

**Site Name: Land at Elmcroft Lane, Hightown**  
**Site Ref: SR4.17**

# SITE ANALYSIS

Site Location Plan:



## Landscape Issues:

### *Physical Influences:*

A generally flat site, rising slightly to the northwest.

### *Land Cover:*

Predominantly woodland cover, with some scrub cover to the southeast, including an open drain.

### *Influence of human activity:*

Residential development to the north, rail line to the west, playing fields to the east.

### *Aesthetic and perceptual aspects:*

Small scale, moderate complexity due to mixed landcover and low levels of tranquillity, due to the adjacent rail line and residential development.

### *Distinctive landscape character types:*

Common landscape character type, though more sensitive due to development pressures

### *Overall character of the landscape:*

Small scale scrubby grassland field, with a high proportion of woodland and trees to the north and west of the site.

## Landscape Character Appraisal:

### *The Site*

The site is medium scale with a generally flat topography, rising slightly to the northwest. Land use is currently a mixture of woodland (to the north), with the central area as scrubby grassland and the southern area as agricultural field. Mature trees and post and wire fencing form the boundary to the site to the north, east and west, with an open boundary onto further agricultural field to the south. An open drain runs on a northeast to southwest orientation across the site. An archery range exists following the line of the drain (although views to confirm this during the site visit were not obtained). The western boundary is defined by the Liverpool to Southport rail line.

### *Wider Character*

The character of the site is influenced by the residential development to the north and west, along with the rail line to the west. To the east and particularly to the south, the landscape is open, influenced by the playing fields to the east and the open agricultural landscape to the south.

## Visual Issues Appraisal:

Views from the site are a combination of short, medium and long distance. Views are contained to the north by woodland and to the west by residential development. Medium to long distance views are available to the south, looking across the open arable landscape beyond, limited only by small intervening blocks of woodland in places. Distant views of built development at Bootle/Crosby including wind turbines and cranes can be seen to the south of the site.

## Key Visual Receptors:

- Road users along Elmcroft Lane and Sandy Lane;
- Users of the rail services along the Liverpool and Southport rail line;
- Users of the adjacent playing fields (Hightown Junior Football League playing fields);
- Residents to the west and north of the site, along Elmcroft Lane, Blundell Road and Sandy Lane.

Site Name: Land at Elmcroft Lane, Hightown

Site Ref: SR4.17

# DEVELOPMENT PRINCIPLES

Landscape Principles Plan:



## Principles for development:

The site is medium scale, enclosed by mature vegetation to the north, but open to the south allowing medium to long distance views across the landscape. The landscape character assessment indicates that woodland planting or tree planting would be appropriate to the south-east of Hightown and as such, woodland blocks, particularly to the north and west of the site would be recommended. Hedgerow boundaries should be promoted and included within any proposals to provide structure and integrity to the site.

Hedgerows and linear woodland planting is shown in the development principles plan above, around the perimeter of the site adjacent to the properties along Elmcroft Lane. This is shown in lieu of detailed layout schemes and should residential housing be proposed here, it is recommended that the hedgerow boundary along the northern perimeter be dropped in favour of an appropriate residential boundary and interface between the existing properties.

## Site Integration:

Provision of hedgerow boundaries and woodland blocks is recommended to ensure the site is integrated sensitively into the wider landscape and will help to provide a strong pattern to tie in with the existing landscape structure.

## Landscape Constraint Classification:

### *Minor Constraint*

Subject to suitable mitigation including open space, tree and hedgerow planting, which should provide a suitable framework to allow any development proposals to tie in with the surrounding landscape structure.

## Further references:

Relevant Landscape Character Assessments:

NCA 57: Sefton Coast

Sefton Landscape Character Assessment SPG:

LCA: Dune Backlands ( SB01 – Hightown)

The site assessment has confirmed that the current landscape reflects that which was identified in the 2003 Landscape SPG.

This site is identified within the Merseyside Forest plan as S7: Dune Backlands near Hightown, and has an indicative woodland cover target of 20%.



**PHOTO SHEET FOR SITE SR4.17 – Land at Elmcroft Lane, Hightown**



VP1. View looking south towards site from Elmcroft Lane



VP2. View looking west, southwest towards site from playing fields east of site



VP3. View looking west towards the site from playing fields east of site



VP4. View looking northwest across the site



VP5. View looking west across the site



VP6. View looking west across the site



**Site Name: Land at Sandy Lane, Hightown**

**Site Ref: SR4.18**

## SITE ANALYSIS

Site Location Plan:



### Landscape Issues:

#### *Physical Influences:*

A generally flat site.

#### *Land Cover:*

Predominantly scrubby grassland cover, with outgrown trees and shrubs, principally along the northern boundary.

#### *Influence of human activity:*

Residential development to the north and west, playing fields to the south.

#### *Aesthetic and perceptual aspects:*

Small scale, moderate complexity due to mixed landcover and low to moderate levels of tranquillity, due to the adjacent residential development and playing fields.

#### *Distinctive landscape character types:*

Common landscape character type, though more sensitive due to development pressures

#### *Overall character of the landscape:*

Small scale scrubby grassland field, with woodland along the northern boundary and open playing fields to the south.

### Landscape Character Appraisal:

#### *The Site*

The site is small scale with a generally flat topography. Land use is currently principally scrubby grassland, grazing use is indicated by the presence of post and electric wire fencing along the southern boundary. Mature trees are present along the north, west and east boundaries.

#### *Wider Character*

To the south, the landscape is open due to the playing fields (Hightown Junior Football League playing fields) and the arable fields beyond. To the north and west, residential development and the rail line form a slightly urbanising influence on the site.

### Visual Issues Appraisal:

Views from the site are a combination of short, medium and long distance. Views are contained to the north, east and west by tree planting along the boundaries to the adjacent residential properties and Sandy Lane road. Glimpsed views from the adjacent residential properties along Elmcroft Road are available in places where trees do not screen the view. Medium to long distance views are available to the south, looking across the playing fields and open arable landscape beyond, limited only by small intervening blocks of woodland in places.

### Key Visual Receptors:

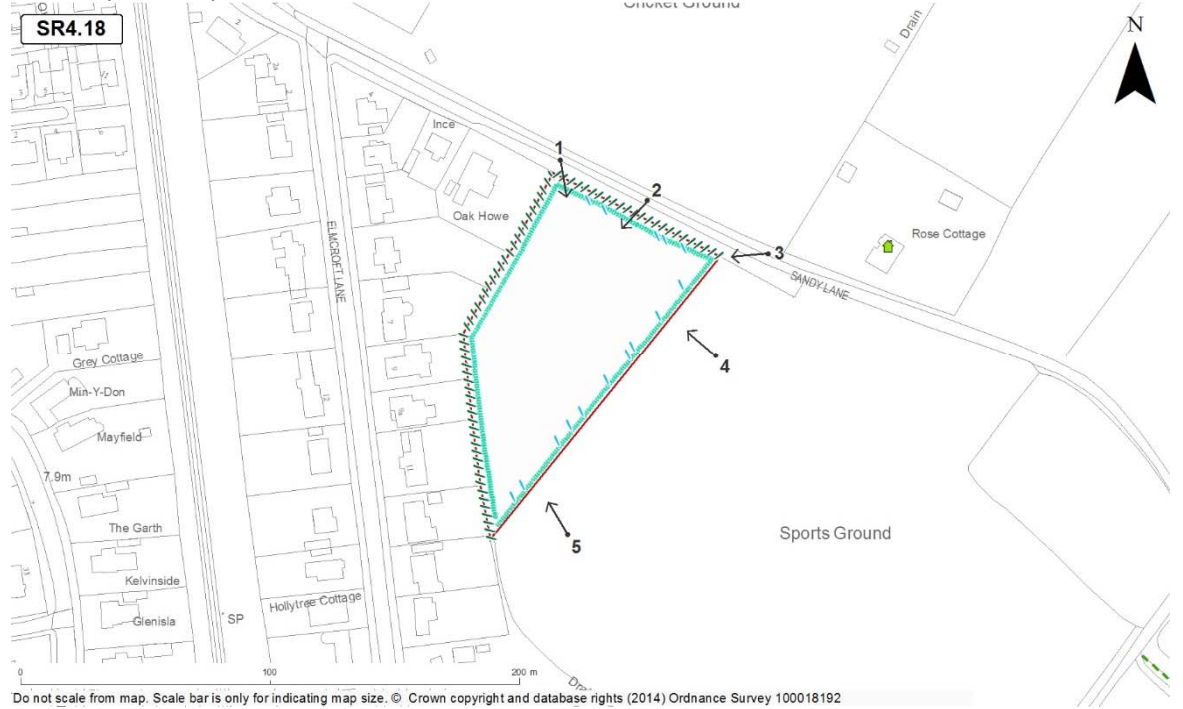
- Road users along Sandy Lane;
- Users of the adjacent playing fields (Hightown Junior Football League playing fields);
- Residents to the west and north of the site, along Elmcroft Lane and Sandy Lane.

Site Name: Land at Sandy Lane, Hightown

Site Ref: SR4.18

# DEVELOPMENT PRINCIPLES

Landscape Principles Plan:



## Principles for development:

The site is small scale, enclosed by mature vegetation north, east and west, but open to the south allowing medium to long distance views across the landscape. Retention of the existing mature trees along the north, west and east boundaries is recommended. The landscape character assessment indicates that woodland planting or tree planting would be appropriate to the south-east of Hightown and as such, further tree planting is recommended to enhance the existing structure. Hedgerow boundaries should be promoted and included within any proposals to provide structure and integrity to the site.

## Site Integration:

Provision of hedgerow boundaries, with woodland and tree planting is recommended to ensure the site is integrated sensitively into the wider landscape and will help to provide a strong pattern to tie in with the existing landscape structure.

## Landscape Constraint Classification:

### *Minor Constraint*

Subject to suitable mitigation including open space, tree and hedgerow planting, which should provide a suitable framework to allow any development proposals to tie in with the surrounding landscape structure.

## Further references:

Relevant Landscape Character Assessments:

NCA 57: Sefton Coast

Sefton Landscape Character Assessment SPG:

LCA: Dune Backlands ( SB01 – Hightown)

The site assessment has confirmed that the current landscape reflects that which was identified in the 2003 Landscape SPG.

This site is identified within the Merseyside Forest plan as S7: Dune Backlands near Hightown, and has an indicative woodland cover target of 20%.



**PHOTO SHEET FOR SITE SR4.18 – Land at Sandy Lane, Hightown**



VP1. View looking south across the site from Sandy Lane, east of site



VP2. View southwest across the site from Sandy Lane, east of site



VP3. View looking west towards the site from Sandy lane (southeast of site)



VP4. View looking northwest towards the site from playing fields (S of site)



VP5. View looking north across the site from playing fields (S of site)



**Site Name: Land at Hall Road, Crosby**

**Site Ref: SR4.19**

# SITE ANALYSIS

Site Location Plan



Landscape Issues:

*Physical Influences:*

A generally flat site, located in proximity to the coast and the West Lancashire Golf Club.

*Land Cover:*

Predominantly open landscape, with scrubby grassland cover including a number of outgrown shrubs. Mature, well treed boundary to the north, security fencing to the east, south and west.

*Influence of human activity:*

The Hall Road railway station is located along the eastern boundary of the site, with West Lancashire Golf club on the western boundary, including the club house. Residential development to the south and east (beyond the railway station), and Hall Road West to the south.

*Aesthetic and perceptual aspects:*

Small scale, simple uniform landcover and low levels of tranquillity, due to the Hall Road Station, with frequent train services, the proximity of Hall Road West and the rail crossing to the south of the site. Openness is a characteristic to the west of the site due to the West Lancashire Golf Club, located directly adjacent.

*Distinctive landscape character types:*

Common landscape character type, though more sensitive due to development pressures

*Overall character of the landscape:*

Small scale scrubby grassland field, with palisade security fencing to the full perimeter, and additional woodland boundary to the north.

Landscape Character Appraisal:

*The Site*

The site is small scale with a very generally flat topography. Land use is currently as disused scrubby field. Palisade security fencing forms the boundary treatment to the full perimeter of the site. This combined with the influence of the Hall Road railway station to the east and the Hall Road West and railway crossing to the south, results in a somewhat disrupted character, with little tranquillity.

*Wider Character*

A sense of openness is introduced to the site through the adjacent West Lancashire Golf Club to the western boundary of the site, beyond which lies the coast.

Visual Issues Appraisal:

Views from the site are short to medium distance. Views are contained to the north by woodland associated with the properties to the north of the site. Medium distance views are available to the west, looking across the West Lancashire Golf Course, limited by the varying topography of the coastal dunes. Views to the south and east are limited by the residential development and the adjacent Hall Road Station. Glimpsed views to the northeast are available where built development and intervening vegetation allow.

Key Visual Receptors:

- Road users along Hall Road West;
- Users of the rail services at Hall Road Station;
- Users and visitors to the West Lancashire Golf Club;
- Residents to the south of the site, along Hall Road West and Spinney Crescent.

Site Name: Land at Hall Road, Crosby

Site Ref: SR4.19

# DEVELOPMENT PRINCIPLES

Landscape Principles Plan:



## Principles for development:

The site is small to medium scale, enclosed by mature vegetation north, but open to the west allowing medium distance views across the landscape including the Golf Course. The site would benefit from an improved structure through planting of hedgerows to the perimeter, however the visual connection with the Golf Course and the views available towards it, should not be compromised through development. The adjacent residential housing displays generous plot proportions and any development proposals should aim to reflect this generosity of plot size.

## Site Integration:

The retention of openness should be a key feature of any development proposals, whether through generosity of plot size or other means. In addition, the provision of structure to the boundaries (through use of hedgerows) will aid the integration of the site into the surrounding landscape, particularly to the north, east and south of the site.

Careful, thoughtful and generous use of open space provision and hedgerow boundaries is recommended to ensure the site is integrated sensitively into the wider landscape and will help to provide a strong pattern to tie in with the existing landscape structure.

## Landscape Constraint Classification:

### *Minor Constraint*

This Landscape Character type as a whole is defined as an open landscape where priority is placed on conserving the visual unity and restricting further built development. However, given the current localised urban influenced character of the landscape, and the adjacent residential development to the north of the site, suitable mitigation would include hedgerow boundaries and open space provision within any development proposals.

## Further references:

Relevant Landscape Character Assessments:

NCA 57: Sefton Coast

Sefton Landscape Character Assessment SPG:

LCA: Coastal dunes ( SD04 – Sefton Coast)

The site assessment has confirmed that the current landscape reflects that which was identified in the 2003 Landscape SPG.

This site is identified within the Merseyside Forest plan as S7: Dune Backlands near Hightown, and has an indicative woodland cover target of 20%.



**PHOTO SHEET FOR SITE SR4.19 – Land at Hall Road, Crosby**



VP1. View looking northwest across site from Hall Road Station (east of site)



VP2. View looking east across site from western boundary of site



VP3. View looking NW across the site from Hall Road Station, east of site



VP4. View looking northwest across the site from the Hall Road station overbridge, southeast of site



VP5. View looking north across the site from the Hall Road, south of site



VP6. View looking northeast across site from Hall Road, southwest of site

**Site Name: Land at Southport Old Road, Thornton**

**Site Ref: SR4.20**

# SITE ANALYSIS

Site Location Plan:



## Landscape Issues:

### *Physical Influences:*

Very gently sloping topography, rising slightly to the west.

### *Land Cover:*

Open landscape, with arable land use, mature hedgerow boundaries to the east and south, open arable land to the north.

### *Influence of human activity:*

The line of the Thornton to Switch Island Link Road (currently under construction) forms the northern boundary to the site, with plans indicating hedgerow planting along the boundary between the site and the road. The proposed extension to Park View will form the eastern boundary of the site. Residential properties exist to the south of the site along Southport Road. The A565 road forms the south-western boundary to the site.

### *Aesthetic and perceptual aspects:*

Small to medium scale, simple and uniform landcover and low levels of tranquillity, due to the proximity of the A565, the new Thornton to Switch Island Link Road and residential development.

### *Distinctive landscape character types:*

Common landscape character type, though more sensitive due to development pressures

### *Overall character of the landscape:*

Small to medium scale arable field, with hedgerow boundaries to the east and west, well treed boundaries to the south and open arable boundaries to the north.

## Landscape Character Appraisal:

### *The Site*

The site is small to medium scale with a very gently rolling topography, rising slightly to the west. Land use is currently as an arable agricultural field. Mature hedgerows exist along the A565 to the southwest boundary of the site.

### *Wider Character*

Adjacent land uses comprise open arable fields to the west and north, residential development to the south and the construction of the Brooms Cross Road to the north.

## Visual Issues Appraisal:

Views from the site are short to medium distance. Views are interrupted by the construction of the Brooms Cross Road, which will be located directly beyond the northern boundary of the site, with views to the south restricted by hedgerow and woodland vegetation, along with existing residential properties.

## Key Visual Receptors:

- Road users along Southport Road (A565). Also anticipated users of the Broom Cross Road (currently under construction);
- Residents to the south of the site, along Holgate, Holgate Park and Southport Road.



Site Name: Land at Southport Old Road, Thornton

Site Ref: SR4.20

# DEVELOPMENT PRINCIPLES

Landscape Principles Plan:



## Principles for development:

The site is medium to large scale, enclosed by mature vegetation to the south, but open allowing medium distance views across the landscape to the west. The site would benefit from an improved structure through planting of hedgerows to the full perimeter of the site, retaining and tying in with the existing hedgerow structure. The medium distance views to the west that are currently open will be restricted due to the construction and mitigation planting associated with the Broom Cross Road.

## Site Integration:

Careful, thoughtful and generous use of open space provision and hedgerow boundaries is recommended to ensure the site is integrated sensitively into the wider landscape and will help to provide a strong pattern to tie in with the existing landscape structure.

## Landscape Constraint Classification:

### *Moderate Constraint*

The current land use contributes positively to the open space character which forms a green buffer between the settlements of Thornton, Netherton and Maghull. The A565 currently forms an approximate line of limitation for development, beyond which little development exists. Proposed development on this site would extend development beyond the existing line of development, however the current construction of the Broom Cross Road to the north of the site would introduce an element of development to this open and agricultural landscape. Mitigation planting including hedgerows, intermittent tree planting and carefully designed proposals including open space provision will be required in this location to ensure that the site contributes in a positive way to the surrounding character. The continuing expansion of the urban edge around Thornton and Netherton is identified as an area of sensitivity within the Landscape Character Assessment, resulting in the weakening of the overall character area within which the site is located. This statement is echoed within this assessment and therefore, careful design of mitigation is recommended to ensure the site makes a positive contribution to the surrounding landscape character.

## Further references:

Relevant Landscape Character Assessments:

NCA 58: Merseyside Conurbation

Sefton Landscape Character Assessment SPG:

LCA: Coastal dunes ( LE04 – Sefton)

The site assessment has confirmed that the current landscape reflects that which was identified in the 2003 Landscape SPG.

This site is identified within the Merseyside Forest plan as S11: Thornton to Switch Island Link Road, and has an indicative woodland cover target of 30%.

**PHOTO SHEET FOR SITE SR4.20 – Land at Southport Old Road, Thornton**



VP1. View looking southeast towards the site from northeast corner of site



VP2. View looking NW along the south boundary of the site from SE corner



VP3. View looking across the site from southeast corner of site



VP4. View looking west towards site, from Holgate, east of site



**Site Name: Land west of Holgate, Thornton**

**Site Ref: SR4.21**

# SITE ANALYSIS

Site Location Plan:



Landscape Issues:

*Physical Influences:*

Very gently sloping topography, rising slightly to the west.

*Land Cover:*

Open landscape, with arable land use, mature hedgerow boundaries to the east and south, woodland to the north.

*Influence of human activity:*

The line of the Broom Cross Road (currently under construction) forms the northern boundary to the site, with plans indicating woodland planting along the boundary between the site and the road. The western boundary will be formed by the proposed extension to Park View. Residential properties exist to the south of the site along Holgate and Holgate Park. The A565 road forms the south-western boundary to the site.

*Aesthetic and perceptual aspects:*

Small to medium scale, simple and uniform landcover and low levels of tranquillity, due to the proximity of the A565, the new Thornton to Switch Island Link Road and residential development.

*Distinctive landscape character types:*

Common landscape character type, though more sensitive due to development pressures

*Overall character of the landscape:*

Small to medium scale arable field, with hedgerow boundaries to the east and west, well treed boundaries to the south and wooded boundaries to the north.

Landscape Character Appraisal:

*The Site*

The site is small to medium scale with a very gently rolling topography, rising slightly to the west. Land use is currently as an arable agricultural field. Mature hedgerow boundaries exist to the eastern boundary of the site, with a well treed boundary to the north and well treed residential boundaries to the south.

*Wider Character*

Adjacent land uses comprise open arable fields to the west, residential development to the south and southeast and the construction of the Thornton to Switch Island Link Road to the north.

Visual Issues Appraisal:

Views from the site are short to medium distance. Views are interrupted by the construction of the Broom Cross Road, which will be located directly beyond the northern boundary of the site and by the extension to Park View on the west. With views to the south-east and south restricted by hedgerow and woodland vegetation, along with existing residential properties.

Key Visual Receptors:

- Road users along Lydiate Lane (A5207) and Holgate. Also anticipated users of the Thornton to Switch Island Link Road (currently under construction);
- Residents to the south of the site, along Holgate, Holgate Park and Southport Road.

Site Name: Land west of Holgate, Thornton

Site Ref: SR4.21

# DEVELOPMENT PRINCIPLES

Landscape Principles Plan:



Principles for development:

The site is medium to large scale, enclosed by mature vegetation to the west, south and east, but open allowing medium distance views across the landscape to the west. The site would benefit from an improved structure through planting of hedgerows to the full perimeter of the site, retaining and tying in with the existing hedgerow structure. The medium distance views to the west that are currently open will be restricted due to the construction and mitigation planting associated with the Thornton to Switch Island Link Road. The existing relationship with the adjacent open landscape should be replicated through carefully considered use of open space in any proposed development schemes, particularly to the north-west.

Hedgerows are shown in the development principles plan above, around the perimeter of the site and adjacent to the properties along Holgate Park. This is shown in lieu of detailed layout schemes and should residential housing be proposed here, it is recommended that the hedgerow boundary along the southwestern perimeter be dropped in favour of an appropriate residential boundary and interface between the existing properties.

Site Integration:

Careful, thoughtful and generous use of open space provision and hedgerow boundaries is recommended to ensure the site is integrated sensitively into the wider landscape and will help to provide a strong pattern to tie in with the existing landscape structure.

Landscape Constraint Classification:

*Moderate Constraint*

The current land use contributes positively to the open space character which forms a green buffer between the settlements of Thornton, Netherton and Maghull. The A5207 currently forms an approximate line of limitation for development, beyond which little development exists. Proposed development on this site would extend development beyond the existing line of development, however the current construction of the Broom Cross Road to the north of the site would introduce an element of development to this open and agricultural landscape. Mitigation planting including hedgerows, intermittent tree planting and carefully designed proposals including open space provision will be required in this location to ensure that the site contributes in a positive way to the surrounding character. The continuing expansion of the urban edge around Thornton and Netherton is identified as an area of sensitivity within the Landscape Character Assessment, resulting in the weakening of the overall character area within which the site is located. This statement is echoed within this assessment and therefore, careful design of mitigation is recommended to ensure the site makes a positive contribution to the surrounding landscape character.

Further references:

Relevant Landscape Character Assessments:

NCA 58: Merseyside Conurbation

Sefton Landscape Character Assessment SPG:

LCA: Estate Farmlands (LE04 – Sefton)

The site assessment has confirmed that the current landscape reflects that which was identified in the 2003 Landscape SPG. This site is identified within the Merseyside Forest plan as S11: Thornton to Switch Island Link Road, and has an indicative woodland cover target of 30%.



**PHOTO SHEET FOR SITE SR4.21 – Land west of Holgate, Thornton**



VP1. View looking northwest across the site from northeast edge of site



VP2. View looking southwest across the site from northeast of site



VP3. View looking southwest across the site from northeast of site



VP4. View looking west across the site from Holgate, east of site



VP5. View looking northwest across the site from southeast edge of site



VP6. View looking west, northwest across site from southeast corner of site



VP7. View looking northeast across site from southwest corner of site



**Site Name: Land east of Holgate, Thornton**

**Site Ref: SR4.22**

# SITE ANALYSIS

Site Location Plan:



## Landscape Issues:

### *Physical Influences:*

Very gently sloping topography, rising very slightly to the west.

### *Land Cover:*

Open landscape, with pastoral land use (horse grazing) to the south and scrubby grassland to the north.

### *Influence of human activity:*

Rothwell's Lane to the east and Holgate to the west, Bowling Green to the south, distant views of pylon towers and lines, along with views of construction of the Thornton to Switch Island Link Road.

### *Aesthetic and perceptual aspects:*

Small to medium scale and moderate levels of tranquillity, due to the proximity of Lydiate Lane and residential development.

### *Distinctive landscape character types:*

Common landscape character type, though more sensitive due to development pressures

### *Overall character of the landscape:*

Small to medium scale mix of pastoral and scrubby grass land, with hedgerow boundaries to the east and west, well treed boundaries to the south and open boundaries to the north.

## Landscape Character Appraisal:

### *The Site*

The site is small to medium scale with a very gently rolling topography, sloping slightly to the north. Land use is currently pastoral horse grazing with electric fencing divisions to the field, with scrubby grassland and outgrown shrubs dominating the northern section of the site. Tall, mature hedgerow boundaries exist to the western boundary of the site, with a well treed boundary to the northeast and residential fencing boundaries to the southeast.

### *Wider Character*

Adjacent land uses comprise open arable fields to the west, residential development to the south and southeast and the construction of the Thornton to Switch Island Link Road to the north.

## Visual Issues Appraisal:

Views from the site are long distance towards the north, looking across the shallow River Alt valley towards the Clieves Hills in the distance. Views are also interrupted by the construction of the new Thornton to Switch Island Link road, which will be located directly beyond the northern boundary of the site. Views to the west are medium distance, looking across open arable fields to the southwest and woodland plantation to the northwest. Views to the east are short distance, restricted by adjacent residential properties and a well treed boundary to the north-eastern boundary of the site.

## Key Visual Receptors:

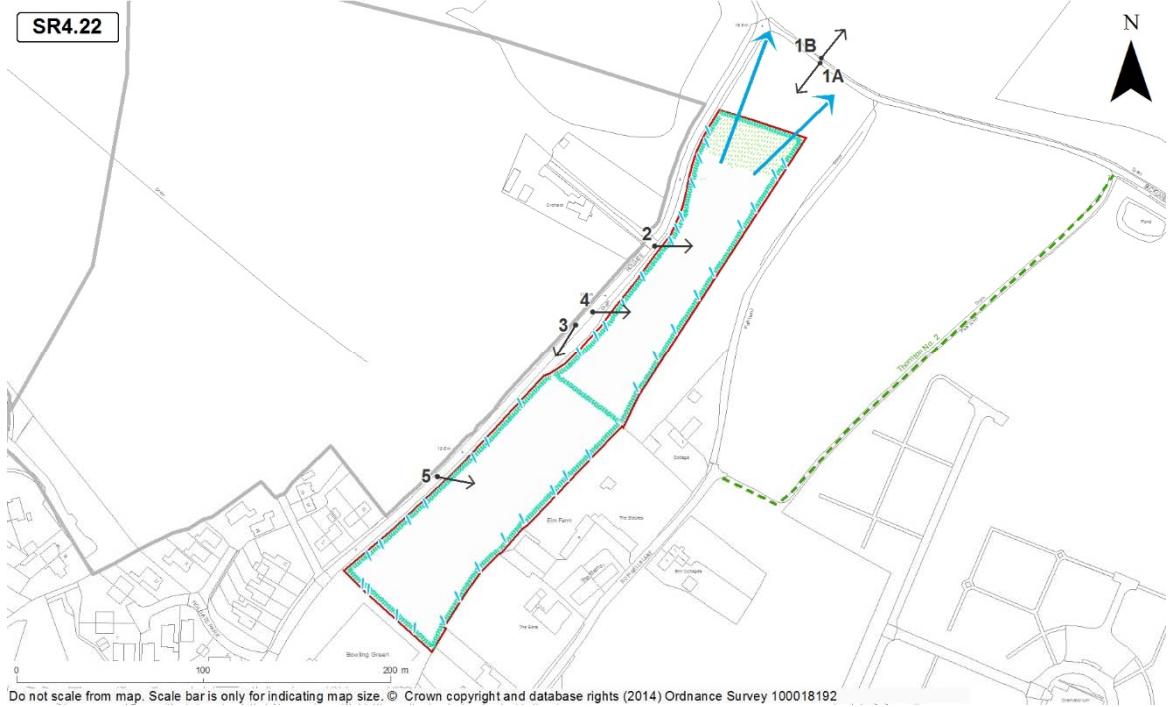
- Road users along Lydiate Lane (A5207), Rothwells Lane and Holgate. Also users of the Broom Cross Road (currently under construction);
- Residents to the east and west of the site, along Rothwell's Lane and Holgate.
- Footpath users, Thornton No.2

Site Name: Land east of Holdgate, Thornton

Site Ref: SR4.22

# DEVELOPMENT PRINCIPLES

Landscape Principles Plan:



## Principles for development:

The site is small to medium scale, enclosed by mature vegetation to the west, south and east, but open allowing long distance views across the landscape to the north. The site would benefit from an improved structure through planting of hedgerows to the full perimeter of the site, retaining and tying in with the existing hedgerow structure. The long distance views to the north looking towards open large scale arable land should be replicated through carefully considered use of open space in any proposed development schemes, particularly to the north.

## Site Integration:

Careful, thoughtful and generous use of open space provision and hedgerow boundaries is recommended to ensure the site is integrated sensitively into the wider landscape and will help to provide a strong pattern to tie in with the existing landscape structure.

## Landscape Constraint Classification:

### *Moderate Constraint*

The current land use contributes positively to the open space character which forms a green buffer between the settlements of Thornton, Netherton and Maghull. The A5207 currently forms an approximate line of limitation for development, beyond which little development exists. Proposed development on this site would extend development beyond the existing line of development, however the current construction of the Thornton to Switch Island Link Road to the north of the site would introduce an element of development to this open and agricultural landscape. Mitigation planting including hedgerows, intermittent tree planting and carefully designed proposals including open space provision will be required in this location to ensure that the site contributes in a positive way to the surrounding character. The continuing expansion of the urban edge around Thornton and Netherton is identified as an area of sensitivity within the Landscape Character Assessment, resulting in the weakening of the overall character area within which the site is located. This statement is echoed within this assessment and therefore, careful design of mitigation is recommended to ensure the site makes a positive contribution to the surrounding landscape character.

## Further references:

Relevant Landscape Character Assessments:

NCA 58: Merseyside Conurbation

Sefton Landscape Character Assessment SPG:

LCA: Estate Farmlands ( LE04 – Sefton)

The site assessment has confirmed that the current landscape reflects that which was identified in the 2003 Landscape SPG. This site is identified within the Merseyside Forest plan as S11: Thornton to Switch Island Link Road, and has an indicative woodland cover target of 30%.



**PHOTO SHEET FOR SITE SR4.22 – Land east of Holgate, Thornton**



VP1A. View looking southwest across the site from north of site



VP1B. View looking northeast from the site from north of site



VP2. View looking northeast across the site from western edge of site



VP3. View looking southwest along western site boundary (along Holgate)



VP4. View looking northeast across the site from Holgate, west of site



VP5. View looking east across site from west of site



**Site Name: Land at Lydiate Lane, Thornton**

**Site Ref: SR4.23**

# SITE ANALYSIS

Site Location Plan:



## Landscape Issues:

### *Physical Influences:*

Generally flat topography.

### *Land Cover:*

Open arable, agricultural farmland

### *Influence of human activity:*

Lydiate Lane to the south west, Thornton Crematorium to the west and Broom Cross Road (under construction) to the north

### *Aesthetic and perceptual aspects:*

Large scale, simple and uniform landcover and moderate levels of tranquillity, due to the proximity of Lydiate Lane and residential development.

### *Distinctive landscape character types:*

Common landscape character type, though more sensitive due to development pressures

### *Overall character of the landscape:*

Medium to large scale agricultural land, with hedgerow boundaries to the northeast and southwest, coniferous boundary to the northwest.

## Landscape Character Appraisal:

### *The Site*

The site is of large scale with a very gently rolling topography, rising slightly to the west. Land use is currently open arable agricultural land, with hedgerow boundaries to the northeast and southwest and woodland to the southeast.

### *Wider Character*

Adjacent land uses comprise residential development to the south and open arable agricultural farmland to the north, with a cemetery located to the west.

## Visual Issues Appraisal:

Views from the site are long distance towards the north, looking across the shallow River Alt valley towards the Clieves Hills in the distance. Views are also interrupted by the construction of the new Thornton to Switch Island Link road, which will be located directly beyond the northern boundary of the site. Views to the west are restricted by a linear belt of tree planting associated with the cemetery (Thornton Garden of Rest), views to the east are medium distance, looking across towards the adjacent arable, with views to the south restricted by a mature hedgerow, residential properties to the northern edge of Thornton and trees associated with a recreation ground on Masefield road.

## Key Visual Receptors:

- Road users along Lydiate Lane (A5207);
- Residents to the south of the site, along Runnell's Lane and Hedgcroft.
- Footpath, Sefton No. 13
- Visitors to the Cemetery (Thornton Gardens of Rest) to the northwest.

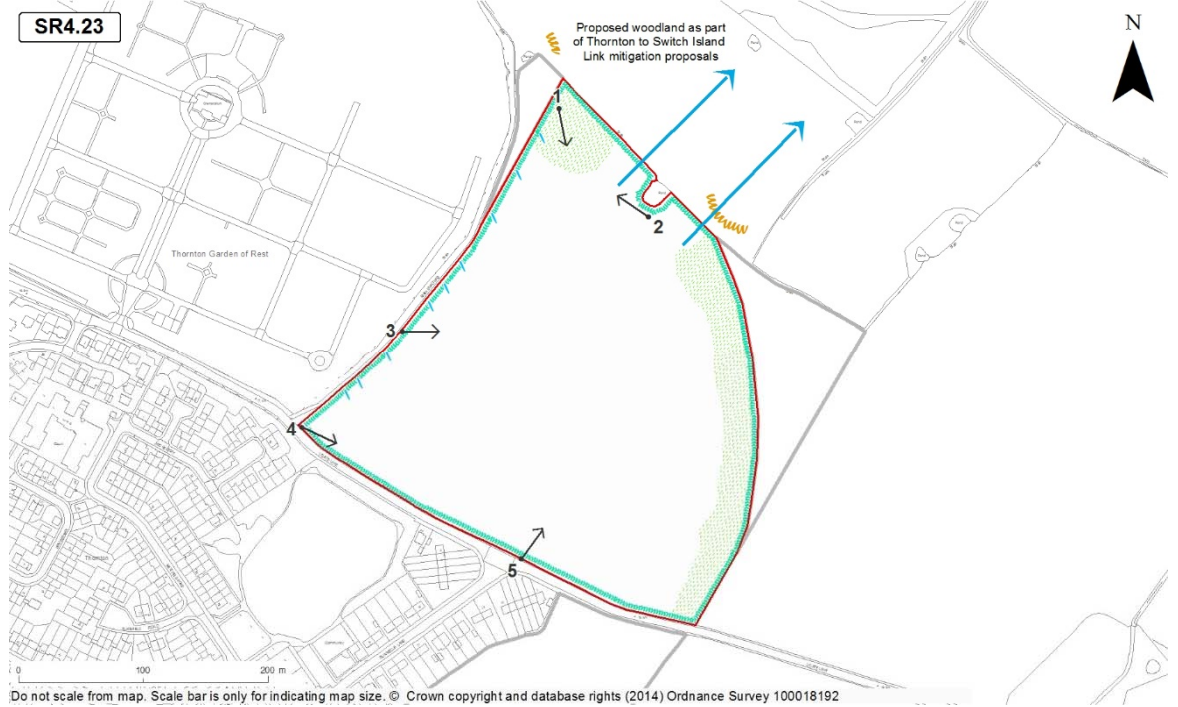


Site Name: Land at Lydiate Lane, Thornton

Site Ref: SR4.23

# DEVELOPMENT PRINCIPLES

Landscape Principles Plan:



## Principles for development:

The site is open and large scale, comprising arable agricultural land. Hedgerow boundaries form the primary boundary treatment to the north and south edges of the site, an open boundary to the east and woodland and scrub to the west, which would benefit from an improved structure through planting of hedgerows to the full perimeter of the site. The open nature of the site is enhanced by the open large scale arable land to the east and north, which contributes to the green buffer which currently exists between the settlements of Thornton, Netherton and Maghull. This open character should be replicated through carefully considered use of open space in any proposed development schemes.

Proposed planting as part of the Brooms Cross road, currently under construction, will include hedgerows and intermittent woodland blocks, to the northern boundary of the site.

## Site Integration:

Careful, thoughtful and generous use of open space provision and hedgerow boundaries is recommended to ensure the site is integrated sensitively into the wider landscape and will help to provide a strong pattern to tie in with the existing landscape structure.

## Landscape Constraint Classification:

*Moderate Constraint*

The current land use contributes positively to the open space character which forms a green buffer between the settlements of Thornton and Ford/Netherton. The A5207 currently forms an approximate line of limitation for development, beyond which little development exists. Proposed development on this site would push development beyond the existing line of development, however the current construction of the Thornton to Switch Island Link Road to the north of the site would introduce an element of development to this open and agricultural landscape. Mitigation planting including hedgerows, intermittent tree planting and carefully designed proposals including open space provision will be required in this location to ensure that the site contributes in a positive way to the surrounding character. The continuing expansion of the urban edge around Thornton and Netherton is identified as an area of sensitivity within the Landscape Character Assessment, resulting in the weakening of the overall character area within which the site is located. This statement is echoed within this assessment and therefore, careful design of mitigation is recommended to ensure the site makes a positive contribution to the surrounding landscape character.

## Further references:

Relevant Landscape Character Assessments:

NCA 58: Merseyside Conurbation

Sefton Landscape Character Assessment SPG:

LCA: Estate Farmlands ( LE04 – Sefton)

The site assessment has confirmed that the current landscape reflects that which was identified in the 2003 Landscape SPG. This site is identified within the Merseyside Forest plan as S11: Thornton to Switch Island Link Road, and has an indicative woodland cover target of 30%.

**PHOTO SHEET FOR SITE SR4.23 – Land at Lydiate Lane, Thornton**



VP1. View looking southeast across the site from northwest corner of site



VP2. View looking west, northwest across the site from north edge of site



VP3. View looking east across the site from west edge of site



VP4. View looking east across the site from the southwest corner of site



VP5. View looking north across the site from Lydiate Lane south of site



**Site Name: Tanhouse Farm, Runnell's Lane, Thornton**

**Site Ref: SR4.24**

# SITE ANALYSIS

Site Location Plan:



## Landscape Issues:

### *Physical Influences:*

Very gently sloping topography, rising very slightly to the west.

### *Land Cover:*

Land associated with garden centre and occupied by associated infrastructure such as glasshouses and polytunnels, coniferous tree boundaries and car park.

### *Influence of human activity:*

Eastern edge of Thornton residential development to the west, Garden Centre and associated land use on the site itself and edge Lane and playing fields to the west.

### *Aesthetic and perceptual aspects:*

Small scale and low levels of tranquillity, due to the proximity to Edge Lane, residential development and the current land use as a garden centre.

### *Distinctive landscape character types:*

Common landscape character type, though more sensitive due to development pressures

### *Overall character of the landscape:*

Small scale, complex comprising infrastructure associated with the garden centre land use. With coniferous tree boundaries to the east, residential boundary to the west and Edge Lane road to the south.

## Landscape Character Appraisal:

### *The Site*

The site is of small scale with a very gently rolling topography, sloping slightly to the west. Land use is currently open scrubby grassland, with open boundaries to the east, residential boundary to the west including close board fencing, hedgerow boundary to the south and a scrubby treed boundary to the north with Lydiate Lane.

### *Wider Character*

Adjacent land uses are varied and include a garden centre and associated land use, medium to large scale arable field and a large playing field. The site itself is complex in character, being utilised as a garden centre with associated polytunnels and glasshouses, however the open character of the adjacent land to the north and east influences the character of the site.

## Visual Issues Appraisal:

Views from the site are generally contained by the coniferous boundary planting to the east, residential properties to the west, tree planting along Edge Lane to the south and hedgerow planting to the north. Views towards the site look across a generally open landscape to the north, east and south. However short distance views to the west take in the developed nature of the land associated with residential development.

## Key Visual Receptors:

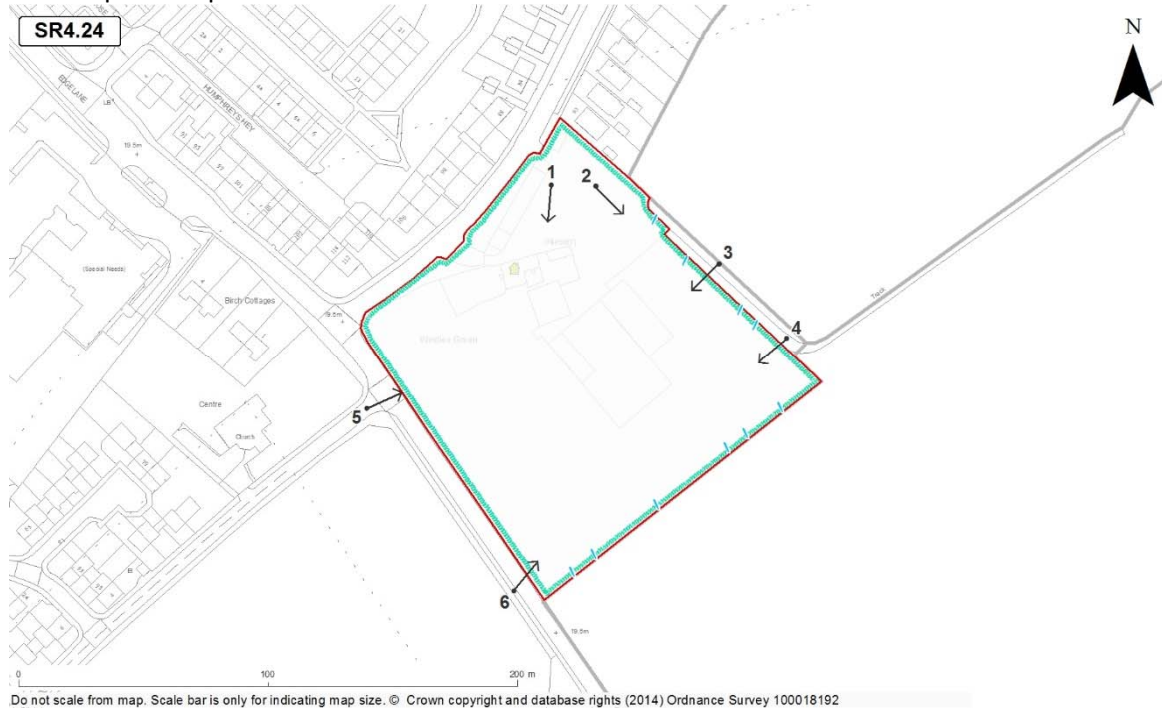
- Road users along Edge Lane;
- Residents to the west of the site, along Runnell's Lane, long distance views from residential receptors along Buckley Hill Lane to the east;
- Users of the playing fields to the east of the site.

Site Name: Tanhouse Farm, Runnell's Lane, Thornton

Site Ref: SR4.24

# DEVELOPMENT PRINCIPLES

Landscape Principles Plan:



## Principles for development:

The site itself is predominantly complex and small scale, comprising land used for a garden centre and associated infrastructure. Boundaries are currently formed by a mix of treatments, including coniferous tree planting, mature hedgerows and fencing, which would benefit from an improved structure through replacement of hedgerows to the full perimeter of the site. The character of the site is influenced by the open large scale open arable and grass land and recreational ground to the east, which contributes to the green buffer which currently exists between the settlements of Thornton and Netherton and Ford to the East. This open character should be replicated through carefully considered use of open space in any proposed development schemes. Hedgerows are shown in the development principles plan above, around the perimeter of the site and adjacent to the properties along Runnells Lane. This is shown in lieu of detailed layout schemes and should residential housing be proposed here, it is recommended that the hedgerow boundary along the northwest perimeter be dropped in favour of an appropriate residential boundary and interface between the existing properties.

## Site Integration:

Careful, thoughtful and generous use of open space provision and hedgerow boundaries is recommended to ensure the site is integrated sensitively into the wider landscape and will help to provide a strong pattern to tie in with the existing landscape structure.

## Landscape Constraint Classification:

*Moderate Constraint*

Mitigation planting including hedgerows, intermittent tree planting and carefully designed proposals including open space provision will be required in this location to ensure that the site contributes in a positive way to the surrounding character. The continuing expansion of the urban edge around Thornton and Netherton is identified as an area of sensitivity within the Landscape Character Assessment, resulting in the weakening of the overall character area within which the site is located. This statement is echoed within this assessment and therefore, careful design of mitigation is recommended to ensure the site makes a positive contribution to the surrounding landscape character.

## Further references:

Relevant Landscape Character Assessments:

NCA 58: Merseyside Conurbation

Sefton Landscape Character Assessment SPG:

LCA: Estate Farmlands ( LE04 – Sefton)

The site assessment has confirmed that the current landscape reflects that which was identified in the 2003 Landscape SPG. This site is identified within the Merseyside Forest plan as S10 Rimrose Valley Country Park, and has an indicative woodland cover target of 20%.



**PHOTO SHEET FOR SITE SR4.24 – Tanhouse Farm, Runnell’s Lane, Thornton**



VP1. View looking south across site from Nursery car park, northeast of site



VP2. View looking southeast along northern boundary of site



VP3. View looking southwest across the site from northeast edge of site



VP4. View looking southwest across the site from northeast corner of site



VP5. View looking northeast across the site from Edge Lane southwest of site



VP6. View looking northwest across site from southeast of site

**Site Name: Land south of Runnell's Lane, Thornton**

**Site Ref: SR4.25**

# SITE ANALYSIS

Site Location Plan:



## Landscape Issues:

### *Physical Influences:*

Very gently sloping topography, sloping slightly to the west.

### *Land Cover:*

Agricultural farmland, currently occupied by scrub and grassland.

### *Influence of human activity:*

Lydiate Lane to the north, eastern edge of Thornton residential development to the west, Garden Centre and associated land use to the south and playing fields to the east.

### *Aesthetic and perceptual aspects:*

Medium scale, simple and uniform landcover and low to moderate levels of tranquillity, due to the proximity of Lydiate Lane and residential development.

### *Distinctive landscape character types:*

Common landscape character type, though more sensitive due to development pressures

### *Overall character of the landscape:*

Medium scale agricultural land, with open boundaries to the east, residential boundary to the west and road boundary to the north.

## Landscape Character Appraisal:

### *The Site*

The site is of medium scale with a very gently rolling topography, sloping slightly to the west. Land use is currently open scrubby grassland, with open boundaries to the east, residential boundary to the west including close board fencing, hedgerow boundary to the south and a scrubby treed boundary to the north with Lydiate Lane.

### *Wider Character*

Adjacent land uses are varied and include a garden centre and associated land use, medium to large scale arable field and a large playing field.

## Visual Issues Appraisal:

Views from the site are long distance towards the north, looking across the shallow River Alt valley towards the Clieves Hills in the distance. Views to the west are restricted by the adjacent residential development and associated fencing, views to the east are short to medium distance, looking across towards the adjacent playing fields, with views to the south restricted by a mature hedgerow, buildings and infrastructure associated with Rushton's garden centre (glasshouses and polytunnels).

## Key Visual Receptors:

- Road users along Lydiate Lane (A5207) and Edge Lane;
- Residents to the west of the site, along Runnell's Lane, long distance views from residential receptors along Buckley Hill Lane to the east



Site Name: Land south of Runnell's Lane, Thornton

Site Ref: SR4.25

# DEVELOPMENT PRINCIPLES

Landscape Principles Plan:



## Principles for development:

The site itself is predominantly open and medium scale, comprising scrubby agricultural land. There are currently open boundaries to the east, which would benefit from an improved structure through replacement of hedgerows to the full perimeter of the site. The open nature of the site is enhanced by the open large scale arable land and recreational ground to the east and north, which contributes to the green buffer which currently exists between the settlements of Thornton and Netherton and Ford to the east. This open character should be replicated through carefully considered use of open space in any proposed development schemes.

## Site Integration:

Careful, thoughtful and generous use of open space provision and hedgerow boundaries is recommended to ensure the site is integrated sensitively into the wider landscape and will help to provide a strong pattern to tie in with the existing landscape structure.

## Landscape Constraint Classification:

*Moderate Constraint*

The current land use contributes positively to the open space character which forms a green buffer between the settlements of Thornton and Ford/Netherton. Mitigation planting including hedgerows, intermittent tree planting and carefully designed proposals including open space provision will be required in this location to ensure that the site contributes in a positive way to the surrounding character. The continuing expansion of the urban edge around Thornton and Netherton is identified as an area of sensitivity within the Landscape Character Assessment, resulting in the weakening of the overall character area within which the site is located. This statement is echoed within this assessment and therefore, careful design of mitigation is recommended to ensure the site makes a positive contribution to the surrounding landscape character.

## Further references:

Relevant Landscape Character Assessments:

NCA 58: Merseyside Conurbation

Sefton Landscape Character Assessment SPG:

LCA: Estate Farmlands ( LE04 – Sefton)

The site assessment has confirmed that the current landscape reflects that which was identified in the 2003 Landscape SPG. This site is identified within the Merseyside Forest plan as S10: Rimrose Valley Country Park, and has an indicative woodland cover target of 20%.

**PHOTO SHEET FOR SITE SR4.25 – Land south of Runnell’s Lane, Thornton**



VP1. View looking southeast across the site from north corner of site



VP2. View looking southwest towards the site from east of site



VP3. View looking north across the site from southeast edge of site



VP4. View looking north, northwest across the site from southeast corner of site



VP5. View looking east, southeast along southern boundary of site