

**Site Name: Land to the north of Formby Industrial Estate**

**Site Ref: SR5.2d**

**SITE ANALYSIS**

Site Location Plan:



Landscape Issues:

*Physical Influences:*

A medium scale landscape, generally flat topography.

*Land Cover:*

Predominantly open pastoral field.

*Influence of human activity:*

Commercial and industrial development to the south of the site. A565 road to west boundary with residential development beyond to the west.

*Aesthetic and perceptual aspects:*

Medium to large scale, simple and uniform agricultural landcover, low to moderate levels of tranquillity, due to the adjacent commercial development and A565 road.

*Distinctive landscape character types:*

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

*Overall character of the landscape:*

Medium scale pastoral fields with smaller pastoral fields to the north, used for horse grazing, with the A565 and residential development to the west. Open landscape to the east.

Landscape Character Appraisal:

*The Site*

The site is medium scale with a generally flat topography. Land use is currently pastoral fields, subdivided by electric fencing. The boundaries currently comprise generally mature trees to the west along the A565, a fenced (electric) boundary to the north and east and south. The Downholland Brook forms the eastern boundary to the site.

*Wider Character*

Commercial and industrial development to the south forms an urbanising influence, however the open aspect to the east has a strong influence on the site, with medium to large scale arable and pastoral fields. The pastoral fields continue beyond the site to the north, principally used for horse grazing. A sense of containment is provided by the linear tree planting along the western boundary of the site and to the south associated with the commercial and industrial estate.

Visual Issues Appraisal:

Views from the site are a combination of short, medium and long distance. Views are contained to the west by vegetation and to the south by commercial and industrial development. Medium to long distance views are available to the east, looking across the open arable landscape beyond, limited only by intervening hedgerows and small intervening blocks of woodland in places. Views to the north are medium distance, looking across pastoral fields and restricted by a mature trees associated with residential properties along Moss Side and Downholland Moss Lane.

Key Visual Receptors:

- Road users along the Formby Bypass (A565), Moss Side and Downholland Moss lane;
- Residents to the north of the site, along Moss Side and Downholland Moss Lane;
- Commercial receptors to the south of the site along B5195.

Site Name: Land to the north of Formby Industrial Estate

Site Ref: SR5.2d

# DEVELOPMENT PRINCIPLES

Landscape Principles Plan:



## Principles for development:

The site is medium scale and open. Boundaries currently comprise a mix of treatments, which should be improved and further planting undertaken to provide unification to the full perimeter of the site, with the use of hedgerows to tie in with the surrounding landscape. Further unification could be provided through the use of the local vegetation type (wetland or heathland) to emphasise the distinctiveness of the local character. To the east of the site, the landscape is open and large scale. Open space is recommended to the north and east of the site in order to help integrate any development proposals with adjacent landscape character.

## Site Integration:

Provision of hedgerow boundaries are recommended to ensure the site is integrated sensitively into the wider landscape and will help to provide a strong pattern to tie in with the existing landscape structure, along with open space provision to the north and east of the site to tie in with the adjacent landscape character.

## Landscape Constraint Classification:

### *Moderate Constraint*

Built development associated with Formby currently exists up to the line of the A565, with little development beyond the road. Development within the proposed site would extend the perceived edge of Formby beyond the current eastern edge of the settlement, and this should be considered carefully prior to any development occurring. Although the industrial units to the north exist beyond this perceived edge of development, their use as a precedent should also be carefully considered in relation to urban sprawl. Suitable mitigation includes generous open space provision, tree and hedgerow planting, which should provide a suitable framework to aid development proposals to tie in with the surrounding landscape structure.

## Further references:

Relevant Landscape Character Assessments:

NCA 57: Sefton Coast

Sefton Landscape Character Assessment SPG:

LCA: Dune Backlands (SB03 – Formby) & Carr Farmlands (LC05 – Lower Alt Levels)

The site assessment has confirmed that the current landscape reflects that which was identified in the 2003 Landscape SPG. This site is identified within the Merseyside Forest plan as S6: Dune Backlands near Formby and has an indicative woodland cover target of 30%.



**PHOTO SHEET FOR SITE SR5.2d – Land to the north of Formby Industrial Estate**



VP1. View looking south from northern boundary of site



VP2. View looking south from northern boundary of site



VP3. View looking north from southern boundary of site



VP4. View looking north, northeast from southern boundary of site

**Site Name: Housing Allocation Turnbridge Lane, Maghull**

**Site Ref: S112e**

# SITE ANALYSIS

Site Location Plan:



## Landscape Issues:

### *Physical Influences:*

Slightly sloping to the west, small to medium scale topography

### *Land Cover:*

Scrubland to the west of the site, maintained grassland to the east of the site. Southern boundary formed by stream, boundaries formed by a combination of mature outgrown trees and scrub and close board fencing to the eastern boundary

### *Influence of human activity:*

Residential built development to the south and north, Leeds and Liverpool canal to the east.

### *Aesthetic and perceptual aspects:*

Wide, expansive open views to the west, low to moderate tranquillity given the influence of the adjacent open arable landscape character to the west.

### *Distinctive landscape character types:*

Landscape character type is not distinctive in itself, but influence of adjacent open large scale arable landscape to the west is notable.

### *Overall character of the landscape:*

Small to medium scale, enclosed scrubland and grassland.

## Landscape Character Appraisal:

### *The Site*

A slightly sloping site, sloping down to the west, enclosed to all boundaries by mature tree and scrub vegetation. Comprising principally of scrubland vegetation to the west of the site, the east of the site appears to be maintained grassland.

Small woodland blocks and outgrown hedgerow trees evident throughout the landscape, with woodland blocks noted to the northwest and southeast of the site. A stream forms the southern boundary of the site, along which mature riparian vegetation exists.

### *The Wider Character*

Residential development exists directly to the south of the site, along Turnbridge Road and Greenbank Avenue. A single residential property lies directly to the north of the site. To the east of the site, the boundary is defined by the Leeds and Liverpool Canal, along which the Trans Pennine Trail runs.

## Visual Issues Appraisal:

Views are restricted and contained in all directions, to the north, west and south by well vegetated boundaries and by a combination of vegetation and fenced boundaries to the east.

## Key Visual Receptors:

- Residents along eastern boundary of site (Southport Road and Highbanks)
- Residents along the southern boundary (Turnbridge Road and Greenbank Avenue)
- Residents of the residential property to the north of the site
- Visitors to the pub (Running Horse) to the north of the site
- Users of the footpath to the west of the site (Lydiat No.17 and Maghull No.3)



Site Name: Housing Allocation Turnbridge Lane, Maghull

Site Ref: S112e

# DEVELOPMENT PRINCIPLES

Landscape Principles Plan:



Principles for development:

The site is small to medium scale and well enclosed to all boundaries. The character of the landscape is somewhat disconnected from the adjacent large scale and open landscape to the west, by the current scrubby landcover and the mature boundary vegetation (present on all boundary sides). It is recommended that mature boundary vegetation should be retained where possible.

Site Integration:

Fields and boundaries are generally open with little evidence of built boundaries such as fencing or walls. Boundaries should remain open where possible, however small areas of deciduous woodland buffer planting along urban edges adjacent to open farmland beyond should be encouraged.

Landscape Constraint Classification:

*Minor Constraint*

It is recommended that the current levels of boundary vegetation are retained as far as possible, in order that the site continues to be visually contained and separated from the adjacent open and large scale landscape character to the west of the site.

Further references:

National Landscape Character Area:  
NCA 58: Merseyside Conurbation

Sefton Landscape Character SPG:  
LCT: Settled Farmlands  
LCA: LS04: Lydiate

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

The site is identified within the Merseyside Forest plan as S13: Settled farmland areas around Lydiate which has a target woodland cover of 10%.



PHOTO SHEET FOR SITE S112e – Housing Allocation Turnbridge Lane, Maghull



VP1. View looking north towards the site



VP2. View looking east towards the site



VP3. View looking east, northeast towards the site



VP4. View looking southeast along the boundary of the site



VP5. View looking south, southeast across the site

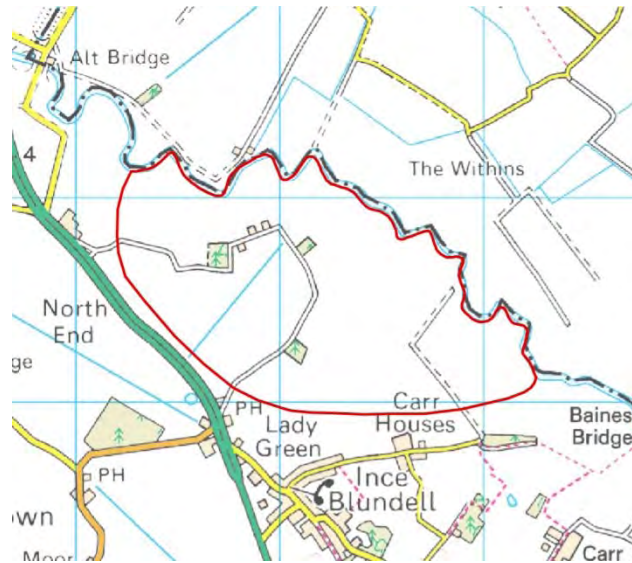


**Site Name: Land to north of Ince Blundell Village**

**Site Ref: CC3**

# SITE ANALYSIS

Site Location Plan:



## Landscape Issues:

### *Physical Influences:*

Open, generally flat topography.

### *Land Cover:*

Large scale, open, arable fields. Numerous small blocks of woodland. Microlight airfield.

### *Influence of human activity:*

Arable farming exhibits intensification in the large scale of the fields and the loss of field boundaries. Microlight airfield.

Proximity of A565.

### *Aesthetic and perceptual aspects:*

Open landscape resulting in long distance views particularly to the northeast.

### *Distinctive landscape character types:*

Open large scale arable landscape relatively common, however under pressure from development.

### *Overall character of the landscape:*

A large scale, open and arable landscape, with a number of small woodland blocks throughout the landscape.

## Landscape Character Appraisal:

### *The Site*

A generally flat and open landscape with wide views and long distance skylines particularly to the northeast. Comprising principally agricultural land use with large cereal crop fields. Field drains are a frequent feature, however difficult to identify given their lack of associated vegetation. The River Alt forms the northern boundary to the site. There is a lack of strong boundaries due to intensification of farming. Small woodland blocks and outgrown hedgerow trees are evident throughout the landscape.

### *Wider Character*

Very limited settlement surrounds the site aside from the settlement of Ince Blundell village to the southeast and infrequent isolated farmsteads throughout the landscape. A Microlight Airfield is located to the centre of the site, with a number of associated small storage sheds.

## Visual Issues Appraisal:

Views throughout the site are generally open and long distance, particularly to the northeast. Views restricted to medium distance in places by intervening vegetation (hedgerows and woodland blocks), transport infrastructure (hedgerows associated with the A565) and residential properties (principally Ince Blundell to the southeast). Views to the northeast look towards the distant raised topography associated with the Clieves Hills.

## Key Visual Receptors:

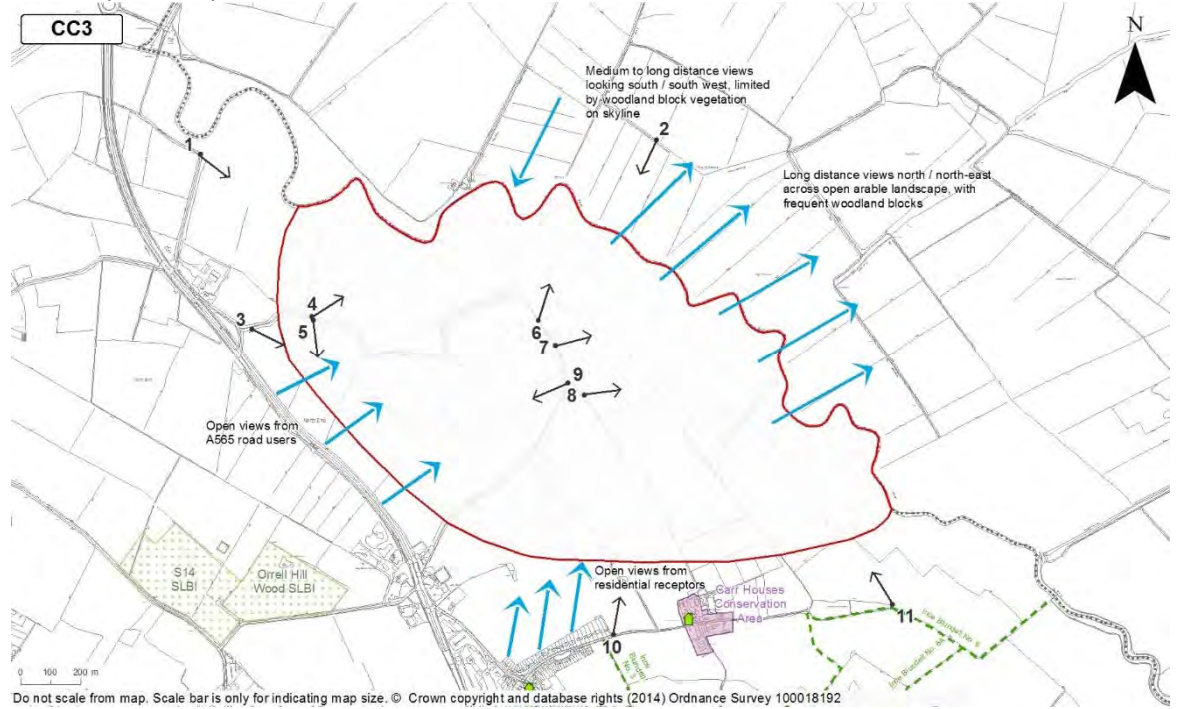
- Residents to the southeast associated with Ince Blundell and individual farm steadings throughout the landscape;
  - Footpath users adjacent to site (none exist on site itself) including Ince Blundell No. 3 and Ince Blundell No. 6;
  - Road users along the A565 and local roads throughout the area
- Users of the microlight airfield (West Lancashire Microlight School)

Site Name: Land to north of Ince Blundell Village

Site Ref: CC3

# DEVELOPMENT PRINCIPLES

Landscape Principles Plan:



## Principles for development:

The existing woodland blocks throughout the landscape and distant pylons provide the only vertical element in an otherwise flat and open large scale landscape.

Long distance views to and from the site are available throughout the site, particularly looking towards the northeast.

In relation to proposed wind energy within the site, the principle of tall vertical development is not easily mitigated aside from the use of careful and sensitive design along with use of appropriate scale.

## Site Integration:

Existing fields and boundaries are generally open with little evidence of built boundaries such as fencing or walls. Boundaries should remain open where possible, however small areas of deciduous woodland buffer planting along urban edges adjacent to open farmland beyond should be encouraged.

## Landscape Constraint Classification:

### *Moderate Constraint*

The lack of any existing vertical development, the open and large scale landscape and the long distance views available throughout the landscape, mean that mitigation of any proposed wind energy development would be difficult and would rely almost entirely on careful layout, design and scale and it is not clear if these measures would satisfactorily address the impact of wind energy development in this location.

## Further references:

Relevant Landscape Character Assessments:

NCA 57: Sefton Coast

Sefton Landscape Character Assessment SPG:

LCA: Carr Farmlands (L05 and LC06, Lower Alt Levels) and Estate Farmlands (LE01, Ince Blundell)

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

This site is identified within the Merseyside Forest plan as S8: Carr and Estate Farmlands to the east of Hightown, around Crosby and Ince Blundell, and has an indicative woodland cover target of 10%.



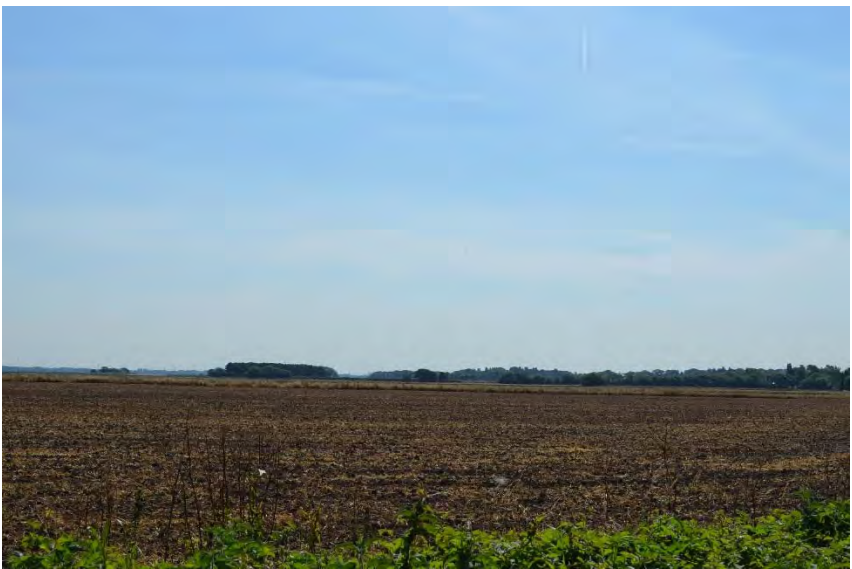
**PHOTO SHEET FOR SITE CC3 – Land to the north of Ince Blundell village**



VP1. View looking southeast towards the site from northwest of site



VP2. View looking south across the site from Monkscarr Lane



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



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



VP5. View looking southeast across the site from west of site.



VP6. View looking north across site.





VP7. View looking east, northeast across the site from centre of site



VP8. View looking east, northeast across the site from centre of site



VP9. View looking southwest across the site from centre of site



VP10. View looking northeast across the site from southeast of site (Carr House Lane)



VP11. View looking northwest across the site from east of site (Ince Blundell No.6).



Site Name: Bankfield Lane, Southport (extension to SR4.2)

Site Ref: AS01

# SITE ANALYSIS

Site Location Plan:



## Landscape Issues:

### *Physical Influences:*

Flat and open, large scale topography

### *Land Cover:*

Arable farmland including Three Pools Waterway to the eastern boundary

### *Influence of human activity:*

Residential built development to the west and north and commercial tree nursery to the southeast.

### *Aesthetic and perceptual aspects:*

Wide, expansive open views to the south, moderate to high tranquillity given the influence of the adjacent landscape character

### *Distinctive landscape character types:*

Very distinctive and becoming more rare, given the pressure placed on the landscape by development.

### *Overall character of the landscape:*

Open, large scale arable character.

## Landscape Character Appraisal:

A generally flat and open landscape with wide views and long distance skylines particularly to the east. Comprising principally agricultural land use with large cereal crop fields, including some small scale pastoral fields associated with domestic use to the west, with evidence of ridge and furrow and horsiculture present to the west of the site. Numerous watercourses, including the Three Pools Waterway to the northeast of the site.

Lack of strong boundaries to north and east. Small woodland blocks and outgrown hedgerow trees evident throughout the landscape, along with a commercial tree growing site to the east. Allotments and small playing field present to the west.

Evidence of agricultural industry in the form of glasshouses and agricultural barns particularly to the northeast. Very limited settlement to east of site, with infrequent isolated farmsteads.

## Visual Issues Appraisal:

Views from the site looking southeast are long distance and open, looking towards the Pennines and including views of a wind farm and communication masts along distant ridge lines. Views are restricted to middle distance in places by intervening woodland blocks, scattered throughout the landscape.

Views are shortened to the west and south, restricted by residential development, mature vegetation and allotments.

Open views across the site currently exist for the properties along the Crescent, The Three Pools and The Grange.

## Landscape Character Summary:

A flat and open landscape dominated by agricultural land use of principally cereal crops. Some smaller scale pastoral land use to west including evidence of ridge and furrow. Frequent watercourses, ditches and drains exist throughout the landscape. Long distance views to the east, restricted in places by scattered woodland blocks. Evidence of commercial tree nurseries.

## Key Visual Receptors:

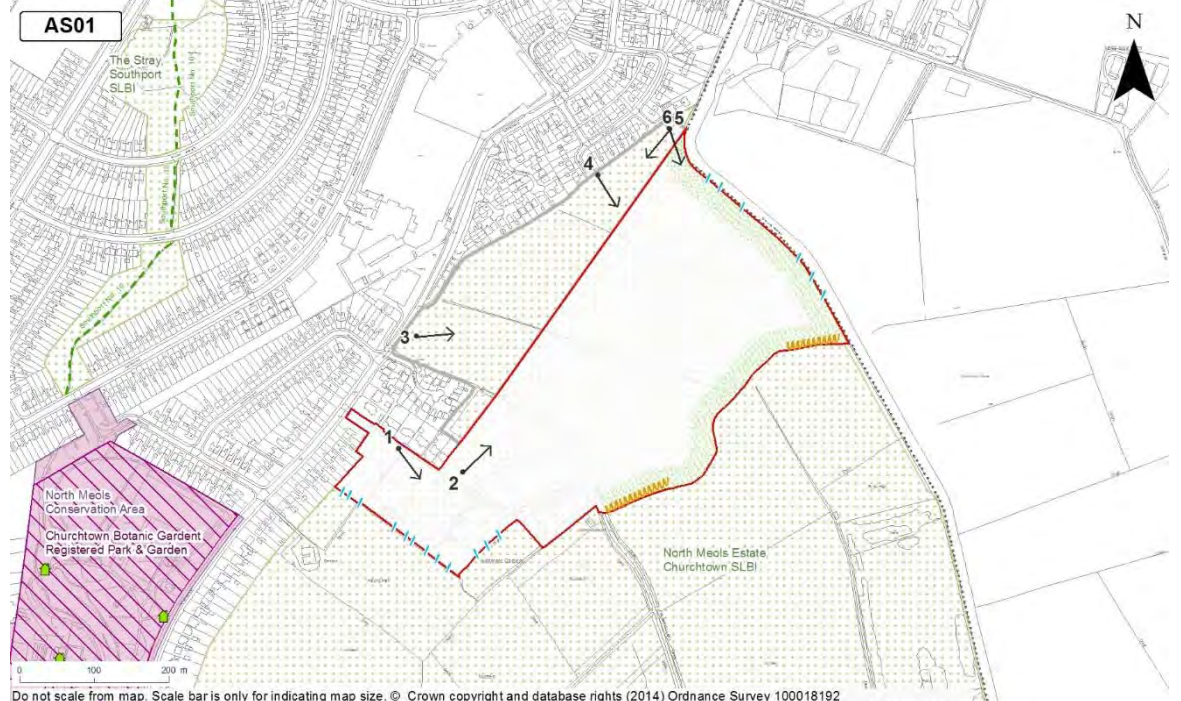
- Residents along northern boundary of site (The Crescent and Three Pools)
- Residents along western boundary of site (along the Grange)
- Residents along New Lane

Site Name: Bankfield Lane, Southport (extension to SR4.2)

Site Ref: AS01

# DEVELOPMENT PRINCIPLES

Landscape Principles Plan:



## Principles for development:

The existing woodland blocks provide the only vertical element in an otherwise flat and open large scale landscape. These could be enhanced by introducing sporadic small geometric areas of woodland planting, particularly useful as a buffer on an urban edge.

Provision of open space within the development, particularly to the boundary edge with open farmland landscape would provide a sense of transition.

## Site Integration:

Fields and boundaries are generally open with little evidence of built boundaries such as fencing or walls. Boundaries should remain open where possible, however small areas of deciduous woodland buffer planting along urban edges adjacent to open farmland beyond should be encouraged.

## Landscape Constraint Classification:

### *Moderate Constraint*

In order to provide a visual buffer to help mitigate potential views from the east, mitigation planting is recommended along the eastern boundary of the site. The presence of historic ridge and furrow field patterns and the extended watercourse along the northern boundary cause some constraints in terms of mitigation.

## Further references:

National Landscape Character Area:  
NCA 57: Sefton Coast

Sefton Landscape Character SPG:  
LCT: Carr Farmlands  
LCA: LC01 – Churchtown

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

This site is identified within the Merseyside Forest plan as S4: Carr Farmlands to the east of Southport including Meols Hall, Town Lane and Foul Lane and has an indicative woodland cover target of 20%.



PHOTO SHEET FOR SITE AS01 – Bankfield Lane, Southport (extension to SR4.2)



VP1. View looking southeast across the site



VP2. View looking east, northeast across the site



VP3. View looking east across the site



VP4. View looking south across the site



VP5. View looking southwest across the site



VP6. View looking south, southeast across the site

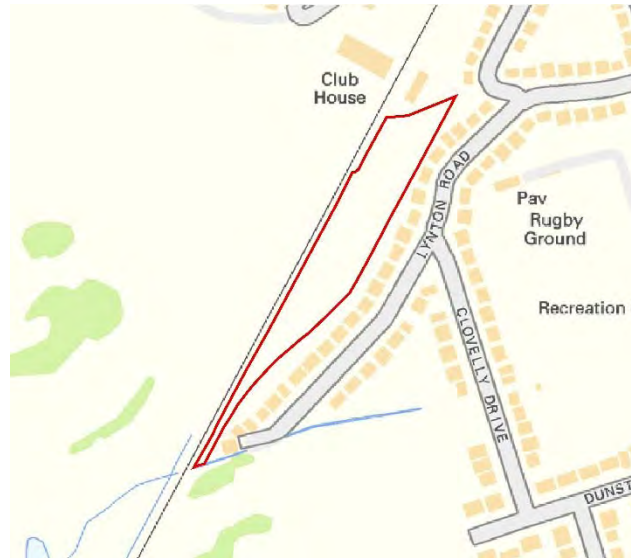


**Site Name: Land west of Lynton Road, Birkdale**

**Site Ref: AS02**

# SITE ANALYSIS

Site Location Plan:



## Landscape Issues:

### *Physical Influences:*

Flat, small scale and predominantly enclosed site.

### *Land Cover:*

Scrub grassland landscape, small scale, with high levels of surrounding vegetation and built development.

### *Influence of human activity:*

Rail line and golf club to west, residential built development to east.

### *Aesthetic and perceptual aspects:*

Medium distance views, low tranquillity due to proximity of residential development and rail line (Liverpool to Southport).

### *Distinctive landscape character types:*

Land type relatively common but under pressure from increasing development.

### *Overall character of the landscape:*

Small scale, flat scrubby grassland landscape character.

## Landscape Character Appraisal:

### *The Site*

A generally flat landscape, influenced by the surrounding residential properties and train line. Land cover comprises scrubby grassland with intermittent shrubs.

### *Wider Character*

The adjacent golf club to the west results in a more open character in this direction. Boundaries are formed predominantly by close board fencing to the east associated with residential properties and palisade security fencing to the northern boundary.

## Visual Issues Appraisal:

Views from the site are generally medium distance, limited by the surrounding vegetation (particularly to the north), and by residential development to the south and west. Movement in the landscape is noticeable to the east where the busy A565 road is present.

## Landscape Character Summary:

A flat and small scale landscape heavily influenced by the surrounding land uses including a golf course, rail line and residential development. Boundary treatments are mixed and include close board and palisade security fencing. Tranquillity is reduced by the proximity of the site to the train line, forming the western boundary to the site.

## Key Visual Receptors:

- Residents along Lynton Road to the east of the site;
- Users of the rail line to the west of the site;
- Users of the golf course to the west of the site.



Site Name: Land west of Lynton Road, Birkdale

Site Ref: AS02

# DEVELOPMENT PRINCIPLES

Landscape Principles Plan:



Principles for development:

The site is currently heavily influenced by the surrounding land uses and, as such, would benefit from an improved structure through the introduction of hedgerow boundaries and intermittent tree planting to the perimeter of the site. This would help to unify the site and provide a sense of place, which currently is not apparent. A hedgerow is shown in the development principles plan above, along the eastern boundary of the site adjacent to the properties along Lynton Drive. This is shown in lieu of detailed layout schemes and should residential housing be proposed here, it is recommended that the hedgerow boundary along the eastern perimeter be dropped in favour of an appropriate residential boundary and interface between the existing properties.

Site Integration:

It is recommended that boundaries are reinstated with native hedgerows to reinforce and unify the pattern and structure in the landscape.

Landscape Constraint Classification:

*Minor Constraint*

Mitigation in the form of hedgerow boundaries are recommended to ensure the site is integrated well into the surrounding landscape character.

Further references:

National Landscape Character Area:  
NCA 57: Sefton Coast

Landscape Character SPG:  
LCT: Dune Backlands  
LCA: SB06 – Hillside

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

This site is identified within the Merseyside Forest plan as S5: Woodvale and has an indicative woodland cover target of 10%.



**PHOTO SHEET FOR SITE AS02 – Land west of Lynton Road, Birkdale**



VP1. View looking southeast towards site looking across Birkdale golf course



VP2. View looking southeast towards site looking across Birkdale golf course



VP3. View looking southwest towards the site from northern edge of site



VP4. View looking northeast along Lynton Road



**Site Name: Land at Hawksworth Drive, Formby (extension to site SR4.11)**

**Site Ref: AS06**

# SITE ANALYSIS

Site Location Plan:



## Landscape Issues:

### *Physical Influences:*

Flat, open and well vegetated landscape.

### *Land Cover:*

Pastoral landscape, medium scale, with high levels of surrounding vegetation.

### *Influence of human activity:*

A565 road to east, horse stables to west, residential development to south.

### *Aesthetic and perceptual aspects:*

Medium distance views, low tranquillity due to proximity of A565 road and residential development.

### *Distinctive landscape character types:*

Land type relatively common but under pressure from increasing development.

### *Overall character of the landscape:*

Medium scale, flat pastoral landscape.

## Landscape Character Appraisal:

### *The Site*

A generally flat and open landscape, influenced by the surrounding residential and transport development. The site itself is used for pastoral horse grazing and associated electric fencing and sheds are a feature of the site. A footpath runs along the southern boundary of the site which has a small intervening embankment.

### *Wider Character*

Tranquillity is reduced by the proximity to the A565, forming the eastern boundary to the site. The landscape surrounding the site displays a strong well vegetated character due to the presence of numerous woodland blocks and linear lengths of mature tree planting.

## Visual Issues Appraisal:

Views from the site are generally medium distance, limited by the surrounding vegetation (particularly to the north), and by residential development to the south and west. Movement in the landscape is noticeable to the east where the busy A565 road is present.

## Key Visual Receptors:

- Residents along Hawksworth Drive to the south of the site and Brackenway to the southwest;
- Footpath receptors south of the site (from footpath Formby No.39);
- Road users along the A565 to the east of the site.

Site Name: Land at Hawksworth Drive, Formby (extension to site SR4.11)

Site Ref: AS06

# DEVELOPMENT PRINCIPLES

Landscape Principles Plan:



Do not scale from map. Scale bar is only for indicating map size. © Crown copyright and database rights (2014) Ordnance Survey 100018192

## Principles for development:

The site is principally open, pastoral in nature, yet a sense of a wooded landscape is imparted by the well vegetated landscape surrounding the site, particularly to the north. Mature hedgerow vegetation along the boundaries should be retained where possible and enhanced particularly in the vicinity of residential receptors to the south. Hedgerow boundaries, where not already present, should be planted around the perimeter to reinforce the pattern and structure in the landscape. Open space, particularly to the north and east of the site will help to integrate the site with its immediate surroundings and reflect and strengthen the character of the landscape.

A hedgerow is shown in the development principles plan above, along the southern boundary of the site adjacent to the properties along Hawksworth Drive. This is shown in lieu of a detailed layout scheme and should residential housing be proposed here, it is recommended that the hedgerow boundary along the southern perimeter be dropped in favour of an appropriate residential boundary and interface between the existing properties.

## Site Integration:

Boundaries should be reinstated with native hedgerows to reinforce the pattern and structure in the landscape. Open space is an important feature of the landscape character. Therefore, open space should be included as an integral part of any proposed design, particularly to the north and east of the site.

## Landscape Constraint Classification:

### *Minor Constraint*

Mitigation in the form of hedgerow boundaries and generous provision of open space are recommended to ensure the site is integrated well into the surrounding landscape character.

## Further references:

National Landscape Character Area:

NCA 57: Sefton Coast

Sefton Landscape Character SPG:

LCT: Dune Backlands

LCA: SB05 – Formby

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

This site is identified within the Merseyside Forest plan as S5: Woodvale and has an indicative woodland cover target of 10%.



**PHOTO SHEET FOR SITE AS06 – Land at Hawksworth Drive, Formby (extension to site SR4.11)**



VP1. View looking west across site from A565



VP2. View looking west, southwest across the site from A565



VP3. View looking north, northwest along eastern boundary of site (A565)



VP4. View looking north across site from southern boundary of site



VP5. View looking northwest across site from southern boundary (Formby No.39)



VP4. View looking northeast across site from southern boundary

**Site Name: Land south of Altcar Road, Formby**

**Site Ref: AS08**

# SITE ANALYSIS

Site Location Plan:



## Landscape Issues:

### *Physical Influences:*

A medium to large scale landscape, generally flat topography.

### *Land Cover:*

Predominantly open arable field, with some scrubby grassland to the west of the site.

### *Influence of human activity:*

Commercial and industrial development to the north of the site, along with football pitches, A565 road to west boundary with residential development beyond to the west.

### *Aesthetic and perceptual aspects:*

Medium to large scale, simple and uniform landcover, low levels of tranquillity, due to the adjacent commercial development and A565 road.

### *Distinctive landscape character types:*

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

### *Overall character of the landscape:*

Medium to large scale arable fields with some scrubby grassland to the north, along with recreational football grounds, with residential development to the west. Open landscape to the south and east.

## Landscape Character Appraisal:

### *The Site*

The site is medium to large scale with a very gently rolling topography, flat in places. Land use is currently principally arable agricultural fields, with a small area of scrubby grassland to the north and recreational football grounds to the northeast corner. The boundaries currently comprise generally mature, well maintained hedgerows to the west along the A565, mature trees to the northern boundary adjacent to the supermarket, a fenced boundary to the north adjacent to the football grounds and open boundaries to the east and open field drain to the south.

### *Wider Character*

The site is open in character, enhanced by the adjacent open arable farmland to the south. However a more intimate character is formed by the outgrown hedgerow boundaries to the north and west of the site. Residential and commercial development to the north forms an urbanising influence, however the open aspect to the south and east has a strong influence on the site, with large scale arable fields.

## Visual Issues Appraisal:

Views from the site are a combination of short, medium and long distance. Views are contained to the north and west by vegetation and commercial development. Medium to long distance views are available to the south and east, looking across the open arable landscape beyond, limited only by intervening hedgerows and small intervening blocks of woodland in places.

## Key Visual Receptors:

- Road users along B5195, New Causeway and Formby Bypass (A565);
- Residents to the west of the site, along Tintern Drive;
- Users of the playground to the west of the site, west of the bypass;
- Commercial receptors to north of site along B5195.



Site Name: Land south of Altcar Road, Formby

Site Ref: AS08

# DEVELOPMENT PRINCIPLES

Landscape Principles Plan:



## Principles for development:

The site is large scale and open. Boundaries currently comprise a mix of treatments including mature hedgerows, which should be retained and improved and further planting undertaken to provide unification to the full perimeter of the site, with the use of hedgerows to tie in with the surrounding landscape. Further unification could be provided through the use of the local vegetation type (wetland or heathland) to emphasise the distinctiveness of the local character. To the south and east of the site, the landscape is open and large scale. Open space is recommended to the south of the site in order to help integrate any development proposals with adjacent landscape character.

## Site Integration:

Provision of hedgerow boundaries are recommended to ensure the site is integrated sensitively into the wider landscape and will help to provide a strong pattern and structure to tie in with the existing landscape structure, along with open space provision to the south and east of the site to tie in with the adjacent landscape character.

## Landscape Constraint Classification:

### *Moderate Constraint*

Built development associated with Formby currently exists up to the line of the A565, with little development beyond the road. Development within the proposed site would extend the perceived edge of Formby beyond the current eastern edge of the settlement, and this should be considered carefully prior to any development occurring. Although the industrial units to the north exist beyond this perceived edge of development, their use as a precedent should also be carefully considered in relation to urban sprawl. Suitable mitigation includes generous open space provision, tree and hedgerow planting, which should provide a suitable framework to aid development proposals to tie in with the surrounding landscape structure.

## Further references:

### Relevant Landscape Character Assessments:

NCA 57: Sefton Coast

### Sefton Landscape Character SPG:

LCA: Dune Backlands ( SB03 – Formby) & Carr Farmlands (LC05 – Lower Alt Levels)

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

This site is identified within the Merseyside Forest plan as S6: Dune Backlands near Formby, and has an indicative woodland cover target of 30%.



**PHOTO SHEET FOR SITE AS08 – Land south of Altcar Road, Formby**



VP1. View looking east towards the site from playground west of site



VP2. View looking south towards the site from superstore car park, north of site



VP3. View looking south across the site from north edge of site (B5195)



VP4. View looking southwest across the site from the B5195 northeast of site



VP5. View looking west, southwest across the site from Downholland Brook (east of site)



VP6. View looking northwest across site from east, southeast edge of site



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

**Site Ref: AS10**

# SITE ANALYSIS

Site Location Plan:



## Landscape Issues:

### *Physical Influences:*

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

### *Land Cover:*

Open arable, agricultural farmland.

### *Influence of human activity:*

Edge Lane to the southwest, Rushton's garden centre to the northwest, playing fields to the northeast and woodland to the southeast.

### *Aesthetic and perceptual aspects:*

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

### *Distinctive landscape character types:*

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

### *Overall character of the landscape:*

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

## Landscape Character Appraisal:

### *The Site*

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

### *Wider Character*

Adjacent land uses are varied and include a garden centre and associated infrastructure, medium scale agricultural field and a large playing field, which contribute to the open character of the site.

## Visual Issues Appraisal:

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

## Key Visual Receptors:

- Road users along Edge Lane;
- Residents to the west of the site, along Runnell's Lane, long distance views from residential receptors along Almond's Turn to the east.

Site Name: Land at Edge Lane, Thornton

Site Ref: AS10

# DEVELOPMENT PRINCIPLES

Landscape Principles Plan:



## Principles for development:

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

## Site Integration:

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

## Landscape Constraint Classification:

*Moderate Constraint*

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

## Further references:

Relevant Landscape Character Assessments:

NCA 58: Merseyside Conurbation

Sefton Landscape Character SPG:

LCA: Estate Farmlands

LE04 - Sefton

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

This site is identified within the Merseyside Forest plan as S10: Rimrose Valley Country Park, and has an indicative woodland cover target of 20%.



**PHOTO SHEET FOR SITE AS10 – Land at Edge Lane, Thornton**



VP1. View looking northeast across the site from Edge Lane



VP2. View looking southeast from west edge of site



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



VP4. View looking southwest across the site from playing fields north of site



VP5. View looking southwest across the site from north edge of site



VP6. View looking west across site from northeast corner of site



**Site Name: Land west of Maghull**

**Site Ref: AS12**

# SITE ANALYSIS

Site Location Plan:



## Landscape Issues:

### *Physical Influences:*

Very gently rolling topography, sloping slightly to the west.

### *Land Cover:*

Land cover comprises principally large scale arable fields.

### *Influence of human activity:*

Pylon tower and lines to west of site, residential development of Lydiate to east.

### *Aesthetic and perceptual aspects:*

Medium to large scale, simple and uniform landcover and moderate to high levels of tranquillity, particularly to the west of the site.

### *Distinctive landscape character types:*

Common landscape character type, however diminishing due to increasing development.

### *Overall character of the landscape:*

Open, medium to large scale arable agricultural landscape.

## Landscape Character Appraisal:

### *The Site*

The topography of the site is very gently rolling landform, sloping slightly down to the west. Landuse comprises arable farmland, predominantly open with hedgerow boundaries. In places, the land is more enclosed by trees and vegetation, in particular to the northeast corner and southwest corner of the site. The landscape is of simple composition, being used principally for crops. Frequent field drains are present throughout the site, however a lack of associated vegetation makes them difficult to distinguish from a distance.

### *Wider Character*

A predominantly open and arable character, with some influence of development in the form of pylon towers and lines to the west of the site and the urban edge of Lydiate to the east.

## Visual Issues Appraisal:

Views from the site, looking west, are long distance and take in a well vegetated arable agricultural landscape. The view is relatively uninterrupted, aside from the prominent line of pylons and towers that aligns in a north - south direction. Views look towards an open and well vegetated landscape, defined by the structure that the hedgerow field boundaries and woodland blocks provide. Given the gently rolling nature of the landform, views are limited to the north by rising topography and to the east and south by residential development.

## Key Visual Receptors:

- Footpath users along the Trans Pennine Trail; Lydiate No.17; Maghull No.3 and Maghull No.1.;
- Road users along Green Lane;
- Residents to the west of Maghull .



Site Name: Land west of Maghull

Site Ref: AS12

# DEVELOPMENT PRINCIPLES

Landscape Principles Plan:



## Principles for development:

The site is predominantly open and large scale, comprising arable agricultural land uses. The site contributes in a positive way to the existing landscape character, reinforcing the key attributes of the LCA. Any development here will need to ensure that these key characteristics of openness, long distance views, hedgerow structure etc are a key feature of any proposals. Open space provision, particularly to the western boundary of the site will help to integrate the area with the adjacent open and arable landscape. Hedgerow boundaries with intermittent tree planting and scattered woodland blocks will contribute to the structure and integrity of the site.

A hedgerow is shown in the development principles plan above, along the eastern boundary of the site adjacent to the properties along the western edge of Maghull. This is shown in lieu of a detailed layout scheme and should residential housing be proposed here, it is recommended that the hedgerow boundary along the eastern perimeter be dropped in favour of an appropriate residential boundary and interface between the existing properties.

## Site Integration:

Boundaries should be rationalised and a hedgerow boundary treatment applied to the full perimeter of the site. Intermittent tree planting along the hedgerow boundary to the north, east and west of the site will help to integrate and screen the site with the surroundings. Careful, thoughtful and generous use of open space provision, hedgerow boundaries and woodland blocks are recommended to ensure the site is integrated sensitively into the wider landscape and will help to provide a strong pattern to tie in with the existing landscape structure.

## Landscape Constraint Classification:

*Moderate Constraint*

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. The continuing expansion of the urban edge around Lydiate is identified as an area of sensitivity within the Landscape Character Assessment, resulting in the weakening of the overall character area within which the site is located. This statement is echoed within this assessment and therefore, development should be carefully considered in this location.

## Further references:

Relevant Landscape Character Assessments:

NCA 58: Merseyside Conurbation

Sefton Landscape Character SPG:

LCA: Settled Farmlands

LS04 – Lydiate

The site assessment has confirmed that the current landscape reflects that which was identified in the 2003 Landscape SPG. The majority of this site is identified within the Merseyside Forest plan as S13: Settled farmland areas around Lydiate which has a target woodland cover of 10%. The southwest corner of the site falls within S12: Sefton Meadows Forest Park, which has a woodland cover target of 30%.



**PHOTO SHEET FOR SITE AS12 – Land west of Maghull**



VP1. View looking northeast from the Trans Pennine Trail southwest of the site



VP2. View looking southwest across the site



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



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



VP5. View looking west across site from east edge of site



VP6. View looking east across site from west of site





VP7. View looking east, northeast across site from Maghull No.1 west of site



VP8. View looking east across the site from northwest of site



VP9. View looking southwest across the site from northeast corner of site



VP10. View looking east across the site from footpath Maghull No.3



VP11. View looking west across site from footpath Maghull No.3

**Site Name: Cheshire Lines Health club, Sefton Lane, Maghull**

**Site Ref: AS13**

# SITE ANALYSIS

Site Location Plan:



## Landscape Issues:

### *Physical Influences:*

Very gently rolling topography, rising slightly to the northwest.

### *Land Cover:*

Land cover comprises a combination of industrial buildings, concrete hardstanding; large pylon tower and an area of scrub land.

### *Influence of human activity:*

Pylon tower and lines; commercial buildings; dismantled railway line and road.

### *Aesthetic and perceptual aspects:*

Small to medium scale, high complexity given the variety of land uses on the site, limited openness due to tree cover, limited tranquillity due to adjacent road, industrial units and residential development.

### *Distinctive landscape character types:*

Common landscape character type – falls within the urban LCA and reflects the industrial/commercial surroundings.

### *Overall character of the landscape:*

Semi-industrial reclaimed land with some woodland vegetation.

## Landscape Character Appraisal:

### *The Site*

The topography of the site comprises very gently rolling landform, with predominantly commercial/industrial land use including large buildings, an area of concrete hardstanding, scrub land and mature tree vegetation. A large pylon tower exists to the southeast corner of the site. A combination of mature hedgerow, post and wire fencing and scrub vegetation forms the boundaries to this site.

### *Wider Character*

Beyond the site, to the north the landscape comprises open arable fields, representing a distinct change in landscape character.

## Visual Issues Appraisal:

Views from the site, looking north, take in an arable agricultural landscape, with hedgerow boundaries and rising landform that limits long distance views. Linear elements are dominant in views to the north and east, with pylon towers and lines and a dismantled railway (now the Trans Pennine Trail) forming the eastern boundary to the site (running on a north-south alignment). Commercial and industrial buildings form the setting to the west and south of the site, comprising large shed type buildings. The B5422 (Sefton Lane) forms the southern boundary to the site, running on an east-west alignment. High levels of vegetation surrounding the site result in views being limited to short distance to the east, south and west. However, elevated views across the site are possible due to the elevation of the B5422 road to the south of the site.

## Key Visual Receptors:

- Footpath and road users along the B5422
- Footpath and cycle users along the Trans Pennine Trail
- Employees and visitors to the commercial and industrial buildings surrounding the site.



Site Name: Cheshire Lines Health Club, Sefton Lane, Maghull

Site Ref: AS13

# DEVELOPMENT PRINCIPLES

Landscape Principles Plan:



## Principles for development:

The site is influenced by a number of elements, resulting in a complex and somewhat degraded character. Any landscape proposals should aim to address this, taking into account the adjacent arable agricultural landscape to the north and rationalising the boundary treatment across the site. Hedgerow boundaries will help to soften the boundaries and integrate with the adjacent landscape character to the north. The mature trees to the east of the site form a positive buffer between the residential properties on Sefton Drive and the site. This should be retained and enhanced as far as possible, including intermittent tree planting. The small woodland block to the west of the site will be complemented by tree planting along the western boundary of the site. The existing hedgerow boundary to the south of the site is a positive element and should be retained and enhanced if possible.

## Site Integration:

Boundaries should be rationalised and a hedgerow boundary applied to the full perimeter of the site is recommended. Through use of hedgerow boundaries, the site will integrate better with the adjacent landscape character, which comprises arable fields with hedgerow boundaries.

## Landscape Constraint Classification:

### *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.

## Further references:

Relevant Landscape Character Assessments:

NCA 58: Merseyside Conurbation

Sefton Landscape Character SPG:

LCA: Urban conurbation (LU15)

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

The majority of this site is identified within the Merseyside Forest plan as S1: Urban areas, settlements and employment sites which has a target woodland cover of 10%.



**PHOTO SHEET FOR SITE AS13 – Cheshire Lines Health Club, Sefton Lane, Maghull**



VP1. View looking west towards the site from Sefton No.16 (SE of site)



VP2. View looking N. NW towards the site from TPT southeast of site



VP3. View looking northwest from the site from northeast corner of site



VP4. View looking south, southeast towards the site from the TPT



VP5. View looking north across the site from southern edge of site



VP6. View looking northwest towards site from southeast corner of site



**Site Name: Land east of Northway and north of Kenyons Lane, Lydiate**

**Site Ref: AS14**

# SITE ANALYSIS

Site Location Plan



## Landscape Issues:

### *Physical Influences:*

Gently rolling topography, sloping to the north.

### *Land Cover:*

Land cover comprises principally large scale arable fields.

### *Influence of human activity:*

Residential development of Lydiate to the southwest.

### *Aesthetic and perceptual aspects:*

Medium to large scale, simple and uniform landcover and moderate to high levels of tranquillity, particularly to the east of the site.

### *Distinctive landscape character types:*

Common landscape character type, however diminishing due to increasing development.

### *Overall character of the landscape:*

Open, medium to large scale arable agricultural landscape.

## Landscape Character Appraisal:

### *The Site*

The topography of the site comprises gently rolling landform, sloping down to the north, with land use comprising of arable farmland, predominantly open with hedgerow boundaries. The landscape is of simple composition, being used principally for crops.

### *Wider Character*

To the south, the character is heavily influenced by residential development and the A59 to the west. However the landscape beyond the site to the north and east is composed predominantly of agricultural land uses, representing a more open aspect with dispersed settlement and mature boundary vegetation throughout the landscape.

## Visual Issues Appraisal:

Views from the site, looking north, northeast, are long distance and take in a well vegetated arable agricultural landscape, defined by the structure that the hedgerow field boundaries and woodland blocks provide. Given the gently rolling nature of the landform, long distance views to the north are limited by rising topography and views to the east, west and south by residential development.

## Key Visual Receptors:

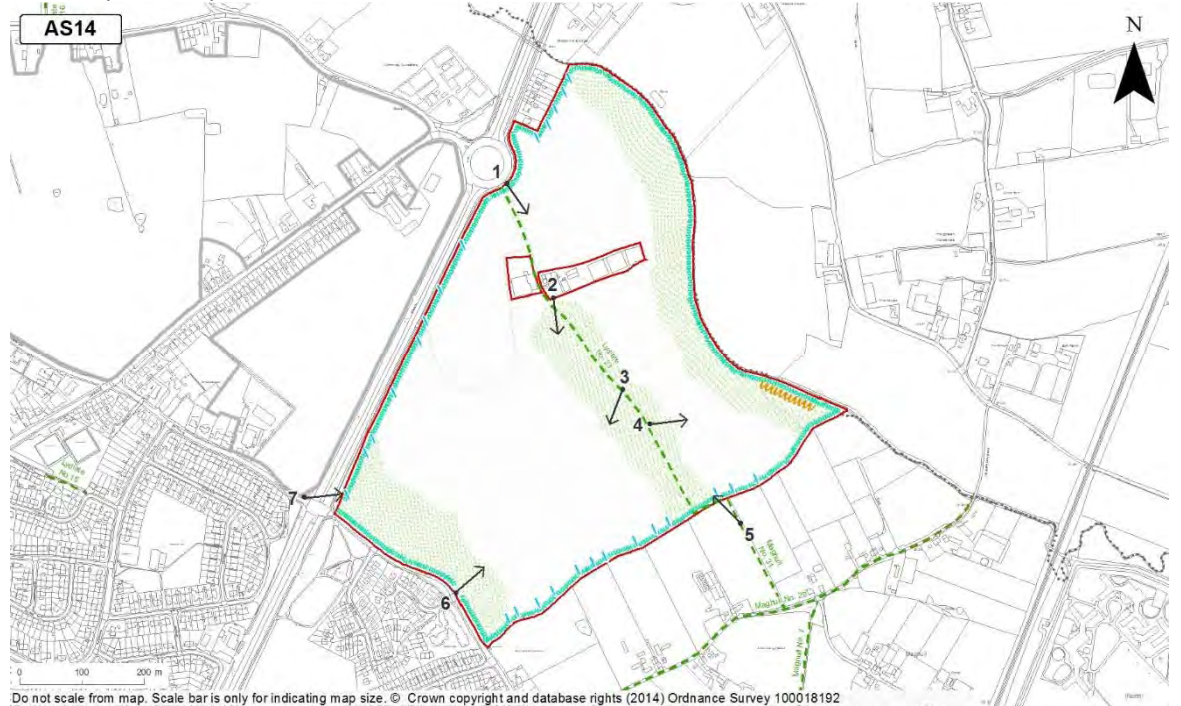
- Footpath users along Lydiate No.23;
- Road users along the A59, Kenyons Lane and Butchers Lane;
- Residents on the eastern edge of Lydiate/Maghull, particularly along Kenyons Lane and to the northwest corner of the site on the A59;
- Visitors to the Hartleys nursery, located at the centre of the site.

Site Name: Land east of Northway and North of Kenyons Lane, Lydiate

Site Ref: AS14

# DEVELOPMENT PRINCIPLES

Landscape Principles Plan:



## Principles for development:

The site is predominantly open and large scale, comprising arable agricultural land uses. The site contributes in a positive way to the existing landscape character, reinforcing the key attributes of the LCA. Any development here will need to ensure that these key characteristics of openness, long distance views, hedgerow structure etc are a key feature of any proposals. Open space provision, particularly to the northern boundary of the site will help to integrate the area with the adjacent open and arable landscape. Hedgerow boundaries with intermittent tree planting and scattered woodland blocks will contribute to the structure and integrity of the site.

## Site Integration:

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

## Landscape Constraint Classification:

### *Moderate Constraint*

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. The continuing expansion of the urban edge around Lydiate and Maghull is identified as an area of sensitivity within the Landscape Character Assessment, resulting in the weakening of the overall character area within which the site is located. This statement is echoed within this assessment and therefore, development should be carefully considered in this location.

## Further references:

Relevant Landscape Character Assessments:

NCA 58: Merseyside Conurbation

Sefton Landscape Character SPG

LCA: Settled Farmlands

LS04 – Lydiate

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

This site is identified within the Merseyside Forest plan as S13: Settled farmland areas around Maghull and Melling and extending to Kirkby and Aintree and has an indicative woodland cover target of 20%.



**PHOTO SHEET FOR SITE AS14 – Land east of Northway, and north of Kenyons Lane, Lydiate**



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



VP2. View looking south across the site from Lydiate No.23



VP3. View looking southwest across site from Lydiate No.23



VP4. View looking east across site from Lydiate No.23



VP5. View looking northwest towards the site from Maghull No.31



VP6. View looking northeast across site from Kenyons Lane, west of site



VP7. View looking northeast across the site from A59, southwest corner of site



**Site Name: Land south of the Crescent, Maghull**

**Site Ref: AS15**

# SITE ANALYSIS

Site Location Plan:



## Landscape Issues:

### *Physical Influences:*

Generally flat topography, Dovers brook along northern boundary and Melling brook along southern boundary, A59 road to eastern boundary and Whinney brook to western boundary .

### *Land Cover:*

Land cover comprises scattered shrubs and trees, scrub and grassland.

### *Influence of human activity:*

A59 road to the east, residential development to the north, pylon towers and lines to the west.

### *Aesthetic and perceptual aspects:*

Medium scale, simple to moderate variety of landcover, moderate openness, limited along the boundaries to the east, north and west by tree cover and residential development, limited tranquillity due to adjacent A59 road and residential development.

### *Distinctive landscape character types:*

Unusual character within the area given the scale of unmanaged woodland.

### *Overall character of the landscape:*

Scrub land.

## Landscape Character Appraisal:

### *The Site*

A flat and generally open landscape, representing an unusual landscape character type, especially given the proximity to development associated with Maghull. A slight rise in topography forming a step in landform results in the proposed site being lower and therefore somewhat less visible than the surrounding area to the west. Dover's and Melling Brooks run along the boundary lines to the north and south and introduce a riparian character to the edges of the site.

### *Wider Character*

Low to moderate tranquillity given the influence of human activity with pylon towers and lines disrupting the view to the west, residential development to the east and north and the busy A59 road to the south. Small woodland blocks exist throughout the landscape to the west and northwest.

## Visual Issues Appraisal:

Short to medium distance views from the site, restricted to the north and east by residential development associated with Maghull, restricted to the north and west by small blocks of woodland. Views looking across the site from the boundaries are generally open and unrestricted, given the flat nature of the landform and the open nature of the landcover. Open views across the site are available from the adjacent residential properties and the Trans Pennine trail allows glimpsed views towards the site where vegetation allows. Views to the west disrupted by prominent pylon towers and lines.

## Key Visual Receptors:

- Residents along northern boundary of site (The Crescent);
- Residents along eastern boundary of site (along Moorhey Road);
- Footpath users along the Trans Pennine Trail and desire line along the western boundary of the site.



Site Name: Land south of the Crescent, Maghull

Site Ref: AS15

# DEVELOPMENT PRINCIPLES

Landscape Principles Plan:



## Principles for development:

The site itself comprises open scrub grassland, representing an unusual landscape character type in the area. However this site is disrupted to some extent given the proximity to residential development, roads and pylon lines. A slight rise in topography provides some visual containment to the site. This being the case, it is recommended that areas of open space are provided along the west boundary of the site and within the site, to help better integrate the site with the adjacent landscape character to the west and retain the character of the brooks running along both east and west boundary lines. Small woodland blocks are recommended to the east and south, to help integrate with the existing tree planting and buffer the development from the A59 and screen views from homes to the east. Intermittent tree planting along the eastern boundary will help to define the boundary and go some way to screening any new development from existing residential receptors.

Should residential housing be proposed adjacent to the eastern boundary of the site, it is recommended that an appropriate residential boundary and interface between the existing properties is created.

## Site Integration:

Fields and boundaries are generally open with little evidence of built boundaries such as fencing or walls. Boundaries should remain open where possible, however small areas of deciduous woodland buffer planting along urban edges adjacent to residential development beyond should be encouraged.

## Landscape Constraint Classification:

### *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.

## Further references:

NCA 58: Merseyside Conurbation

Sefton Landscape Character SPG

LCA: Carr Farmlands

LC08 – Sefton Meadows

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

This site is identified within the Merseyside Forest plan as S12 – Sefton Meadows Forest Park and has an indicative woodland cover target of 30%.



**PHOTO SHEET FOR SITE AS15 – Land south of the Crescent, Maghull**



VP1. View looking west across the site from Fouracres Road, east of site



VP2. View looking southeast across the site from Maghull No. 21 (N of site)



VP3. View looking south, SE across the site from Maghull No.21 (N of site)



VP4. View looking southeast across the site from the west edge of site



VP5. View looking north, northeast across the site from A59 (south of site)