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|------------------------------|-------------------------------------|
| Parcel Number: | S054 |
| Location Description: | Altcar Rifle Range open land |
| Ward: | Ravenmeols |
| Parish: | Ince Blundell |
| Size (ha): | 47.1 |

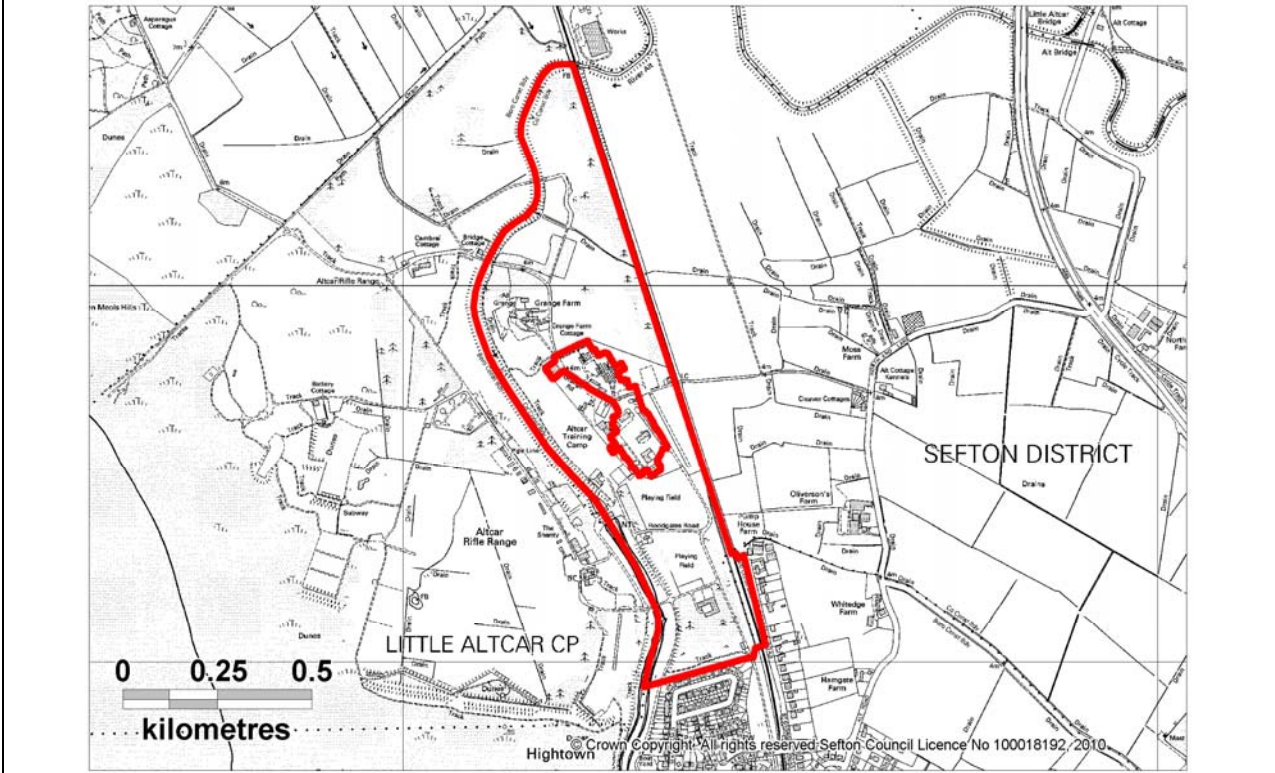
Stage 1 Assessment – identification of parcels

The parcel comprises the undeveloped part of the Altcar Rifle Range. The parcel is located immediately to the north of Hightown village, and is bounded by the River Alt and the Liverpool – Southport railway.

Is the parcel fully developed?

Yes No

If Yes the parcel does not progress to Stage 2



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

Purpose One
 Well Contained Partially Contained Not Contained

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

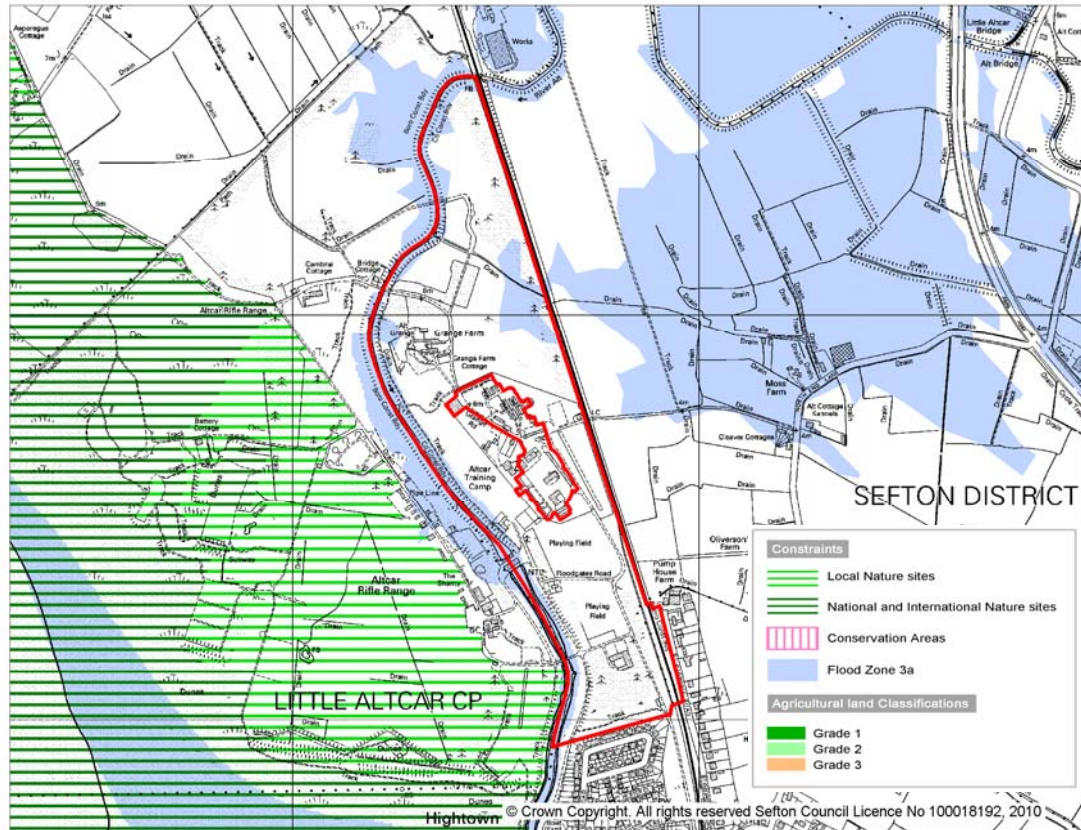
Purpose Three
 Countryside Use Non Countryside Use Mixed

Purpose Four
 Setting Part Setting No Setting

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

Yes No

Stage 3a Assessment - constraints



Most of the parcel is not affected by any constraints, although there are areas within Flood Zone 3a along the River Alt and adjacent to the railway.

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

Yes No

Stage 3b Assessment - accessibility

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

Yes No

Is the parcel within 800m of a rail station?

Yes No

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

Yes No

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

Yes No

Is the parcel within 5km of an employment area?

Yes No

Is the parcel within 600m of a primary school?

Yes No

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

Yes No

Is the parcel within 800m of a local centre?

Yes No

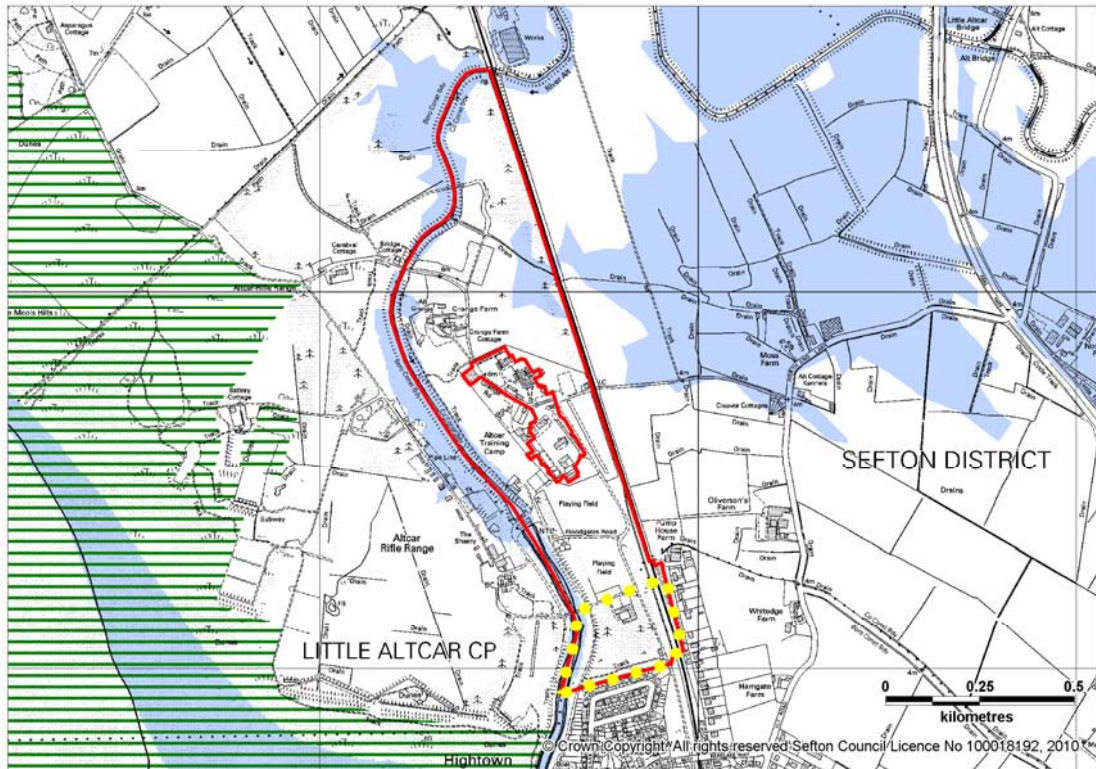
Is the parcel within 800m of a leisure centre?

Yes No

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

Yes No

Stage 4 Assessment:



Gross developable area (ha): 6.04

Net developable area (ha): 3.02

Preferred main use: Housing

Notional capacity: 90

Settlement to which capacity allocated: Hightown

Conclusion:

Development should be restricted to the southern part of the parcel in order to maintain the Essential Gap between Hightown & Formby. It should not include the playing field south of Floodgates Lane, so that it does not decrease the width of the gap between Pump House farm & Formby.

| | |
|------------------------------|---|
| Parcel Number: | S065 |
| Location Description: | Coast between Hightown and Blundellsands |
| Ward: | Manor and Blundellsands |
| Parish: | Hightown |
| Size (ha): | 81.2 |

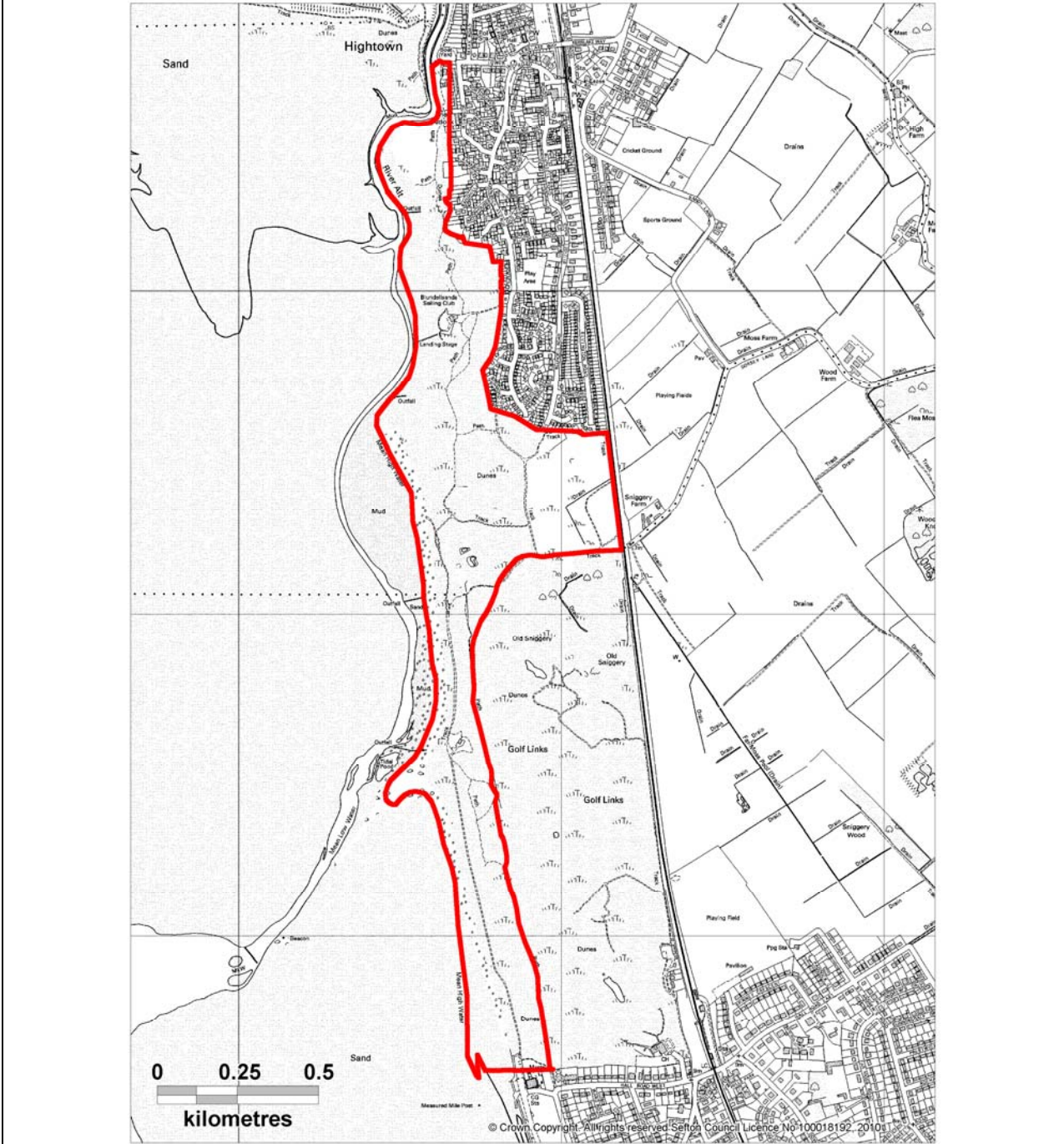
Stage 1 Assessment – identification of parcels

The parcel comprises sand duned area between Hightown and Blundellsands along coast. It abuts the built-up area of Hightown on its east edge. The River Alt, Hightown Village, the rail line, West Lancs Golf Course and the Coast Guard Station form the boundary of the parcel.

Is the parcel fully developed?

Yes No

If Yes the parcel does not progress to Stage 2



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

Purpose One

Well Contained Partially Contained Not Contained

Purpose Two

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

Purpose Three

Countryside Use Non Countryside Use Mixed

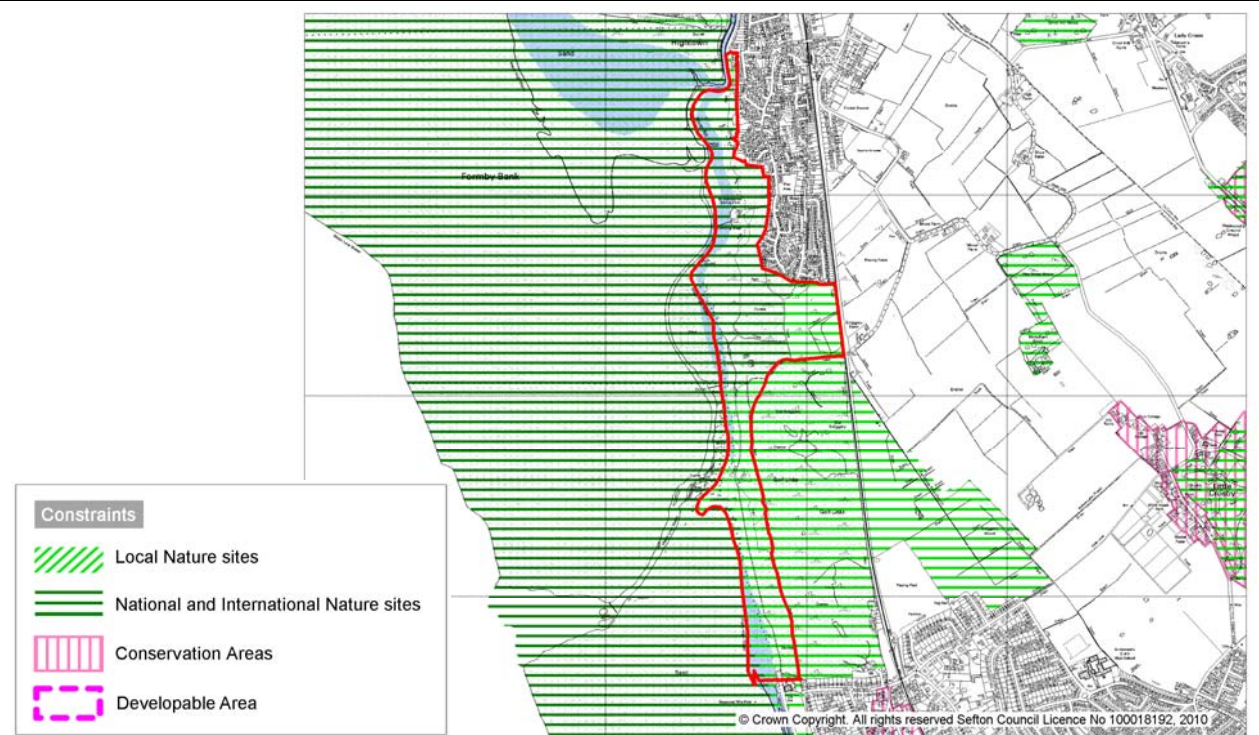
Purpose Four

Setting Part Setting No Setting

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

Yes No

Stage 3a Assessment - constraints



The whole of the parcel contains nature designations, although only the north west of the parcel contains international nature designations (Special Area of Conservation). The area south of the village is not protected by coastal defences and so should be avoided.

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

Yes No

Stage 3b Assessment - accessibility

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

Yes No

Is the parcel within 800m of a rail station?

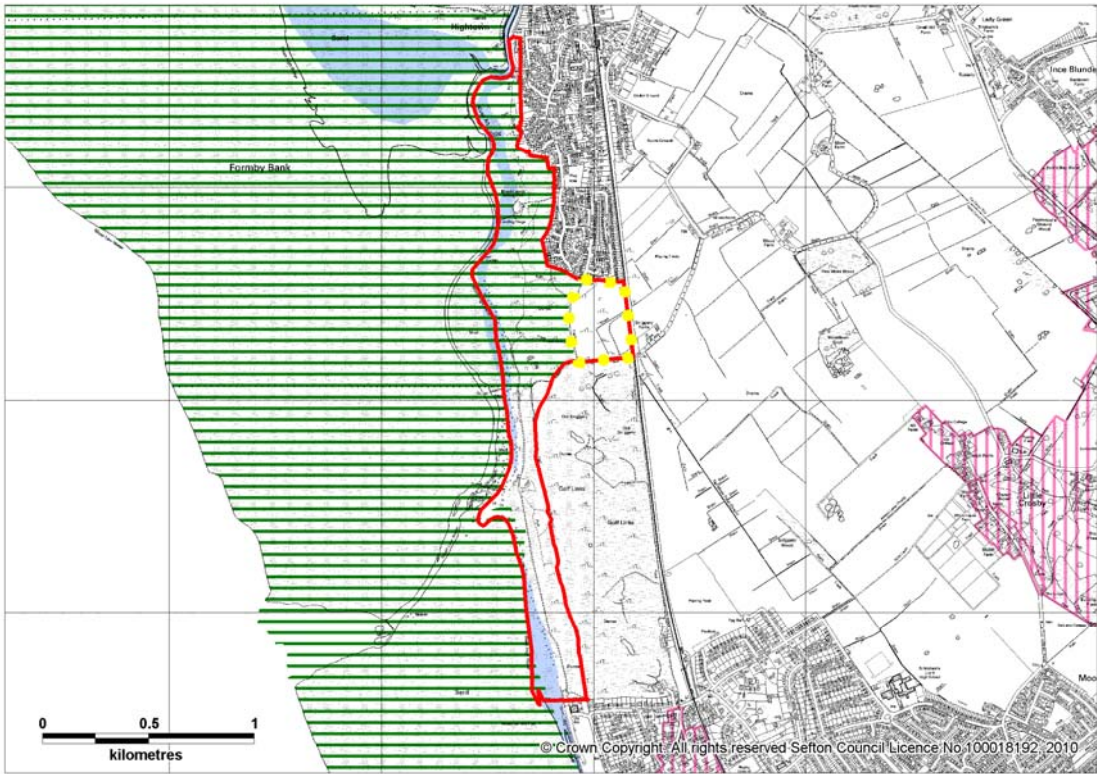
Yes No

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

Yes No

| | |
|--|---|
| Is the parcel adjacent to or contain a cycle route or public right of way? | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Is the parcel within 5km of an employment area? | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Is the parcel within 600m of a primary school? | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Is the parcel within 1km of a GP/Health Centre? | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Is the parcel within 800m of a local centre? | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Is the parcel within 800m of a leisure centre? | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Is the parcel within 1km of an accessibility open space? | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |

Stage 4 Assessment



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|---|
| Gross developable area (ha): 10.02 |
| Net developable area (ha): 5.01 |
| Preferred main use: Housing |
| Notional capacity: 150 |
| Settlement to which capacity allocated: Hightown |

Conclusion:

Most of the parcel does not relate well to the built-up area. Only the area adjacent to the railway line, on the south edge of Hightown, would be suitable for development.

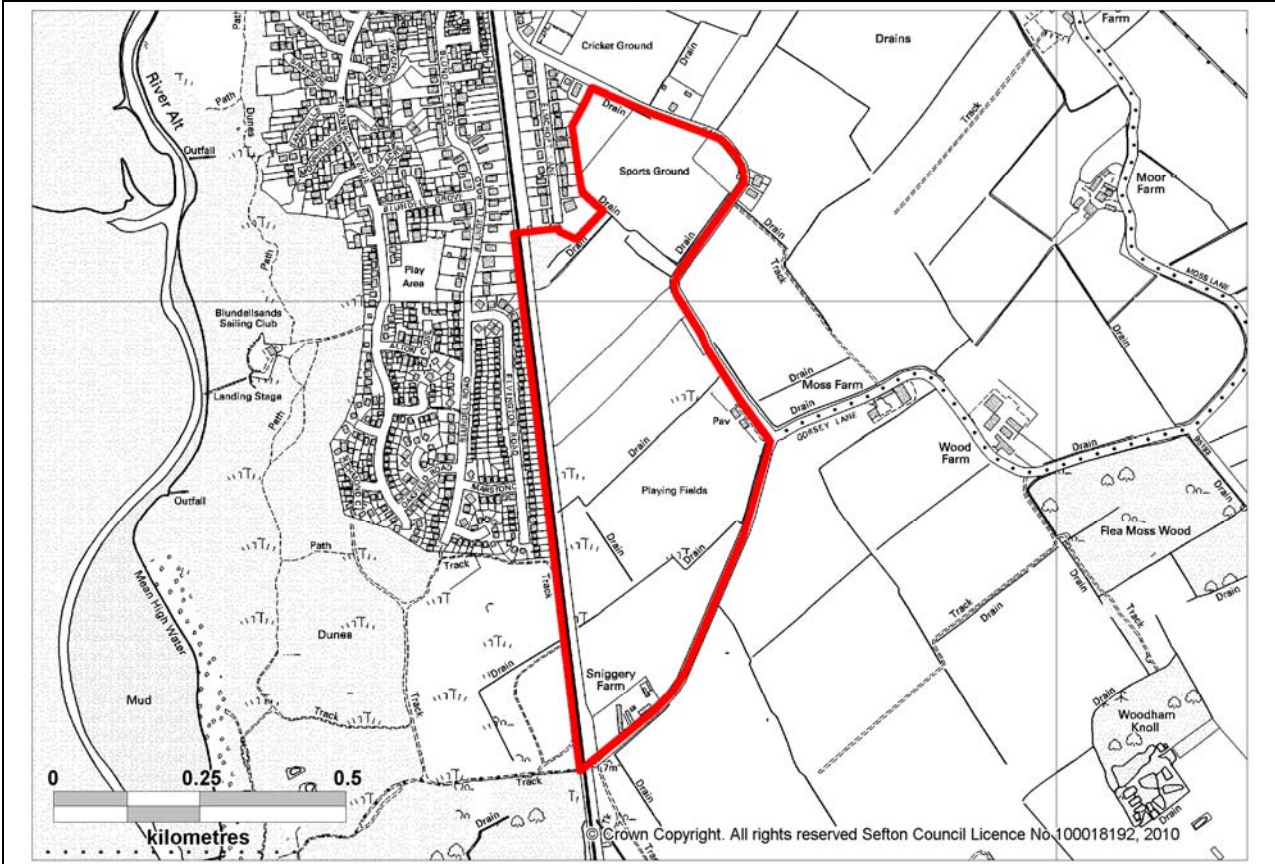
| | |
|------------------------------|---|
| Parcel Number: | S068 |
| Location Description: | Land between Hightown & Gorsey Lane / Sandy Lane |
| Ward: | Manor |
| Parish: | Hightown |
| Size (ha): | 30.21 |

Stage 1 Assessment – identification of parcels

The parcel comprises open agricultural land to the south east of Hightown. It abuts the built-up area of Hightown on its western edge. The rail line, Hightown Village, Sandy Lane and Gorsey Lane form the boundary of this parcel. Separate from neighbouring parcels (S058 and S069) to ensure manageable sized parcels.

Is the parcel fully developed?

Yes No



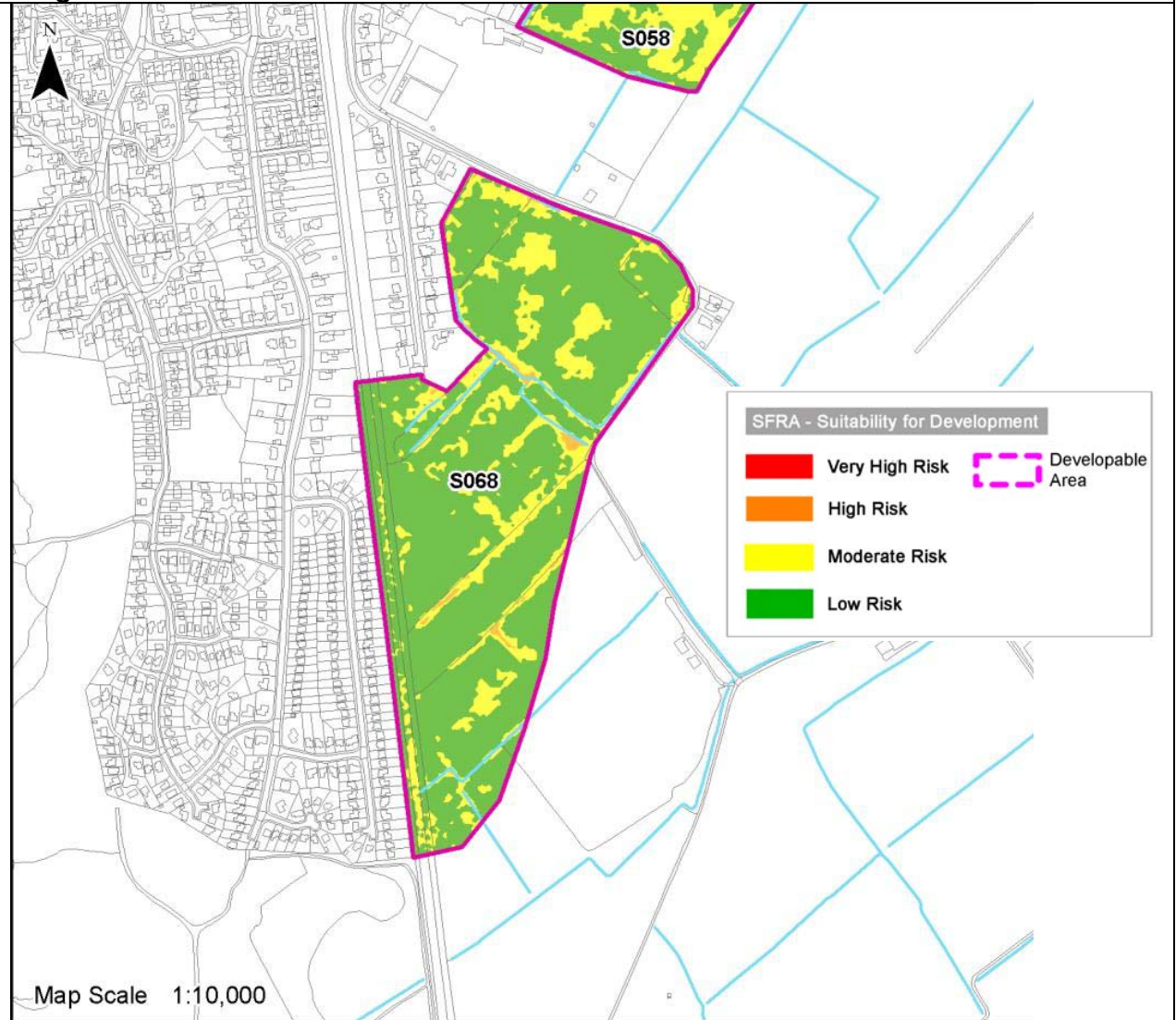
Stage 2 Assessment – National Planning Policy Framework paragraph 80: Green Belt Purposes

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

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

Yes No

Stage 3a Assessment - constraints



Although the parcel is in Flood Zone 1, parts are at moderate risk of flooding. The parcel does not contain any 'best and most versatile' agricultural land. It contains a number of playing fields which should be retained, and the setting of Rose Cottage should be respected.

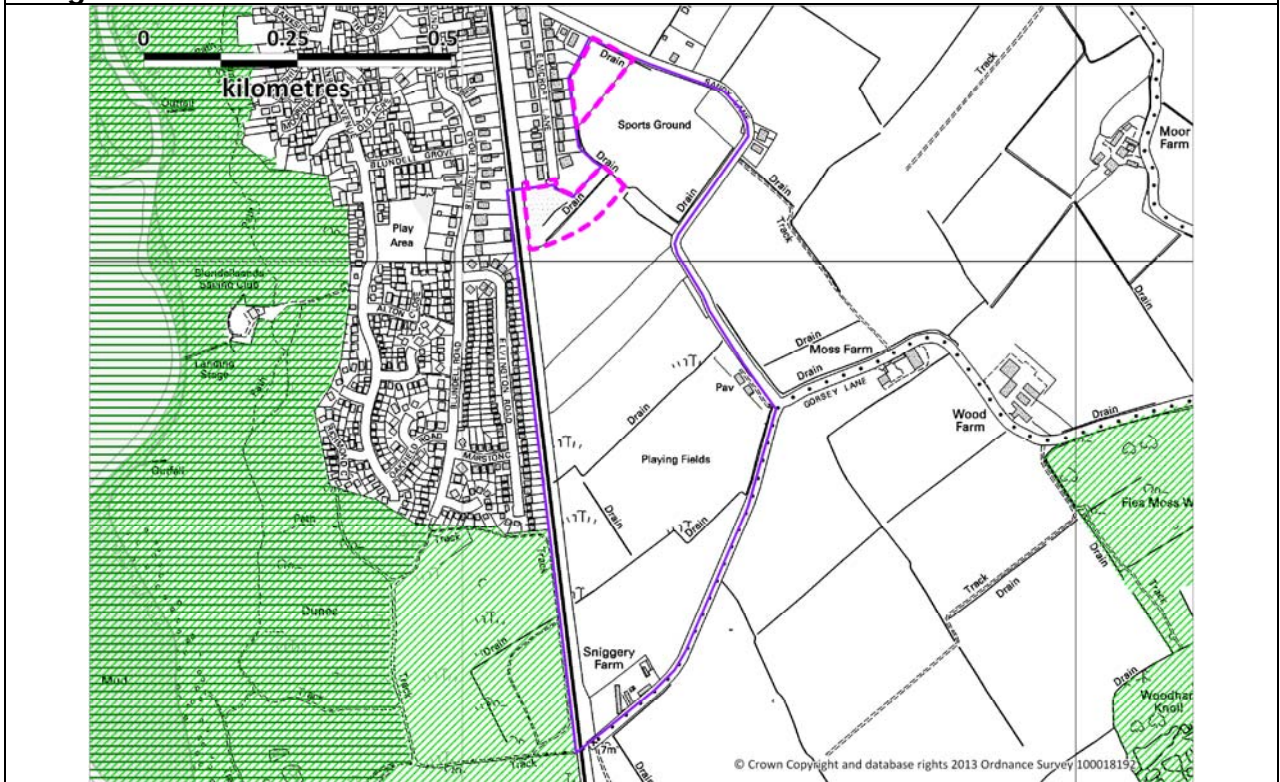
Is the parcel removed from the study following the stage 3a assessment?

Yes No

Stage 3b Assessment - accessibility

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

Stage 4 Assessment



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| Gross developable area (ha): 1.9 |
| Preferred main use: Housing. |
| Notional capacity: 58 |
| Settlement to which capacity allocated: Hightown |
| Conclusion: Development of the whole parcel would have a significant impact on the openness of the Green Belt, and should therefore be restricted to one or two small areas adjacent to the urban area. The amount of development should be limited so that it is proportionate to the size of the village, which lacks many local facilities including a primary school. |

| | |
|------------------------------|--------------------|
| Parcel Number: | S082 |
| Location Description: | Ince Blundell Hall |
| Ward: | Ravenmeols |
| Parish: | Ince Blundell |
| Size (ha): | 92.89 |

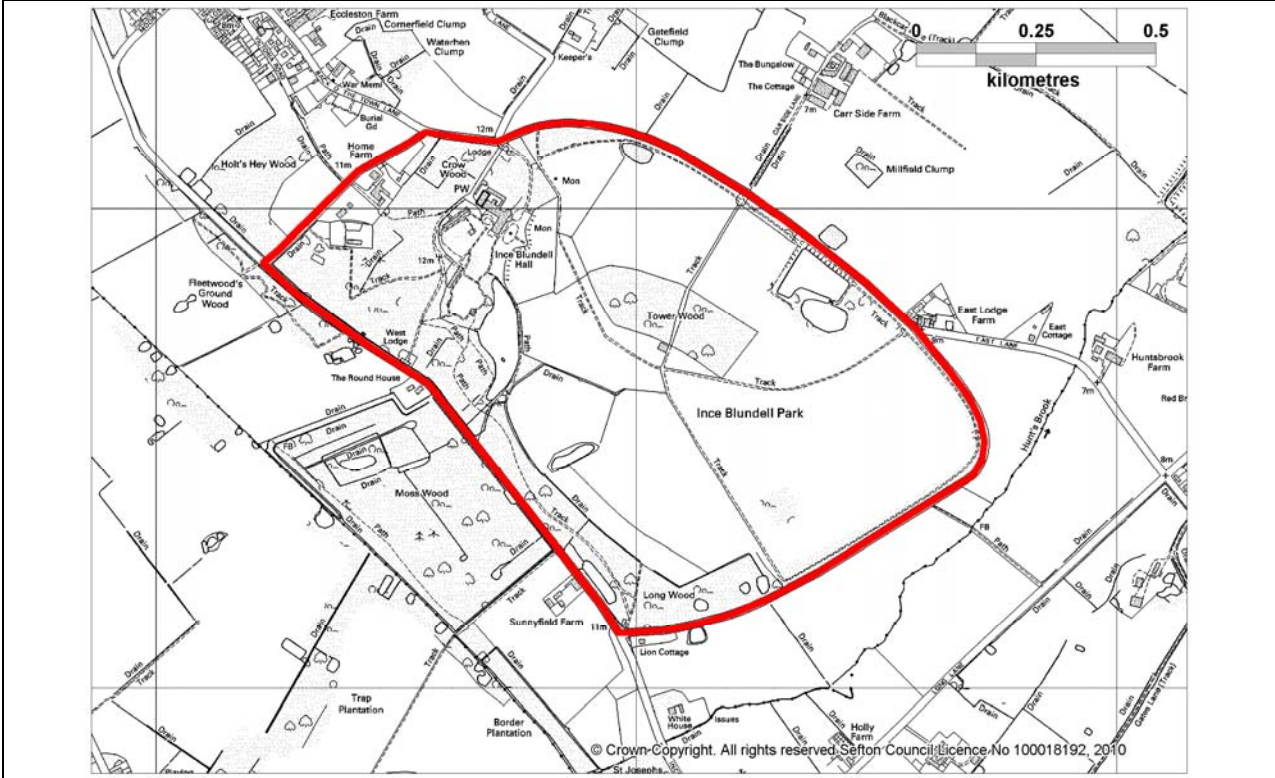
Stage 1 Assessment – identification of parcels

The parcel comprises Ince Blundell Hall and Grounds. Moor Lane, Cross Barn Lane, Back o the Town Lane, and Park Wall Road form the boundary of the parcel.

Is the parcel fully developed?

Yes No

If Yes the parcel does not progress to Stage 2



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

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

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

Purpose Three
Countryside Use Non Countryside Use Mixed

Purpose Four
Setting Part Setting **No Setting**

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

Yes No

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