

Parcel Number:	S106
Location Description:	Sefton Meadows, SW of Maghull
Ward:	Park
Parish:	Sefton
Size (ha):	55.14

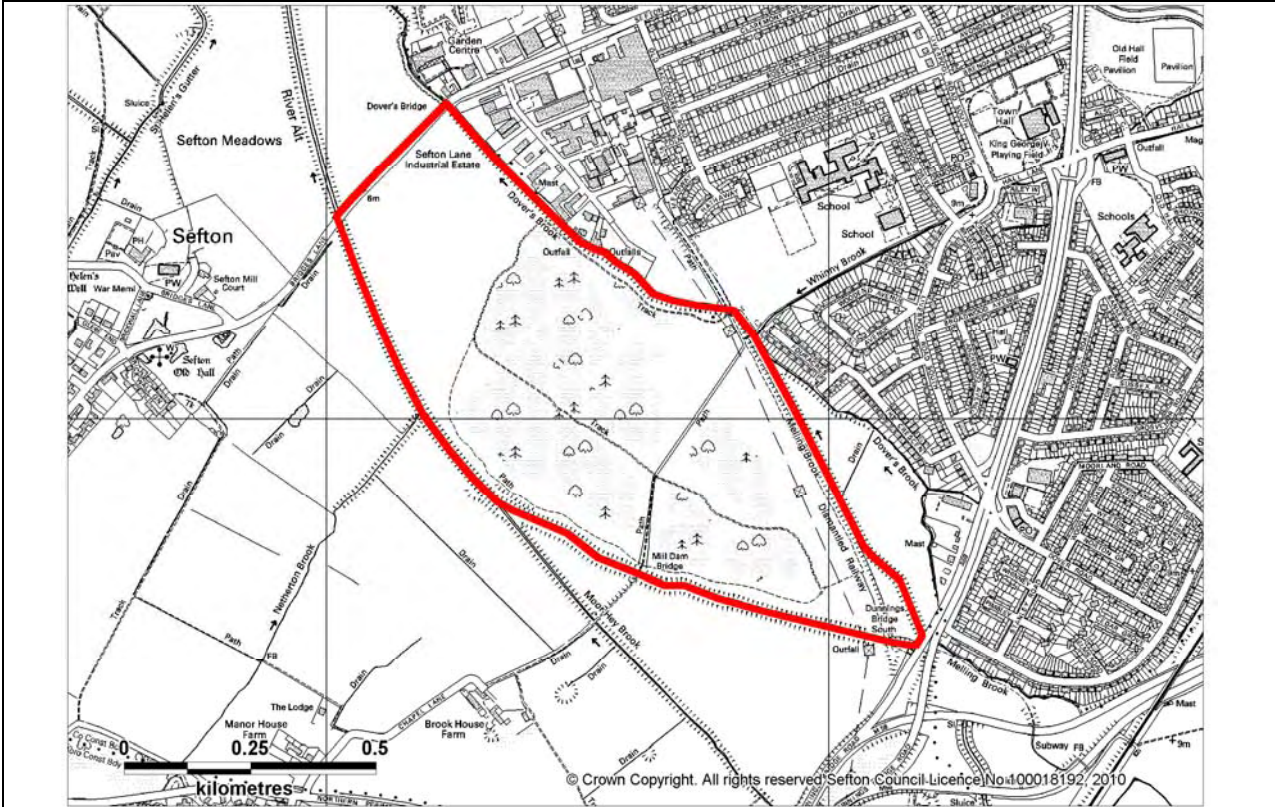
Stage 1 Assessment – identification of parcels

The parcel comprises Community Woodland on the southwest edge of Maghull. It abuts the built-up area of Maghull along its eastern edge. Dovers Brook, Maghull Brook, Bridges Lane and the River Alt form the boundary of the parcel.

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
--

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 forms part of an Essential Gap between Maghull and Netherton.
--

Parcel Number:	S107
Location Description:	Land to south of The Crescent, Maghull
Ward:	Park
Parish:	Sefton
Size (ha):	6.18

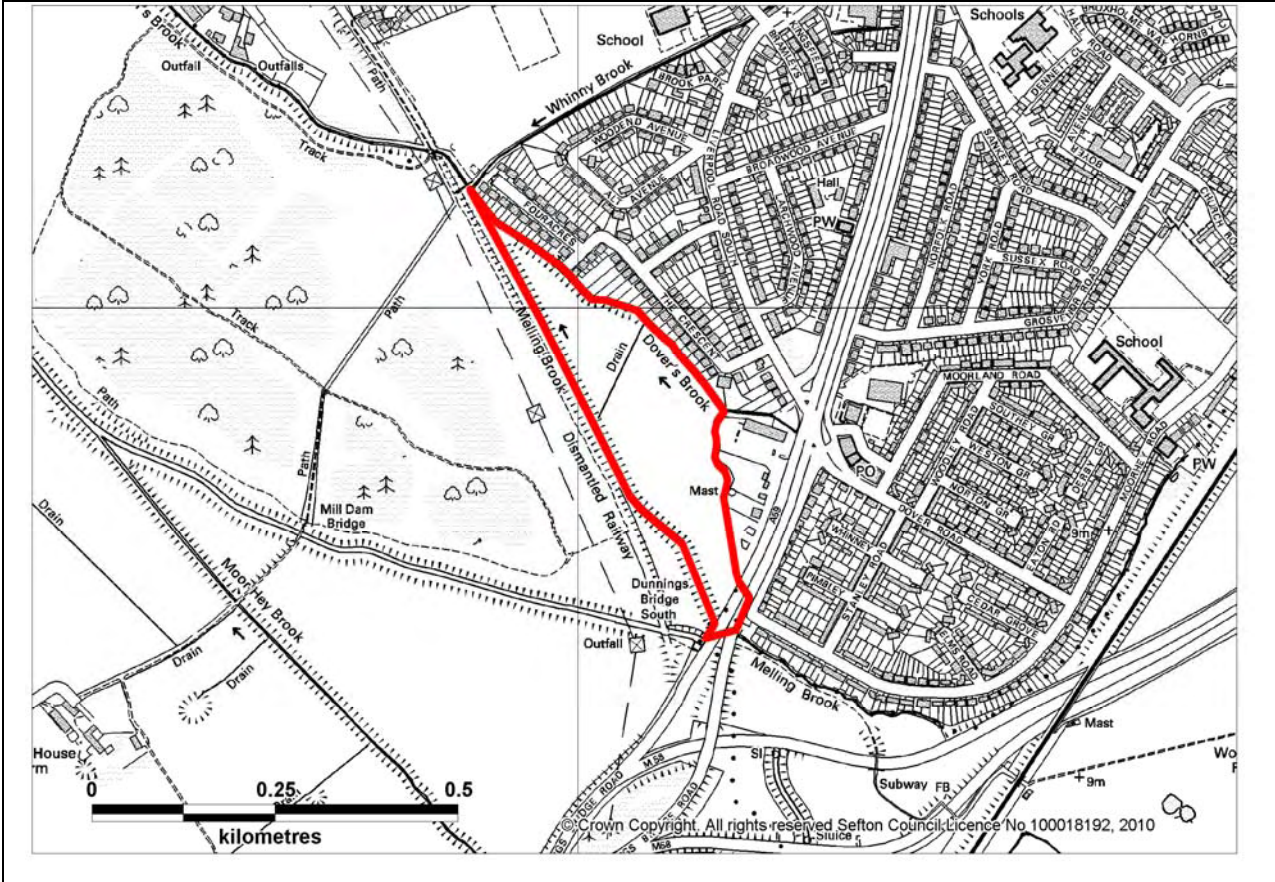
Stage 1 Assessment – identification of parcels

The parcel comprises open agricultural land to the southeast of Maghull. It abuts the built-up area of Maghull along its east boundary. Dovers Brook, Melling Brook and the former petrol station on the A59 form the boundary of the parcel.

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

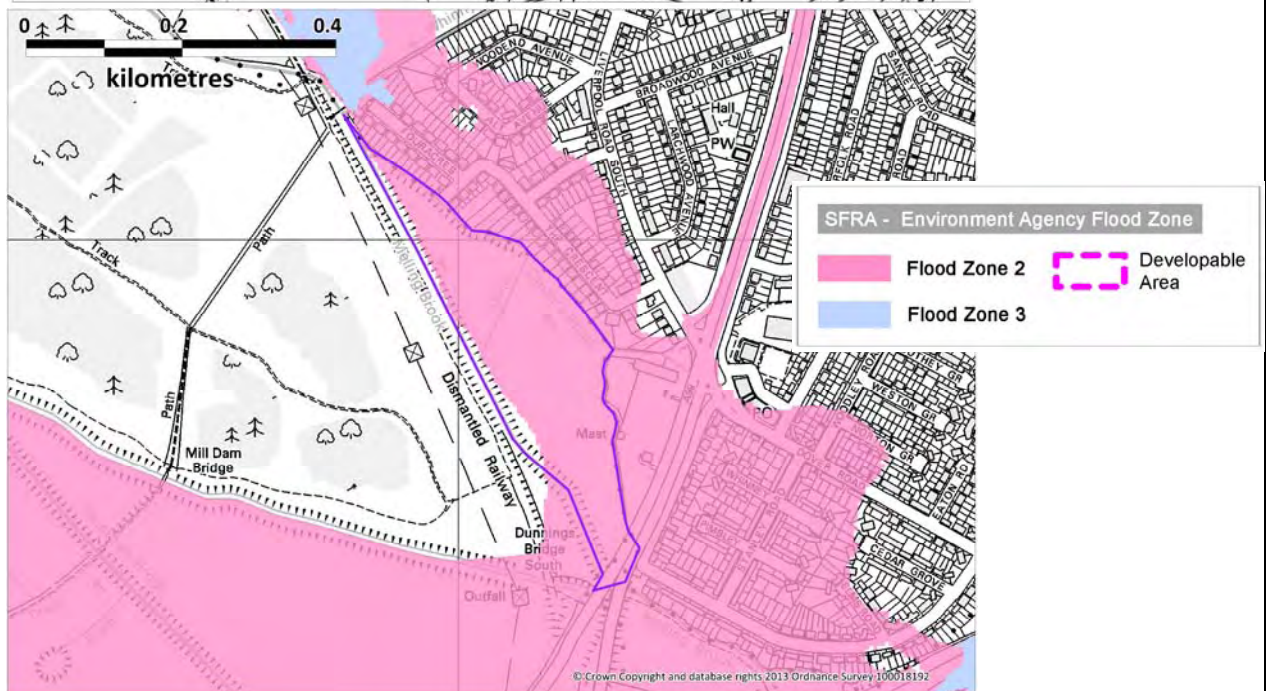
Purpose Two
 Essential Gap Essential Gap (part) **Narrow Gap** Wide Gap Not applicable

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 covered completely by a combination of Flood Zone 2 and local nature designations. It should therefore not be considered for development unless no other sites with fewer constraints are available.

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

Yes No

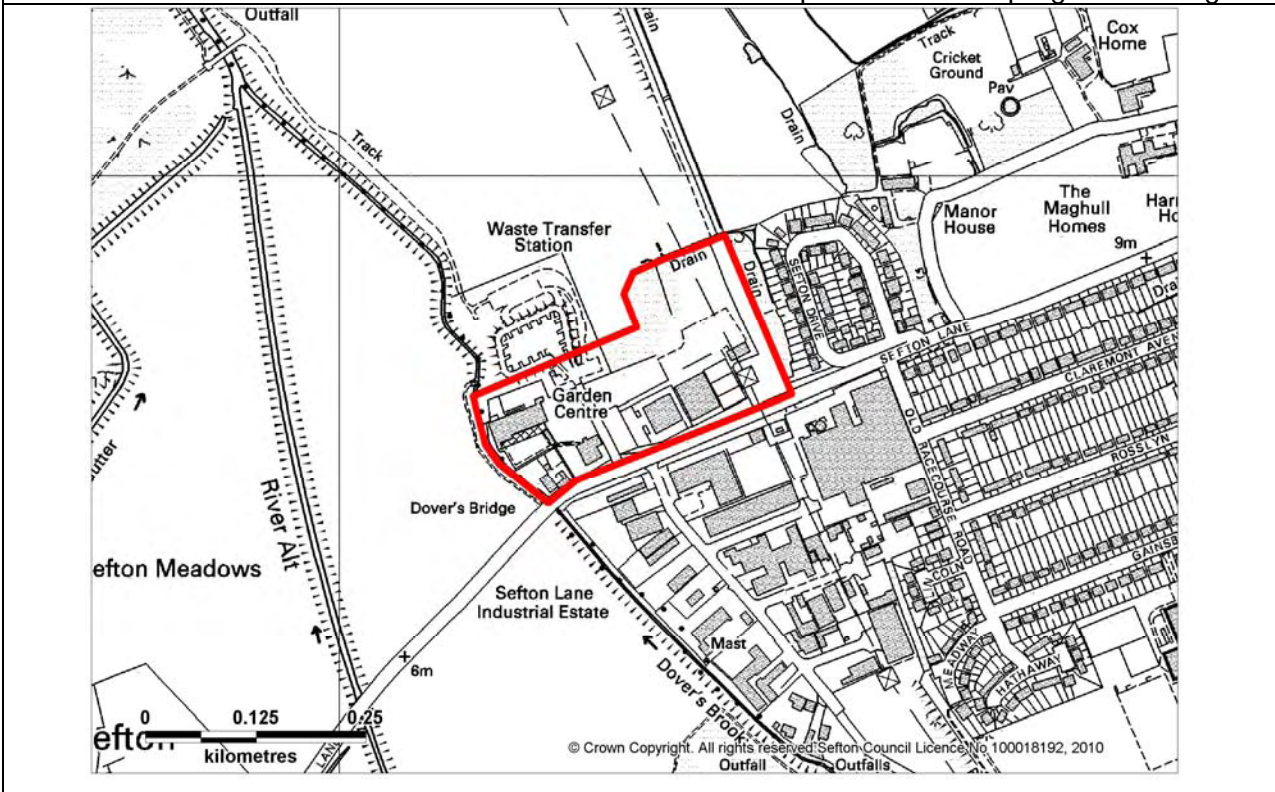
Stage 3b Assessment – N/A
Stage 4 Assessment – N/A
Conclusion:
The parcel was discarded at Stage 3a as it is covered completely by a combination of Flood Zone 2 and designation as a Local Wildlife Site.

Parcel Number:	S108
Location Description:	Commercial frontage, Sefton Lane, Maghull
Ward:	Park
Parish:	Maghull
Size (ha):	5.3

Stage 1 Assessment – identification of parcels

The parcel comprises commercial properties north of the Sefton Lane Industrial Estate. Dovers Brook, Sefton Lane, Sefton Drive and the adjacent Waste Transfer Station form the boundary of the parcel. Parcel is different in character from the agricultural land to the north (S109).

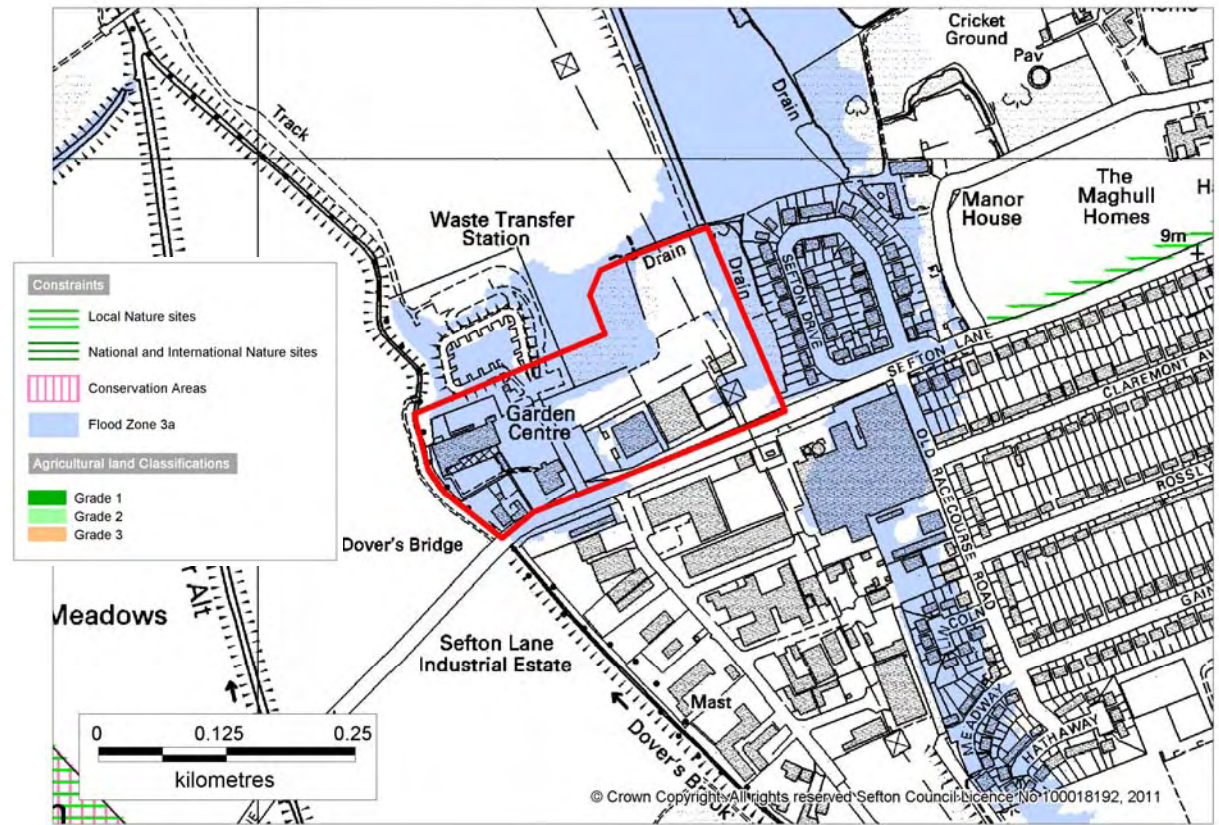
Is the parcel fully developed? Yes No
 If Yes the parcel does not progress to Stage 2



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

N/A

Stage 3a Assessment - constraints



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.

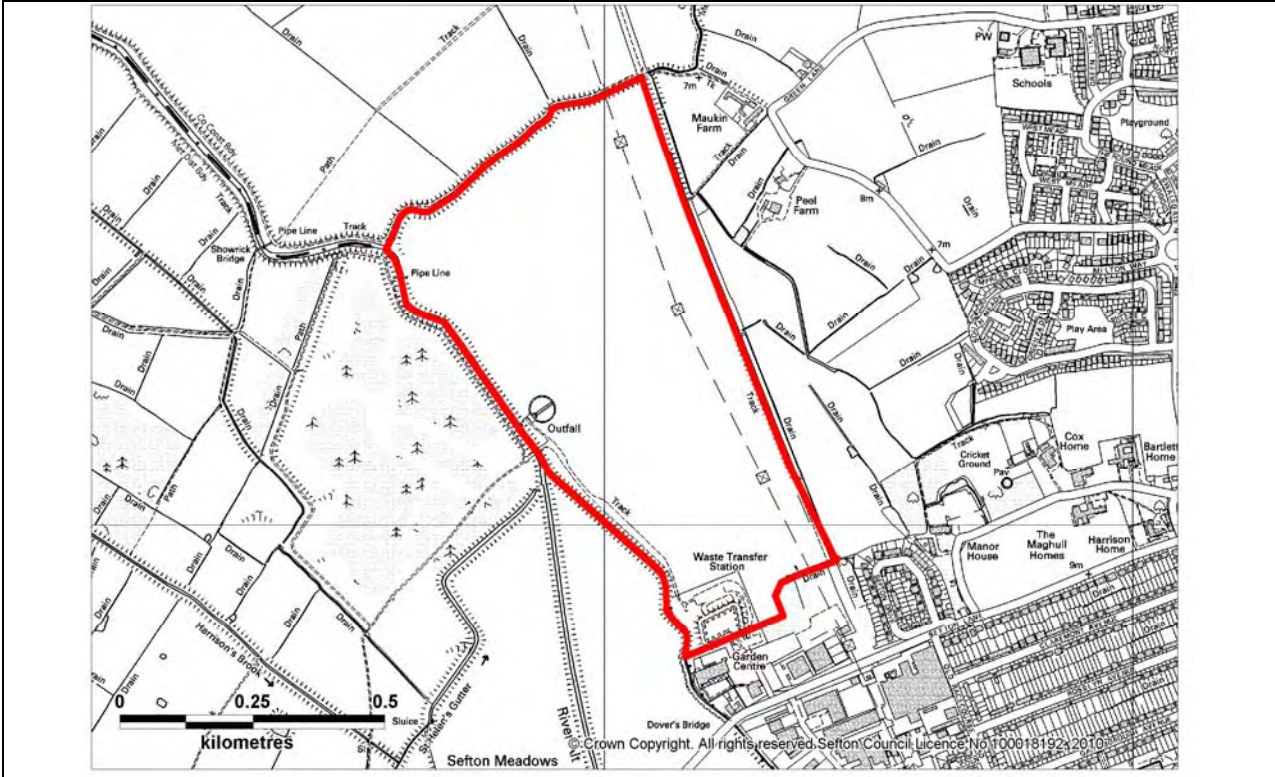
Parcel Number:	S109
Location Description:	Land to north of Sefton Lane, west of Cheshire Lines, Maghull
Ward:	Park
Parish:	Maghull
Size (ha):	43.61

Stage 1 Assessment – identification of parcels

The parcel comprises open agricultural land between Maghull and Lunt. It only abuts the built-up area through a Business Park. The River Alt, The Cheshire Lines Path, Maghull Brook and the built development north of Sefton Lane Industrial Area form the boundary of the parcel. Separate from neighbouring parcel (S101 and S110) to ensure manageable sized parcels.

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
--

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:

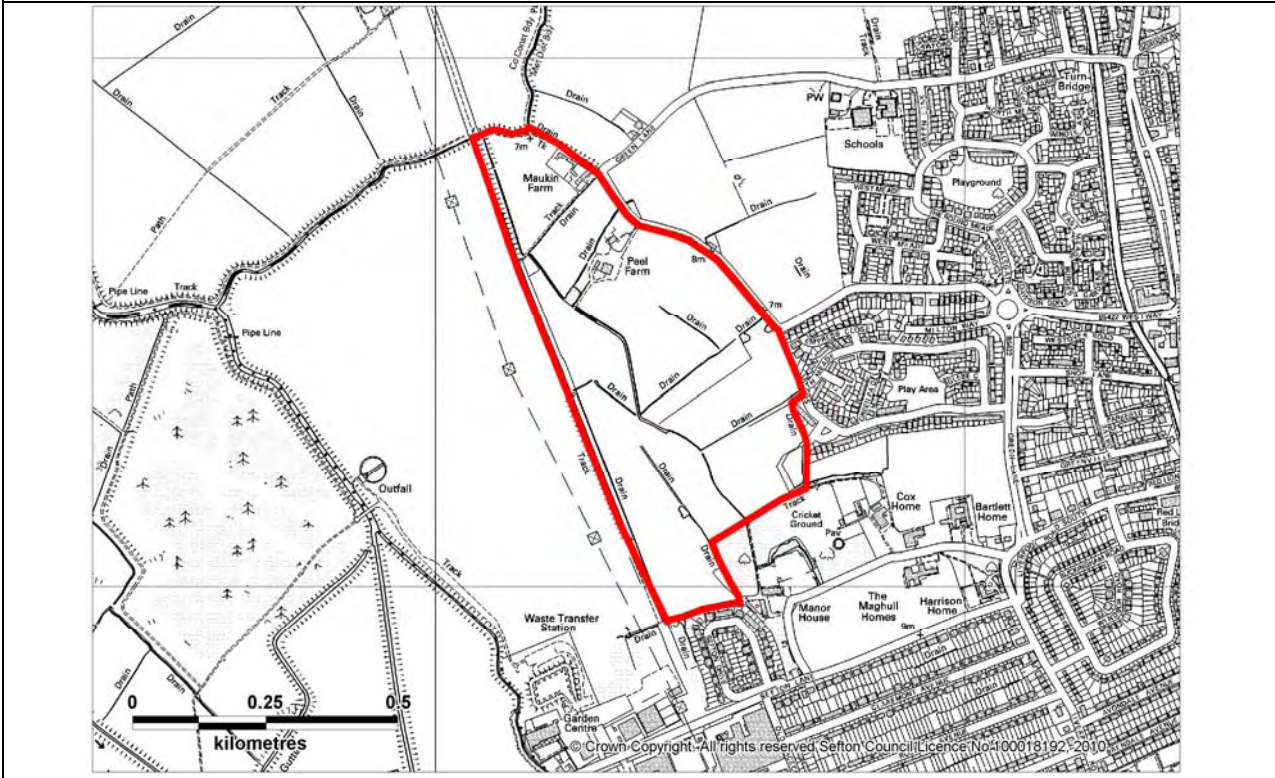
The parcel was discarded at stage 2 as it is not contained by the built-up area on any part.

Parcel Number:	S110
Location Description:	Land between Cheshire Lines and South Meade, Maghull
Ward:	Park
Parish:	Maghull
Size (ha):	28.82

Stage 1 Assessment – identification of parcels

The parcel comprises open agricultural land west of Maghull. It abuts the built-up area of Maghull to the east. The Cheshire Lines Path, Green Lane and the built up area of Maghull form the boundary of the parcel. Separate from neighbouring parcel (S109 and S111) to ensure manageable sized parcels.

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

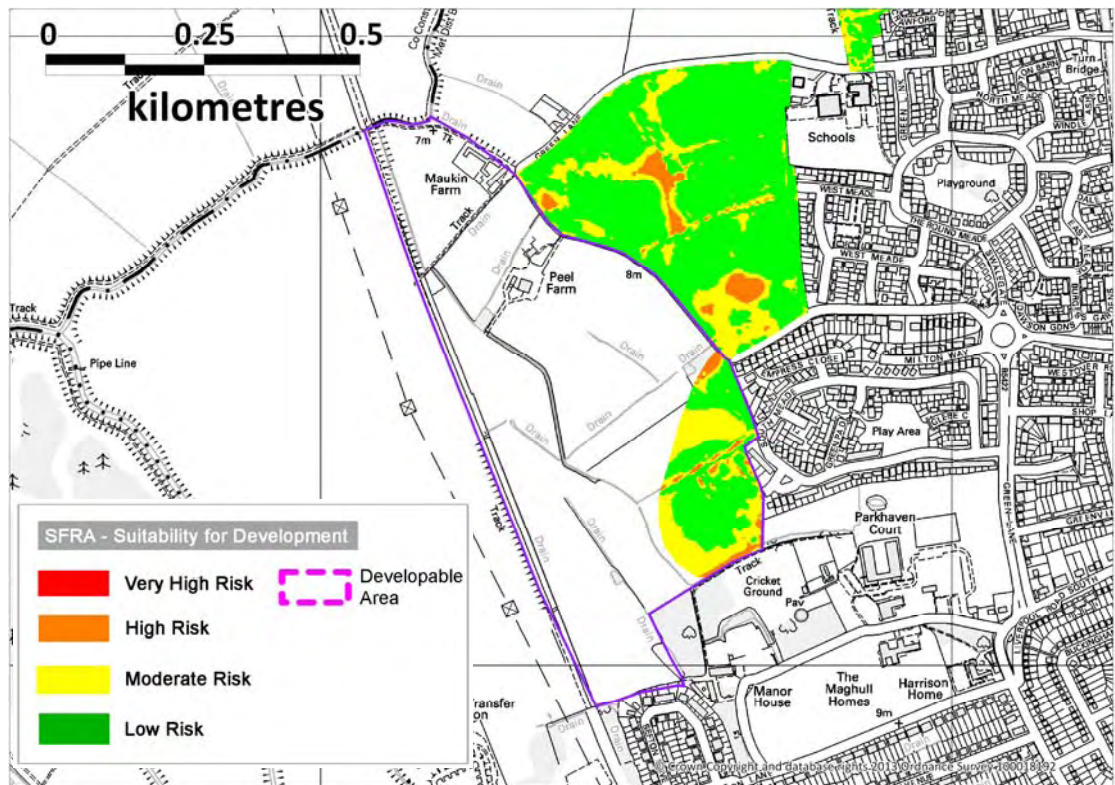
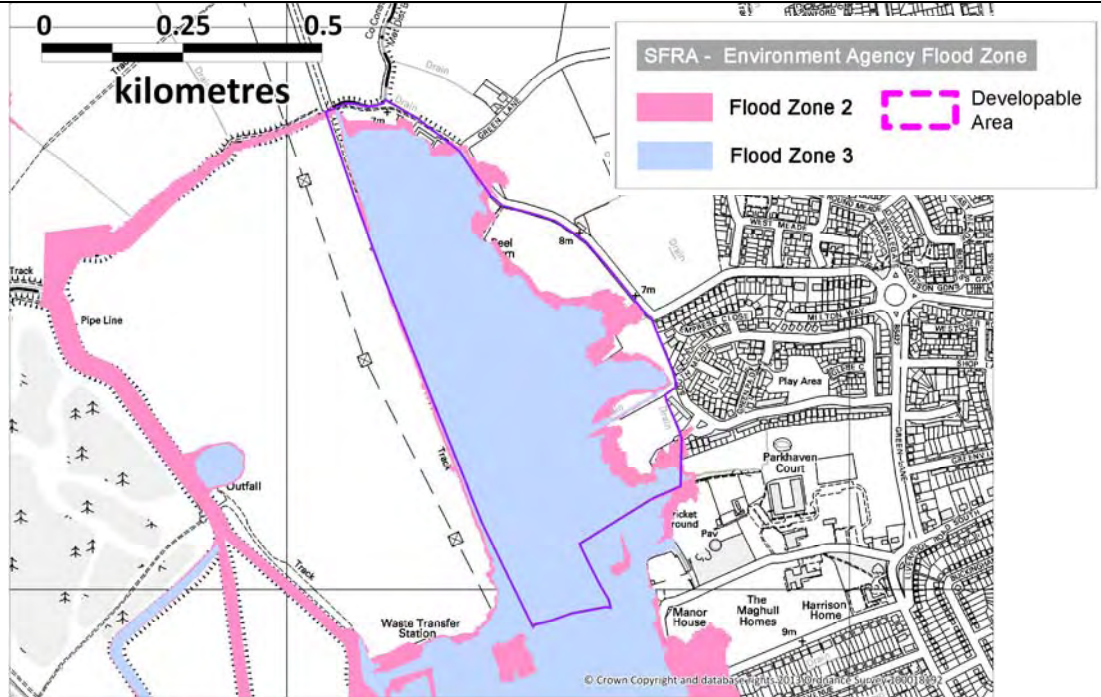
Purpose Two
Essential Gap Essential Gap (part) Narrow Gap Wide Gap Not applicable

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



Only very small parts of the parcel are not within Flood Zone 3. As these do not relate well to the existing built-up area, the parcel should not be identified for development. The parcel has 'best and most versatile' agricultural land.

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

Conclusion:

<p>The parcel contains 'best and most versatile' agricultural land and should only be considered if no other preferable sites are available. Most of the parcel is covered by Flood Zone 3.</p>
--

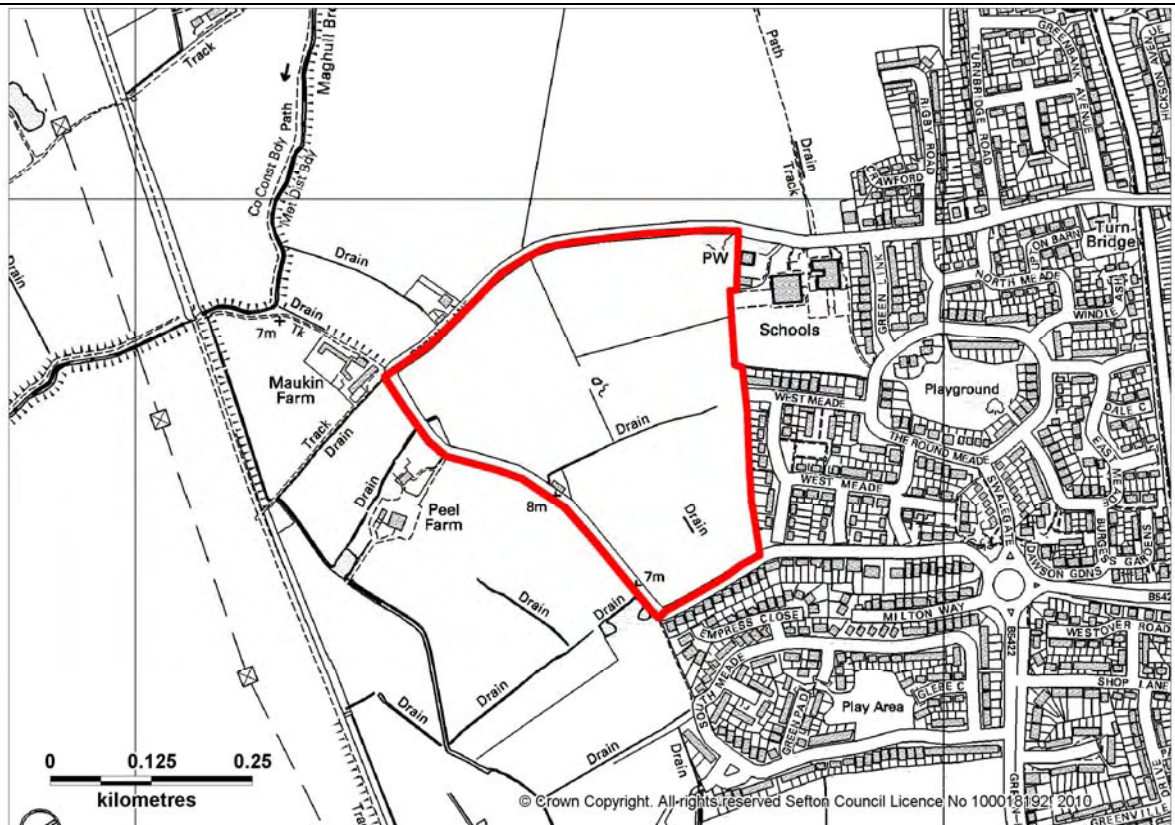
Parcel Number:	S111
Location Description:	Land bounded by Green Lane & built up area of Maghull
Ward:	Park
Parish:	Maghull
Size (ha):	13.63

Stage 1 Assessment – identification of parcels

The parcel comprises open agricultural land west of Maghull. It abuts the built-up area of Maghull. Green Lane and the urban edge of Maghull form boundary of the parcel. Separate from neighbouring parcel (S110 and S112) to ensure manageable sized parcels.

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

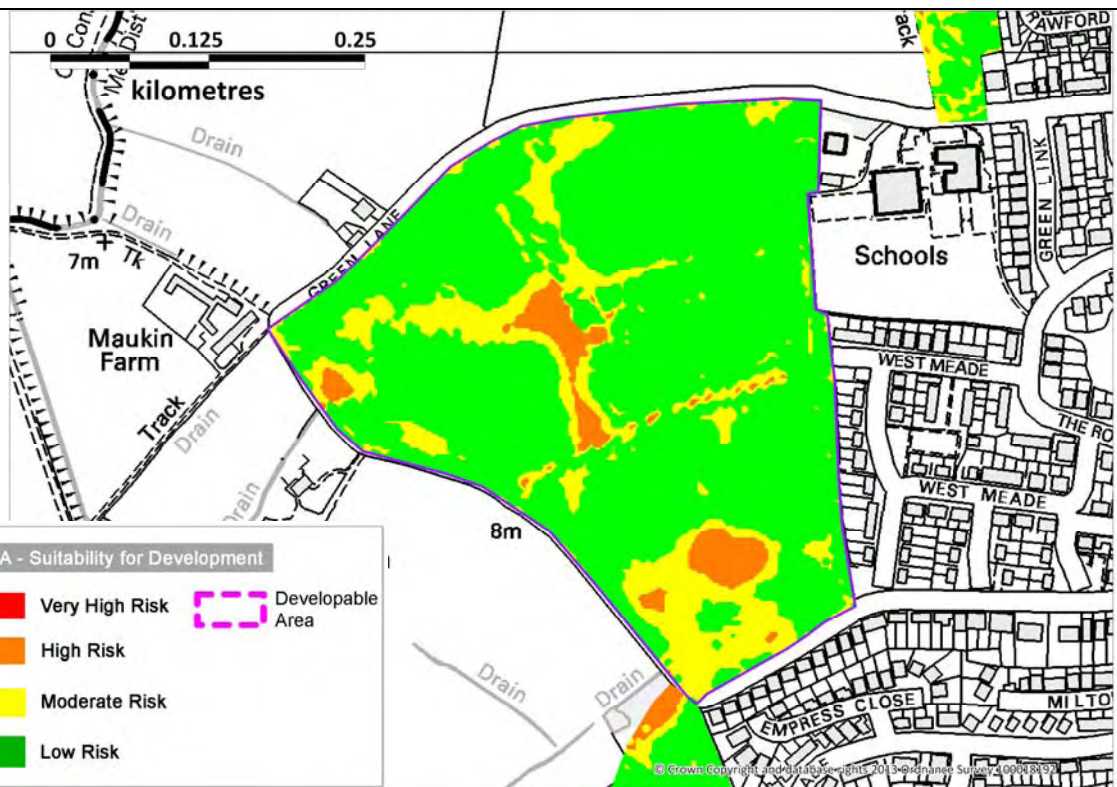
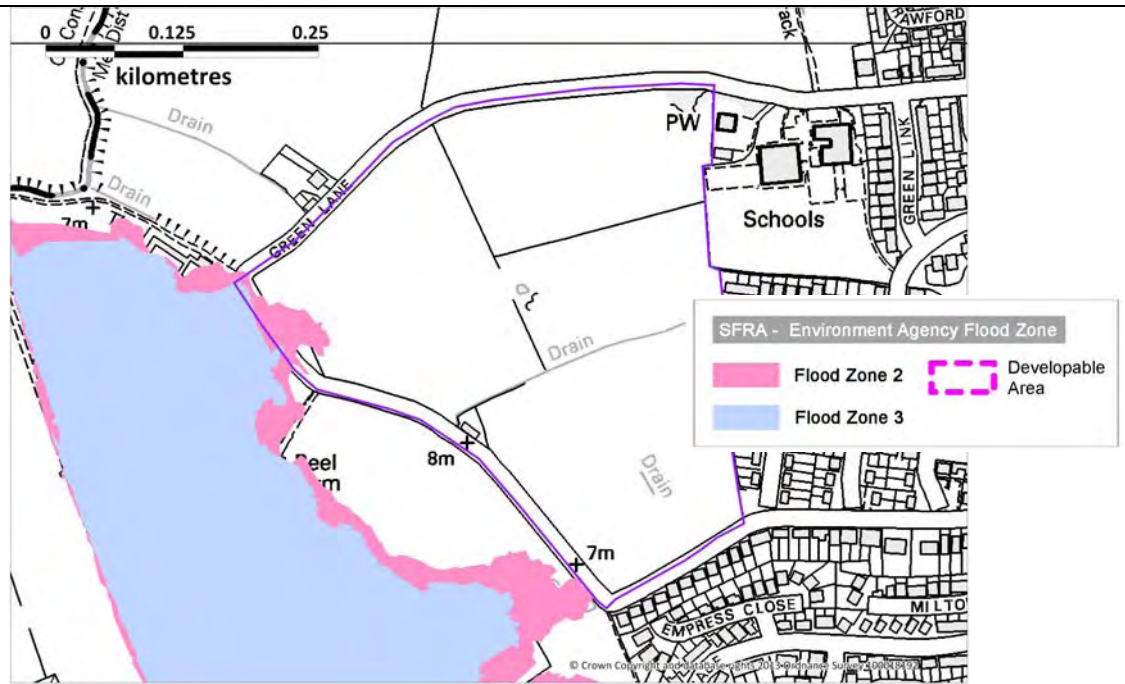
Purpose Four

Setting Part Setting **No Setting**

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

Yes No

Stage 3a Assessment - constraints



The parcel contains 'best and most versatile' agricultural land. Whilst most is in Flood Zone 1, parts are at moderate and high risk of flooding. Access to the north is constrained by narrow bridges over the canal.

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

Yes No

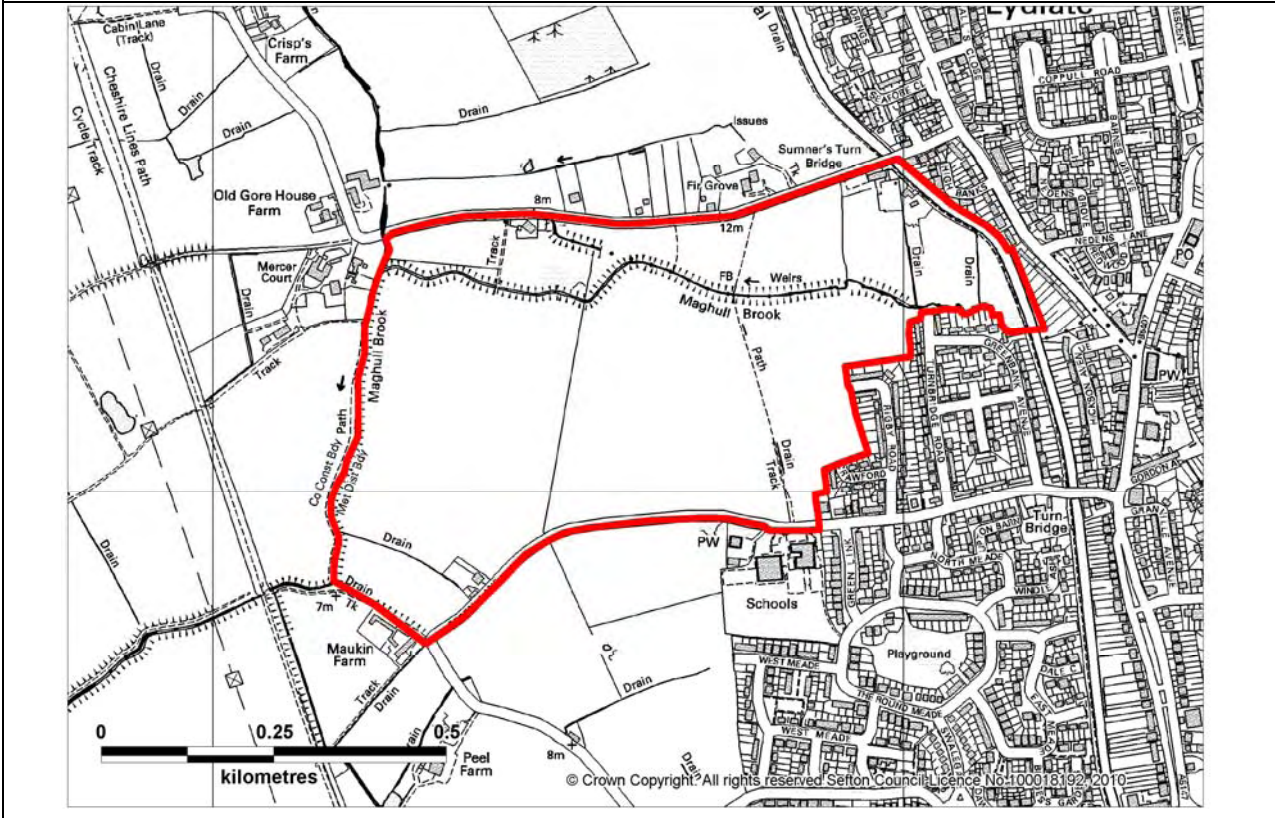
Stage 3b Assessment - accessibility	
Is the parcel adjacent to or contain a primary route network road?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Is the parcel within 800m of a rail station?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Is the parcel within 400m of a frequent bus route?	Yes <input 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 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 (ha): 13.2 (whole parcel)	
Preferred main use: Housing	
Notional capacity: 346	
Settlement to which capacity allocated: Maghull	
Conclusion:	
<p>The parcel contains 'best and most versatile' agricultural land and areas at moderate and high risk of flooding. Access is also constrained by the narrow bridges across the Leeds & Liverpool Canal. The site should only be considered if no other preferable sites are available.</p>	

Parcel Number:	S112
Location Description:	Land between Maghull Brook, Bell's Lane, Green Lane & built up area of Lydiate
Ward:	Park
Parish:	Maghull and Lydiate
Size (ha):	40.0

Stage 1 Assessment – identification of parcels

The parcel comprises open agricultural land west of Maghull. It abuts the built-up area of Maghull on its eastern edge. Maghull Brook, Green Lane, Bells Lane and the urban edge of Maghull form the boundary of the parcel.

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

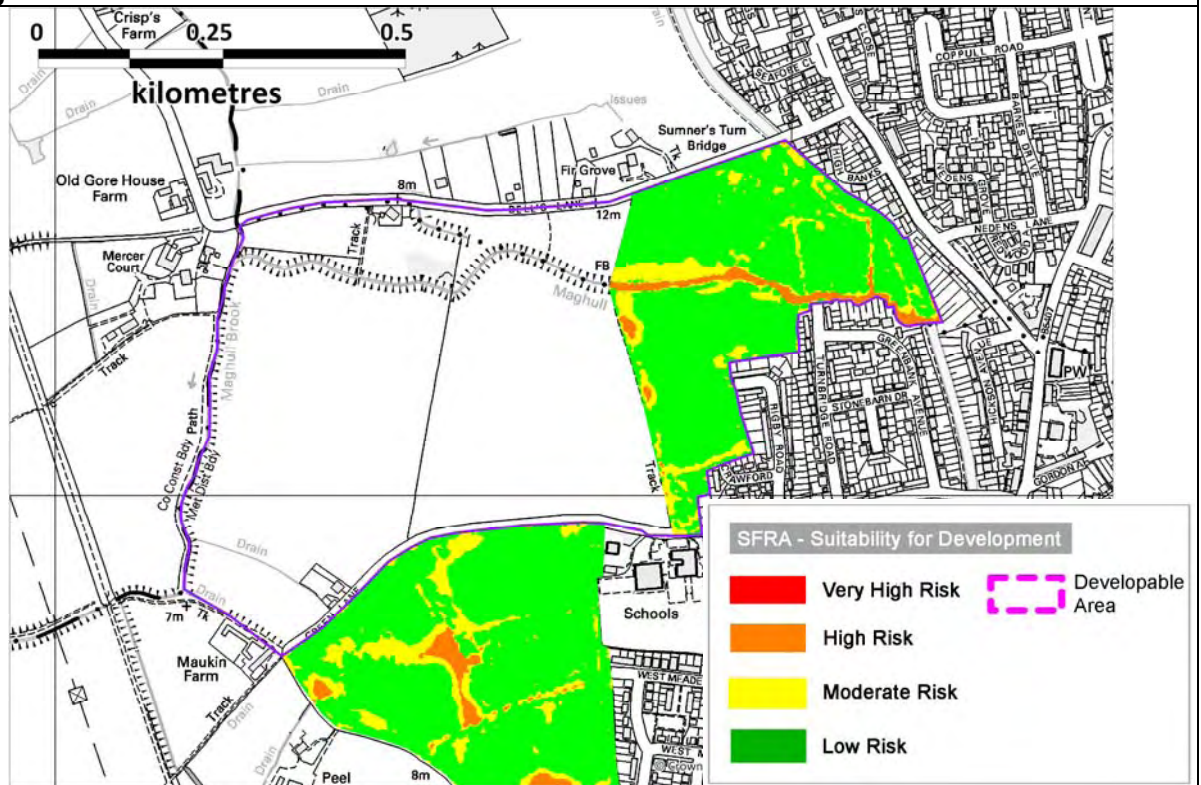
Purpose Two
 Essential Gap Essential Gap (part) Narrow Gap Wide Gap Not applicable

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 parcel contains some 'best and most versatile' agricultural land. Although it is in Flood Zone 1, small parts of the area are a moderate or high risk of flooding. Access to the area is severely constrained by the narrow bridges across the Leeds & Liverpool Canal.

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

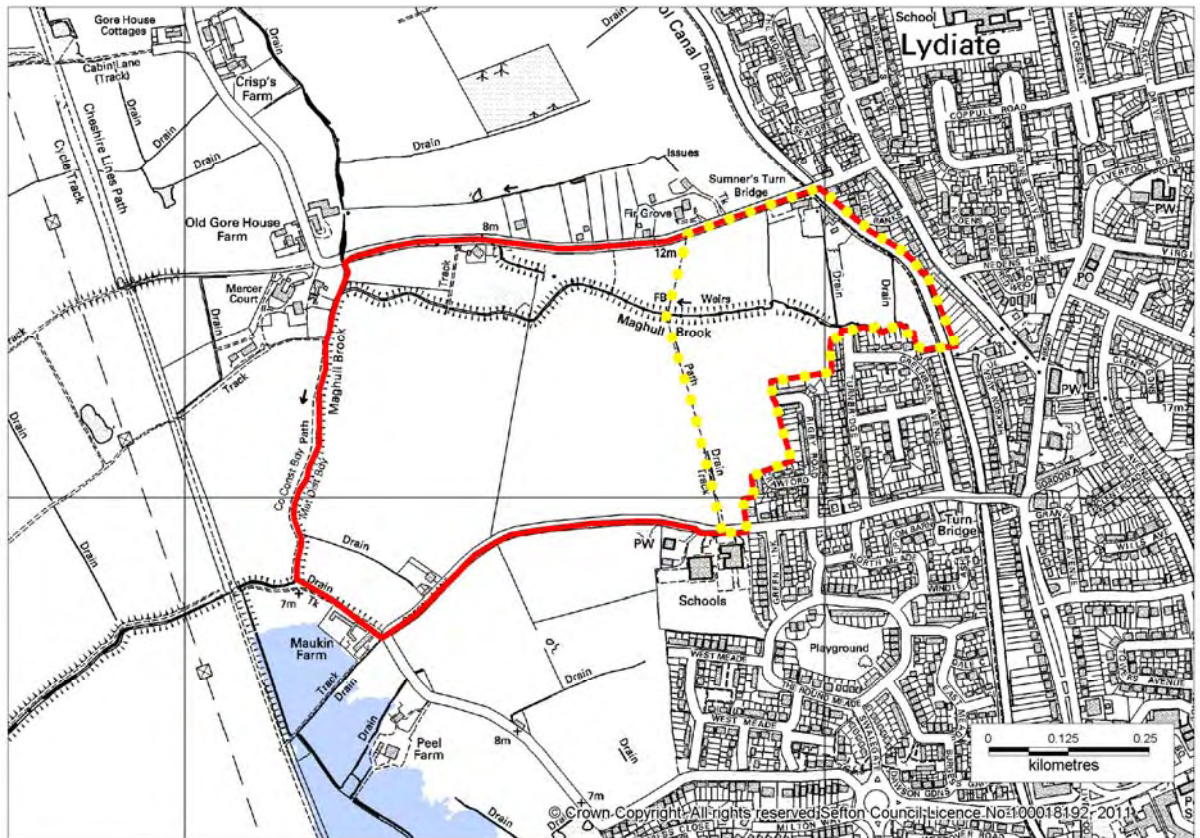
Is the parcel within 800m of a leisure centre?

Yes No

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

Yes No

Stage 4 Assessment



Gross developable area (ha): 10.3

Preferred main use: Housing

Notional capacity: 272

Settlement to which capacity allocated: Maghull

Conclusion:

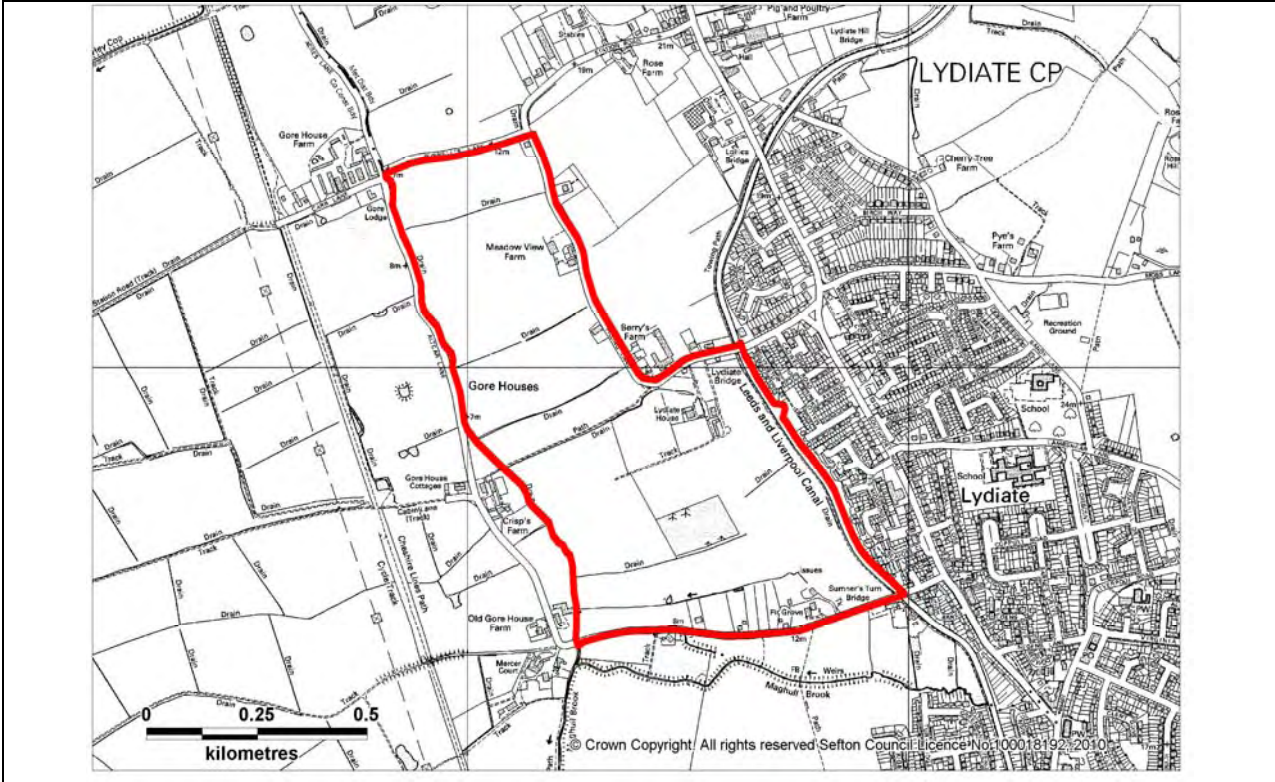
Access to the area is restricted. Together with the presence of 'best and most versatile' agricultural land, the area should only be considered if no other alternate sites are available.

Parcel Number:	S113
Location Description:	Land between Acres Lane, Pilling Lane, Punnell's Lane & Bell's Lane, Lydiate
Ward:	Park
Parish:	Lydiate
Size (ha):	61.2

Stage 1 Assessment – identification of parcels

The parcel comprises open agricultural land west of Maghull. It abuts the built-up area of Lydiate but only across the canal. The drain north of Maghull Brook, Bells Lane, Punnell's Lane, Pilling Lane and the Leeds & Liverpool Canal form boundary of the parcel. Separate from neighbouring parcel (S112, S114 and S115) to ensure manageable sized parcels.

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
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 was not contained by any urban area.

Parcel Number:	S114
Location Description:	Land bounded by Station Road, Southport Road, LLC & Pilling Lane, Lydiate
Ward:	Park
Parish:	Lydiate
Size (ha):	26.77

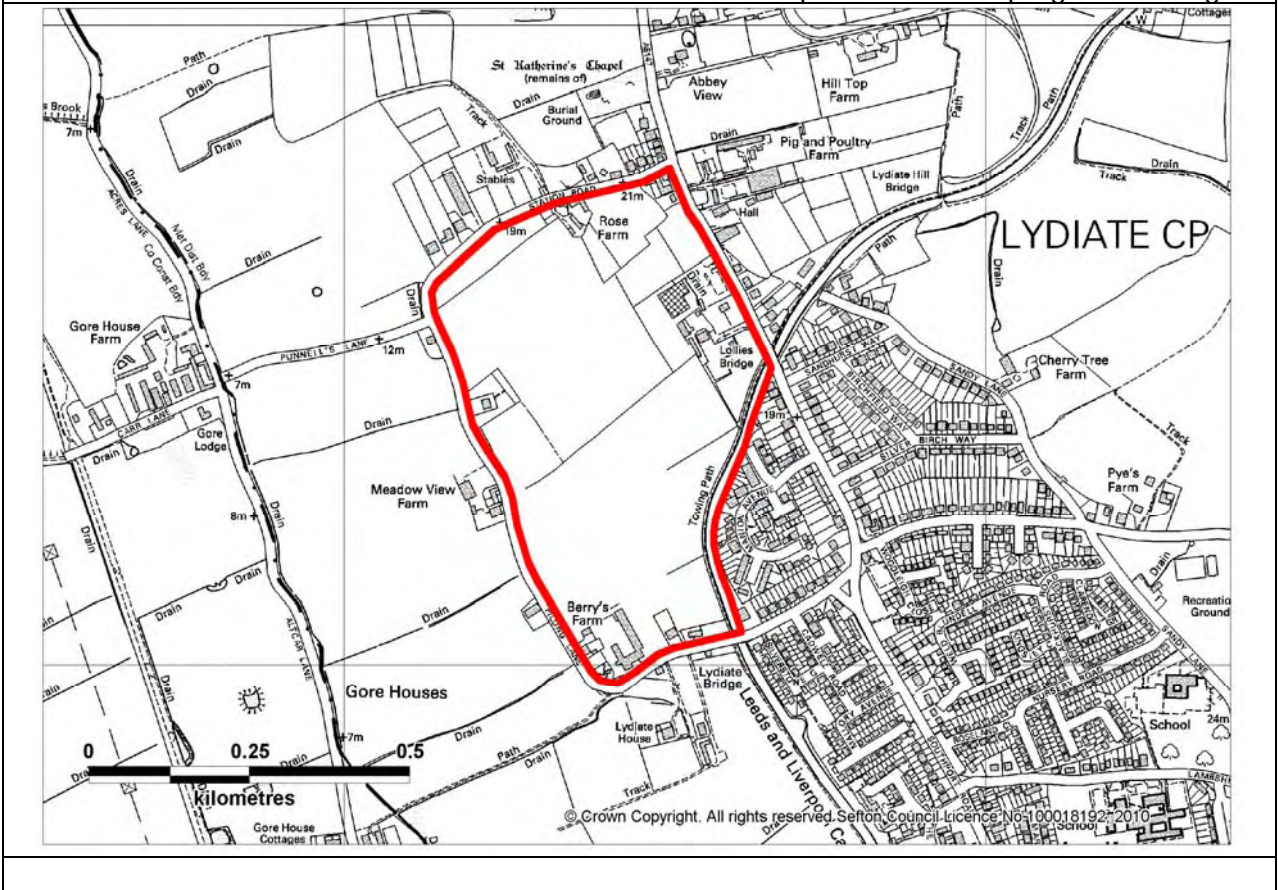
Stage 1 Assessment – identification of parcels

The parcel comprises open agricultural land west of Maghull. It abuts the built-up area of Lydiate but only across the canal. Pilling Lane, the Leeds & Liverpool Canal, Station Road and Southport Road form the boundary of the parcel. Separate from neighbouring parcel (S113 and S115) to ensure manageable sized parcels.

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

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:

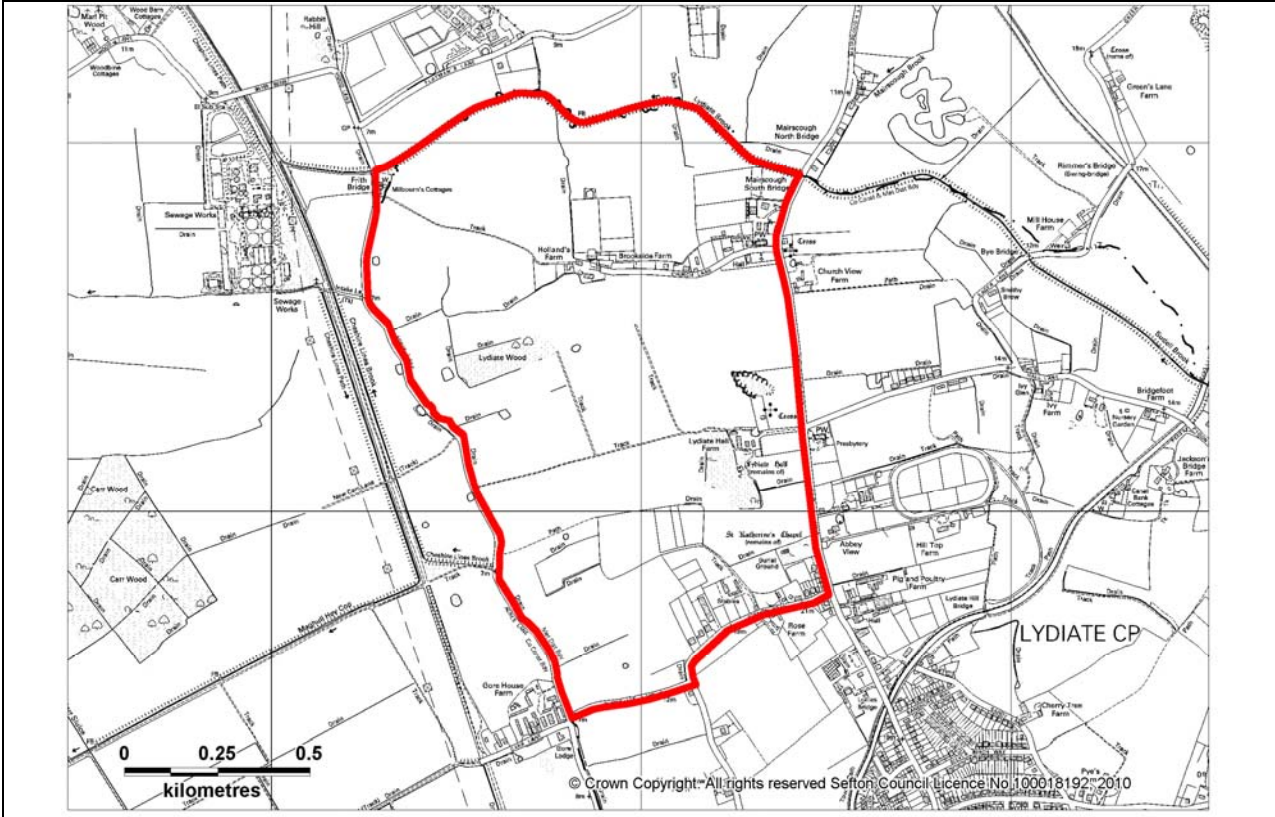
The parcel was discarded at Stage 2 as it was not contained by any urban area.

Parcel Number:	S115
Location Description:	Land N of Punnells Lane / Station Road, E of Southport Road & S of Lydiate Brook
Ward:	Park
Parish:	Lydiate
Size (ha):	144.03

Stage 1 Assessment – identification of parcels

Large parcel comprises open agricultural land northwest of Maghull. It does not abut any built-up area. Southport Road, Lydiate Road and Acres Lane create the boundary of the parcel. Separate from neighbouring parcel (S113, S115, S116 and S117) to ensure manageable sized parcels.

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
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 was not contained by any urban area.

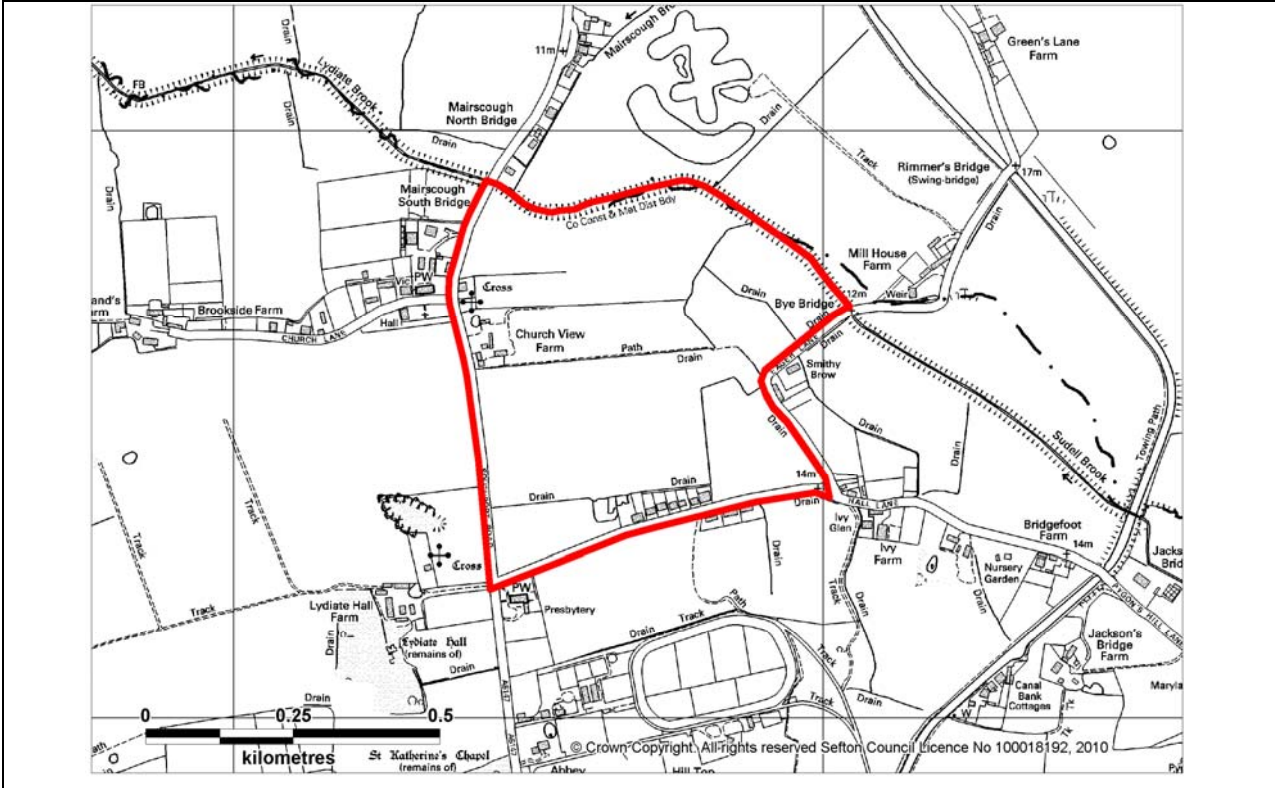
Parcel Number:	S116
Location Description:	Land bounded by Sudell Brook, Hall Lane & Eager Lane, Lydiate
Ward:	Park
Parish:	Lydiate
Size (ha):	32.32

Stage 1 Assessment – identification of parcels

The parcel comprises open agricultural land north of Maghull. It does not abut the built-up area on any side. Southport Road, Hall Lane, Eager Lane and Lydiate Brook form the boundary of the parcel. It has been separated from the neighbouring parcel (S115, S117 and S118) to ensure manageable sized parcels for further analysis.

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
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 on any edge by any urban area.

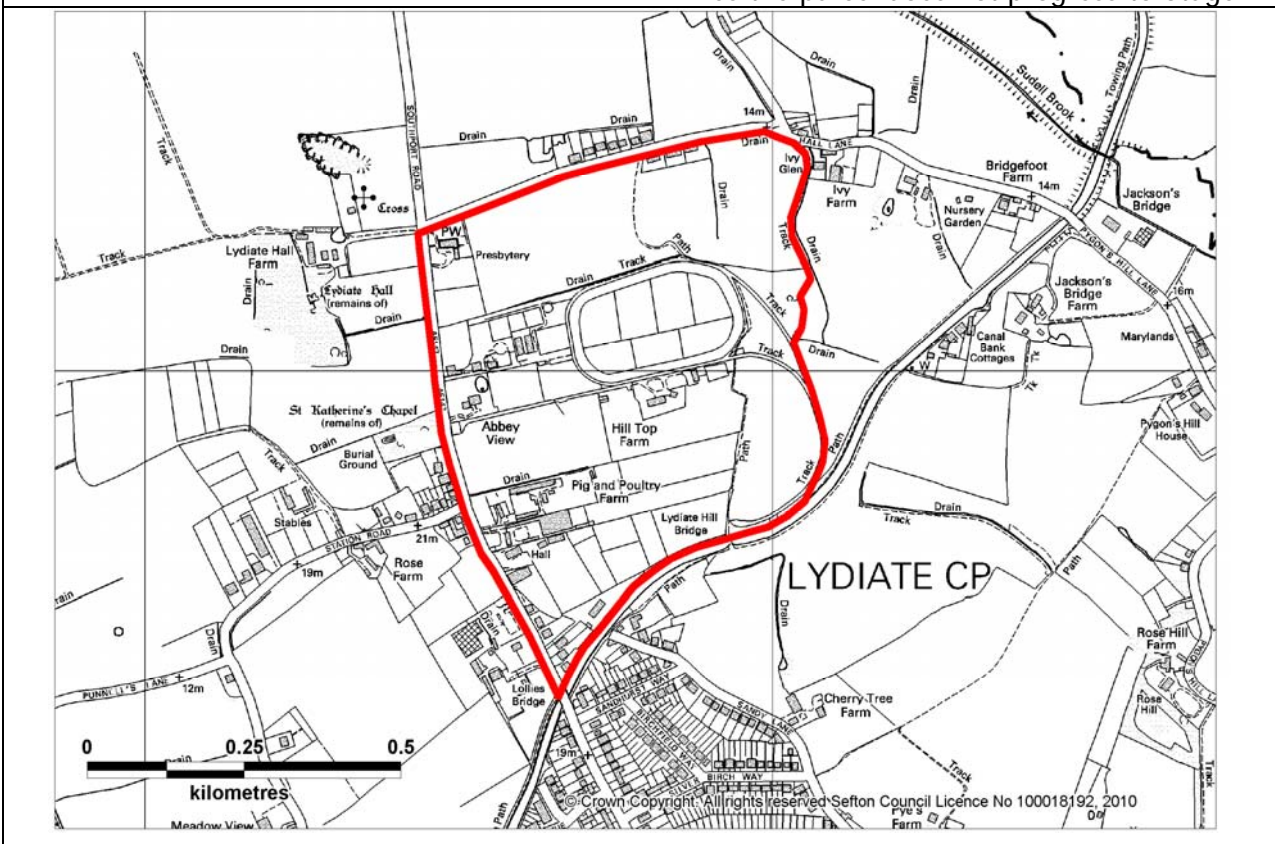
Parcel Number:	S117
Location Description:	Land east of Southport Road between LLC & Hall Lane, Lydiate
Ward:	Park
Parish:	Lydiate
Size (ha):	38.4

Stage 1 Assessment – identification of parcels

The parcel comprises open agricultural land north of Maghull. It does not abut the built-up area. Southport Road, the Leeds & Liverpool Canal, Hall Lane and a track adjacent to Ivy Farm form the boundary to the parcel. Separate from neighbouring parcel (S116, S118 and S120) to ensure manageable sized parcels.

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
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.

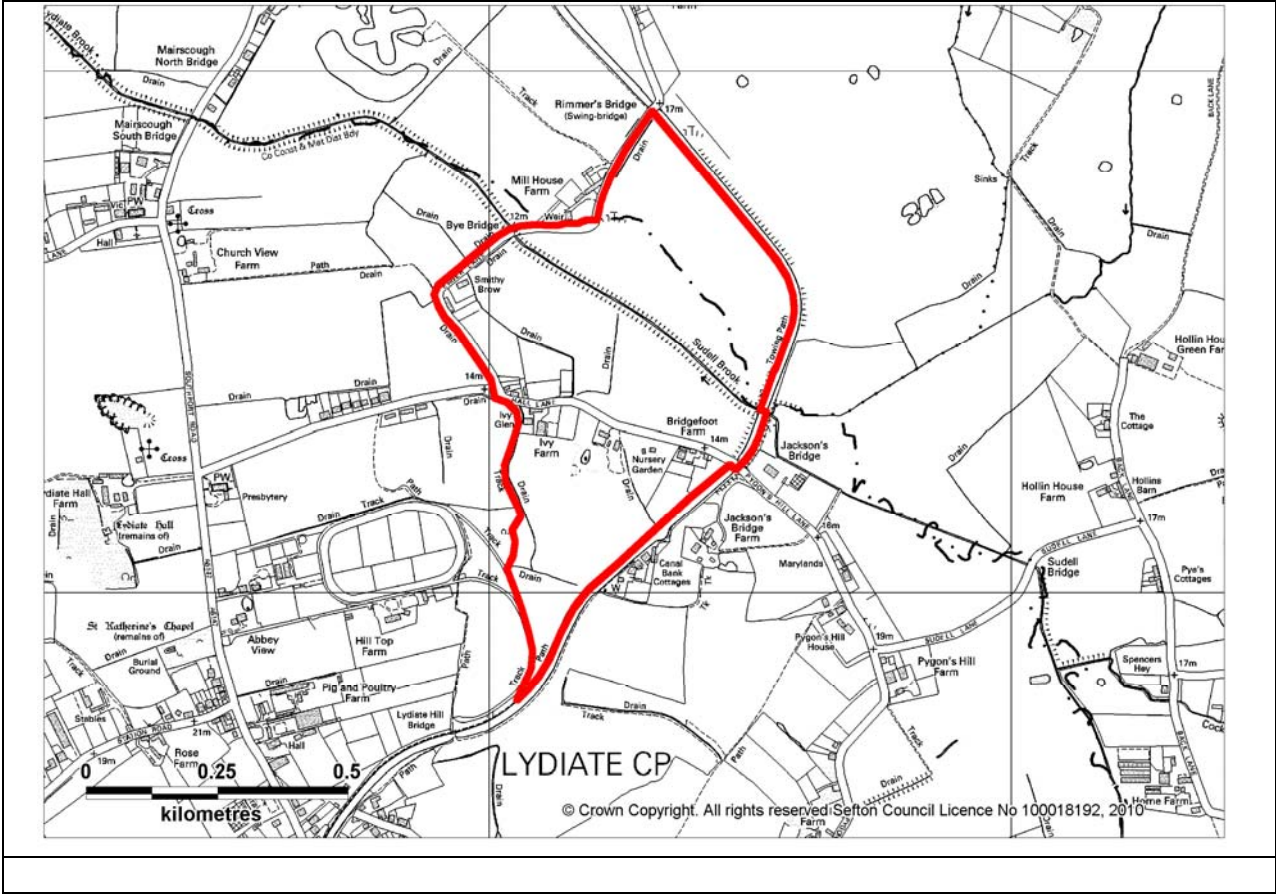
Parcel Number:	S118
Location Description:	Land between Eager Lane & Canal, Lydiate
Ward:	Park
Parish:	Lydiate
Size (ha):	37.12

Stage 1 Assessment – identification of parcels

The parcel comprises open agricultural land north of Maghull. It does not abut any built-up area. Eager Lane, the Leeds & Liverpool Canal and a track adjacent to Ivy Farm forms the boundary of the parcel. Separate from neighbouring parcel (S116, S117 and S120) to ensure manageable sized parcels.

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

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 does not contained by any urban area.

Parcel Number:	S119
Location Description:	Land between Leeds Liverpool Canal , Pygon's Hill Lane, Sudell Lane & Sudell Brook, Lydiate
Ward:	Park
Parish:	Lydiate
Size (ha):	8.94

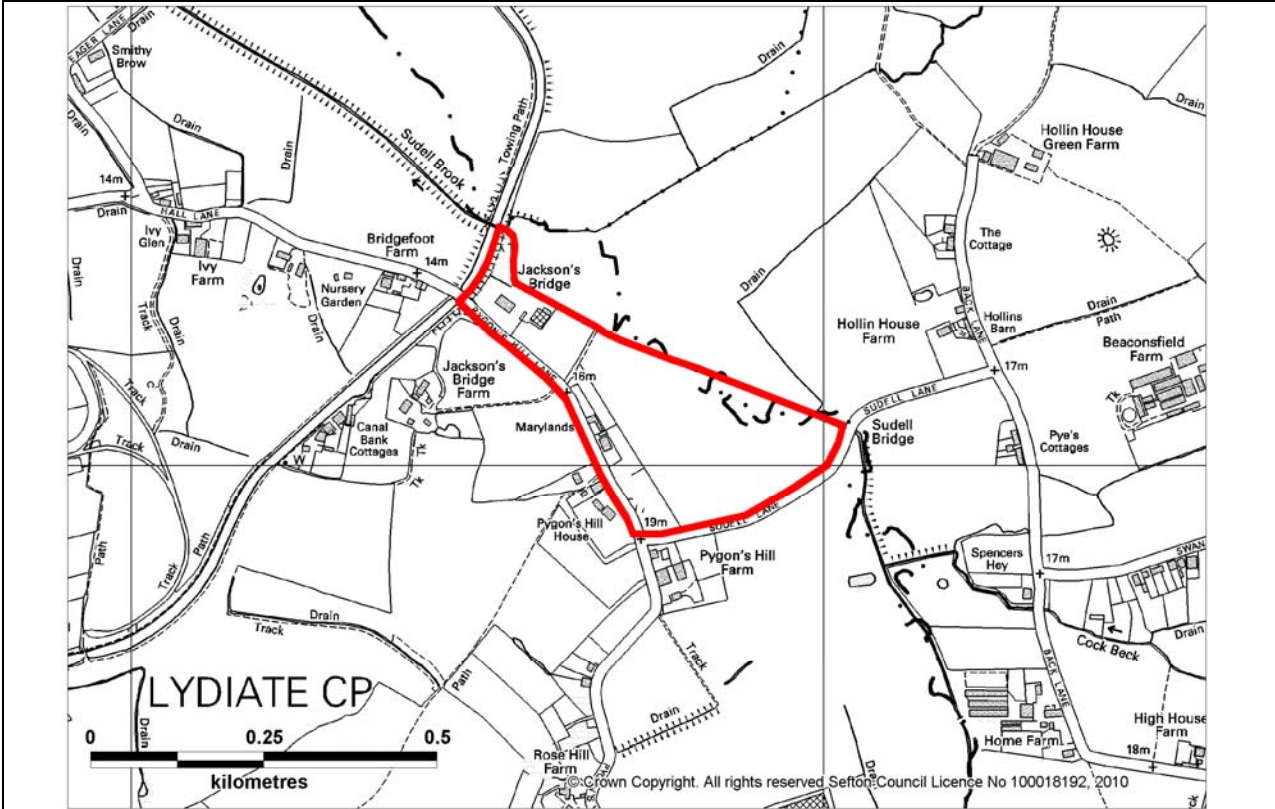
Stage 1 Assessment – identification of parcels

The parcel comprises open agricultural land north of Maghull. The parcel does not abut any built-up areas. The Leeds & Liverpool Canal, Pygons Hill Lane, Sudell Lane and Sudell Brook form the boundary of the parcel. Separate from neighbouring parcel (S118, S120 and S121) to ensure manageable sized parcels.

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

Parcel Number:	S120
Location Description:	Land bounded by Leeds & Liverpool Canal, Sandy Lane & Pygon's Hill Lane, Lydiate
Ward:	Park
Parish:	Lydiate
Size (ha):	65.73

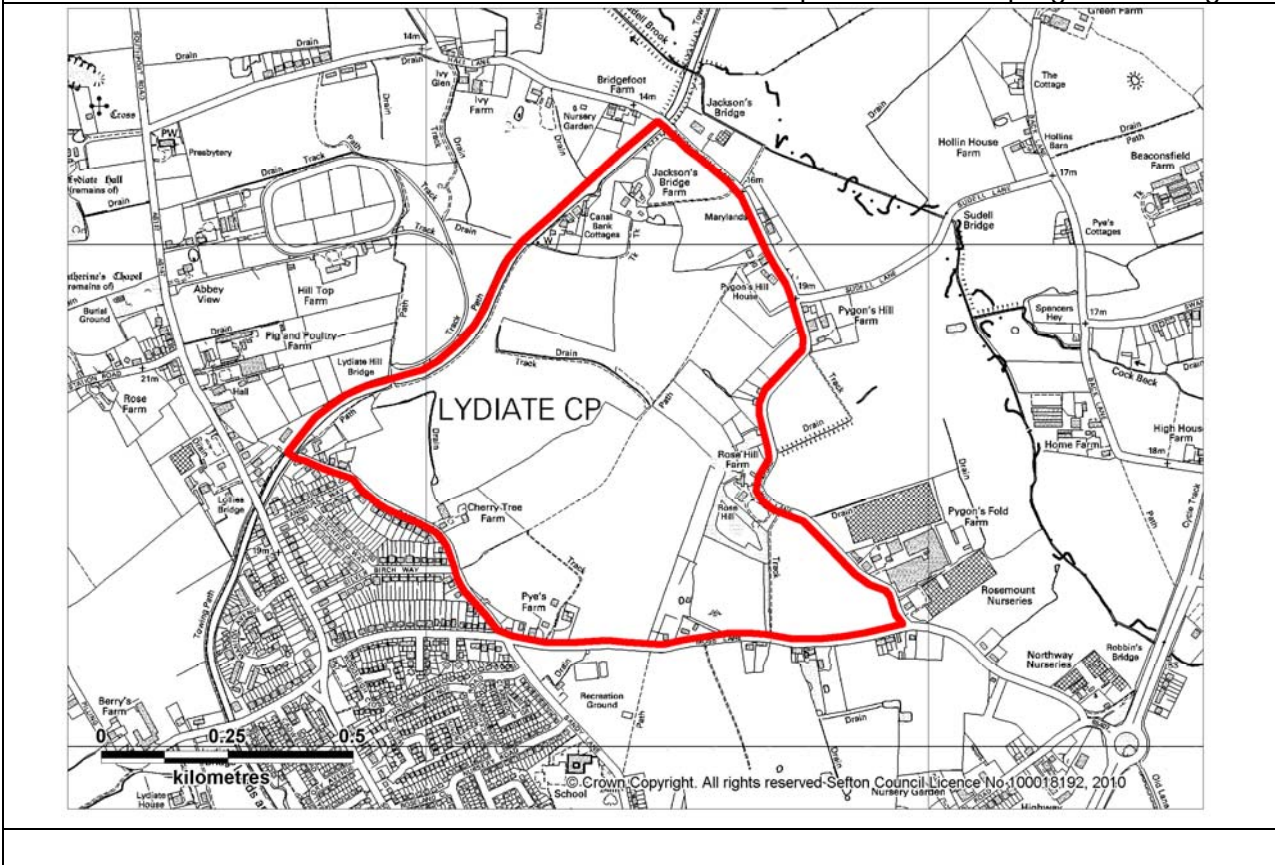
Stage 1 Assessment – identification of parcels

The parcel comprises open agricultural land north of Maghull. The parcel abuts the built-up area of Lydiate. The Leeds & Liverpool Canal, Pygon's Hill Lane, Moss Lane, and Sandy Lane form the boundary of the parcel. Separate from neighbouring parcel (S117, S118, S121 and S122) to ensure manageable sized parcels.

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

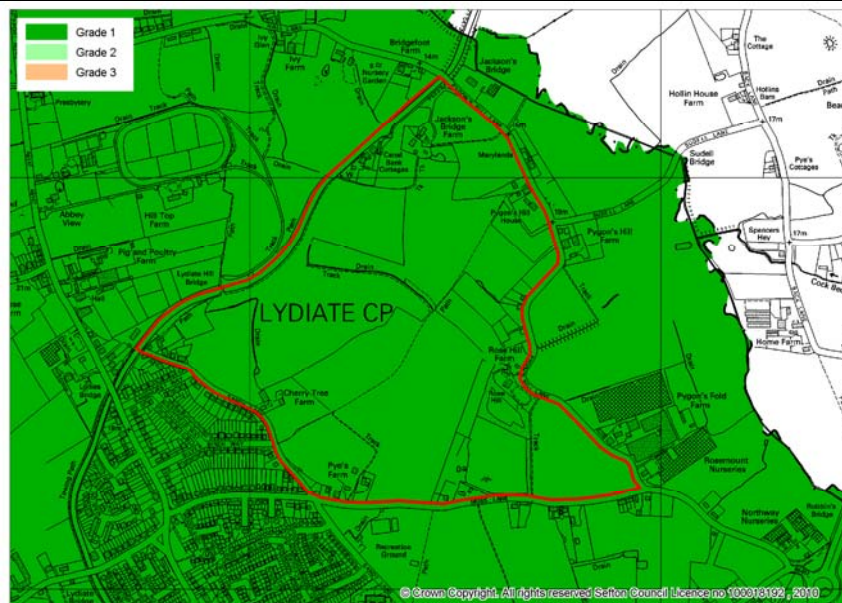
Purpose Four

Setting Part Setting No Setting

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

Yes No

Stage 3a Assessment - constraints



The entire parcel is covered by 'best and most versatile' agricultural land. The parcel does not contain any other constraints.

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 <input type="checkbox"/> No <input checked="" 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"/>
Stage 4 Assessment	
Gross developable area (ha): 11.50	
Net developable area (ha): 5.75	
Preferred main use: Housing	
Notional capacity: 172	
Settlement to which capacity allocated: Maghull	
Conclusion:	
<p>Development should be restricted to the southern half of the parcel. All of the developable area is 'best and most versatile' agricultural land so should only be considered for development if no other less constrained sites are available.</p>	

Parcel Number:	S121
Location Description:	Land between Pygon's Hill Lane, Sudell Lane & Sudell Brook, Lydiate
Ward:	Park
Parish:	Lydiate
Size (ha):	37.21

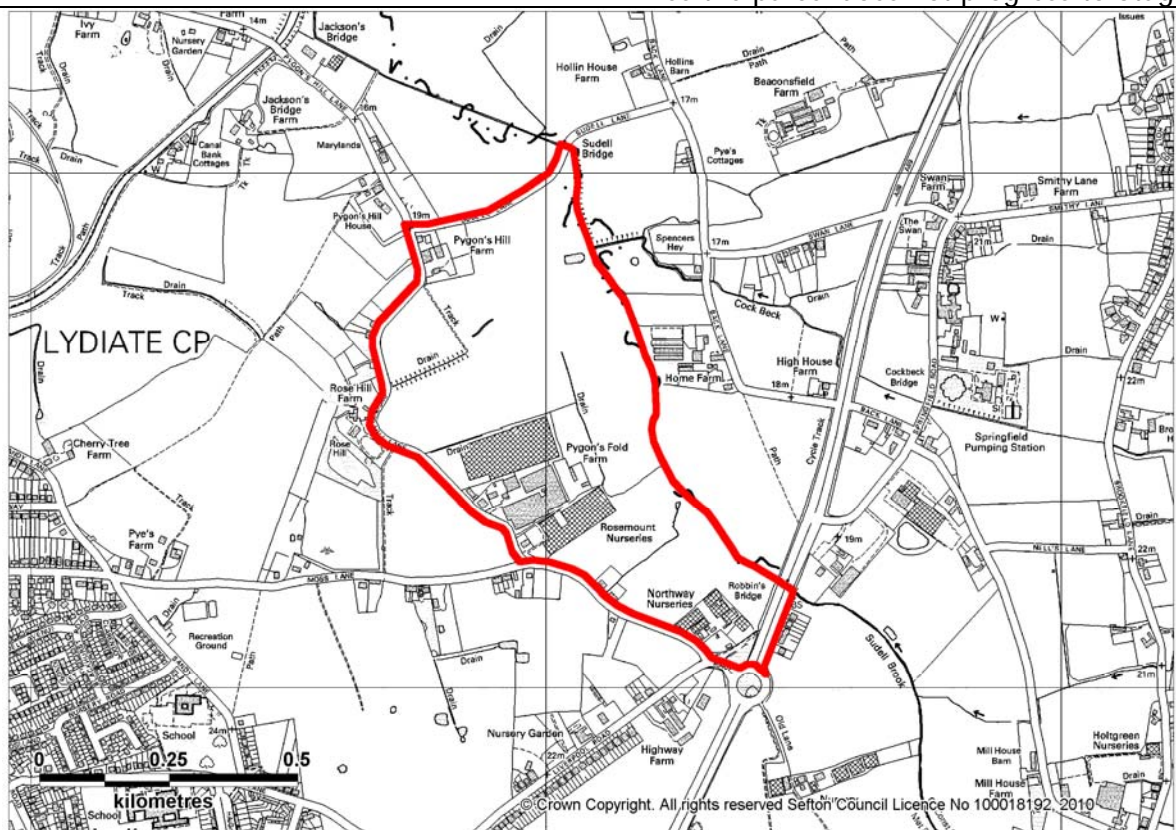
Stage 1 Assessment – identification of parcels

The parcel comprises open agricultural land north of Maghull. The parcel does not abut any built-up areas. Sudell Brook, Pygon's Hill Lane, Sudell Lane and the A59 form the boundary of the parcel. Separate from neighbouring parcels (S119, S120, S122 and S123) to ensure manageable sized parcels.

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

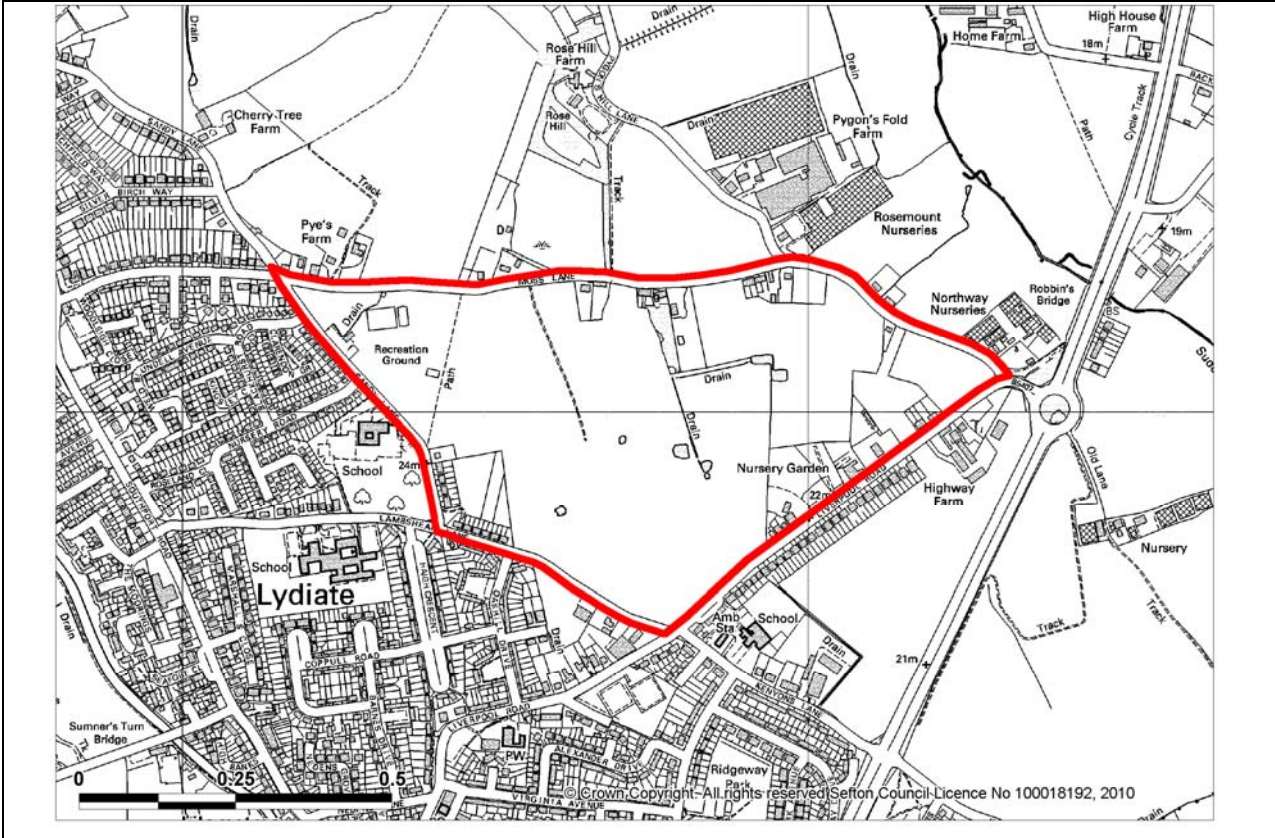
Stage 3a Assessment - constraints
N/A
Stage 3b Assessment - accessibility
N/A
Stage 4 Assessment – N/A
Gross developable area (ha): 0
Net developable area (ha): 0
Preferred main use: N/A
Notional capacity: N/A
Settlement to which capacity allocated: N/A
Conclusion: The parcel is discarded at Stage 2,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

Parcel Number:	S122
Location Description:	Land bounded by Moss Lane, Liverpool Road, Lambshear Lane & Sandy Lane, Lydiate
Ward:	Park
Parish:	Lydiate
Size (ha):	39.66

Stage 1 Assessment – identification of parcels

The parcel comprises mostly open agricultural land north of Maghull. It also contains a recreation ground and contains ribbons of development along the external roads. It abuts the built-up area of Maghull along its south and west edge. Moss Lane, Liverpool Road, Sandy Lane and Lambshear Lane form the boundary of this parcel.

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

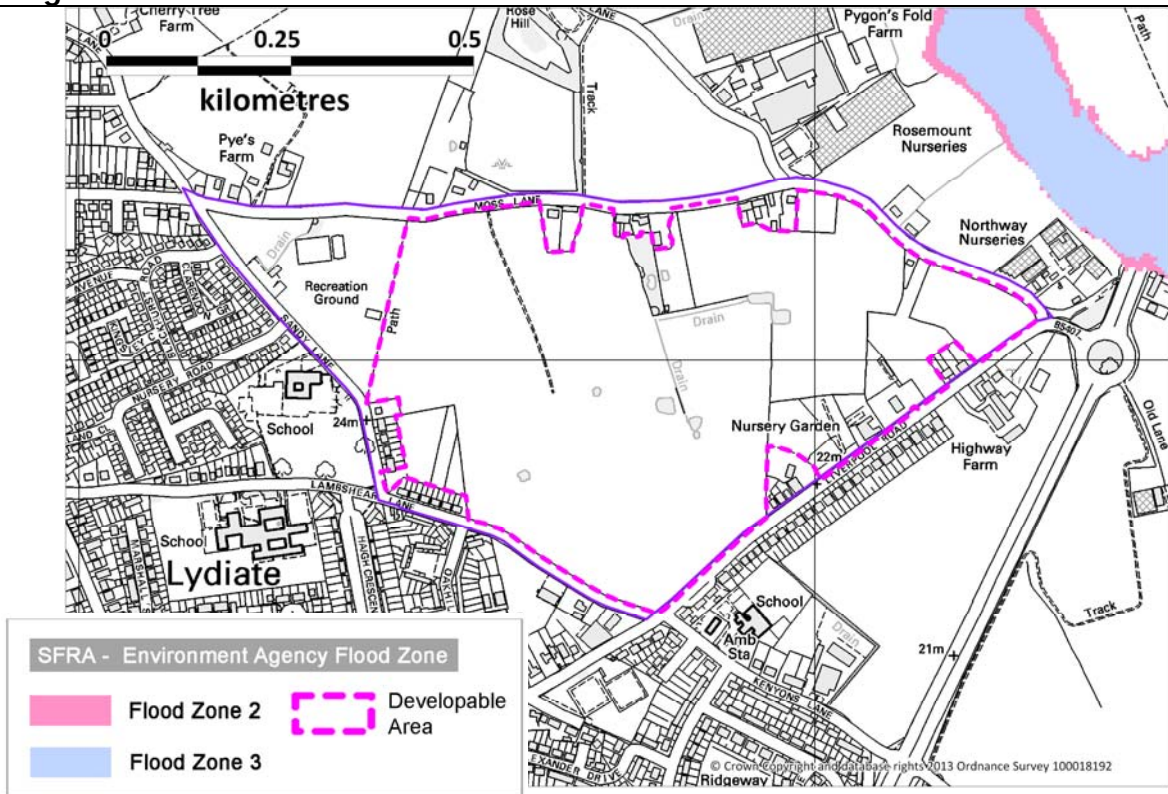
Purpose Two
Essential Gap Essential Gap (part) Narrow Gap Wide Gap Not applicable

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 majority of the parcel is covered by 'best and most versatile' agricultural land. The western part of the site comprises a recreation ground which should be retained. The parcel is not affected by any other constraints.

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):

31.2

Preferred main use:

Housing

Notional capacity:

819

Settlement to which capacity allocated:

Maghull

Conclusion:

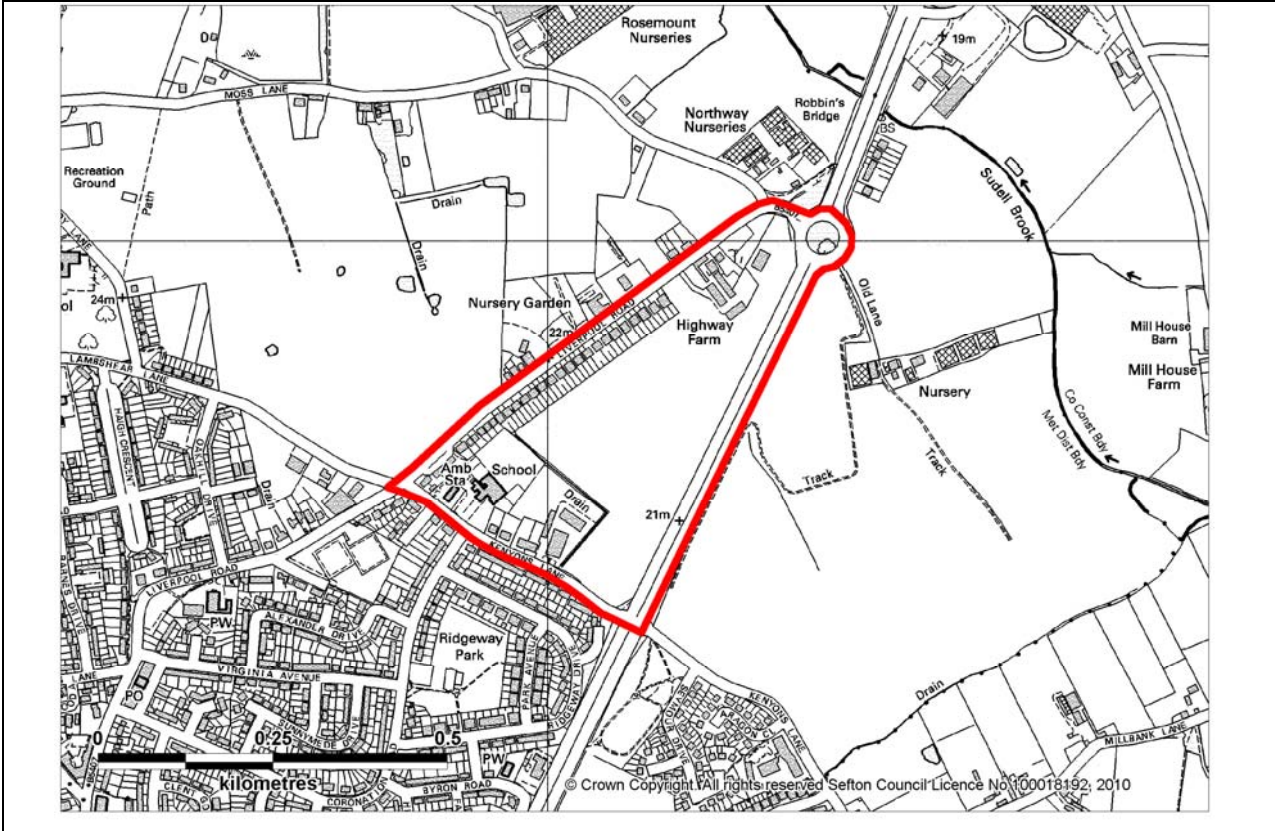
Despite containing 'best and most versatile' agricultural land, the area is suitable for development. As it is more open than the adjoining parcel (S123), the latter parcel should be developed first.

Parcel Number:	S123
Location Description:	Land bounded by Liverpool Road, Kenyons Lane & Northway, Lydiate
Ward:	Park
Parish:	Lydiate
Size (ha):	17.59

Stage 1 Assessment – identification of parcels

The parcel comprises open agricultural land north of Maghull. It abuts the built-up area of Maghull on its southern edge. The A59, Liverpool Road and Kenyons Lane form the boundary of the parcel.

Is the parcel fully developed? Yes No



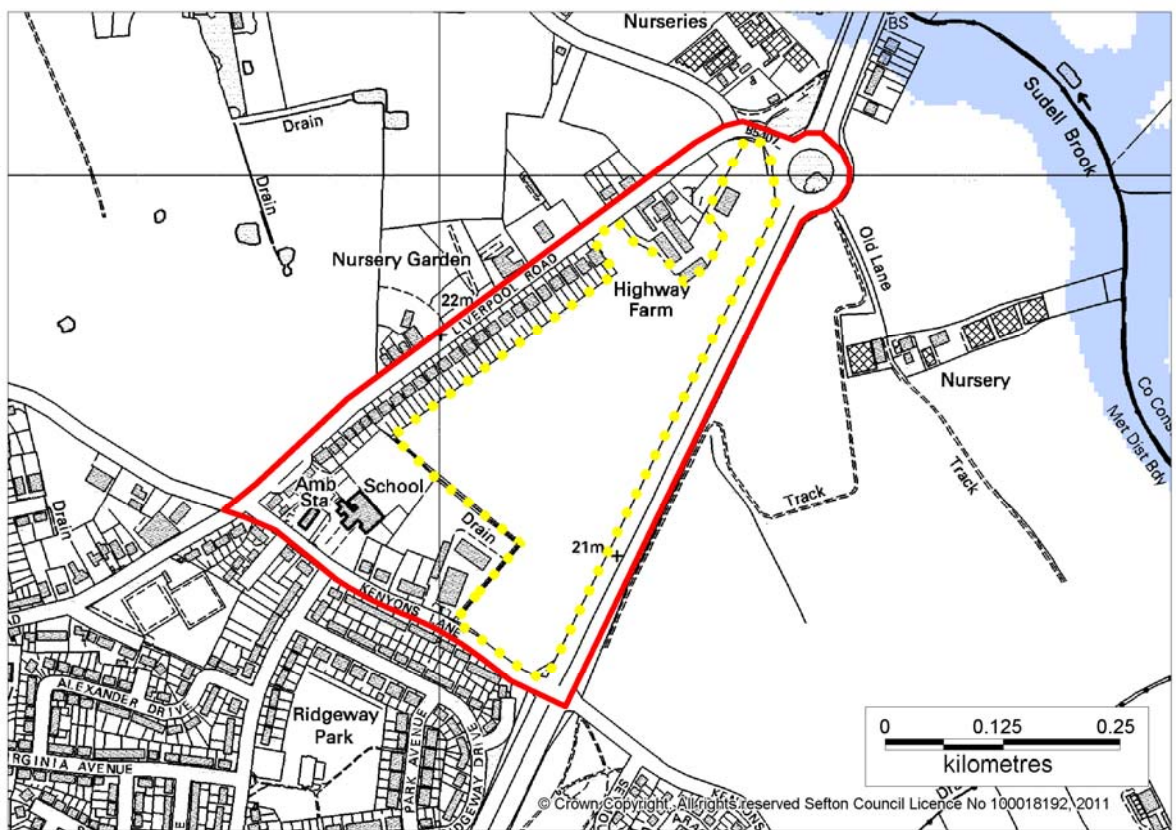
Stage 2 Assessment – National Planning Policy Framework paragraph 80: Green Belt Purposes

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 parcel contains 'best and most versatile' agricultural land, but is otherwise free from constraints.	
Is the parcel removed from the study following the stage 3a assessment?	
	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Stage 3b Assessment - accessibility	
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 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"/>

Stage 4 Assessment



Gross developable area (ha): 9.8

Preferred main use: Housing

Notional capacity: 257

Settlement to which capacity allocated: Maghull

Conclusion:

The site is well-contained by the primary road network and built development within the site limits its impact on the openness of the Green Belt. Most of the developable area is 'best and most versatile' agricultural land so would only be considered for development if no other alternate sites were available. Development of this site could secure the re-location of Morton's dairy, which causes a nuisance to nearby residents following the intensification of the use due to mechanisation and expansion.

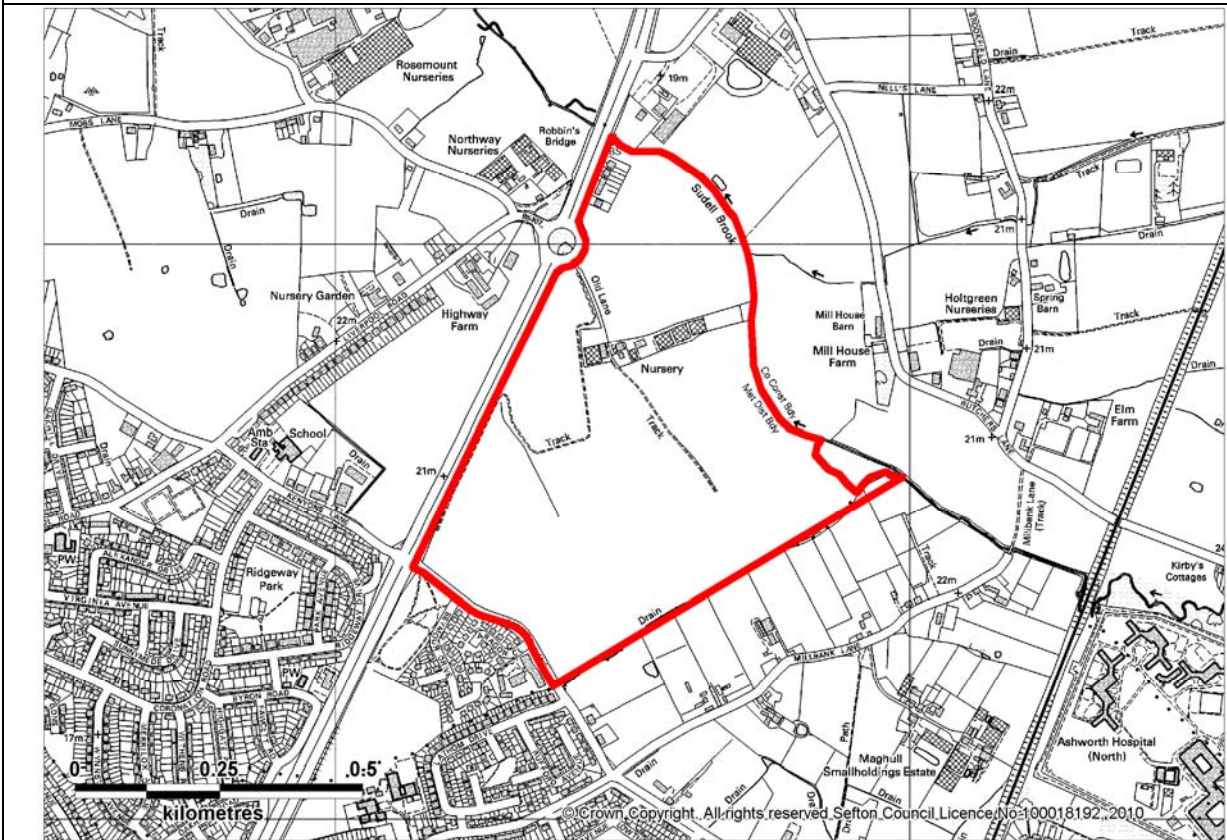
Parcel Number:	S124
Location Description:	Land east of A59, S of Sudell Brook & W of Maghull Smallholdings Estate, Lydiate
Ward:	Park
Parish:	Lydiate
Size (ha):	37.9

Stage 1 Assessment – identification of parcels

The parcel comprises open agricultural land north of Maghull. It abuts Maghull on its south edge. The A59, Kenyons Lane, Sudell Brook and the drain north of Millbank Lane form the boundary of this parcel.

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

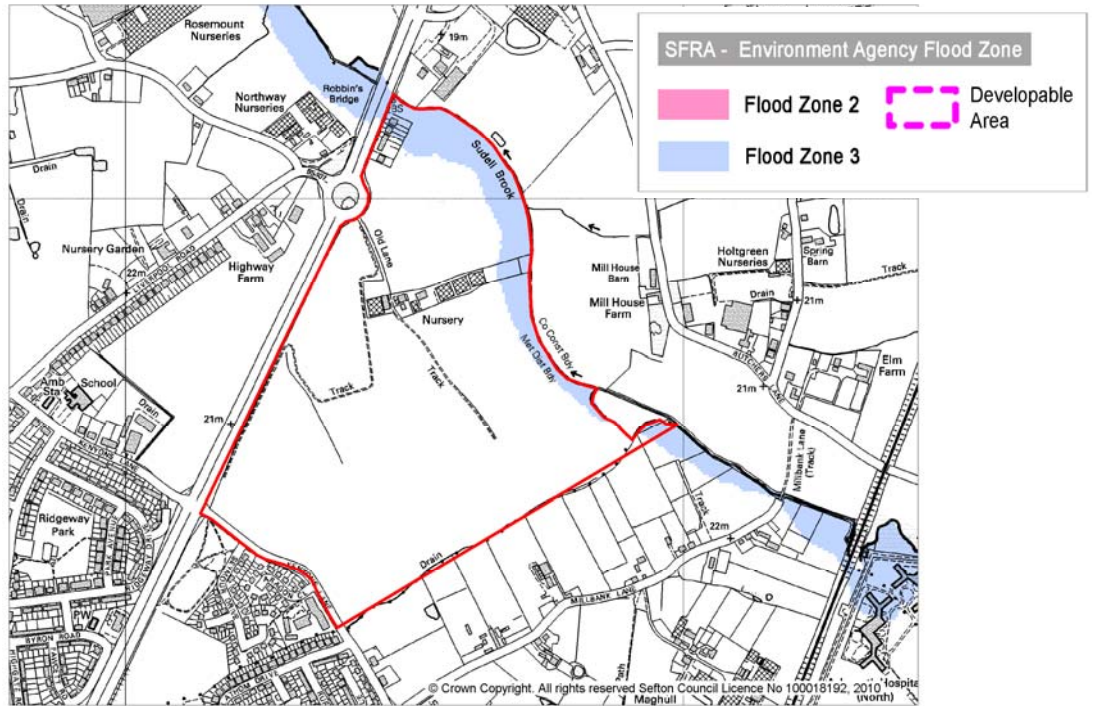
Purpose Four

Setting Part Setting No Setting

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

Yes No

Stage 3a Assessment - constraints



Most of the parcel comprises 'best and most versatile' agricultural land. The north edge is within Flood Zone 3.

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 in this area would result in urban sprawl. Although it abuts the urban area, it does not relate well to it. It should not be considered for development.
Conclusion:
The site does not relate well to the urban area of Maghull and Lydiate, and would have a significant impact on the openness of the Green Belt compared to other areas on the edge of these settlements.

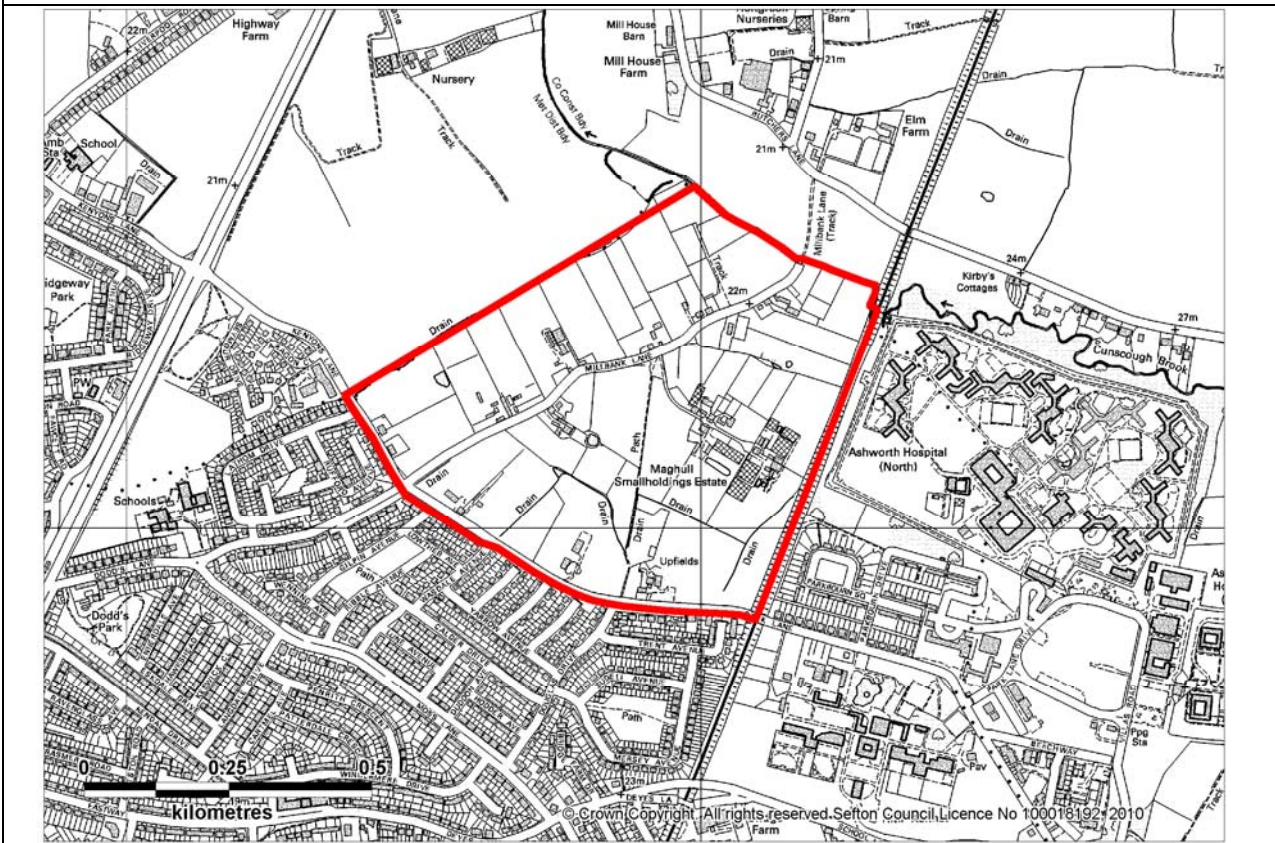
Parcel Number:	S125
Location Description:	Maghull Smallholdings Estate
Ward:	Sudell
Parish:	Maghull
Size (ha):	42.36

Stage 1 Assessment – identification of parcels

The parcel comprises open agricultural land north of Maghull. Kenyon's Lane, the rail line, Sudell Brook and the drain north of Millbank Lane form the boundary of this parcel. Separated from neighbouring parcel S124 as different character (less open and more intensively used).

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 parcel contains predominantly 'best and most versatile' agricultural land, although the land nearest Sudell Brook is not. The Agricultural Land Study indicated that this area should not be developed as it contains modern glass houses, which represents high value infrastructure.

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

Conclusion:

The area should not be developed as it contains high value infrastructure (modern glasshouses) that cannot be easily replaced elsewhere.

Parcel Number:	S126
Location Description:	Ashworth Hospital North & East (HMP Kennet), Maghull
Ward:	Sudell and Molyneux
Parish:	Maghull and Melling
Size (ha):	53.51

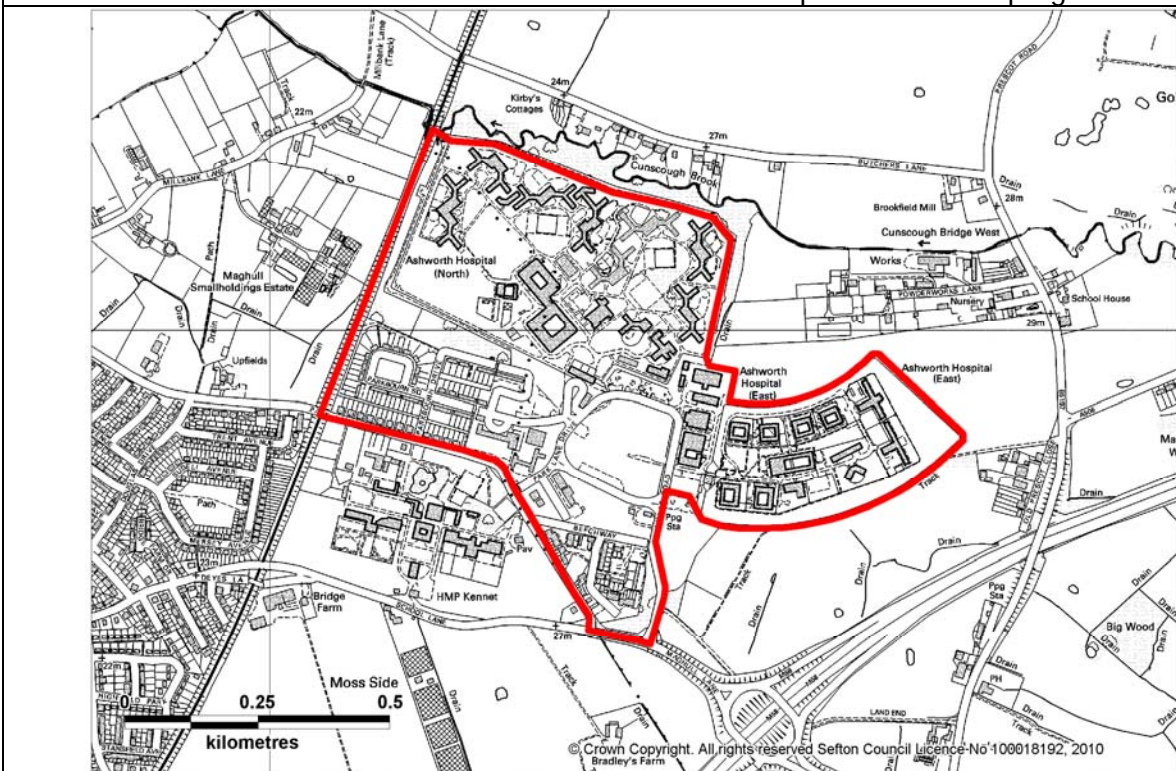
Stage 1 Assessment – identification of parcels

The parcel comprises prison and associated housing. It does not abut the built-up area of Maghull. The railway line, Park Lane and the adjacent open land form the boundary of this parcel.

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 – capacity

N/A

Conclusion:

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

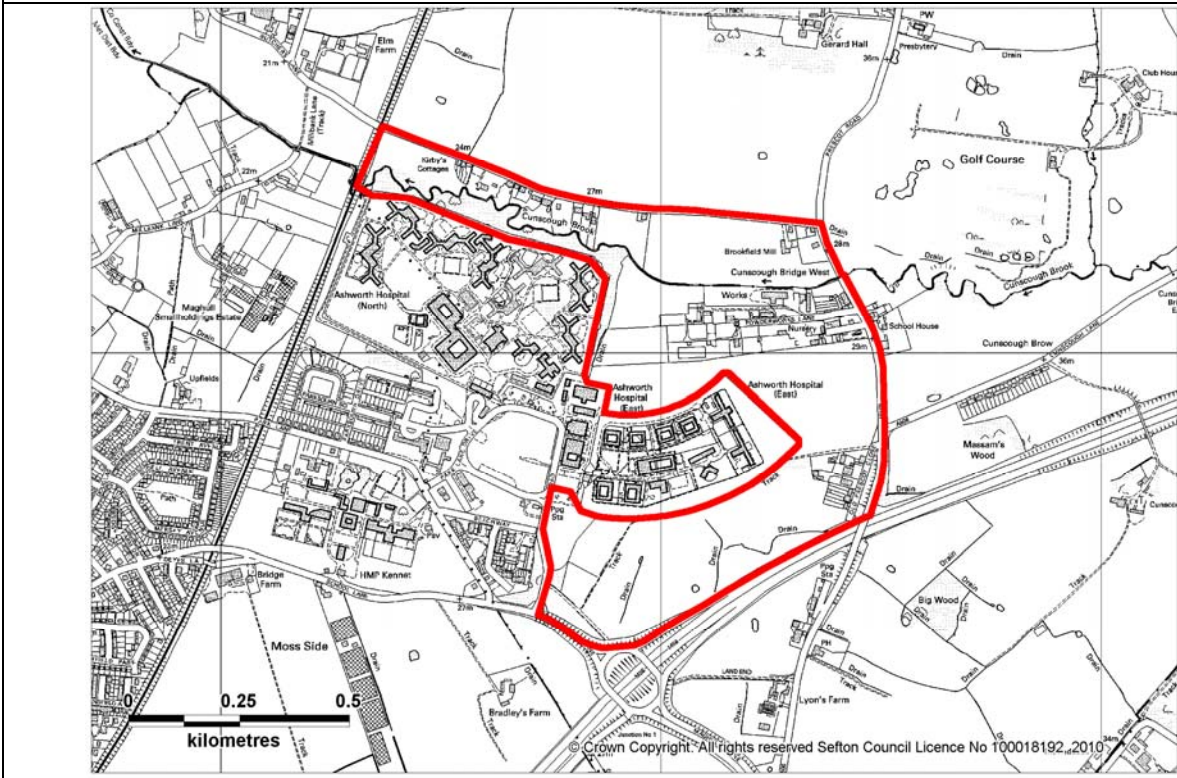
Parcel Number:	S127
Location Description:	Land bounded by Butchers Lane, Prescott Road, M58, School Lane & Ashworth Prison, Maghull
Ward:	Molyneux
Parish:	Melling
Size (ha):	53.4

Stage 1 Assessment – identification of parcels

The parcel comprises open agricultural land northeast of Maghull with clusters of development especially on Prescott Lane and Powderworks Lane. Although the parcel is adjacent to Ashworth Hospital, it does not abut the built-up area of Maghull. Butchers Lane, Prescott Road, M58, the School Lane & Ashworth Prison form the boundary of the parcel. Different in character from the hospital site to the west.

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

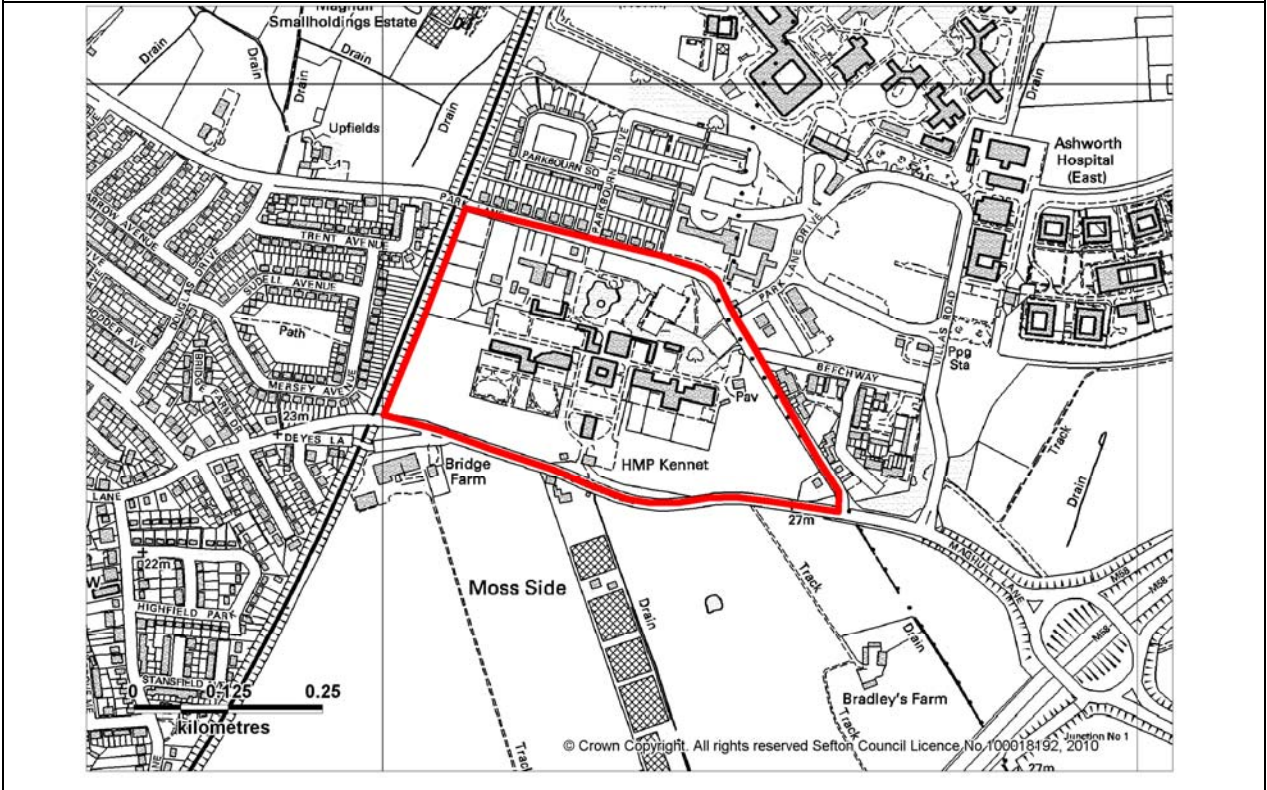
Stage 3a Assessment - constraints
N/A
Stage 3b Assessment - accessibility
N/A
Stage 4 – Assessment
N/A
Conclusion:
<p>The parcel was discarded at Stage 2 as it is not contained by the built-up area on any side. As it already contains pockets of development, further development would increase the urbanisation of this part of the Green Belt.</p>

Parcel Number:	S128
Location Description:	Ashworth Hospital South
Ward:	Sudell
Parish:	Maghull
Size (ha):	13.61

Stage 1 Assessment – identification of parcels

The parcel comprises the site of a proposed prison which has planning permission. The site was previously developed but has been cleared and a new access provided as the first stage of the implementation of this approval. However, it is no longer required for this purpose. The site abuts the built-up area of Maghull on its western edge, with built development to its north and east. Park Lane, School Lane and the rail line form the boundary of the parcel.

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 site is previously developed land on the edge of the urban area. Even if it had not previously been developed, it would not make a significant contribution to the openness of the Green Belt.

Stage 3b Assessment - accessibility

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 proposed 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 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 type="checkbox"/> No <input checked="" 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"/>

Stage 4 Assessment

Gross developable area (ha): 13.6

Preferred main use: Housing and new railway station including station parking

Notional capacity: 357

Settlement to which capacity allocated: Maghull

Conclusion:

Now that the parcel is no longer required for a new prison, it should be developed for housing and a new station.

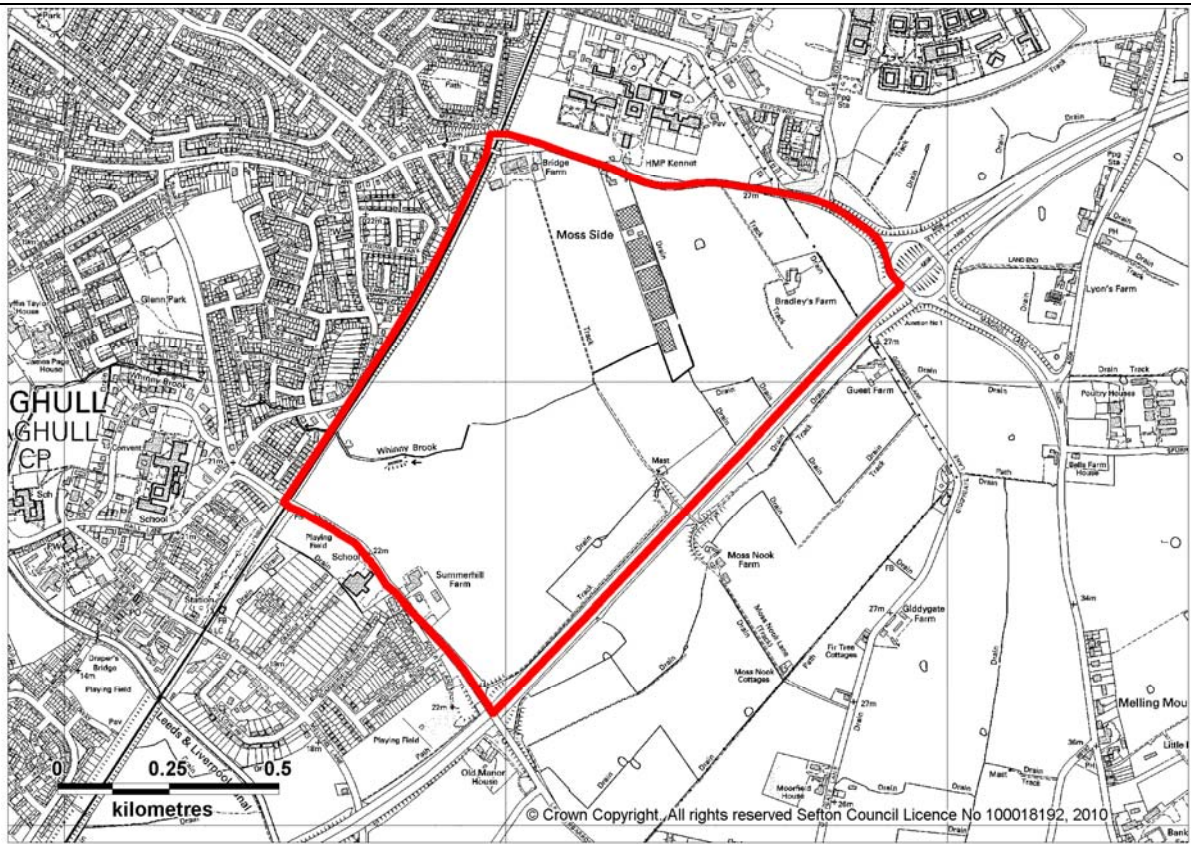
Parcel Number:	S129
Location Description:	Land bounded by School Lane, M58, Poverty Lane & railway, Maghull
Ward:	Sudell
Parish:	Maghull and Melling
Size (ha):	85.5 has

Stage 1 Assessment – identification of parcels

Large parcel comprises open agricultural land east of Maghull. It abuts the built-up area of Maghull on its west and south edges. The rail line, Poverty Lane, the M58 and Schools Lane form the boundary of the parcel.

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**

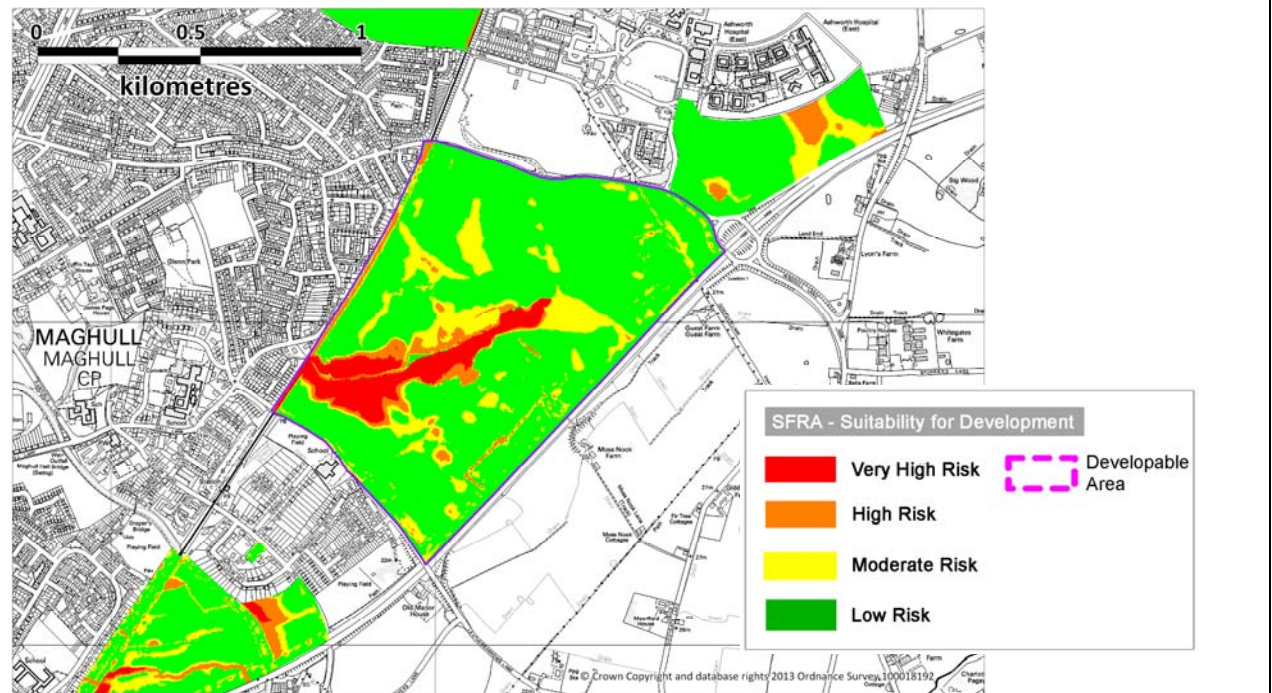
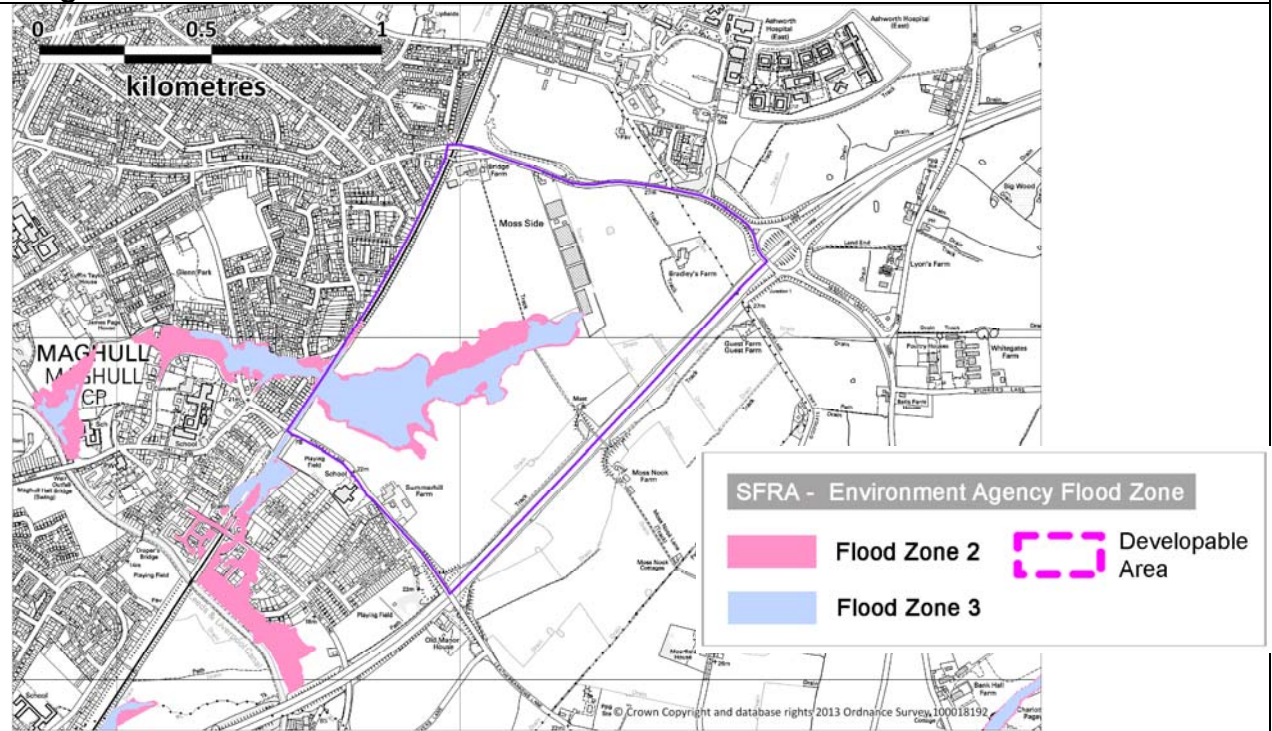
Purpose Four

Setting **Part Setting** **No Setting**

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

Yes No

Stage 3a Assessment - constraints



The parcel contains areas in Flood Zone 2 and 3 along Whinney Brook and areas with a moderate to very high risk of flooding. The parcel contains the 'best and most versatile' agricultural land.

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

Yes No

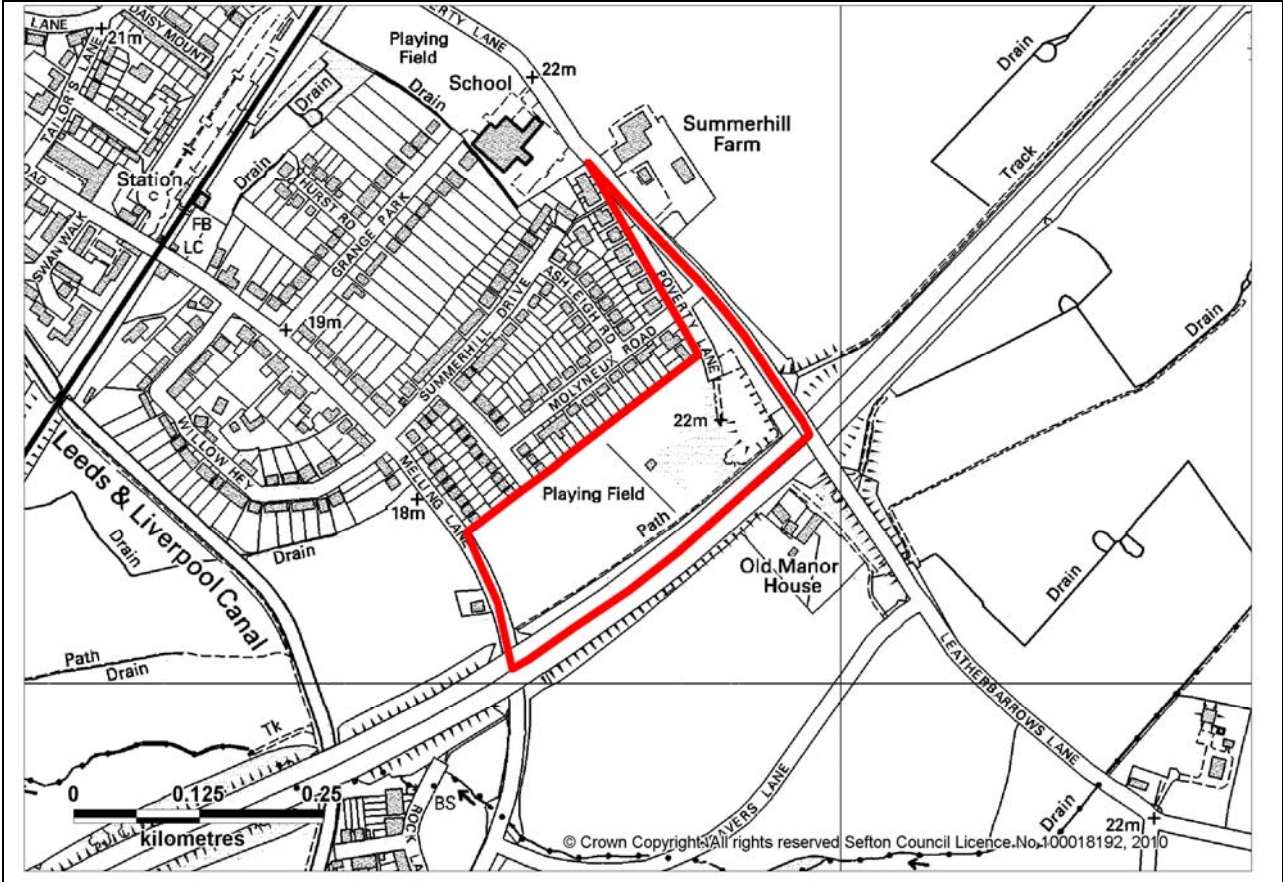
Stage 3b Assessment - accessibility	
Is the parcel adjacent to or contain a primary route network road?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Is the parcel within 800m of a rail station?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Is the parcel within 400m of a frequent bus route?	Yes <input 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 type="checkbox"/> No <input checked="" 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"/>
Stage 4 Assessment	
Gross developable area (ha):	85.5
Preferred main use:	Due to the site's size and location, it occupies a sustainable location which could support a mixed use development, including a Business Park to serve future employment needs in south Sefton as well as housing. It is the only site that could provide the Business Park.
Notional capacity:	1588 + 25 hectare Business Park.
Settlement to which capacity allocated:	Maghull
Conclusion:	Most of the developable area is 'best and most versatile' agricultural land so should only be considered for development if no less constrained sites could be identified. However it is the only site capable of delivering the Business Park needed to serve the south of Sefton in the future, and would constitute a sustainable urban extension with a full range of local services and facilities.

Parcel Number:	S130
Location Description:	Land bounded by Melling Lane, M58, Poverty Lane & railway, Maghull
Ward:	Sudell
Parish:	Maghull
Size (ha):	5.6

Stage 1 Assessment – identification of parcels

The parcel comprises recreational land off Poverty Lane. It abuts the built-up area of Maghull on its western edge. The M58, the Leeds & Liverpool Canal and Melling Lane form the remainder of the parcel boundary.

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 majority of the parcel contains 'best and most versatile' agricultural land and is used as a playing field and recreation ground. It is not available for development.
Is the parcel removed from the study following the stage 3a assessment? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Stage 3b Assessment - accessibility
N/A
Stage 4 Assessment
N/A
Conclusion:
The land is used as playing fields. The landowner (Maghull Town Council) has indicated that it intends to retain the site as a recreational asset.

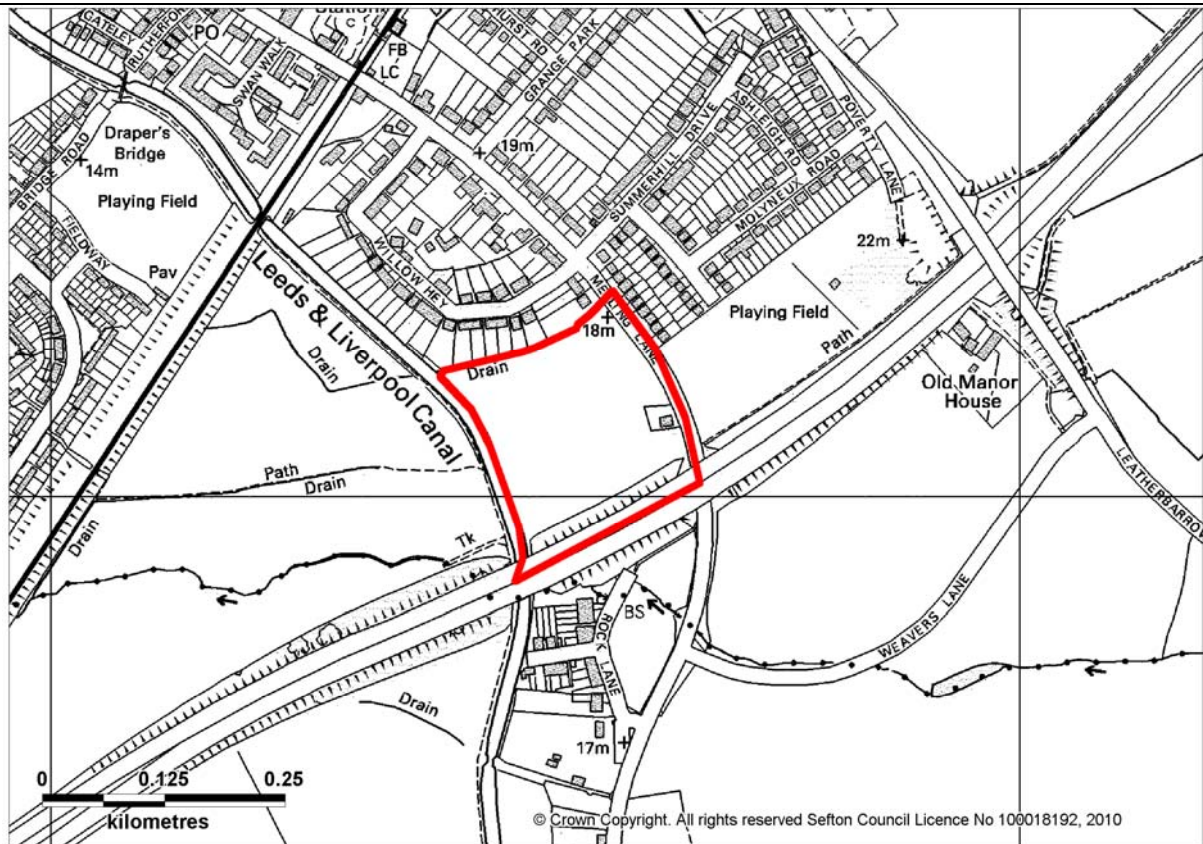
Parcel Number:	S131
Location Description:	Land bounded by Melling Lane, Leeds to Liverpool Canal and M58
Ward:	Sudell
Parish:	Maghull
Size (ha):	3.4

Stage 1 Assessment – identification of parcels

The parcel comprises undeveloped open land off Melling Lane. It abuts Maghull on its western edge. Melling Lane, the Leeds & Liverpool Canal and M58 form the remainder of the parcel boundary.

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**

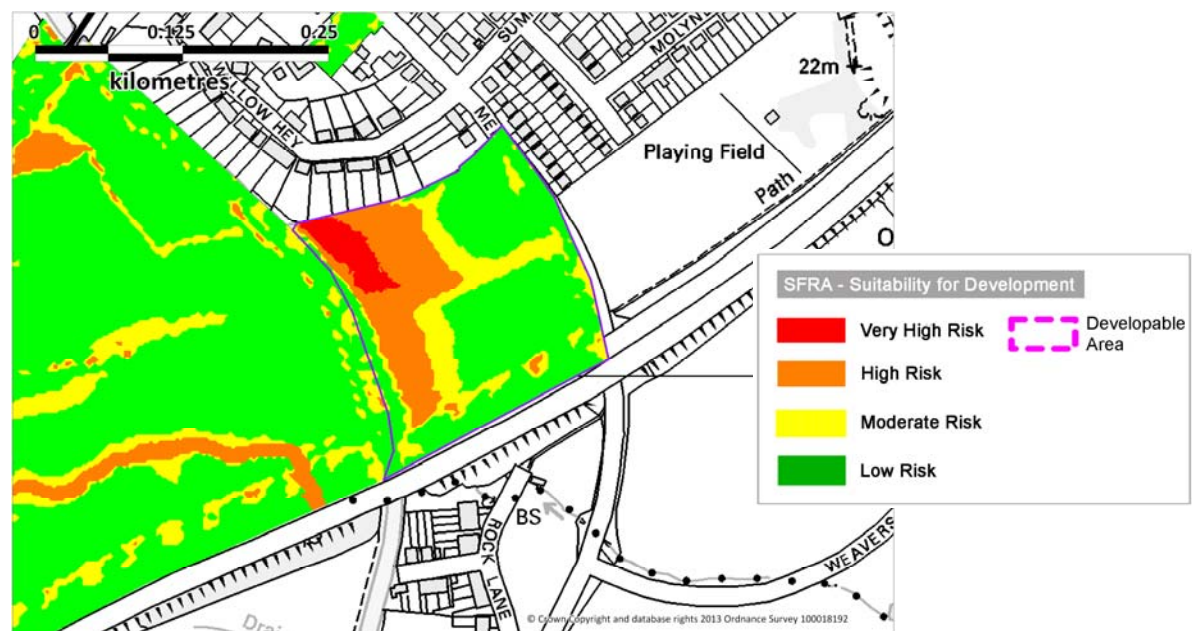
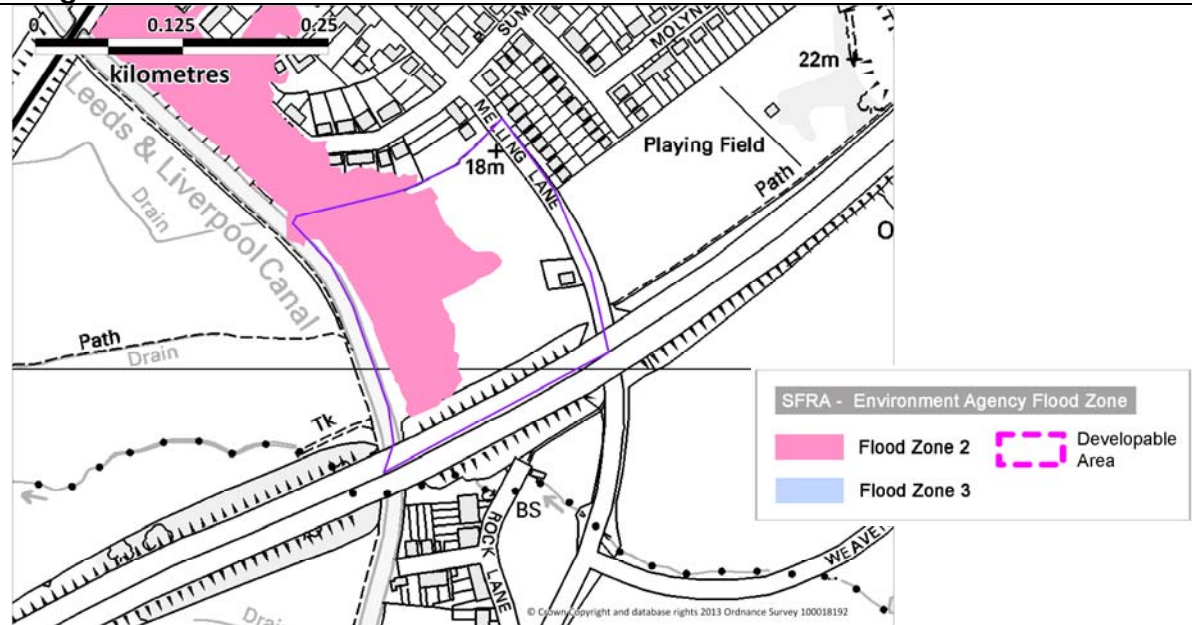
Purpose Four

Setting **Part Setting** **No Setting**

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

Yes No

Stage 3a Assessment - constraints



The parcel contains 'best and most versatile' agricultural land. Part of the parcel is in Flood Zone 2 and has a high to very high risk of flooding, adjacent to the Leeds & Liverpool Canal.

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

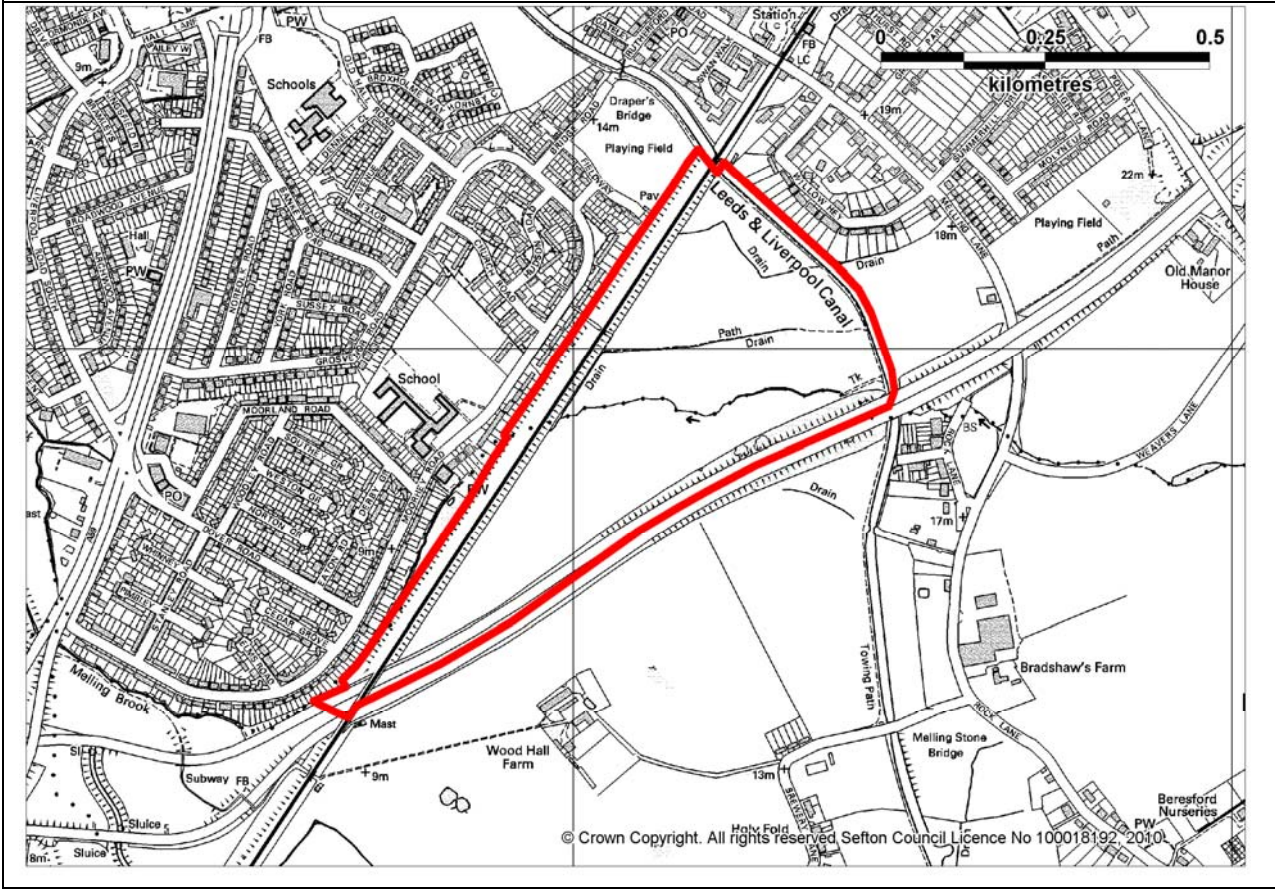
Is the parcel adjacent to or contain a cycle route or public right of way?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Is the parcel within 5km of an employment area?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Is the parcel within 600m of a primary school?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Is the parcel within 1km of a GP/Health Centre?	Yes <input type="checkbox"/> No <input checked="" 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"/>
Stage 4 Assessment	
Gross developable area (ha): 3.4	
Preferred main use: Housing	
Notional capacity: 89	
Settlement to which capacity allocated: Maghull	
Conclusion:	
<p>Most of the developable area is 'best and most versatile' agricultural land and parts are at a high or very high risk of flooding. Development would only be considered if no other alternate sites were available.</p>	

Parcel Number:	S132
Location Description:	Land between railway & M58, south of canal
Ward:	Sudell and Molyneux
Parish:	Maghull and Melling
Size (ha):	25.59

Stage 1 Assessment – identification of parcels

The parcel comprises agricultural land. The parcel abuts Maghull along its western edge. The railway line, the Leeds & Liverpool Canal and the M58 form the boundary of the parcel.

Is the parcel fully developed? Yes No

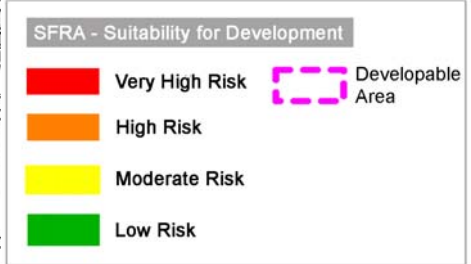
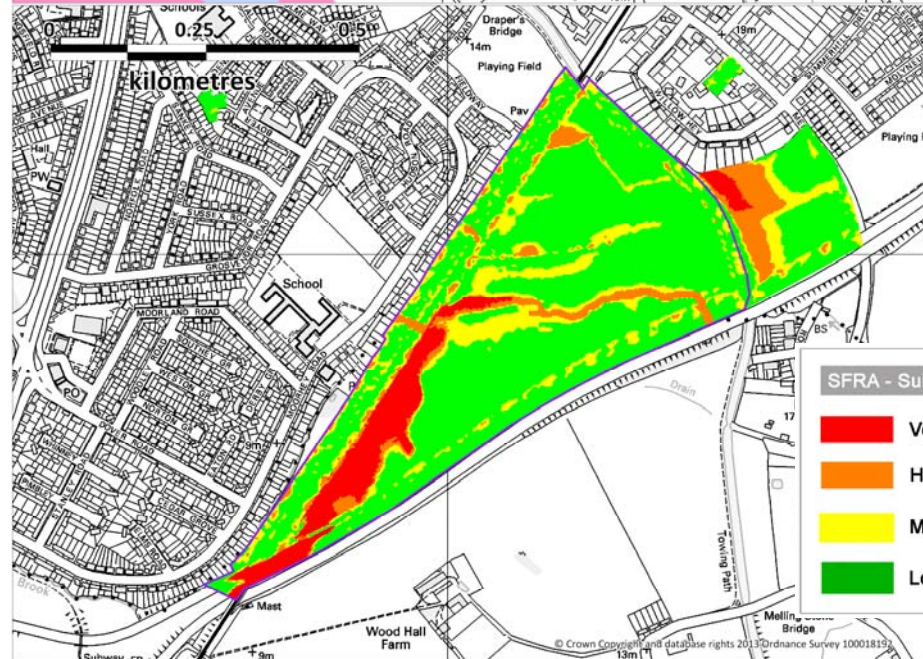
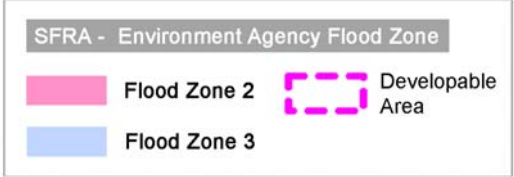
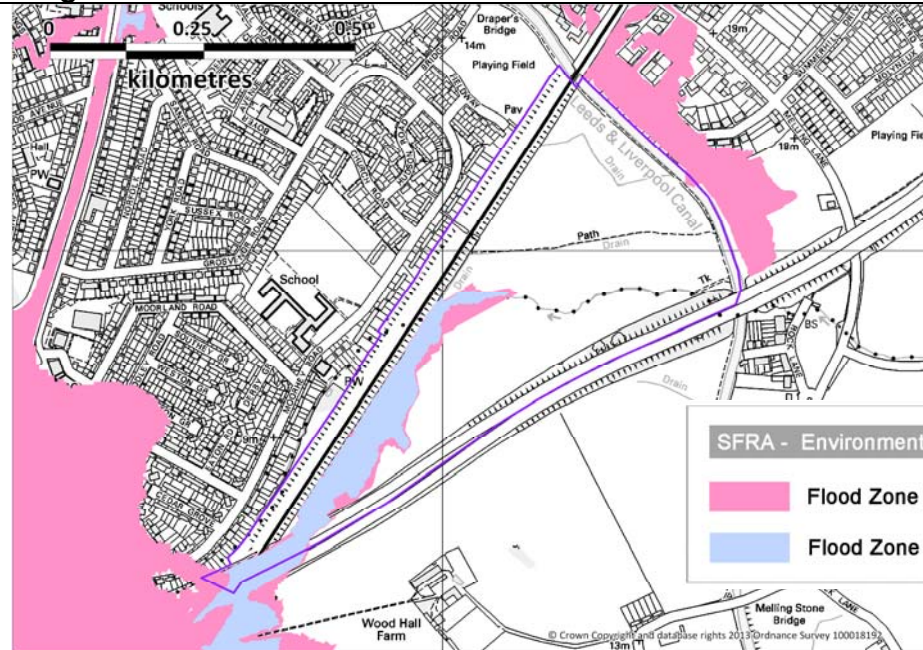


Stage 2 Assessment – National Planning Policy Framework paragraph 80: Green Belt Purposes

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 parcel contains 'best and most versatile' agricultural land. It contains an area in Flood Zone 3 which is at very high risk of flooding. It is landlocked, as a suitable means of access could only be gained across the Liverpool – Ormskirk railway or over the Leeds & Liverpool Canal.

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

Conclusion:

Although the site is well-contained by the M58 motorway, there is no apparent means of access to it.