

SEFTON LOCAL PLAN: SITE ASSESSMENT FORM

Site Reference	AS12	Settlement Area	Sefton East Parishes	Policy ref (if applicable)	
SiteAddress	Land west of Maghull, between Bells Lane and South Meade				
SiteType	Potential Housing Allocation			SiteArea(Ha)	51.4



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	15.3 % (<400m)	68.4 % (<800m)	16.2 % (>800m)
Primary School	100 % (<800m)	0 % (<1,200m)	0 % (>1,200m)
District Local Centres	60 % (<800m)	40 % (<1,200m)	0 % (>1,200m)
Neighbourhood Park	77.7 % (<600m)	22.3 % (<900m)	0 % (>900m)
GPs/Health Centres	72.9 % (<800m)	27.1 % (<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 Maghull/Lydiat.
7. Would the site meet any other wider need or provide other benefits?	No	

Constraints to Development

Constraint	Constraint severity	Constraint description
1. Ecology	Significant Constraint	In proximity to a Biological Heritage Site in West Lancashire, with direct footpath access. A feeding ground for Pink Footed Goose which is a European protected site designation feature under the Habitats Regulations 2010. Invasive species recorded on this site.
2. HRA	Screened In	
3. Flood Risk	Minor Constraint	Approximately 95% of the site is in Flood Zone 1 and 5% in Flood Zone 3. Parts of the site are at surface water flood risk. Ordinary watercourses are within and adjacent to the site. A main river is within the site. Susceptible to ground water flooding. There is a residual risk from canal failure.
4. Sequential Test	Pass	95% in Flood Zone 1. Development within the site should avoid development in Flood Zones 2 and 3.
5. Heritage	Minor Constraint	Development of the southern part of the site would have some impact on Manor House (grade II listed). Part of the site also has some archaeological interest.
6. Pollution	Minor Constraint	Part of the site within 250m of a known land fill site.
7. Site Access	Significant Constraint	It is not considered that a safe and suitable access could be provided to this site without major infrastructure improvements. There are single lane swing bridges over the Leeds-Liverpool canal to Green Lane and Bell's Lane that directly serve the majority of the site. These access constraint would make it difficult to sustain a bus route across the site over the longer term.
8. Network Capacity	Significant Constraint	There are significant concerns about whether the surrounding highways network as the site is surrounded by pinch points i.e. canal swing bridges, together with narrow carriageways, poor linkages and limited footways. Substantial traffic generation from this development is likely to cause significant difficulties on the network.
9. Accessibility Improvements	N/A	As the site has limited accessibility, significant off-site improvements would likely be required to enhance the accessibility of the site by sustainable travel modes. It would be difficult to sustain a bus route across the site over the longer term given the access constraints.
10. BMV Agricultural Land	Moderate Constraint	The site contains more than 20 ha of 'best and most versatile agricultural land' (a mix of grades 2 and 3a), according to the Sefton Agricultural Land Study 2012.
11. Landscape	Moderate Constraint	High levels of mitigation planting and very carefully designed proposals including generous open space provision will be required in this location to ensure that the high quality of the landscape is not degraded.
12. Ground Conditions	Moderate Constraint	Known developments in the area built on sand or clay sub-strata. The western edge of the site is within 250m of a known land fill site , which may require specially designed foundations.
13. Utility Infrastructure	Moderate Constraint	Would require new waste water infrastructure
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	Approximately 30% of the site adjoins the existing built up area. The existing Green Belt boundary is weak (mainly residential gardens). The proposed boundary would be relatively weak, comprising minor roads and Maghull Brook. The release of this land would potentially undermine the Green Belt function of land immediately to the north.
2. To prevent towns merging into one-another	Minor	The site would narrow the gap between this part of Lydiate towards Crosby and Hightown. However, a significant gap would remain.
3. To safeguard the countryside from encroachment	Moderate	The site is in agricultural use.
4. To preserve the setting and special character of historic towns	None	The site is adjacent to mainly post-war development.
5. To assist urban regeneration		Unable to assess impact

Delivery Considerations

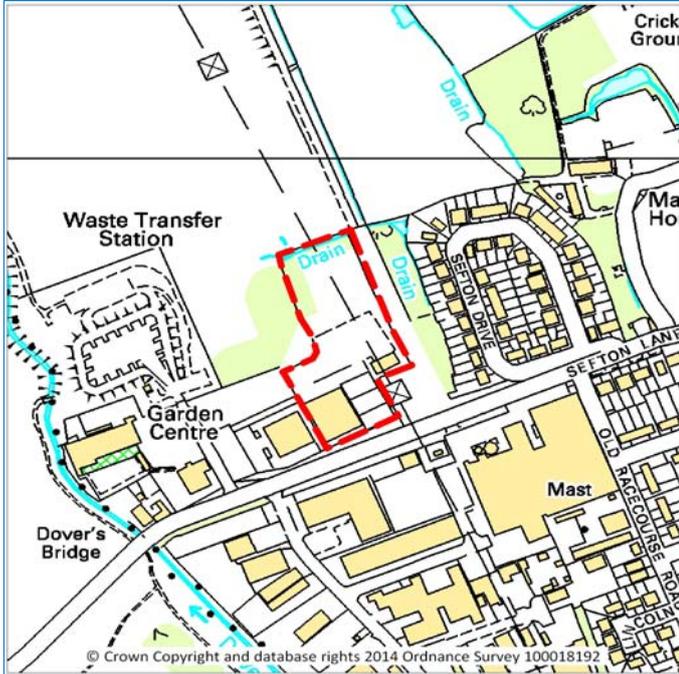
Constraint type	Yes/No	Comments
1. Does the owner wish to promote the site for development?	Yes	
2. Are there any known viability issues?	No	
3. Are there any known issues that would delay development?	No	

Conclusion

Land currently in the Green Belt. The site is poorly contained and would undermine the Green Belt function of adjacent land. The site would contribute to meeting Sefton East Parishes' high affordable housing need. However, the site is subject to significant access, highways network and ecological constraints. It is not proposed for allocation in the Local Plan.

SEFTON LOCAL PLAN: SITE ASSESSMENT FORM

Site Reference	AS13	Settlement Area	Sefton East Parishes	Policy ref (if applicable)	
SiteAddress	Cheshire Lines Health Club, Sefton Lane, Maghull				
SiteType	Potential Housing Allocation			SiteArea(Ha)	1.5



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	100 % (<400m)	0 % (<800m)	0 % (>800m)
Primary School	0 % (<800m)	91.8 % (<1,200m)	8.2 % (>1,200m)
District Local Centres	0 % (<800m)	100 % (<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?	Yes	The site is brownfield
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	Adjacent ditches may provide a habitat for water voles
2. HRA	Screened Out	
3. Flood Risk	Significant Constraint	70% of the site is in Flood Zone in 3 and 6% of the site is in Flood Zone 2. Parts of the site are at surface water flood risk. Ordinary watercourses are within and adjacent to the site. Susceptible to ground water flooding. There is a residual risk from canal failure.
4. Sequential Test	Fail	A significant proportion of the site is in Flood Zones 2 and 3. There are sufficient reasonable alternatives in Flood Zone 1.
5. Heritage	No Constraint	No identified impacts on designated heritage assets
6. Pollution	Minor Constraint	In proximity to an industrial estate and within 250m of a known land fill site.
7. Site Access	Significant Constraint	There is a difference in levels between the site and Sefton Lane. The only feasible point of access is through third party land and pedestrian access arrangements would be inadequate to serve a residential development on this site. A review of the junction of Sefton Lane and Sefton Industrial Estate would need to be undertaken.
8. Network Capacity	No Constraint	Although the Sefton Lane / Sefton Lane Industrial Estate junction would be affected, it is anticipated, subject to a Transport Assessment, that the highways network would be able to cope with the additional traffic generated.
9. Accessibility Improvements	N/A	Some modest off-site improvements to enhance the accessibility of the site by sustainable travel modes would be required. A permeable route and point of access for pedestrians and cyclists would be required from the Trans Pennine Trail.
10. BMV Agricultural Land	No Constraint	Urban site not in agricultural use.
11. Landscape	Minor Constraint	Some mitigation planting is recommended in the form of hedgerow boundary planting in order to help rationalise and integrate the site with the adjacent agricultural landscape character.
12. Ground Conditions	Minor Constraint	Records show that the ground conditions consist of a mixture of sandy/clay soils. Traditional foundations i.e. strip/reinforced strip foundations used on building developments in this location.
13. Utility Infrastructure	No Constraint	No known issues
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 adjoins the existing built up area. The existing Green Belt boundary is moderately strong in part (Sefton Lane and the Cheshire Lines footpath) but also weak in part (open land). The proposed boundary would be relatively weak (a drainage ditch).
2. To prevent towns merging into one-another	None	There would no impact on an existing gap between settlements.
3. To safeguard the countryside from encroachment	None	The site comprises brownfield land (hard standing).
4. To preserve the setting and special character of historic towns	None	The site is adjacent to mainly 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?	Yes	
2. Are there any known viability issues?	No	
3. Are there any known issues that would delay development?	No	

Conclusion

Land currently in the Green Belt. The site is well contained, contains existing buildings, and would not significantly impact upon any Green Belt purpose. However, the site is in Flood Zone 3 and fails the Sequential Test. It is also subject to significant access constraints. It is not proposed for allocation in the Local Plan.

SEFTON LOCAL PLAN: SITE ASSESSMENT FORM

Site Reference	AS14	Settlement Area	Sefton East Parishes	Policy ref (if applicable)	
SiteAddress	Land east of Northway (the A59), and north of Kenyons Lane, Lydiate				
SiteType	Potential Housing Allocation			SiteArea(Ha)	36.4



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	84.2	% (<400m)	15.8	% (<800m)	0	% (>800m)
Primary School	82	% (<800m)	18	% (<1,200m)	0	% (>1,200m)
District Local Centres	6.2	% (<800m)	69.7	% (<1,200m)	24.2	% (>1,200m)
Neighbourhood Park	72.5	% (<600m)	27.5	% (<900m)	0	% (>900m)
GPs/Health Centres	0	% (<800m)	7.3	% (<1,200m)	92.7	% (>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	Potential for water voles and other protected species on part of the site.
2. HRA	Screened In	
3. Flood Risk	Moderate Constraint	Approximately 11% of site in Flood Zone 2 (adjacent to Sudell Brook). Parts of the site are at surface water flood risk. A main river forms the northern boundary. Ordinary watercourses are adjacent to the site.
4. Sequential Test	Pass	89% in Flood Zone 1. Development within the site should avoid development in Flood Zones 2 and 3.
5. Heritage	Minor Constraint	Some impact on the setting of Aughton House (grade II listed) in West Lancashire
6. Pollution	Moderate Constraint	Part of the site is adjacent to the A59 - a busy dual carriageway. This would need to be considered in any scheme layout.
7. Site Access	Minor Constraint	Access to the site can be gained directly off the Robbin's Island roundabout.
8. Network Capacity	Moderate Constraint	In principle, this development could be accommodated upon the network, subject to a satisfactory Transport Assessment. The cumulative effect of other potential developments within the Maghull and Lydiate area would need to be considered.
9. Accessibility Improvements	N/A	Some modest off-site improvements to enhance the accessibility of the site by sustainable travel modes are likely to be required, including improvements for pedestrians and cyclists at Robbin's Island roundabout and Kenyon's Lane traffic signal controlled junction.
10. BMV Agricultural Land	Moderate Constraint	The site contains more than 20 ha of 'best and most versatile agricultural land', according to the 'provisional agricultural land classification' (Natural England 2011). This classification may not be accurate at the site specific level.
11. Landscape	Moderate Constraint	High levels of mitigation planting and very carefully designed proposals including generous open space provision will be required in this location to ensure that the high quality of the landscape is not degraded.
12. Ground Conditions	Minor Constraint	Records show that the ground conditions consist of a clay soils. Traditional foundations i.e. strip/reinforced strip foundations used on building developments in this location.
13. Utility Infrastructure	Minor Constraint	Waste water network upgrade might be required
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	Approximately 20% of the site adjoins the existing built up area. In isolation, the site would jut out from the urban area. The existing Green Belt boundary is moderately strong (Kenyons Lane). The proposed boundary would be strong to the north and west, but weak to the east. The release of this land would undermine the Green Belt function of land immediately to south east.
2. To prevent towns merging into one-another	Significant	The site would narrow the gap between this part of Lydiate and Aughton Village (West Lancashire) by about 50% at its narrowest point.
3. To safeguard the countryside from encroachment	Moderate	The site is in agricultural use.
4. To preserve the setting and special character of historic towns	None	The site is adjacent to mainly post-war development
5. To assist urban regeneration		Unable to assess impact

Delivery Considerations

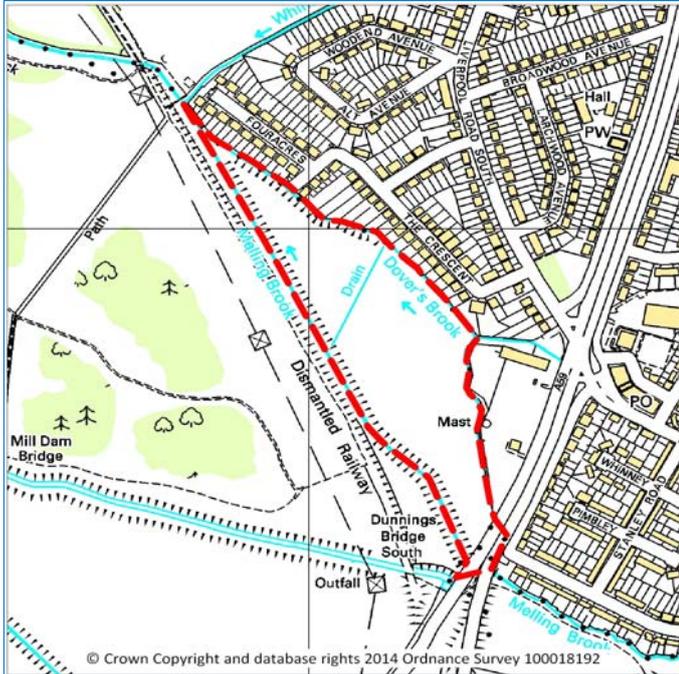
Constraint type	Yes/No	Comments
1. Does the owner wish to promote the site for development?	Yes	
2. Are there any known viability issues?	No	
3. Are there any known issues that would delay development?	No	

Conclusion

Land currently in the Green Belt. The site is poorly contained and would undermine the Green Belt function of adjacent land. It would also reduce the existing gap between Maghull and Aughton Village by 50% at its narrowest point. The site would contribute to meeting Sefton East Parishes' high affordable housing need. However, the Green Belt impact is such that the site is not proposed for allocation in the Local Plan.

SEFTON LOCAL PLAN: SITE ASSESSMENT FORM

Site Reference	AS15	Settlement Area	Sefton East Parishes	Policy ref (if applicable)	
SiteAddress	Land south of the Crescent Maghull				
SiteType	Potential Housing Allocation			SiteArea(Ha)	6.2



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	% (<800m)	0	% (<1,200m)	100	% (>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	0	% (<800m)	23.5	% (<1,200m)	76.5	% (>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	Significant Constraint	Site is designated as a Local Wildlife Site and mitigation / compensatory measures would be required. This site is one of the largest neutral grassland habitats remaining in Sefton.
2. HRA	Screened Out	
3. Flood Risk	Moderate Constraint	Entirely within Flood Zone 1. Parts of the site are at surface water flood risk. Main rivers and ordinary watercourses are within and adjacent to the site. Susceptible to ground water flooding.
4. Sequential Test	Pass	Site in Flood Zone 1
5. Heritage	No Constraint	No identified impacts on designated heritage assets
6. Pollution	Minor Constraint	Part of the site is adjacent to the A59 - a busy dual carriageway. This would need to be considered in any scheme layout.
7. Site Access	Significant Constraint	There are issues relating to access across Dover Brook and a potential ransom strip on to Four Acres. The submitted layout shows the demolition of a house to provide access, rather than the access connecting to the existing carriageway between 15 and 17 Four Acres.
8. Network Capacity	Significant Constraint	A Transport Assessment would be required. There are congestion issues at Liverpool Road South/A59 junction. There should be no direct vehicular access from the A59.
9. Accessibility Improvements	N/A	Some modest off-site improvements to enhance the accessibility of the site by sustainable travel modes are likely to be required, including pedestrian and cycle access to the A59.
10. BMV Agricultural Land	No Constraint	No part of the site 'best and most versatile agricultural land' according to the Sefton Agricultural Land Study 2012.
11. Landscape	Minor Constraint	In order to provide a visual buffer to help mitigate potential views from the east, mitigation planting would be required along the eastern and southern boundary of the site. Open space should be included particularly along the western boundary to help integrate the site with its surroundings.
12. Ground Conditions	Minor Constraint	Records show that the ground conditions consist of a clay soils. Traditional foundations i.e. strip/reinforced strip foundations used on building developments in this location.
13. Utility Infrastructure	No Constraint	No known issues
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 60% of the site adjoins the existing built up area. The existing Green Belt boundary is moderately strong (Dover Brook and a drainage ditch). The proposed boundary (Melling Brook) would be strong.
2. To prevent towns merging into one-another	Moderate	The site would bring this part of Maghull slightly closer to Netherton. However, this would not be at the narrowest point of the gap between the settlements, and a significant gap would remain.
3. To safeguard the countryside from encroachment	Moderate	The site is in agricultural use.
4. To preserve the setting and special character of historic towns	None	The site is adjacent to mainly post and inter-war development.
5. To assist urban regeneration		Unable to assess impact

Delivery Considerations

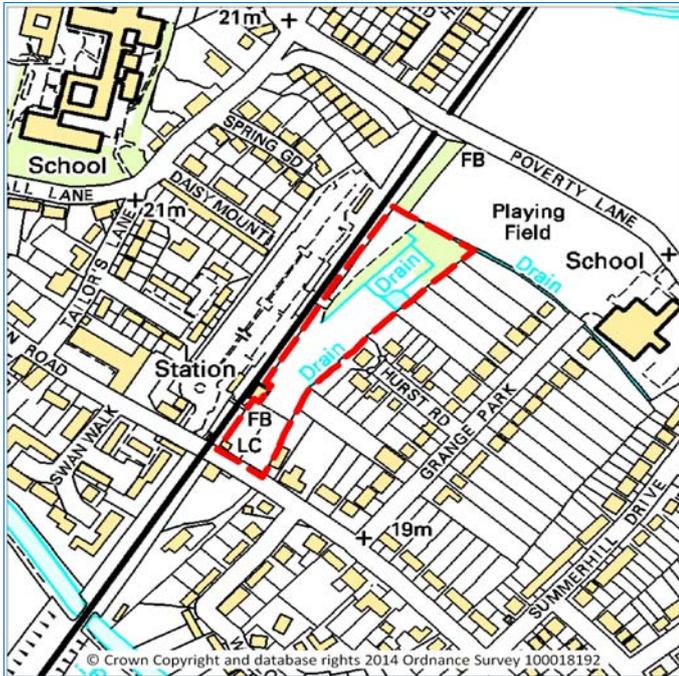
Constraint type	Yes/No	Comments
1. Does the owner wish to promote the site for development?	Yes	
2. Are there any known viability issues?	No	
3. Are there any known issues that would delay development?	Yes	Potential ransom strips in place

Conclusion

Land currently in the Green Belt. The site is relatively contained but is located in a narrow gap between Maghull and Netherton. The site would contribute to meeting Sefton East Parishes' high affordable housing need. However, the site is a Local Wildlife Site and would have significant ecological constraints (it is currently one of the largest neutral grassland habitats remaining in Sefton). There are also significant access and network capacity constraints, and potential ransom strips in place. This is a constrained site that is not proposed for allocation in the Local Plan.

SEFTON LOCAL PLAN: SITE ASSESSMENT FORM

Site Reference	AS16	Settlement Area	Sefton East Parishes	Policy ref (if applicable)	
SiteAddress	Land adjacent to Maghull Station, Melling Lane, Maghull				
SiteType	Potential Housing Allocation			SiteArea(Ha)	1.3



Proximity of the site to key services

	Proportion of Site (%) with:					
	High accessibility		Medium accessibility		Low accessibility	
Train Stations	100 %	(<800m)	0 %	(<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	0 %	(<800m)	0 %	(<1,200m)	100 %	(>1,200m)

Site specific / wider benefits

Comments

1. Would site involve redevelopment of Brownfield land?	Yes	Partially brownfield
2. Would the development provide new or improved Road / Rail infrastructure?	No	
3. Would the site offer any other specific benefit?	Yes	Potential to provide a footpath link to Maghull Station
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?	No	

Constraints to Development

Constraint	Constraint severity	Constraint description
1. Ecology	Moderate Constraint	Site is designated as a Local Wildlife Site. Mitigation / compensatory measures would be required. There is scope for significant on-site mitigation to address this issue.
2. HRA	Screened Out	
3. Flood Risk	Significant Constraint	Approximately 50% of the site is in Flood Zone 3 and a further 35% is in Flood Zone 2. Most of the site is at risk of surface water flooding. Ordinary watercourses are within the site.
4. Sequential Test	Fail	A significant proportion of the site is in Flood Zones 2 and 3. There are sufficient reasonable alternatives in Flood Zone 1.
5. Heritage	No Constraint	No identified impacts on designated heritage assets
6. Pollution	Minor Constraint	Adjacent to a railway line.
7. Site Access	Minor Constraint	Satisfactory access can be achieved. However, consideration should be given to the proximity of the surface level rail crossing.
8. Network Capacity	Minor Constraint	In principle, this development could be accommodated on the network.
9. Accessibility Improvements	N/A	Some modest off-site improvements to enhance the accessibility of the site by sustainable travel modes are likely to be required.
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	Minor Constraint	Records show that the ground conditions consist of a clay soils. Traditional foundations i.e. strip/reinforced strip foundations used on building developments in this location.
13. Utility Infrastructure	No Constraint	No known issues
14. Other Constraint	Moderate Constraint	Significant tree coverage on site

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

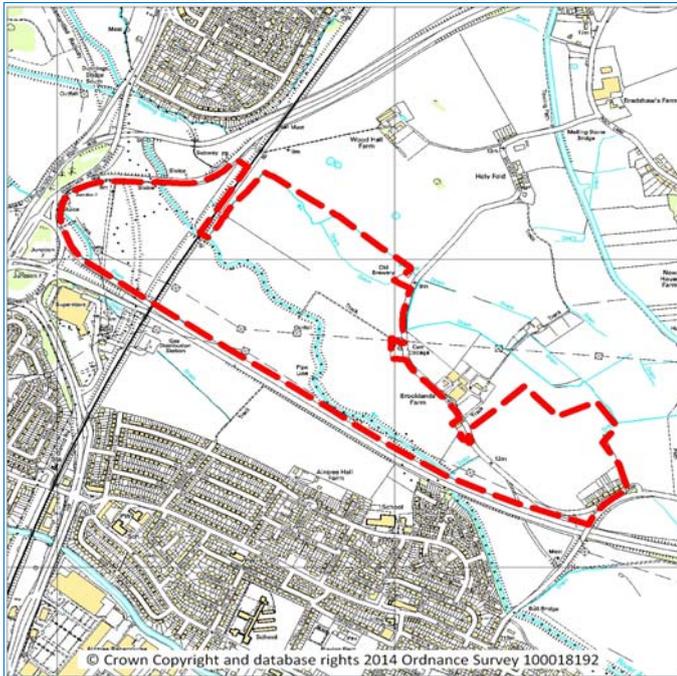
Constraint type	Yes/No	Comments
1. Does the owner wish to promote the site for development?	Yes	
2. Are there any known viability issues?	No	
3. Are there any known issues that would delay development?	No	

Conclusion

The site is in the existing urban area and is highly accessible to public transport and services. The site is partially brownfield and would contribute to meeting Sefton East Parishes' high affordable housing need. However, the site is partially in Flood Zones 2 and 3 and fails the Sequential Test. Protected trees would need to be considered in any layout. The site is not proposed for allocation in the Local Plan.

SEFTON LOCAL PLAN: SITE ASSESSMENT FORM

Site Reference	AS17	Settlement Area	Sefton East Parishes	Policy ref (if applicable)	
SiteAddress	Land at Switch Island north of M57 between Aintree, Maghull and Melling				
SiteType	Potential Employment Allocation			SiteArea(Ha)	69



Proximity of the site to key services

	Proportion of Site (%) with:		
	High accessibility	Medium accessibility	Low accessibility
Train Stations	24.9 % (<800m)	55.0 % (<1,200m)	20.2 % (>1,200m)
Frequent Bus Stops	21.3 % (<400m)	74.8 % (<800m)	4 % (>800m)
Primary School	65.2 % (<800m)	34.8 % (<1,200m)	0 % (>1,200m)
District Local Centres	82.7 % (<800m)	17.3 % (<1,200m)	0 % (>1,200m)
Neighbourhood Park	27.9 % (<600m)	64.6 % (<900m)	7.4 % (>900m)
GPs/Health Centres	5.3 % (<800m)	18 % (<1,200m)	76.6 % (>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?	Yes	The site is accessible to areas of high unemployment
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 has the potential to partially address sub-regional land needs associated with the expanded Port of Liverpool, subject to a sub-regional assessment of the most appropriate sites.

Constraints to Development

Constraint	Constraint severity	Constraint description
1. Ecology	Moderate Constraint	Adjacent to the River Alt and contains hedgerows. Water Voles present along River Alt, and Section 41 (NERC) priority bird species recorded on site. Invasive species present on part of the site.
2. HRA	Screened In	
3. Flood Risk	Significant Constraint	Approximately 6% of the site is in Flood Zone 3, and a further 40% is in Flood Zone 2. Most of the site is at risk of surface water flooding. A main river and ordinary watercourses are within the site. Susceptible to ground water flooding. There is a residual risk from canal failure. The proposed re-alignment of the Alt may have implications for the flood risk assessment of this site.
4. Sequential Test	Fail	The site is being promoted to meet a sub-regional / regional need associated with the expansion of the Port of Liverpool. It has not been demonstrated that this need could not be met on sites in Flood 1 elsewhere in the sub-region / region.
5. Heritage	Significant Constraint	Significant impact on the setting of Wood Hall Farm (grade II listed). The site may contain some archaeological interest.
6. Pollution	Moderate Constraint	Adjacent to the M57 and M58 motorways. This would need to be considered in any scheme layout.
7. Site Access	Significant Constraint	No Transport Assessment has been received, but the impact is likely to be significant. Access would be taken from the M57 and M58 motorways. Access via Spencers Lane is unlikely to be acceptable.
8. Network Capacity	Significant Constraint	A Transport Assessment would be required to demonstrate that safe and suitable access and egress can be taken from the M57 and M58 motorways. This should also take into account the potential impact of the development on the highway network in Melling and Aintree. Other improvements are likely to be required based on the level and type of employment generated.
9. Accessibility Improvements	N/A	Some significant off-site improvements to enhance the accessibility of the site by sustainable travel modes are likely to be required, especially to the neighbouring settlements of Aintree, Melling and Maghull.
10. BMV Agricultural Land	Moderate Constraint	The site contains more than 20 ha of 'best and most versatile agricultural land', according to the 'provisional agricultural land classification' (Natural England 2011). This classification may not be accurate at the site specific level.
11. Landscape	Moderate Constraint	Development within this area will need to be carefully mitigated to ensure that the integrity, visual unity and character of the area (the openness, pattern etc) is retained as far as possible.
12. Ground Conditions	Moderate Constraint	Not known - records are limited for this area.
13. Utility Infrastructure	Moderate Constraint	Would require new waste water infrastructure
14. Other Constraint	Moderate Constraint	The River Alt runs through the site, and Pylons cross the site. These may need to be diverted.

Green Belt Purposes

	Impact	Comments
1. To check the unrestricted sprawl of large built-up areas	Severe	<p>The proposed site is detached from the urban area, being separated from the adjacent settlements of Maghull and Melling by the M57 and M58 motorways.</p> <p>The release of this land would remove the Green Belt function of land to the south, and undermine the Green Belt function of land to the north.</p>
2. To prevent towns merging into one-another	Severe	<p>The site would almost close the gap between Aintree and Maghull. It would also undermine the Green Belt contribution of other land between Aintree and the M57 motorway, and the M58 and Maghull.</p> <p>Development of the originally submitted site (submitted as part of the Preferred Options stage but subsequently reduced in size in August 2014) would also reduce the narrow gap between Aintree and Melling.</p>
3. To safeguard the countryside from encroachment	Moderate	The site comprises agricultural land.
4. To preserve the setting and special character of historic towns	None	The site is in proximity to mainly post and inter-war development.
5. To assist urban regeneration		Unable to assess impact

Delivery Considerations

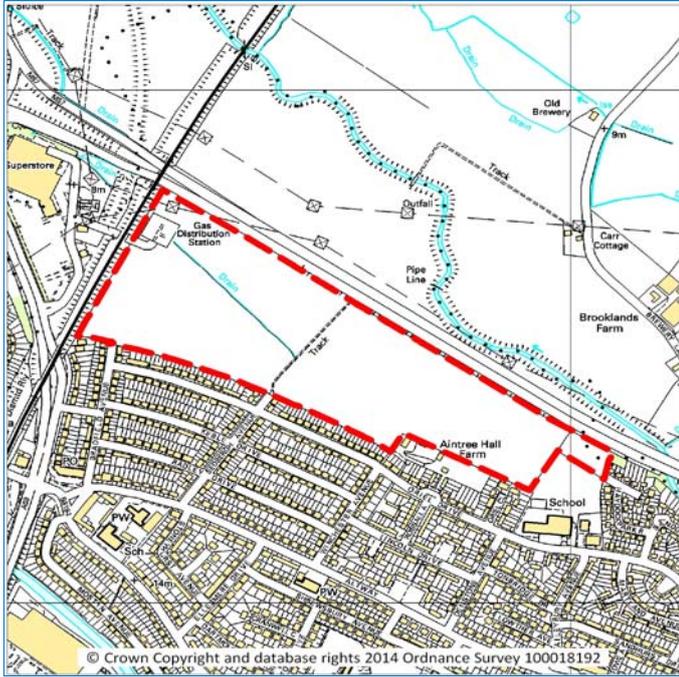
Constraint type	Yes/No	Comments
1. Does the owner wish to promote the site for development?	Yes	
2. Are there any known viability issues?	No	
3. Are there any known issues that would delay development?	No	

Conclusion

Land currently in the Green Belt. The site is poorly contained and would undermine the Green Belt function of adjacent land. It would also severely affect the gap between Maghull and Aintree. The site is being promoted as an opportunity to accommodate a major logistics facility linked to the expanded Port of Liverpool, however this needs to be subject to a sub-regional assessment of the most appropriate sites. The site is subject to significant flood risk, heritage, and highways constraints and has severe Green Belt implications. It is not proposed for allocation in the Local Plan.

SEFTON LOCAL PLAN: SITE ASSESSMENT FORM

Site Reference	AS18	Settlement Area	Sefton East Parishes	Policy ref (if applicable)	
SiteAddress	Land north of Oriel Drive, Aintree				
SiteType	Potential Housing Allocation			SiteArea(Ha)	19.3



Proximity of the site to key services

Proportion of Site (%) with:

	High accessibility	Medium accessibility	Low accessibility
Train Stations	85.6 % (<800m)	14.4 % (<1,200m)	0 % (>1,200m)
Frequent Bus Stops	66 % (<400m)	34 % (<800m)	0 % (>800m)
Primary School	81.4 % (<800m)	18.6 % (<1,200m)	0 % (>1,200m)
District Local Centres	100 % (<800m)	0 % (<1,200m)	0 % (>1,200m)
Neighbourhood Park	83.7 % (<600m)	16.3 % (<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 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	Wet woodland
2. HRA	Screened In	
3. Flood Risk	Significant Constraint	Approximately 30% of the site is in Flood Zone 2. More than half of the site is at risk of surface water flooding. Main rivers and ordinary watercourses are within and adjacent to the site. Susceptible to ground water flooding.
4. Sequential Test	Fail	A significant proportion of the site is in Flood Zone 2. There are sufficient reasonable alternatives in Flood Zone 1.
5. Heritage	Minor Constraint	Minor impact on the setting of Wood Hall Farm (grade II listed), which is to the north of the M57 motorway.
6. Pollution	Moderate Constraint	The site is adjacent to the M57 motorway - this would need to be considered in any scheme layout. Invasive species recorded on site
7. Site Access	Significant Constraint	Access to the site is constrained, and through narrow residential streets with on-street parking. The indicative site layout would likely direct the majority of the traffic down Sedbergh Avenue.
8. Network Capacity	Significant Constraint	There is a cumulative capacity issue in Aintree. A number of junctions in the vicinity are constrained including the A59 at Altway/Aintree Lane, and the junctions of Bradfield Avenue, Sedbergh Avenue with Altway, and Haydock Park Drive with Oriel Drive.
9. Accessibility Improvements	N/A	Some modest off-site improvements to enhance the accessibility of the site by sustainable travel modes are likely to be required, as well as permeability across the site.
10. BMV Agricultural Land	No Constraint	The land is classified as 'non-agricultural' according to the Sefton Agricultural Land Study 2012.
11. Landscape	Minor Constraint	In order to provide a visual buffer to help mitigate potential views, planting would be required along the outer boundary of the site.
12. Ground Conditions	Moderate Constraint	Sub-strata generally of either sand or a sandy clay. A new dwelling-house at Aintree Hall Farm was built off piled foundations. No other reference source available to fully identify ground conditions for the entire site.
13. Utility Infrastructure	Minor Constraint	Waste water network upgrade might be required
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	The existing boundary is weak being formed by the back gardens of residential properties. The proposed boundary would be strong to the north (the M57 motorway). About 60% of the site abuts the urban area.
2. To prevent towns merging into one-another	Moderate	The site would narrow the gap between this part of Aintree and Maghull.
3. To safeguard the countryside from encroachment	Moderate	Open undeveloped land
4. To preserve the setting and special character of historic towns	None	The site is adjacent to mainly post-war development.
5. To assist urban regeneration		Unable to assess impact

Delivery Considerations

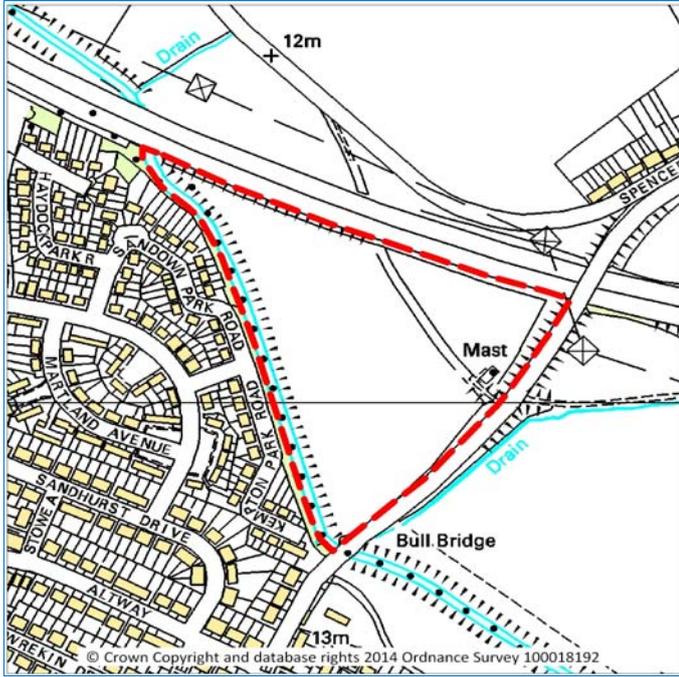
Constraint type	Yes/No	Comments
1. Does the owner wish to promote the site for development?	Yes	
2. Are there any known viability issues?	No	
3. Are there any known issues that would delay development?	No	

Conclusion

Land currently in the Green Belt. The site is well contained but is located within a narrow gap between Maghull and Aintree. The site would contribute to meeting Sefton East Parishes' high affordable housing need and is accessible to public transport and services. However, it is a subject to significant access and highways network constraints. It is also partly in Flood Zone 2 and fails the Sequential Test. This is a constrained site that is not proposed for allocation in the Local Plan.

SEFTON LOCAL PLAN: SITE ASSESSMENT FORM

Site Reference	AS19	Settlement Area	Sefton East Parishes	Policy ref (if applicable)	
SiteAddress	Land west of Spencer's Lane, Aintree				
SiteType	Potential Housing Allocation			SiteArea(Ha)	8.3



Proximity of the site to key services

Proportion of Site (%) with:

	High accessibility	Medium accessibility	Low accessibility
Train Stations	0 % (<800m)	4.5 % (<1,200m)	95.9 % (>1,200m)
Frequent Bus Stops	83.6 % (<400m)	16.4 % (<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	81.5 % (<600m)	18.5 % (<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 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	Adjacent to the River Alt and contains hedgerows. Water Voles present along River Alt. Invasive species recorded on site.
2. HRA	Screened In	
3. Flood Risk	Minor Constraint	Entirely within Flood Zone 1. Parts of the site are at risk of surface water flooding. Main rivers and ordinary watercourses are within and adjacent to the site. Susceptible to ground water flooding. There is a residual risk of canal failure.
4. Sequential Test	Pass	Site in Flood Zone 1
5. Heritage	No Constraint	No identified impacts on designated heritage assets
6. Pollution	Moderate Constraint	The site is adjacent to the M57 motorway - this would need to be considered in any scheme layout.
7. Site Access	Moderate Constraint	Visibility onto Bull Bridge Lane is restricted. The impact of other development in the area would need to be taken into account.
8. Network Capacity	Significant Constraint	There is a cumulative capacity issue in Aintree. A number of junctions in the vicinity are constrained including the A59 at Altway/Aintree Lane, and the junctions of Bradfield Avenue, Sedbergh Avenue with Altway, and Haydock Park Drive with Oriel Drive.
9. Accessibility Improvements	N/A	Accessibility to the site is poor. Off-site improvements to enhance the accessibility of the site by foot and sustainable travel modes would be required.
10. BMV Agricultural Land	Minor Constraint	The site is partially 'best and most versatile agricultural land' (grade 2) according to the Sefton Agricultural Land Study 2012.
11. Landscape	Moderate Constraint	In order to help integrate the site with its surroundings, the boundaries should be hedgerows and scattered woodland blocks of suitable scale.
12. Ground Conditions	Minor Constraint	Sub-strata generally thought to be of a sandy clay.
13. Utility Infrastructure	Minor Constraint	Waste water network upgrade might be required
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	Moderate	The existing Green Belt boundary is strong, being formed by the River Alt. The proposed boundary would be similarly strong, being formed by the M57 motorway. However, the site is separated from the urban area by the River Alt. 30% of the site abuts the urban area.
2. To prevent towns merging into one-another	Significant	Development of this site would reduce the gap between this part of Aintree and Melling (Waddicar) by about 35%. The site sits in an already very narrow gap between Aintree and Melling.
3. To safeguard the countryside from encroachment	Moderate	The site is in agricultural use.
4. To preserve the setting and special character of historic towns	None	The site is located adjacent to mainly post-war suburban housing.
5. To assist urban regeneration		Unable to assess impact

Delivery Considerations

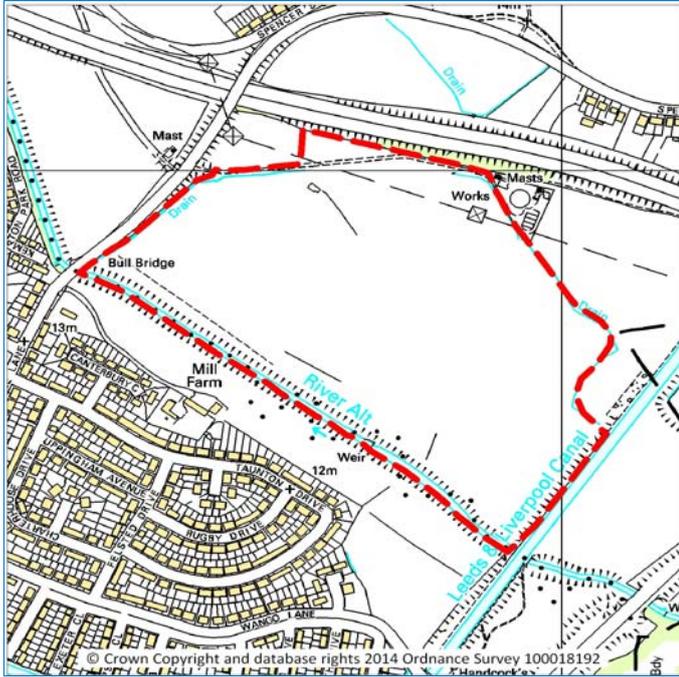
Constraint type	Yes/No	Comments
1. Does the owner wish to promote the site for development?	Yes	
2. Are there any known viability issues?	No	
3. Are there any known issues that would delay development?	No	

Conclusion

Land currently in the Green Belt. The site is well contained but would breach an existing strong Green Belt boundary (the River Alt). The site is also located in a narrow gap between Aintree and Melling and would narrow this gap by a further 30%. Subject to significant highways network constraints. The site would contribute to meeting Sefton East Parishes' high affordable housing need. However, the Green Belt impact is such that the site is not proposed for allocation in the Local Plan.

SEFTON LOCAL PLAN: SITE ASSESSMENT FORM

Site Reference	AS21	Settlement Area	Sefton East Parishes	Policy ref (if applicable)	
SiteAddress	Land east of Spencer's Lane, Aintree				
SiteType	Potential Housing Allocation			SiteArea(Ha)	22.7



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	82.3 % (<400m)	17.7 % (<800m)	0 % (>800m)
Primary School	32.7 % (<800m)	66.5 % (<1,200m)	0.8 % (>1,200m)
District Local Centres	88.6 % (<800m)	11.4 % (<1,200m)	0 % (>1,200m)
Neighbourhood Park	98.6 % (<600m)	1.4 % (<900m)	0 % (>900m)
GPs/Health Centres	14.1 % (<800m)	85.9 % (<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	Adjacent to a Local Wildlife Site, Canal, and River Alt. Contains some ecological interest.
2. HRA	Screened In	
3. Flood Risk	Minor Constraint	Entirely within Flood Zone 1. Parts of the site are at risk of surface water flooding. Main rivers and ordinary watercourses form the boundaries to the site. Susceptible to ground water flooding. There is a residual risk of canal failure.
4. Sequential Test	Pass	Site in Flood Zone 1
5. Heritage	Minor Constraint	The southern corner of the site would have a minor impact on the setting of Valley House (grade II listed). The site has some archaeological interest.
6. Pollution	Moderate Constraint	Part of the site is adjacent to the M57 motorway - this would need to be considered in any scheme layout. In addition, there is a sewage works directly adjacent to the site's north eastern boundary.
7. Site Access	Moderate Constraint	It is likely that a fully signalled controlled junction would be required. This should be designed to accommodate any other proposed development sites.
8. Network Capacity	Significant Constraint	There is a cumulative capacity issue in Aintree. A number of junctions in the vicinity are constrained including the A59 at Altway/Aintree Lane, and the junctions of Bradfield Avenue, Sedbergh Avenue with Altway, and Haydock Park Drive with Oriel Drive.
9. Accessibility Improvements	N/A	Some significant off-site improvements to enhance the accessibility of the site by sustainable travel modes are likely to be required. Access to the canal towpath for pedestrians and cyclists will also be required
10. BMV Agricultural Land	Moderate Constraint	The site contains more than 20 ha of 'best and most versatile agricultural land', according to the 'provisional agricultural land classification' (Natural England 2011). This classification may not be accurate at the site specific level.
11. Landscape	Moderate Constraint	In order to help integrate the site with its surroundings, the boundaries should be hedgerows and scattered woodland blocks of suitable scale.
12. Ground Conditions	Minor Constraint	Records show that the ground conditions consist of a clay soils. Traditional foundations i.e. strip/reinforced strip foundations used on building developments in this location.
13. Utility Infrastructure	Minor Constraint	Waste water network upgrade might be required
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 largely detached from the existing urban area, albeit it is adjacent to other potential allocations. The release of this land would remove the Green Belt function of land immediately to the north-east and south, and would undermine the Green Belt function of land to the north-west.
2. To prevent towns merging into one-another	Severe	Development of this site would reduce the gap between Aintree and Melling (Waddicar) by about 90%.
3. To safeguard the countryside from encroachment	Moderate	The site is in agricultural use.
4. To preserve the setting and special character of historic towns	None	The site is in proximity to mainly post and inter-war development.
5. To assist urban regeneration		Unable to assess impact

Delivery Considerations

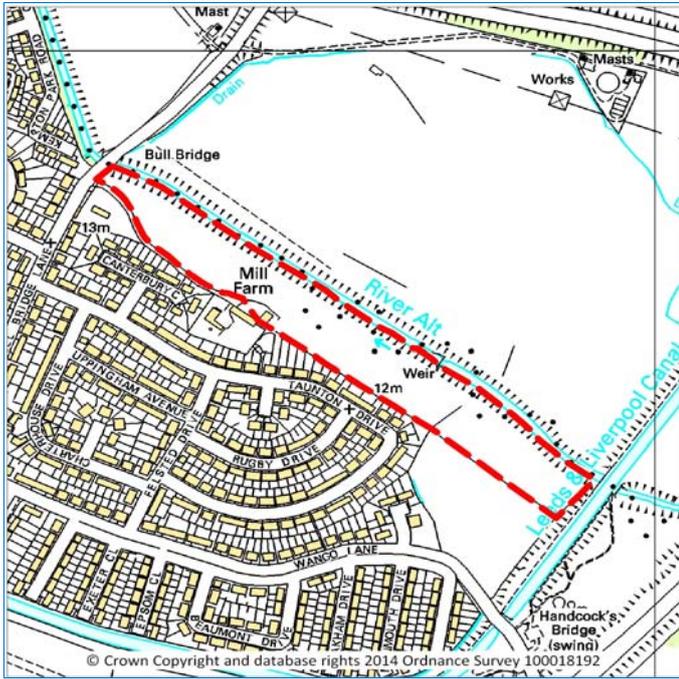
Constraint type	Yes/No	Comments
1. Does the owner wish to promote the site for development?	Yes	
2. Are there any known viability issues?	No	
3. Are there any known issues that would delay development?	No	

Conclusion

Land currently in the Green Belt. The site is largely detached from the existing urban area, and would severely undermine the Green Belt function of adjacent land to the south, north east, and north west. It would also largely close the gap between Aintree and Melling. Subject to significant highways network constraints. The site would contribute to meeting Sefton East Parishes' high affordable housing need. However, the Green Belt impact is such that the site is not proposed for allocation in the Local Plan.

SEFTON LOCAL PLAN: SITE ASSESSMENT FORM

Site Reference	AS22	Settlement Area	Sefton East Parishes	Policy ref (if applicable)	
SiteAddress	Mill Farm, east of Bulls Bridge Lane and north of Taunton Drive, Aintree				
SiteType	Potential Housing Allocation			SiteArea(Ha)	4.8



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	100	% (<400m)	0	% (<800m)	0	% (>800m)
Primary School	38.9	% (<800m)	61.1	% (<1,200m)	0	% (>1,200m)
District Local Centres	77.9	% (<800m)	22.1	% (<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 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	Water Voles present along River Alt. Invasive species recorded on site
2. HRA	Screened In	
3. Flood Risk	Minor Constraint	Entirely within Flood Zone 1. Parts of the site are at risk of surface water flooding. Main rivers and ordinary watercourses form the boundaries to the site. Susceptible to ground water flooding. There is a residual risk of canal failure.
4. Sequential Test	Pass	Site in Flood Zone 1
5. Heritage	Minor Constraint	The eastern part of the site would have a minor impact on the setting of Valley House (grade II listed). The site may have some archaeological interest.
6. Pollution	No Constraint	No known issues
7. Site Access	Moderate Constraint	There are highway safety concerns due to the lack of visibility caused by the bridge over the M57. A traffic signal junction with pedestrian facilities would be required. This should be designed to take account of the access points to other potential development sites in the area.
8. Network Capacity	Significant Constraint	There is a cumulative capacity issue in Aintree. A number of junctions in the vicinity are constrained including the A59 at Altway/Aintree Lane, and the junctions of Bradfield Avenue, Sedbergh Avenue with Altway, and Haydock Park Drive with Oriel Drive.
9. Accessibility Improvements	N/A	Some modest off-site improvements to enhance the accessibility of the site by sustainable travel modes are likely to be required. Access to the canal towpath for pedestrians and cyclists would be required
10. BMV Agricultural Land	No Constraint	The land is classified as non-agricultural according to the Sefton Agricultural Land Study 2012.
11. Landscape	Moderate Constraint	In order to help integrate the site with its surroundings, the boundaries should be hedgerows and scattered woodland blocks of suitable scale.
12. Ground Conditions	Minor Constraint	Sub-strata generally of stiff clay. Traditional strip / reinforced strip foundations are likely to be suitable.
13. Utility Infrastructure	Minor Constraint	Waste water network upgrade might be required
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	30% of the site adjoins the existing urban area. The current Green Belt boundary is weak, being formed by the backs of gardens. The new boundary would be strong, as defined by the river Alt.
2. To prevent towns merging into one-another	Significant	The site would narrow gap between Aintree and Melling at its narrowest point by about 10%. The development sits in an already very narrow gap between Aintree and Melling.
3. To safeguard the countryside from encroachment	Moderate	Open, undeveloped land.
4. To preserve the setting and special character of historic towns	None	The site is adjacent to mainly post and inter-war development.
5. To assist urban regeneration		Unable to assess impact

Delivery Considerations

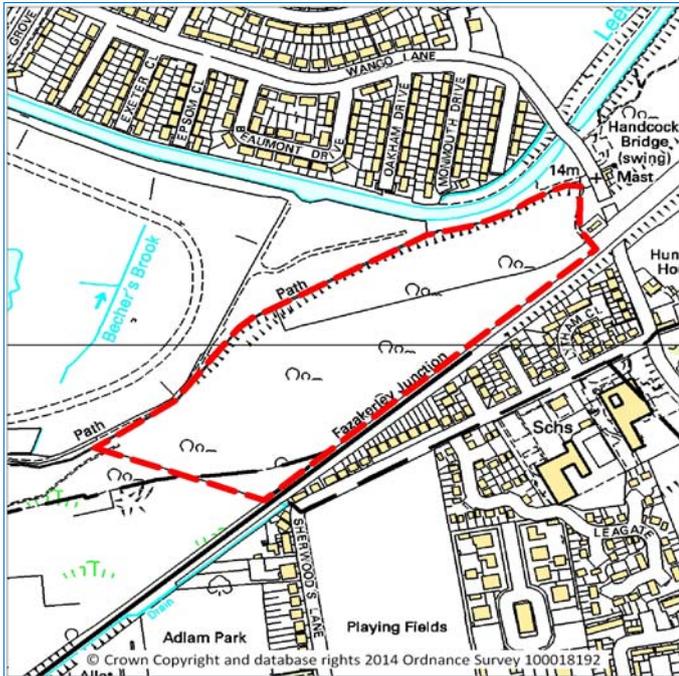
Constraint type	Yes/No	Comments
1. Does the owner wish to promote the site for development?	Yes	
2. Are there any known viability issues?	No	
3. Are there any known issues that would delay development?	No	

Conclusion

Land currently in the Green Belt. The site is well contained but is located in a narrow gap between Aintree and Melling, and would narrow this gap by a further 10%. Subject to significant highways network constraints. The site would contribute to meeting Sefton East Parishes' high affordable housing need. However, the Green Belt impact is such that the site is not proposed for allocation in the Local Plan.

SEFTON LOCAL PLAN: SITE ASSESSMENT FORM

Site Reference	AS23	Settlement Area	Sefton East Parishes	Policy ref (if applicable)	
SiteAddress	Land East of Aintree Racecourse, Wango Lane, Aintree				
SiteType	Potential Housing Allocation			SiteArea(Ha)	7.9



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	100	% (<400m)	0	% (<800m)	0	% (>800m)
Primary School	0	% (<800m)	11.1	% (<1,200m)	88.9	% (>1,200m)
District Local Centres	0	% (<800m)	100	% (<1,200m)	0	% (>1,200m)
Neighbourhood Park	99.2	% (<600m)	0.8	% (<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?	Yes	Provision of a canal marina
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	Significant Constraint	Site is designated as a Local Wildlife Site and mitigation / compensatory measures would be required. Adjacent to the Leeds-Liverpool canal.
2. HRA	Screened Out	
3. Flood Risk	Minor Constraint	Entirely within Flood Zone 1. Parts of the site are at risk of surface water flooding. There is a residual risk of canal failure.
4. Sequential Test	Pass	Site in Flood Zone 1
5. Heritage	No Constraint	No identified impacts on designated heritage assets
6. Pollution	Minor Constraint	The site is adjacent to a railway.
7. Site Access	Significant Constraint	Constrained access with poor visibility and close proximity to the signal controlled single lane canal bridge. Significant mitigation measures would be required.
8. Network Capacity	Significant Constraint	There is a cumulative capacity issue in Aintree. A number of junctions in the vicinity are constrained including the A59 at Altway/Aintree Lane, and the junctions of Bradfield Avenue, Sedbergh Avenue with Altway, and Haydock Park Drive with Oriel Drive.
9. Accessibility Improvements	N/A	Significant mitigation measures are required, including public footpath improvements and links to the canal.
10. BMV Agricultural Land	No Constraint	Urban site not in agricultural use.
11. Landscape	Moderate Constraint	In order to integrate the site and reflect as far as possible the current woodland character, tree planting should be provided as mitigation around all edges of the site.
12. Ground Conditions	Minor Constraint	Records show that the ground conditions consist of sand/clay soils. Traditional foundations i.e. strip/reinforced strip foundations used on building developments in this location.
13. Utility Infrastructure	Minor Constraint	Waste water network upgrade might be required
14. Other Constraint	Moderate Constraint	Significant tree coverage on site

Green Belt Purposes

	Impact	Comments
1. To check the unrestricted sprawl of large built-up areas	Severe	Approximately 40% of the site adjoins the existing urban area. The existing boundaries are strong, as defined by the Leeds Liverpool Canal, Wango Lane and the Liverpool to Kirkby railway. The proposed boundary would be weak and would mostly not correspond to strong geographical features. The release of this land would sever Aintree Racecourse from the wider Green Belt area.
2. To prevent towns merging into one-another	Severe	Development of this site would close the gap between Aintree and Fazakerley.
3. To safeguard the countryside from encroachment	Moderate	Open, undeveloped land.
4. To preserve the setting and special character of historic towns	None	The site is adjacent to mainly post and inter-war development.
5. To assist urban regeneration		Unable to assess impact

Delivery Considerations

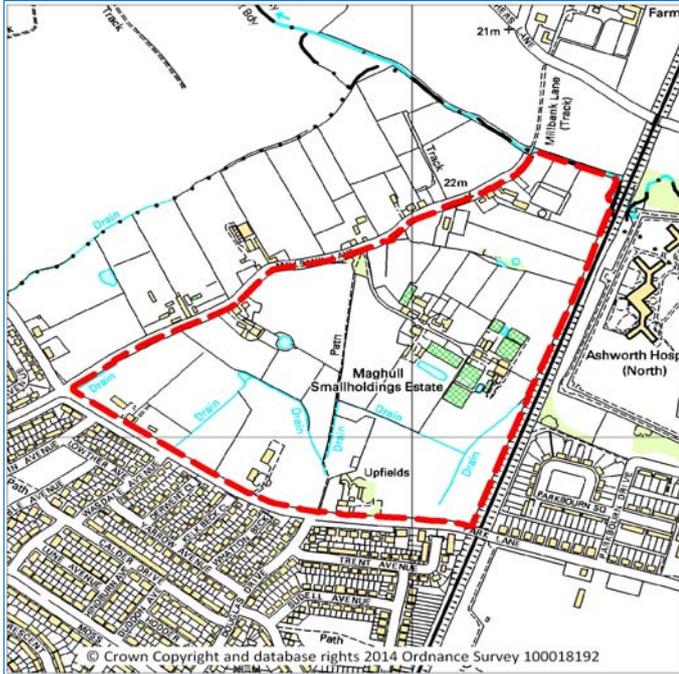
Constraint type	Yes/No	Comments
1. Does the owner wish to promote the site for development?	Yes	
2. Are there any known viability issues?	No	
3. Are there any known issues that would delay development?	No	

Conclusion

Land currently in the Green Belt. The site is largely detached from the existing urban area, and would sever the adjacent Aintree Racecourse from the wider Green Belt. It would also close the existing gap between Aintree and Liverpool. Subject to significant ecological, access, and highways network constraints. The site would contribute to meeting Sefton East Parishes' high affordable housing need. However, this is a constrained site that is not proposed for allocation in the Local Plan.

SEFTON LOCAL PLAN: SITE ASSESSMENT FORM

Site Reference	S125	Settlement Area	Sefton East Parishes	Policy ref (if applicable)	
SiteAddress	Small Holdings Estate, Millbank Lane, Maghull				
SiteType	Potential Housing Allocation			SiteArea(Ha)	25.5



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	% (<800m)	0	% (<1,200m)	100	% (>1,200m)
Frequent Bus Stops	78.1	% (<400m)	21.9	% (<800m)	0	% (>800m)
Primary School	31.6	% (<800m)	63.7	% (<1,200m)	4.7	% (>1,200m)
District Local Centres	43.9	% (<800m)	51.9	% (<1,200m)	4.2	% (>1,200m)
Neighbourhood Park	83.8	% (<600m)	16.2	% (<900m)	0	% (>900m)
GPs/Health Centres	0	% (<800m)	1	% (<1,200m)	99	% (>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 meeting 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 contains a number of hedgerows, ponds, and mature trees.
2. HRA	Screened In	
3. Flood Risk	Minor Constraint	Approximately 3% of the site is in Flood Zones 2 and 3. Parts of the site are at risk of surface water flooding. An ordinary watercourse is within the site.
4. Sequential Test	Pass	97% in Flood Zone 1. Development within the site should avoid land in Flood Zones 2 and 3.
5. Heritage	Minor Constraint	Minor impact on the setting of Gerard Hall (grade II listed) in West Lancashire.
6. Pollution	No Constraint	No known issues
7. Site Access	Moderate Constraint	The site would need to be accessed from Kenyon's Lane or Millbank Lane.
8. Network Capacity	Significant Constraint	The Transport Assessment would need to assess the impact of the development throughout Maghull east of the A59. Pedestrian and cycling networks beyond site boundaries would need to be improved. The cumulative impact with other sites in Maghull / Lydiate would need to be addressed.
9. Accessibility Improvements	N/A	Pedestrian and cycling networks beyond site boundaries would need to be improved. A substantial package of accessibility improvements would be required.
10. BMV Agricultural Land	Moderate Constraint	The site contains more than 20 ha of 'best and most versatile agricultural land', according to the 'provisional agricultural land classification' (Natural England 2011). This classification may not be accurate at the site specific level.
11. Landscape	Not assessed	Not assessed as the site was known to be unavailable at the time the Landscape Assessment was commissioned
12. Ground Conditions	Minor Constraint	Existing developments to South and East of the site are founded on a firm clay sub-strata. Traditional strip or reinforced strip foundations are likely to be acceptable in this area.
13. Utility Infrastructure	Minor constraint	Infrastructure might need to be upgraded to accommodate growth.
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	Moderate	Approximately 50% of the site adjoins the existing built up area. The existing Green Belt boundary is moderately strong (Kenyons Lane). The proposed boundary would be strong to the north and east, and moderately strong to the west.
2. To prevent towns merging into one-another	Significant	The site would narrow the gap between this part of Lydiate and Aughton Village (West Lancashire) by about 30% at its narrowest point.
3. To safeguard the countryside from encroachment	Moderate	The site is in agricultural use.
4. To preserve the setting and special character of historic towns	None	The site is adjacent to mainly post-war development.
5. To assist urban regeneration		Unable to assess impact

Delivery Considerations

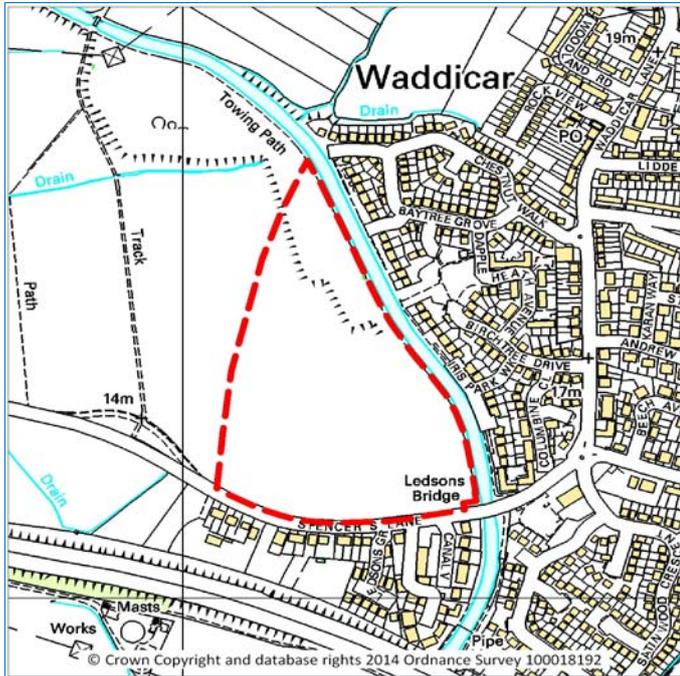
Constraint type	Yes/No	Comments
1. Does the owner wish to promote the site for development?	No	
2. Are there any known viability issues?	No	
3. Are there any known issues that would delay development?	Yes	The site is subject to multiple ownerships which could delay site assembly

Conclusion

Land currently in the Green Belt. The site is relatively contained but would significantly narrow the existing gap between Maghull and Aughton village. Subject to significant highways network constraints. The site would contribute to meeting Sefton East Parishes' high affordable housing need. However, the site is multiple ownership and is not being promoted for development by any of the land owners. It is not proposed to be allocated for development in the Local Plan.

SEFTON LOCAL PLAN: SITE ASSESSMENT FORM

Site Reference	S152	Settlement Area	Sefton East Parishes	Policy ref (if applicable)	
SiteAddress	Land North of Spencers Lane, Melling				
SiteType	Potential Housing Allocation			SiteArea(Ha)	7.4



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	100	% (<400m)	0	% (<800m)	0	% (>800m)
Primary School	99.2	% (<800m)	0.8	% (<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 meeting 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	Potential for water voles along the Leeds-Liverpool Canal.
2. HRA	Screened In	
3. Flood Risk	Minor Constraint	Entirely in Flood Zone 1. Parts of the site are at risk of surface water flooding and are susceptible to ground water flooding. There is a residual risk from canal failure.
4. Sequential Test	Pass	Site in Flood Zone 1
5. Heritage	No Constraint	No identified impacts on designated heritage assets
6. Pollution	No Constraint	No known issues
7. Site Access	Minor Constraint	Access onto Spencers Lane would be appropriate but would need to be situated so that it has sufficient visibility and was not situated too close to Ledsons Bridge.
8. Network Capacity	Moderate Constraint	There are existing congestion and vehicle speed issues on Waddicar Lane. A Transport Assessment would be required to assess wider / cumulative impacts with other sites in the area and ensure existing issues are not exacerbated as a result of development taking place.
9. Accessibility Improvements	N/A	It is likely that significant improvements to provide better connections to schools and local amenities for sustainable transport modes in order to address this.
10. BMV Agricultural Land	No Constraint	No part of the site is 'best and most versatile' agricultural land according to the Sefton Agricultural Land Study 2012.
11. Landscape	Not assessed	Not assessed as the site was known to be unavailable at the time the Landscape Assessment was commissioned
12. Ground Conditions	Minor Constraint	Sub-strata generally of stiff clay. Traditional strip or reinforced strip foundations are likely to be acceptable in this area.
13. Utility Infrastructure	Minor Constraint	Small mains serving the area. May need some upsizing or extending of network.
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	Moderate	70% of the site abuts the urban area. The existing boundary is strong, being formed by the Leeds Liverpool Canal and Spencers Lane, whereas the western boundary would be very weak as it does not follow any natural or physical feature.
2. To prevent towns merging into one-another	Moderate	The site would bring this part of Melling closer to Aintree, albeit not in the narrowest part of the existing gap.
3. To safeguard the countryside from encroachment	Moderate	The site is in agricultural use.
4. To preserve the setting and special character of historic towns	None	The development is adjacent to mainly 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?	No	
2. Are there any known viability issues?	No	
3. Are there any known issues that would delay development?	No	

Conclusion

Land currently in the Green Belt. The site is relatively contained but would be located within a narrow gap between Melling and Aintree. The site would contribute to meeting Sefton East Parishes' high affordable housing need. However, the site is not being promoted for development by the land owner. It is not proposed to be allocated for development in the Local Plan.

SEFTON LOCAL PLAN: SITE ASSESSMENT FORM

Site Reference	S158	Settlement Area	Sefton East Parishes	Policy ref (if applicable)	
SiteAddress	Land at Bank Lane, Kirkby				
SiteType	Potential Housing Allocation			SiteArea(Ha)	11.3



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	67.7 % (<400m)	32.3 % (<800m)	0 % (>800m)
Primary School	0.6 % (<800m)	76.5 % (<1,200m)	22.8 % (>1,200m)
District Local Centres	0 % (<800m)	40.3 % (<1,200m)	59.7 % (>1,200m)
Neighbourhood Park	4.4 % (<600m)	64.9 % (<900m)	30.8 % (>900m)
GPs/Health Centres	0 % (<800m)	1.6 % (<1,200m)	98.4 % (>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?	Yes	Adjacent to an area within the 20% most deprived in the UK. Has the potential to contribute to the regeneration of the area.
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 meeting 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	Potential for water voles along the Simonswood Brook.
2. HRA	Screened In	
3. Flood Risk	Significant Constraint	Approximately 26% of the site is in Flood Zone 3 and a further 5% is in Flood Zone 2. A main river is adjacent to the site.
4. Sequential Test	Fail	A significant proportion of the site is in Flood Zones 2 and 3. There are sufficient reasonable alternatives in Flood Zone 1.
5. Heritage	Significant Constraint	Significant impact on the settings of three listed building: Melling House, associated outbuildings, and pig styes (all grade II listed).
6. Pollution	Minor Constraint	Within 250m of two known landfill areas
7. Site Access	Unknown	This site would be accessed via Prescott Road in Knowsley
8. Network Capacity	Unknown	This site would mainly affect the highways network in Knowsley
9. Accessibility Improvements	N/A	Unknown
10. BMV Agricultural Land	Minor Constraint	Approximately 90% of the site is grade 3a 'best and most versatile' agricultural land according to the Sefton Agricultural Land Study 2012.
11. Landscape	Not assessed	Not assessed as the site was known to be unavailable at the time the Landscape Assessment was commissioned
12. Ground Conditions	Minor Constraint	Traditional strip or reinforced strip foundations are likely to be acceptable in this area.
13. Utility Infrastructure	Minor constraint	Small mains sewer serving the area. May need some upsizing or extending of network.
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	Moderate	About 50% of the site boundary abuts the urban area of Kirkby. The existing boundary is moderately strong (a brook), and the proposed boundary would not correspond to a strong geographical feature.
2. To prevent towns merging into one-another	Moderate	The site would bring this part of Kirkby closer to Maghull. It would become equally narrow to the current narrowest point between the two settlements.
3. To safeguard the countryside from encroachment	Moderate	The site is in agricultural use.
4. To preserve the setting and special character of historic towns	None	The site is adjacent to mainly 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?	No	
2. Are there any known viability issues?	No	
3. Are there any known issues that would delay development?	No	

Conclusion

Land currently in the Green Belt. The site is poorly contained by strong physical boundaries. It is subject to significant flood risk and heritage constraints, and fails the Sequential Test. The site is not being promoted for development by the land owner. It is not proposed to be allocated for development in the Local Plan.

SEFTON LOCAL PLAN: SITE ASSESSMENT FORM

Site Reference	SR4.49	Settlement Area	Sefton East Parishes	Policy ref (if applicable)	
SiteAddress	Land south of Melling Lane, Maghull				
SiteType	Potential Housing Allocation			SiteArea(Ha)	3.4



Proximity of the site to key services

Proportion of Site (%) with:

	High accessibility	Medium accessibility	Low accessibility
Train Stations	100 % (<800m)	0 % (<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	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 meeting 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	Potential for water voles on land adjacent to the canal
2. HRA	Screened In	
3. Flood Risk	Significant Constraint	37% of the site is in Flood Zone 2. A significant area of the site is subject to surface water flood risk. Susceptible to ground water flooding. Residual risk of canal failure. An ordinary watercourse forms part of the northern boundary.
4. Sequential Test	Fail	A significant proportion of the site is in Flood Zone 2. There are sufficient reasonable alternatives in Flood Zone 1.
5. Heritage	No Constraint	No identified impacts on designated heritage assets
6. Pollution	Moderate Constraint	Part of the site is adjacent to the M58 motorway. This would need to be considered in any scheme layout.
7. Site Access	Moderate Constraint	Along certain sections, Melling Lane has a narrow carriageway and the alignment may have an impact on achievable visibility. A standard priority junction and access road off Melling Lane would serve the majority of dwellings. A few dwellings could potentially have direct frontage onto Melling Lane.
8. Network Capacity	Moderate Constraint	The proposal is likely to be acceptable subject to a satisfactory Transport Assessment. However, Melling Lane is narrow and the site is located close to a level crossing.
9. Accessibility Improvements	N/A	A scheme of off-site improvements to enhance the accessibility of the site by sustainable travel modes is likely to be required. Sections of the existing pedestrian footway on the south-west side of Melling Lane are fairly narrow and as such consideration would need to be given to providing appropriate pedestrian crossing facilities in the vicinity of the site to ensure that pedestrians can cross the road safely.
10. BMV Agricultural Land	Minor Constraint	The entire site is 'best and most versatile agricultural land' (grade 2) according to the Sefton Agricultural Land Study 2012.
11. Landscape	Minor Constraint	Mitigation 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.
12. Ground Conditions	Moderate Constraint	Existing developments to North of the site are founded on sandy clay substrata. South East corner of the site within 250m of a known land fill site. May require raft or piled foundations.
13. Utility Infrastructure	No Constraint	No known issues
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	The existing boundary is weak, being formed by the curtilages of existing properties. The proposed boundary would be strong, being formed by the Leeds Liverpool Canal and the M58 motorway. Approximately 30% of the site adjoins the existing urban area.
2. To prevent towns merging into one-another	Moderate	The site would bring this part of Maghull slightly closer to Melling. However, a significant gap would remain.
3. To safeguard the countryside from encroachment	Moderate	The site is in agricultural use.
4. To preserve the setting and special character of historic towns	None	The site is adjacent to modern 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?	Yes	
2. Are there any known viability issues?	No	
3. Are there any known issues that would delay development?	No	

Conclusion

Land currently in the Green Belt. However the site is highly contained by strong physical boundaries and would not significantly impact on any Green Belt purpose. The site is accessible to public transport and services and would contribute to meeting Sefton East Parishes' high affordable housing need. However, almost 40% of the site is in Flood Zone 2, and the Sequential Test is failed. The site is therefore not proposed for allocation in the Local Plan.