

SEFTON LOCAL PLAN: SITE ASSESSMENT FORM

Site Reference	S011	Settlement Area	Southport	Policy ref (if applicable)	
SiteAddress	Land at Esplanade				
SiteType	Potential Housing Allocation			SiteArea(Ha)	8.4



Proximity of the site to key services

Proportion of Site (%) with:

	High accessibility	Medium accessibility	Low accessibility
Train Stations	0 % (<800m)	27 % (<1,200m)	73 % (>1,200m)
Frequent Bus Stops	52 % (<400m)	48 % (<800m)	0 % (>800m)
Primary School	0 % (<800m)	0 % (<1,200m)	100 % (>1,200m)
District Local Centres	77 % (<800m)	23 % (<1,200m)	0 % (>1,200m)
Neighbourhood Park	100 % (<600m)	0 % (<900m)	0 % (>900m)
GPs/Health Centres	0 % (<800m)	100 % (<1,200m)	0 % (>1,200m)

Site specific / wider benefits

Comments

1. Would site involve redevelopment of Brownfield land?	No	
2. Would the development provide new or improved Road / Rail infrastructure?	No	
3. Would the site offer any other specific benefit?	No	
4. Would the site contribute to the wider regeneration of a deprived area?	No	
5. Would the site create jobs in an area of high unemployment?	No	
6. Would the site provide affordable housing in an area of high need?	Yes	Would contribute to the high affordable housing need in Southport.
7. Would the site meet any other wider need or provide other benefits?	No	

Constraints to Development

Constraint	Constraint severity	Constraint description
1. Ecology	Severe Constraint	Site is designated as a Site of Special Scientific Interest (SSSI), Local Nature Reserve and Local Wildlife Site. European protected species are recorded on the site.
2. HRA	Screened In	HRA required prior to allocation.
3. Flood Risk	Moderate Constraint	Entirely within Flood Zone 1. Significant areas of the site are subject to medium levels of surface water flood risk.
4. Sequential Test	Pass	Site in Flood Zone 1.
5. Heritage	Minor Constraint	Potential impact on the open character of Southport Seafront, and the setting of (the non-designated) Victoria Park.
6. Pollution	No Constraint	No known issues
7. Site Access	Minor Constraint	Access is likely to be required from Esplanade. Access from Weld Road is unfavourable.
8. Network Capacity	N/A	Subject to the outcome of a Transport Assessment.
9. Accessibility Improvements	N/A	Public transport links are poor. The site is remote from urban area and therefore, apart from North/South cycle routes, links to other services towards the centre of Southport would be required.
10. BMV Agricultural Land	No Constraint	Site occupied by sand dunes not in agricultural use.
11. Landscape	N/A	No Landscape Assessment for this site is available.
12. Ground Conditions	Moderate Constraint	High water table, therefore raft, piled or similarly designed foundations would be required, no known contamination issues.
13. Utility Infrastructure	N/A	An assessment of utility infrastructure is not available for this site.
14. Other Constraint	No Constraint	No known other issues.

Green Belt Purposes

	Impact	Comments
1. To check the unrestricted sprawl of large built-up areas	Minor	Approximately 70% of the site boundary abuts the urban area. The existing site boundary is relatively weak, particularly to the north. The site boundary is defined by strong physical features.
2. To prevent towns merging into one-another	None	There would be no impact on any existing gap between settlements.
3. To safeguard the countryside from encroachment	Moderate	The site is an undeveloped sand dune habitat (designated as a SSSI).
4. To preserve the setting and special character of historic towns	Minor	The allocation of this site would have some impact on the open character of Southport Seafront.
5. To assist urban regeneration		Unable to assess impact

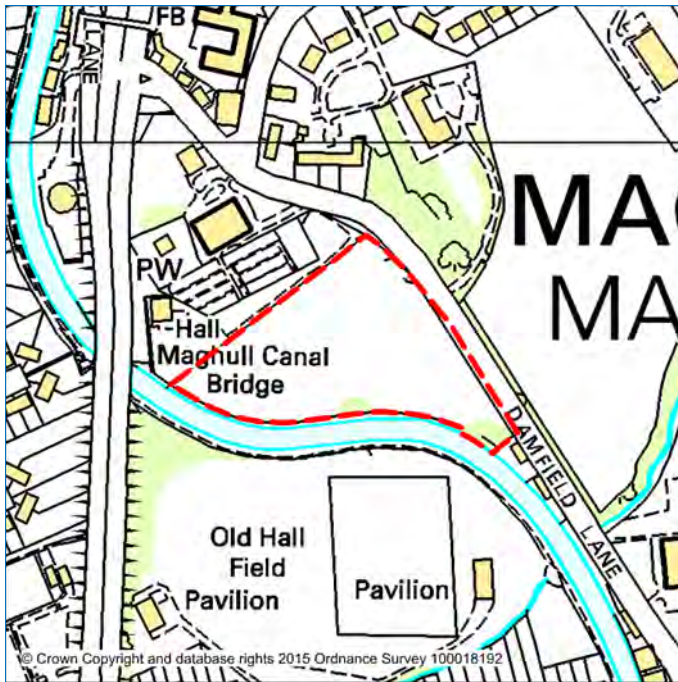
Delivery Considerations

Constraint type	Yes/No	Comments
1. Does the owner wish to promote the site for development?		Council owned site that is not available for development
2. Are there any known viability issues?		
3. Are there any known issues that would delay development?		

Conclusion

Land currently in the Green Belt, although the site is well contained by strong physical features. However, the site is designated as a Site of Special Scientific Interest (SSSI) and is therefore subject to severe ecological constraints. The site is not suitable for allocation.

Site Reference	OS30	Settlement Area	Policy ref (if applicable)
SiteAddress	Damfield Lane		
SiteType	Potential Housing Allocation	SiteArea(Ha)	1.6



Proximity of the site to key services

Proportion of Site (%) with:

	High accessibility		Medium accessibility		Low accessibility	
Train Stations	71	% (<800m)	29	% (<1,200m)	0	% (>1,200m)
Frequent Bus Stops	100	% (<400m)	0	% (<800m)	0	% (>800m)
Primary School	100	% (<800m)	0	% (<1,200m)	0	% (>1,200m)
District Local Centres	100	% (<800m)	0	% (<1,200m)	0	% (>1,200m)
Neighbourhood Park	100	% (<600m)	0	% (<900m)	0	% (>900m)
GPs/Health Centres	100	% (<800m)	0	% (<1,200m)	0	% (>1,200m)

Site specific / wider benefits

Comments

1. Would site involve redevelopment of Brownfield land?	No	
2. Would the development provide new or improved Road / Rail infrastructure?	No	
3. Would the site offer any other specific benefit?	No	
4. Would the site contribute to the wider regeneration of a deprived area?	No	
5. Would the site create jobs in an area of high unemployment?	No	
6. Would the site provide affordable housing in an area of high need?	Yes	Would contribute to the high affordable housing need in Sefton East Parishes.
7. Would the site meet any other wider need or provide other benefits?	No	

Constraints to Development

Constraint	Constraint severity	Constraint description
1. Ecology	Minor Constraint	Site adjacent to canal. Priority species water vole and kingfisher present, barn owl likely. Bats use canal as foraging corridor and mature trees may provide roosting potential. Site surrounded by mature trees and hedgerows.
2. HRA	Screened Out	Eco Appraisal required at the application stage.
3. Flood Risk	Minor Constraint	2% of the site is in Flood Zone 2. Around 20% of the site is at medium risk of surface water flooding.
4. Sequential Test	Pass	Site in Flood Zone 1.
5. Heritage	Severe Constraint	The allocation of this site would be likely to have a major adverse impact upon both the character of the Damfield Lane Conservation Area and the setting of the tower of the Grade II Listed St Andrew's Church. A Moderate effect is also predicted upon setting of St Andrew's Church in the context of the experience of the asset from the churchyard.
6. Pollution	No Constraint	No known issues.
7. Site Access	Moderate Constraint	Access to the site is expected to be via Damfield Lane itself. Concerns raised over its junction with Northway and Hall Lane.
8. Network Capacity	N/A	Subject to the outcome of a Transport Assessment.
9. Accessibility Improvements	N/A	A modest package of improvements are likely to be necessary.
10. BMV Agricultural Land	No Constraint	Urban site not in agricultural use.
11. Landscape	No Constraint	Urban site not assessed for landscape value.
12. Ground Conditions	No Constraint	Generally clay, no known contamination issues, traditional footings can be utilised.
13. Utility Infrastructure	N/A	An assessment of utility infrastructure is not available for this site.
14. Other Constraint	No Constraint	No known other issues.

Green Belt Purposes

	Impact	Comments
1. To check the unrestricted sprawl of large built-up areas	None	Not Applicable - urban site
2. To prevent towns merging into one-another	None	Not Applicable - urban site
3. To safeguard the countryside from encroachment	None	Not Applicable - urban site
4. To preserve the setting and special character of historic towns	None	Not Applicable - urban site
5. To assist urban regeneration	None	Not Applicable - urban site

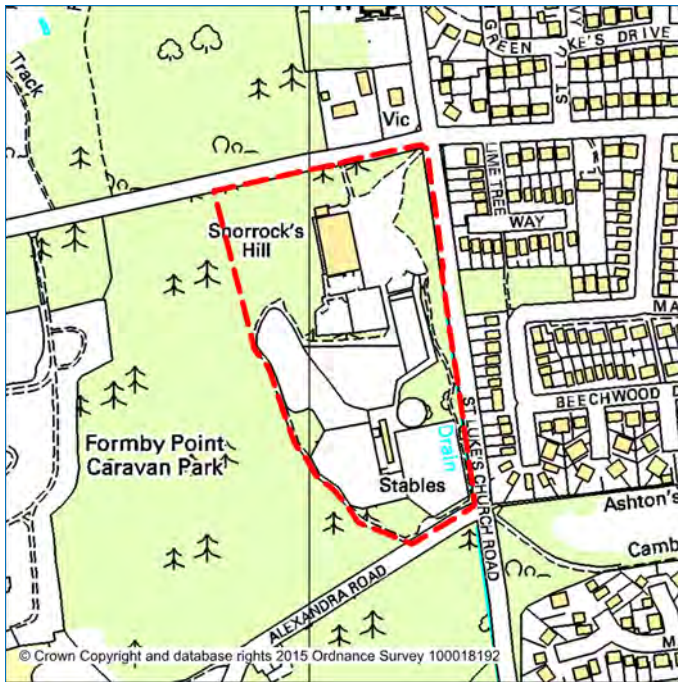
Delivery Considerations

Constraint type	Yes/No	Comments
1. Does the owner wish to promote the site for development?		
2. Are there any known viability issues?		
3. Are there any known issues that would delay development?		

Conclusion

An urban site that is relatively accessible to public transport and services. However, the site is subject to severe heritage constraints and is not considered suitable for allocation.

Site Reference	OS29	Settlement Area	Policy ref (if applicable)
SiteAddress	Land at Shorrocks Hill		
SiteType	Potential Housing Allocation	SiteArea(Ha)	5.4



Proximity of the site to key services

Proportion of Site (%) with:

	High accessibility	Medium accessibility	Low accessibility
Train Stations	0 % (<800m)	56 % (<1,200m)	44 % (>1,200m)
Frequent Bus Stops	100 % (<400m)	0 % (<800m)	0 % (>800m)
Primary School	100 % (<800m)	0 % (<1,200m)	0 % (>1,200m)
District Local Centres	8 % (<800m)	92 % (<1,200m)	0 % (>1,200m)
Neighbourhood Park	100 % (<600m)	0 % (<900m)	0 % (>900m)
GPs/Health Centres	0 % (<800m)	0 % (<1,200m)	100 % (>1,200m)

Site specific / wider benefits

Comments

1. Would site involve redevelopment of Brownfield land?	No	
2. Would the development provide new or improved Road / Rail infrastructure?	No	
3. Would the site offer any other specific benefit?	No	
4. Would the site contribute to the wider regeneration of a deprived area?	No	
5. Would the site create jobs in an area of high unemployment?	No	
6. Would the site provide affordable housing in an area of high need?	Yes	Would contribute to the high affordable housing need in Formby.
7. Would the site meet any other wider need or provide other benefits?	No	

Constraints to Development

Constraint	Constraint severity	Constraint description
1. Ecology	Minor Constraint	Part of the site is well wooded and within a Local Wildlife Site. Priority species include red squirrel, reptiles, breeding birds. Bats are likely to be present. Grassland on the site may be of high ecological value and its loss would require mitigation.
2. HRA	Screened In	Eco Appraisal required at the application stage.
3. Flood Risk	Minor Constraint	Entirely within Flood Zone 1.
4. Sequential Test	Pass	Site in Flood Zone 1.
5. Heritage	Minor Constraint	Minor impact on the wooded area surrounding Grade II Listed Sandhill Cottages. However, this would depend on the extent of tree removal and/or any mitigation proposed.
6. Pollution	No Constraint	No known issues.
7. Site Access	No Constraint	Lifeboat Road is an adopted Public Highway and could serve the site.
8. Network Capacity	No Constraint	There are no capacity issues associated with the adjacent road network.
9. Accessibility Improvements	N/A	A modest package of improvements will be necessary.
10. BMV Agricultural Land	No Constraint	Urban site not in agricultural use.
11. Landscape	N/A	No Landscape Assessment for this site is available.
12. Ground Conditions	Moderate Constraint	Generally sand to running sand, most likely a mixture of traditional and raft, piled or similarly designed foundations would be required due proximity of the sand dunes.
13. Utility Infrastructure	N/A	An assessment of utility infrastructure is not available for this site.
14. Other Constraint	Moderate Constraint	Part of the site is within a proposed Coastal Change Management Area

Green Belt Purposes

	Impact	Comments
1. To check the unrestricted sprawl of large built-up areas	Moderate	Around 30% of the site adjoins the existing urban area. The proposed boundary is weak, albeit the extent of tree cover and Local Wildlife designation would likely restrict further expansion to the west.
2. To prevent towns merging into one-another	None	There would be no impact on any existing gap between settlements.
3. To safeguard the countryside from encroachment	None	The majority of the site is previously developed
4. To preserve the setting and special character of historic towns	None	The site is adjacent to mostly post-war development
5. To assist urban regeneration		Unable to assess impact

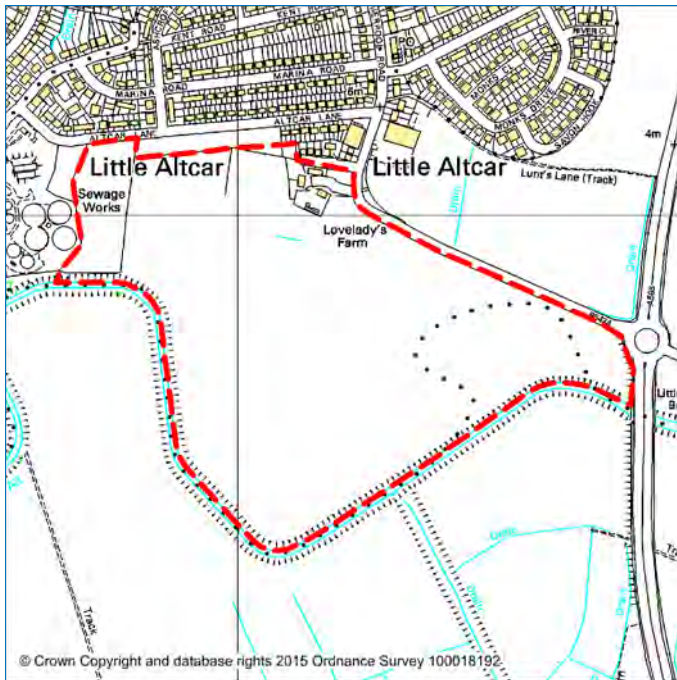
Delivery Considerations

Constraint type	Yes/No	Comments
1. Does the owner wish to promote the site for development?		
2. Are there any known viability issues?		
3. Are there any known issues that would delay development?		

Conclusion

Predominantly brownfield site located in Green Belt. The proposed Green Belt boundary would be relatively weak. The north and western parts of the site are a designated Local Wildlife Site, within a proposed Coastal Change Management Area, and subject to significant tree coverage.

Site Reference	OS28	Settlement Area	Policy ref (if applicable)
SiteAddress	Land south of Liverpool Road/Altcar Road		
SiteType	Potential Housing Allocation	SiteArea(Ha)	30.5



Proximity of the site to key services

Proportion of Site (%) with:

	High accessibility		Medium accessibility		Low accessibility	
		<800m		<1,200m		>1,200m
Train Stations	0	%	18	%	82	%
Frequent Bus Stops	84	%	16	%	0	%
Primary School	24	%	76	%	0	%
District Local Centres	100	%	0	%	0	%
Neighbourhood Park	46	%	53	%	1	%
GPs/Health Centres	7	%	66	%	27	%

Site specific / wider benefits

Comments

1. Would site involve redevelopment of Brownfield land?	No	
2. Would the development provide new or improved Road / Rail infrastructure?	No	
3. Would the site offer any other specific benefit?	No	
4. Would the site contribute to the wider regeneration of a deprived area?	No	
5. Would the site create jobs in an area of high unemployment?	No	
6. Would the site provide affordable housing in an area of high need?	Yes	Would contribute to the high affordable housing need in Formby.
7. Would the site meet any other wider need or provide other benefits?	No	

Constraints to Development

Constraint	Constraint severity	Constraint description
1. Ecology	Moderate Constraint	The site and its surroundings are known to support European protected site qualifying species. Potential breeding habitat for Priority birds skylark and lapwing.
2. HRA	Screened In	Eco Appraisal and HRA Screening required at the application stage.
3. Flood Risk	Significant Constraint	10% of the site is in Flood Zone 3 and a further 7% is in Flood Zone 2. The area within Flood Zone 3 is mostly located in a narrow band alongside the River Alt, and on land adjacent to the sewage works. Around a quarter of the site is at medium risk of surface water flooding.
4. Sequential Test	Fail	17% of the site is in either Flood Zone 2 or 3. The area of land within Flood Zone 2 encompasses a significant proportion of the site.
5. Heritage	Significant Constraint	The site contains a group of Grade II Listed Buildings (Lovelady's Farm and 1 and 3 The Barn - at the extreme north of the site) and their contextual agricultural setting. The allocation of this site would divorce these buildings from their setting, and potentially result in their loss (in which case the impact would be severe).
6. Pollution	Moderate Constraint	A sewage works is located to the west, which would limit the extent of development at the western edge of the site. The eastern boundary of the site is adjacent to the Formby By-pass, which is a major dual carriageway. This would need to be considered in any scheme layout.
7. Site Access	Moderate Constraint	A clear access strategy would be required by the applicant to serve the site and to access local amenities.
8. Network Capacity	Significant Constraint	Liverpool Road and the approaches to the Bypass are considered insufficient at present and would require significant remodelling to accommodate the level of traffic associated with circa 800 dwellings.
9. Accessibility Improvements	N/A	There would be significant infrastructure improvements necessary including bus stops, cycle and pedestrian improvements to provide better connections to the town centre, schools and nearby bus stops.
10. BMV Agricultural Land	Minor Constraint	A small part of the site adjacent to the River Alt comprises grade 2 agricultural land and is therefore classified as 'best and most versatile', according to the Provisional Agricultural Land Classification maps (which are not accurate at the site-specific level).
11. Landscape	N/A	No Landscape Assessment for this site is available.
12. Ground Conditions	No Constraint	Generally good ground, no known contamination issues known. Traditional foundations can be utilised.
13. Utility Infrastructure	N/A	An assessment of utility infrastructure is not available for this site.
14. Other Constraint	No Constraint	No known other issues.

Green Belt Purposes

	Impact	Comments
1. To check the unrestricted sprawl of large built-up areas	Significant	In isolation, most of the site would not be connected to the existing urban area. However, its boundaries would be defined by strong physical features.
2. To prevent towns merging into one-another	Moderate	This site would reduce the gap between Formby and Hightown at this point. However, the recent planning permission for 75 dwellings at the 'Power House' site (ref S/2013/0584) has already extended Formby to the River Alt, leaving a similar sized gap to Hightown. A significant gap (of over 1 km) would remain.
3. To safeguard the countryside from encroachment	Moderate	Site is in agricultural use.
4. To preserve the setting and special character of historic towns	None	Site is closest to mostly post and inter-war development.
5. To assist urban regeneration		Unable to assess impact

Delivery Considerations

Constraint type	Yes/No	Comments
1. Does the owner wish to promote the site for development?		
2. Are there any known viability issues?		
3. Are there any known issues that would delay development?		

Conclusion

Land currently in Green Belt. In isolation, the site would be poorly connected to the existing urban area. However, if the adjacent proposed allocations (MN2.16 and MN2.17) were confirmed, then the site would be well contained by strong physical boundaries on all sides. Subject to significant heritage, highways network, and flood risk constraints.

Site Reference	OS27	Settlement Area	Policy ref (if applicable)
SiteAddress	Land between Formby bypass, Downholland Brook and north of Liverpool Road		
SiteType	Potential Employment Allocation	SiteArea(Ha)	17.8



Proximity of the site to key services

Proportion of Site (%) with:

	High accessibility	Medium accessibility	Low accessibility
Train Stations	0 % (<800m)	0 % (<1,200m)	100 % (>1,200m)
Frequent Bus Stops	26 % (<400m)	74 % (<800m)	0 % (>800m)
Primary School	67 % (<800m)	33 % (<1,200m)	0 % (>1,200m)
District Local Centres	95 % (<800m)	5 % (<1,200m)	0 % (>1,200m)
Neighbourhood Park	87 % (<600m)	13 % (<900m)	0 % (>900m)
GPs/Health Centres	0 % (<800m)	26 % (<1,200m)	74 % (>1,200m)

Site specific / wider benefits

Comments

1. Would site involve redevelopment of Brownfield land?	No	
2. Would the development provide new or improved Road / Rail infrastructure?	No	
3. Would the site offer any other specific benefit?	No	
4. Would the site contribute to the wider regeneration of a deprived area?	No	
5. Would the site create jobs in an area of high unemployment?	No	
6. Would the site provide affordable housing in an area of high need?	No	
7. Would the site meet any other wider need or provide other benefits?	Yes	The site would help to meet North Sefton's employment land needs

Constraints to Development

Constraint	Constraint severity	Constraint description
1. Ecology	Moderate Constraint	UK priority species - water vole, potentially suitable for breeding skylark and foraging kestrel. Pink Footed Geese, golden plover and lapwing present in adjacent fields on the other side of Downholland Brook, along with smaller numbers of whooper swan and curlew although none are present on the site itself.
2. HRA	Screened In	Eco Appraisal and HRA Screening required at the application stage.
3. Flood Risk	Significant Constraint	27% of the site is in Flood Zone 3 and a further 33% of the site is in Flood Zone 2. Around a quarter of the site is at medium risk of surface water flooding.
4. Sequential Test	Fail	61% of the site is in either Flood Zones 2 or 3. A higher proportion of the site is within Flood Zone 3 than MN2.48. The site is also reliant on the site to the north (MN2.49) coming forward to provide an appropriate access point and northern boundary in Green Belt terms.
5. Heritage	Minor Constraint	Potential impact on the wider setting of Great Altcar Conservation Area (in West Lancashire), and the Listed Buildings therein.
6. Pollution	Minor Constraint	The western boundary of the site is adjacent to the Formby By-pass, which is a major dual carriageway. This would need to be considered in any scheme layout
7. Site Access	Minor Constraint	Preferred shared access with adjacent site MN2.49 (new signal controlled junction on Formby Bypass). Path across the site is subject to a claim as a Public Right of Way.
8. Network Capacity	N/A	Subject to the outcome of a Transport Assessment.
9. Accessibility Improvements	N/A	Shared access with the adjacent site MN2.49 would facilitate connection to Altcar Road and bus route through the sites.
10. BMV Agricultural Land	Minor Constraint	The majority of the site is grade 2 'best and most versatile agricultural land' according to the Provisional Agricultural Land Classification maps (which are not accurate at the site-specific level).
11. Landscape	N/A	No Landscape Assessment for this site is available.
12. Ground Conditions	No Constraint	Generally sand, no known contamination issues, no recent applications submitted. It would be reasonable to assume that traditional foundations could be used and no extensive contamination measures be introduced into the build.
13. Utility Infrastructure	N/A	An assessment of utility infrastructure is not available for this site.
14. Other Constraint	No Constraint	No known other issues.

Green Belt Purposes

	Impact	Comments
1. To check the unrestricted sprawl of large built-up areas	Significant	In isolation, the site would be unconnected to the existing urban area. However, its boundaries would be defined by strong physical features.
2. To prevent towns merging into one-another	Moderate	The site would narrow the gap between Formby and Hightown. Allocation of the site would make this part of the gap equally narrow to the current narrowest point between the settlements. A significant gap would remain however.
3. To safeguard the countryside from encroachment	Moderate	Site is in agricultural use.
4. To preserve the setting and special character of historic towns	None	Site is closest to post war development.
5. To assist urban regeneration		Unable to assess impact

Delivery Considerations

Constraint type	Yes/No	Comments
1. Does the owner wish to promote the site for development?		
2. Are there any known viability issues?		
3. Are there any known issues that would delay development?		

Conclusion

Land currently in Green Belt. In isolation, the site would be poorly connected to the existing urban area. However, if the adjacent proposed allocations (MN2.16 and MN2.49) were confirmed, then the site would be well contained by strong physical boundaries on all sides. Subject to significant flood risk constraints and fails the Sequential Test.

Site Reference	OS26	Settlement Area	Policy ref (if applicable)
SiteAddress	Land between Southport Old Road and Formby bypass		
SiteType	Potential Housing Allocation	SiteArea(Ha)	5.7



Proximity of the site to key services

Proportion of Site (%) with:

	High accessibility	Medium accessibility	Low accessibility
Train Stations	0 % (<800m)	0 % (<1,200m)	100 % (>1,200m)
Frequent Bus Stops	0 % (<400m)	43 % (<800m)	57 % (>800m)
Primary School	18 % (<800m)	80 % (<1,200m)	2 % (>1,200m)
District Local Centres	100 % (<800m)	0 % (<1,200m)	0 % (>1,200m)
Neighbourhood Park	0 % (<600m)	42 % (<900m)	58 % (>900m)
GPs/Health Centres	0 % (<800m)	0 % (<1,200m)	100 % (>1,200m)

Site specific / wider benefits

Comments

1. Would site involve redevelopment of Brownfield land?	No	
2. Would the development provide new or improved Road / Rail infrastructure?	No	
3. Would the site offer any other specific benefit?	No	
4. Would the site contribute to the wider regeneration of a deprived area?	No	
5. Would the site create jobs in an area of high unemployment?	No	
6. Would the site provide affordable housing in an area of high need?	Yes	Would contribute to the high affordable housing need in Formby.
7. Would the site meet any other wider need or provide other benefits?	No	

Constraints to Development

Constraint	Constraint severity	Constraint description
1. Ecology	Minor Constraint	Heavily grazed pasture may provide some habitat for breeding birds. Barn Owl and Water Voles also likely.
2. HRA	Screened Out	Ecological Appraisal required at the application stage.
3. Flood Risk	Minor Constraint	Around 4% of the south of the site lies in Flood Zone 3. A further 2% of the site is in Flood Zone 2. The southern part of the site is susceptible to a medium-high risk of surface water flooding.
4. Sequential Test	Pass	94% in Flood Zone 1. It would be straightforward for development within the site to avoid development in Flood Zones 2 and 3.
5. Heritage	Minor Constraint	The site contributes to the rural landscape surrounding Grade II* Formby Hall.
6. Pollution	Moderate Constraint	Much of the site is adjacent to the Formby By-pass, which is a major dual carriageway. This would need to be considered in any scheme layout.
7. Site Access	Minor Constraint	Southport Old Road has limited pedestrian facilities.
8. Network Capacity	N/A	Subject to the outcome of a Transport Assessment.
9. Accessibility Improvements	N/A	The site is poorly connected to Formby separated by a dual carriageway. Access to public transport is limited. MN2.12 coming forward would allow provision of appropriate access arrangements to this site.
10. BMV Agricultural Land	No Constraint	Not 'best and most versatile' agricultural land according to the Provisional Agricultural Land Classification maps (which are not accurate at the site-specific level).
11. Landscape	N/A	No Landscape Assessment for this site is available.
12. Ground Conditions	No Constraint	Generally sand, no known contamination issues, most recent Building Regulation application registered is BC/2015/01075. Traditional strip footings used for the building work being undertaken.
13. Utility Infrastructure	N/A	An assessment of utility infrastructure is not available for this site.
14. Other Constraint	No Constraint	No known other issues.

Green Belt Purposes

	Impact	Comments
1. To check the unrestricted sprawl of large built-up areas	Severe	The site is unconnected to the existing urban area. The removal of this site from Green Belt would undermine the Green Belt function of adjacent areas of land.
2. To prevent towns merging into one-another	Significant	The allocation of this site would reduce the gap between Ainsdale and Formby by around 30% at the narrowest point.
3. To safeguard the countryside from encroachment	Moderate	Site is in agricultural use.
4. To preserve the setting and special character of historic towns	None	Site is adjacent to post war development.
5. To assist urban regeneration		Unable to assess impact

Delivery Considerations

Constraint type	Yes/No	Comments
1. Does the owner wish to promote the site for development?		
2. Are there any known viability issues?		
3. Are there any known issues that would delay development?		

Conclusion

Land currently in Green Belt. The site is unconnected to the existing urban area, would have relatively weak boundaries other than to the west, and would undermine the Green Belt function of adjacent land. It would also reduce the gap between Ainsdale and Formby by around 30%. The site is considered to have severe Green Belt implications.