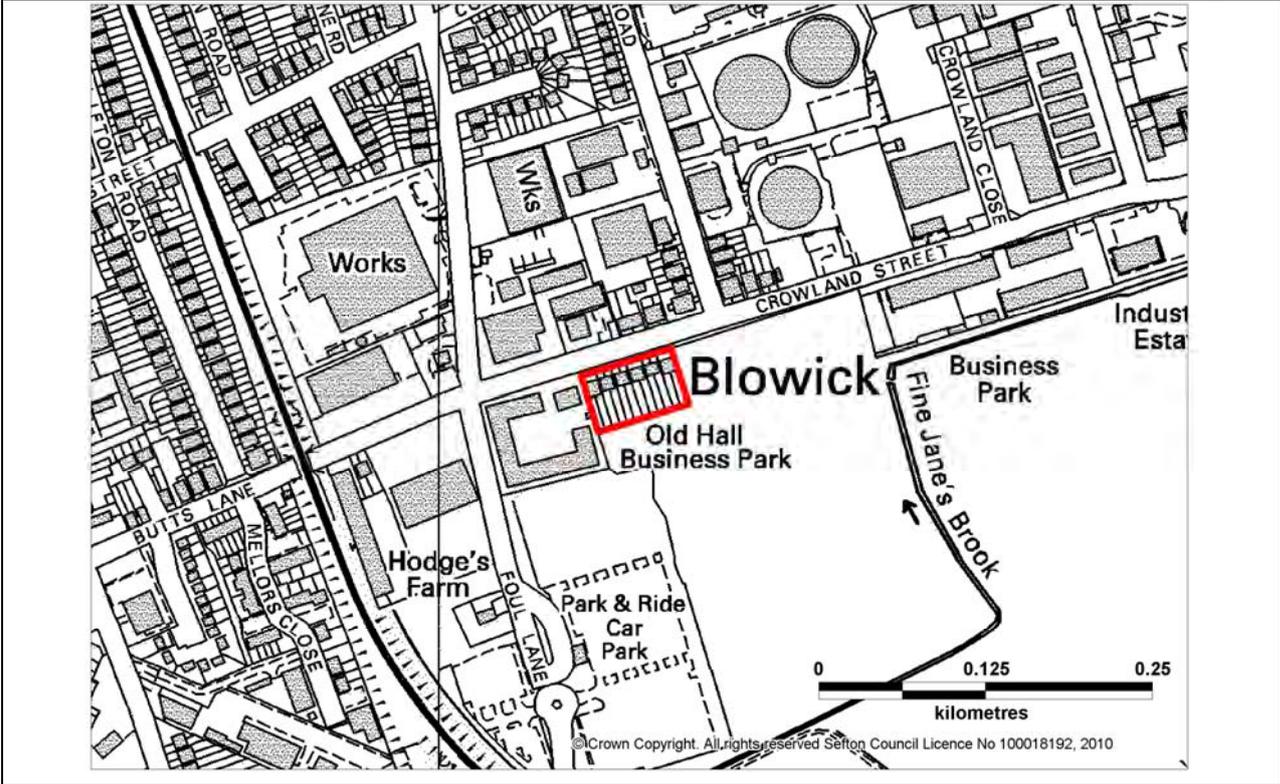
N/A

**Conclusion:**

The parcel is discarded at stage 1 as it is already fully developed.

<b>Parcel Number:</b>	S160
<b>Location Description:</b>	<b>56 - 78 Crowland Street, Southport</b>
<b>Ward:</b>	Norwood
<b>Parish:</b>	N/A
<b>Size (ha):</b>	0.31

**Stage 1 Assessment – identification of parcels**  
 The parcel comprises housing at 56 - 78 Crowland Street, Southport  
**Is the parcel fully developed?** Yes  No   
 If Yes the parcel does not progress to Stage 2

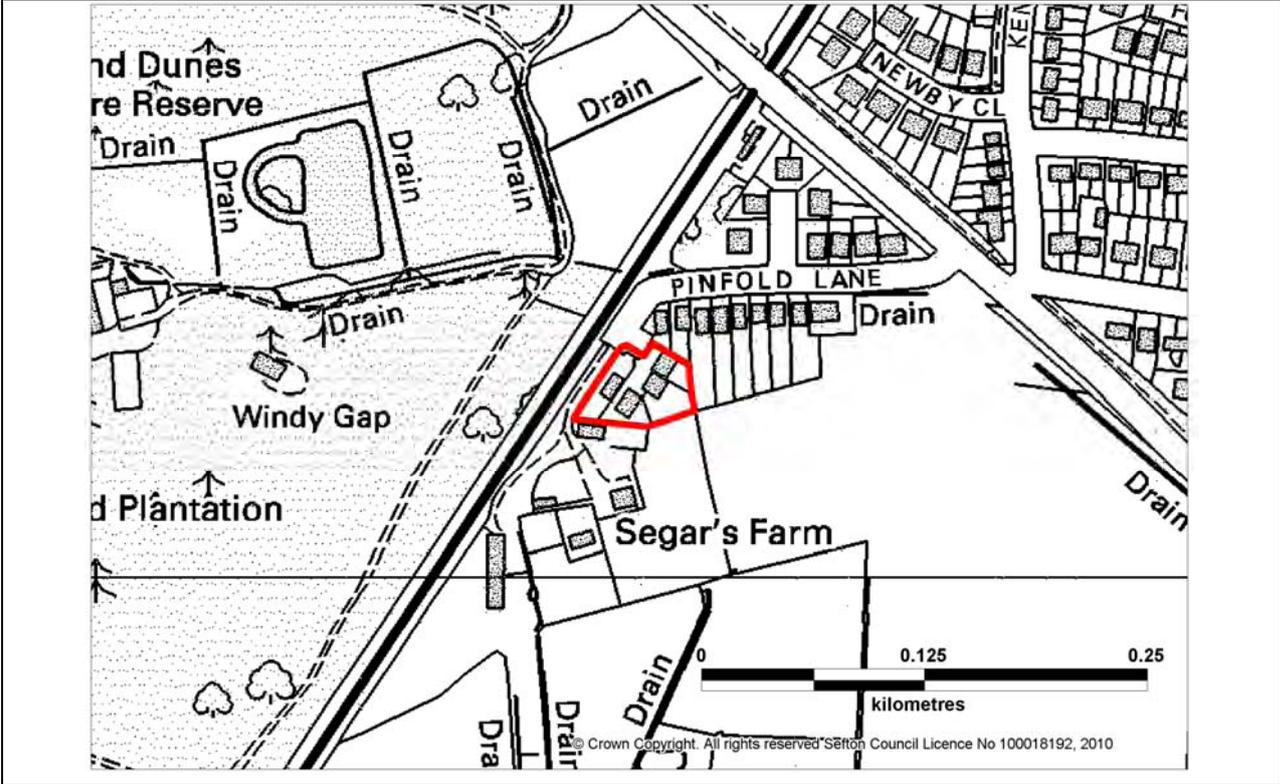


<b>Stage 2 Assessment – National Planning Policy Framework paragraph 80: Green Belt Purposes</b>
N/A
<b>Stage 3a Assessment - constraints</b>
N/A
<b>Stage 3b Assessment - accessibility</b>
N/A
<b>Stage 4 Assessment – N/A</b>
Gross developable area (ha): 0
Net developable area (ha): 0
Preferred main use: N/A
Notional capacity: N/A
Settlement to which capacity allocated: N/A

**Conclusion:**  
**The parcel was discarded at Stage 1 as it is already fully developed.**

<b>Parcel Number:</b>	S161
<b>Location Description:</b>	<b>127 - 133 Pinfold Lane, Ainsdale</b>
<b>Ward:</b>	Ainsdale
<b>Parish:</b>	N/A
<b>Size (ha):</b>	0.22

**Stage 1 Assessment – identification of parcels**  
 The parcel comprises housing at 127 - 133 Pinfold Lane, Ainsdale  
**Is the parcel fully developed?** Yes  No   
 If Yes the parcel does not progress to Stage 2



**Stage 2 Assessment – National Planning Policy Framework paragraph 80: Green Belt Purposes**  
 N/A

**Stage 3a Assessment - constraints**  
 N/A

**Stage 3b Assessment - accessibility**  
 N/A

**Stage 4 Assessment – N/A**  
 Gross developable area (ha): 0  
 Net developable area (ha): 0  
 Preferred main use: N/A  
 Notional capacity: N/A  
 Settlement to which capacity allocated: N/A

**Conclusion:**  
**The parcel was discarded at stage 1 as it is already fully developed.**