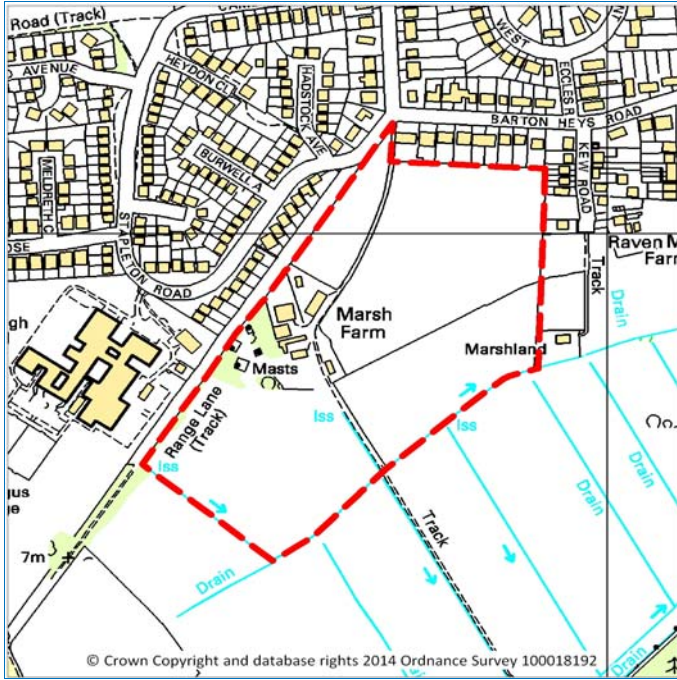


SEFTON LOCAL PLAN: SITE ASSESSMENT FORM

Site Reference	SR4.45	Settlement Area	Formby	Policy ref (if applicable)	
SiteAddress	Land at Range Farm, Formby				
SiteType	Potential Housing Allocation			SiteArea(Ha)	10.8



Proximity of the site to key services

Proportion of Site (%) with:

	High accessibility	Medium accessibility	Low accessibility
Train Stations	0 % (<800m)	83.2 % (<1,200m)	16.8 % (>1,200m)
Frequent Bus Stops	93.8 % (<400m)	6.2 % (<800m)	0 % (>800m)
Primary School	97.7 % (<800m)	0.25 % (<1,200m)	0 % (>1,200m)
District Local Centres	74.7 % (<800m)	25.3 % (<1,200m)	0 % (>1,200m)
Neighbourhood Park	100 % (<600m)	0 % (<900m)	0 % (>900m)
GPs/Health Centres	0 % (<800m)	0.3 % (<1,200m)	99.7 % (>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 meeting the high affordable housing need in Formby.
7. Would the site meet any other wider need or provide other benefits?	No	

Constraints to Development

Constraint	Constraint severity	Constraint description
1. Ecology	Moderate Constraint	Site is adjacent to internationally important nature sites. Potential habitats also located on site.
2. HRA	Screened In	
3. Flood Risk	Minor Constraint	Entirely within Flood Zone 1. Some surface water flood risk and susceptible to ground water flooding. A main river forms part of the southern boundary. An ordinary watercourse is within the site.
4. Sequential Test	Pass	Site in Flood Zone 1
5. Heritage	Significant Constraint	Kew Farm House (a grade II listed building) is located adjacent to the site. The majority of the site provides a contextual farmland setting to the listed buildings
6. Pollution	No Constraint	No known issues
7. Site Access	Significant Constraint	Jubilee Road and Stapleton Road are the main options for achieving vehicular access to the site. However, careful assessment of the potential impact caused by the level of vehicular traffic likely to be generated by the development site would be required, especially given the potential number of dwellings.
8. Network Capacity	Moderate Constraint	<p>Whilst this site would likely be acceptable for the level of trip generation onto the existing highway network (subject to a comprehensive Transport Assessment), the cumulative effect of all of the proposed sites as indicated within the Local Plan will require assessment.</p> <p>There is a surface level crossing on Raven Meols Lane. Traffic from the development of this site would add to existing queues.</p>
9. Accessibility Improvements	N/A	A modest scheme of off-site improvements to enhance the accessibility of the site by sustainable travel modes is likely to be required.
10. BMV Agricultural Land	No Constraint	The entire site comprises grades 3b and 4 agricultural land (not 'best and most versatile') 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 sand with no known developments in area. Likely to require traditional strip / reinforced strip foundations.
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	Approximately 50% of the site adjoins the existing built up area. The existing Green Belt boundary is weak (estate roads and residential gardens). The proposed boundary would comprise minor drainage ditches.
2. To prevent towns merging into one-another	Moderate	The site would narrow the gap between this part of Formby and Hightown. However, the site is not in the narrowest part of the gap between the 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 post-war development
5. To assist urban regeneration		Unable to assess impact

Delivery Considerations

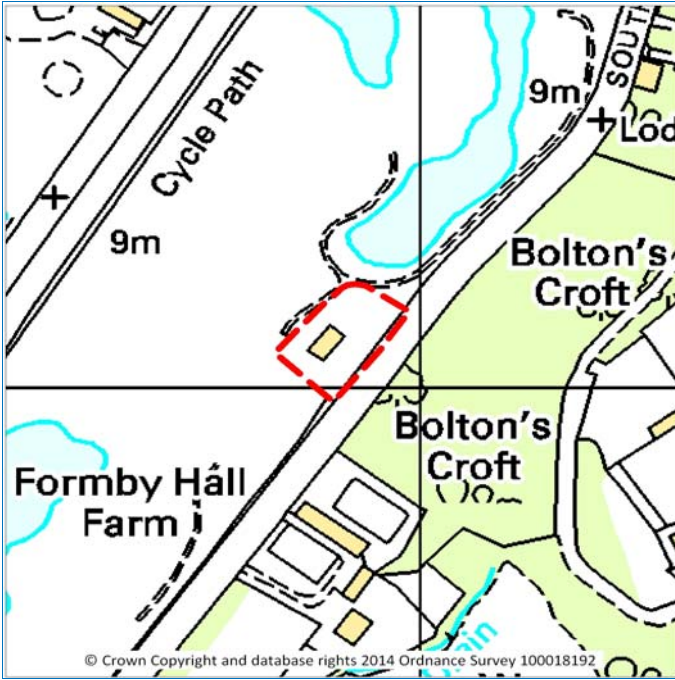
Constraint type	Yes/No	Comments
1. Does the owner wish to promote the site for development?	No	
2. Are there any known viability issues?	No	
3. Are there any known issues that would delay development?	No	

Conclusion

Land currently in the Green Belt. The site is not well contained by strong physical features. It is relatively accessible to public transport and services, and would contribute to meeting Formby's high affordable housing need. However, the site is subject to access and ecological constraints, and development would significantly affect the setting of grade II listed Kew Farmhouse. This a constrained site which has not been promoted for development by the owner. It is not proposed to allocate this land for housing development through the Local Plan.

SEFTON LOCAL PLAN: SITE ASSESSMENT FORM

Site Reference	AS03	Settlement Area	Formby	Policy ref (if applicable)	
SiteAddress	Wood Hey, Southport Old Road, Formby				
SiteType	Potential Housing Allocation			SiteArea(Ha)	0.2



Proximity of the site to key services

Proportion of Site (%) with:

	High accessibility		Medium accessibility		Low accessibility	
Train Stations	0	% (<800m)	0	% (<1,200m)	100	% (>1,200m)
Frequent Bus Stops	0	% (<400m)	100	% (<800m)	0	% (>800m)
Primary School	0	% (<800m)	0	% (<1,200m)	100	% (>1,200m)
District Local Centres	0	% (<800m)	0	% (<1,200m)	100	% (>1,200m)
Neighbourhood Park	0	% (<600m)	0	% (<900m)	100	% (>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	The site is partially brownfield
2. Would the development provide new or improved Road / Rail infrastructure?	No	
3. Would the site offer any other specific benefit?	Yes	The site is currently contains two derelict vacant homes
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	Minor Constraint	Potential for bat roosts on site
2. HRA	Screened Out	
3. Flood Risk	Minor Constraint	Entirely within Flood Zone 1. Some surface water flood risk.
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	No Constraint	The site can be accessed from the existing road network.
8. Network Capacity	No Constraint	No issues.
9. Accessibility Improvements	N/A	Pedestrian access is limited by the lack of an existing footway, and located away from local amenities and public transport. However, it is not feasible to improve the situation given the small-scale of the development proposed.
10. BMV Agricultural Land	No Constraint	Urban site not in agricultural use.
11. Landscape	Not assessed	Not assessed in the Landscape Assessment because of its small size
12. Ground Conditions	Moderate Constraint	Records show that the ground conditions consist of significant bands of peat at varying depths below the immediate stratum of sand. Recent housing developments have been constructed using 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	Severe	The site is unconnected to the existing urban area. The proposed site would be an island of development in Green Belt. The proposed boundary would not correspond to a strong geographical feature.
2. To prevent towns merging into one-another	Moderate	Small site located in the narrowest point between Formby and Ainsdale. However, a significant gap would remain between the settlements.
3. To safeguard the countryside from encroachment	None	Brownfield site
4. To preserve the setting and special character of historic towns	None	The site is not adjacent to any town.
5. To assist urban regeneration		Unable to assess impact

Delivery Considerations

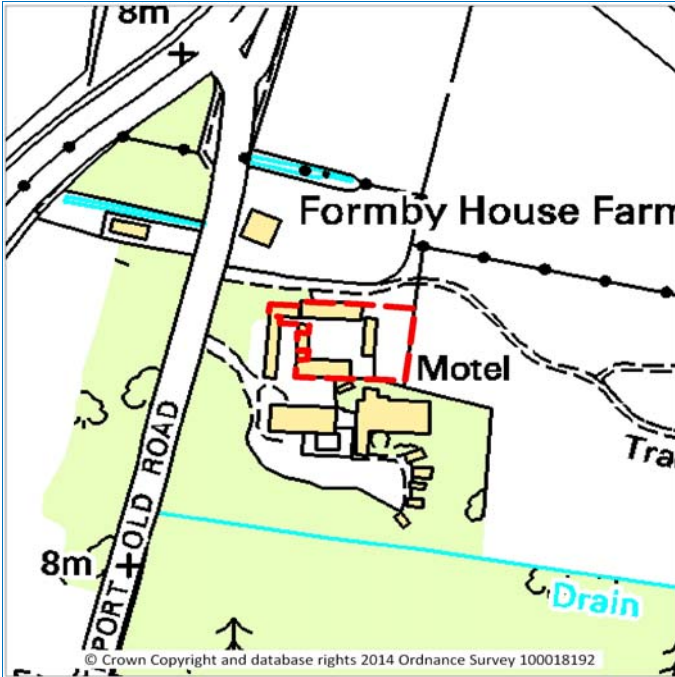
Constraint type	Yes/No	Comments
1. Does the owner wish to promote the site for development?	Yes	
2. Are there any known viability issues?	No	
3. Are there any known issues that would delay development?	No	

Conclusion

Land currently in the Green Belt. The site is very small, and comprises two derelict properties and surrounding land. The site is some distance from the existing urban area and its release from the Green Belt would leave a small island of non-Green Belt land within the wider Green Belt. The site is not proposed for allocation in the Local Plan.

SEFTON LOCAL PLAN: SITE ASSESSMENT FORM

Site Reference	AS04	Settlement Area	Formby	Policy ref (if applicable)	
SiteAddress	Formby House Farm, Southport Old Road, Formby				
SiteType	Potential Housing Allocation			SiteArea(Ha)	0.2



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)	100	% (<1,200m)	0	% (>1,200m)
District Local Centres	0	% (<800m)	100	% (<1,200m)	0	% (>1,200m)
Neighbourhood Park	0	% (<600m)	100	% (<900m)	0	% (>900m)
GPs/Health Centres	0	% (<800m)	100	% (<1,200m)	0	% (>1,200m)

Site specific / wider benefits

Comments

Question	Yes/No	Comments
1. Would site involve redevelopment of Brownfield land?	Yes	May be brownfield, assuming the current/last lawful use was not for agriculture
2. Would the development provide new or improved Road / Rail infrastructure?	No	
3. Would the site offer any other specific benefit?	No	
4. Would the site contribute to the wider regeneration of a deprived area?	No	
5. Would the site create jobs in an area of high unemployment?	No	
6. Would the site provide affordable housing in an area of high need?	No	
7. Would the site meet any other wider need or provide other benefits?	No	

Constraints to Development

Constraint	Constraint severity	Constraint description
1. Ecology	Minor Constraint	Potential for bat roosts on site
2. HRA	Screened Out	
3. Flood Risk	Minor Constraint	Entirely within Flood Zone 1. Some surface water flood risk.
4. Sequential Test	Pass	Site in Flood Zone 1
5. Heritage	Moderate Constraint	Adjacent to Formby House Farm House (grade II listed). The precise level of harm would depend on the details of the proposal.
6. Pollution	No Constraint	No known issues
7. Site Access	No Constraint	The site can be safely accessed from Southport Old Road.
8. Network Capacity	No Constraint	No issues.
9. Accessibility Improvements	N/A	None required.
10. BMV Agricultural Land	No Constraint	Proposed barn conversion site
11. Landscape	Not assessed	Not assessed in the Landscape Assessment because of its small size
12. Ground Conditions	Moderate Constraint	Records show that the ground conditions consist of significant bands of peat at varying depths below the immediate stratum of sand. Recent housing developments have been constructed using 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	Severe	The site is unconnected to the existing urban area. The proposed site would be an island of development in Green Belt. The proposed boundary would not correspond to a strong geographical feature.
2. To prevent towns merging into one-another	Moderate	Small site located in the narrowest point between Formby and Ainsdale. However, a significant gap would remain between the settlements.
3. To safeguard the countryside from encroachment	None	Developed site
4. To preserve the setting and special character of historic towns	None	The site is not adjacent to any town.
5. To assist urban regeneration		Unable to assess impact

Delivery Considerations

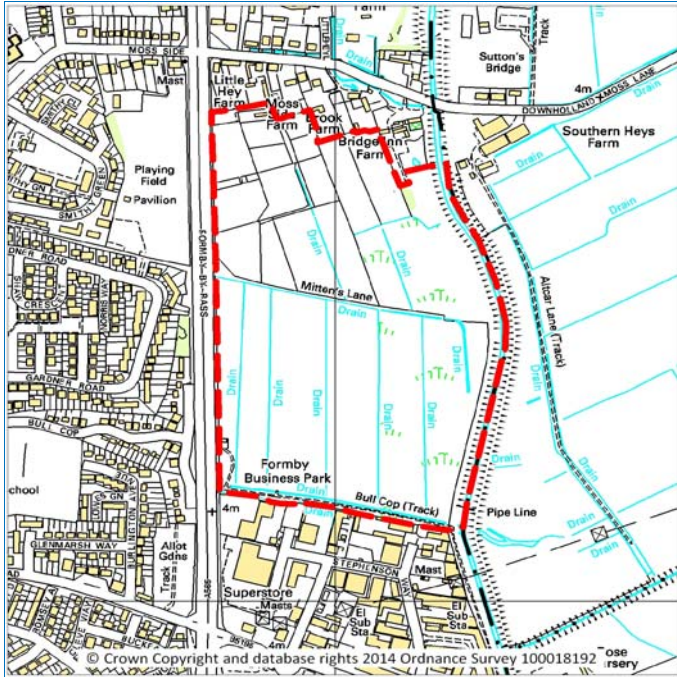
Constraint type	Yes/No	Comments
1. Does the owner wish to promote the site for development?	Yes	
2. Are there any known viability issues?	No	
3. Are there any known issues that would delay development?	No	

Conclusion

Land currently in the Green Belt. The site is very small, and comprises existing buildings and surrounding land. The site is some distance from the existing urban area and its release from Green Belt would leave a small island of non-Green Belt land within the wider Green Belt. The site is not suitable for allocation in the Local Plan.

SEFTON LOCAL PLAN: SITE ASSESSMENT FORM

Site Reference	S044	Settlement Area	Formby	Policy ref (if applicable)	
SiteAddress	Land north of Formby Ind Estate and south of Moss Side				
SiteType	Potential Housing Allocation			SiteArea(Ha)	24.1



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	52.5	% (<400m)	47.5	% (<800m)	0	% (>800m)
Primary School	94.3	% (<800m)	5.7	% (<1,200m)	0	% (>1,200m)
District Local Centres	32	% (<800m)	68	% (<1,200m)	0	% (>1,200m)
Neighbourhood Park	100	% (<600m)	0	% (<900m)	0	% (>900m)
GPs/Health Centres	0	% (<800m)	25	% (<1,200m)	75	% (>1,200m)

Site specific / wider benefits

Comments

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

Constraints to Development

Constraint	Constraint severity	Constraint description
1. Ecology	Significant Constraint	Site is designated as a Local Wildlife Site and mitigation / compensatory measures would be required. Water voles are present on the site, which is crossed by several drainage ditches.
2. HRA	Screened Out	
3. Flood Risk	Significant Constraint	Approximately 5% of the site is in Flood Zone 3 and a further 52% in Flood Zone 2. 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.
4. Sequential Test	Pass	Whilst the majority of the site is in Flood Zones 2 and 3, there are insufficient alternative sites to meet North Sefton's employment needs. Therefore the Sequential Test is passed.
5. Heritage	No Constraint	No identified impacts on designated heritage assets. However, the site may have some archaeological interest.
6. Pollution	Minor Constraint	Part of the site is adjacent to the Formby By-pass - a busy dual carriageway. This would need to be considered in any scheme layout.
7. Site Access	Significant Constraint	A single point of vehicular access from the Formby By-pass is necessary. The opportunity to connect into Stephenson's Way should be explored in order to relieve the congestion at the Formby By-pass/Altcar Road traffic signal controlled junction.
8. Network Capacity	Significant Constraint	The Transport Assessment should address the Formby By-pass/Southport Road/Southport Old Road roundabout junction; Formby By-pass/Altcar Road traffic signal controlled junction; and Formby By-pass/Liverpool Road roundabout junction.
9. Accessibility Improvements	N/A	Full pedestrian and cycle facilities on all arms should be incorporated into the layout of the proposed traffic signal controlled junction that will cater for vehicular access to the site. Improved access to bus services would be needed with a route through the site for buses being included in any proposed layout.
10. BMV Agricultural Land	No Constraint	Most of the site has been assessed as grade 3b which is not 'best and most versatile' agricultural land, according to the Sefton Agricultural Land Study 2012.
11. Landscape	Moderate Constraint	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.
12. Ground Conditions	Moderate Constraint	Mixed sub-strata and adjacent to river. Most developments are either of raft or piled construction.
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 75% of the site adjoins the existing built up area. The existing Green Belt boundary is strong to the west (the Formby Bypass) and relatively weak to the south (Bull Cop drainage ditch and track). The proposed boundary would be equally strong along its length (drainage ditch and Mitten's Lane track), and Downholland Brook.
2. To prevent towns merging into one-another	None	There would no impact on any existing gap between settlements.
3. To safeguard the countryside from encroachment	Moderate	The site is currently used for agriculture / equestrian purposes.
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	None	Unable to assess impact

Delivery Considerations

Constraint type	Yes/No	Comments
1. Does the owner wish to promote the site for development?	Part	The southern part of the site is being promoted by the owner. The owners of the northern part of the site have not promoted their land for development.
2. Are there any known viability issues?	Yes	Some enabling development may be required to cross-subsidise the delivery of a new business park.
3. Are there any known issues that would delay development?	No	

Conclusion

Land currently in the Green Belt. However the site is well contained and would not significantly impact upon any Green Belt purpose. There are some highways and accessibility constraints to this site that would require mitigation. Part of the site is in Flood Zones 2 and 3, and the whole site is identified as a Local Wildlife Site. Just under half of the site (to the north) is not being promoted for development by the owners, and cannot therefore be allocated for development. The southern part of the site has been assessed separately (site ref SR5.2D).