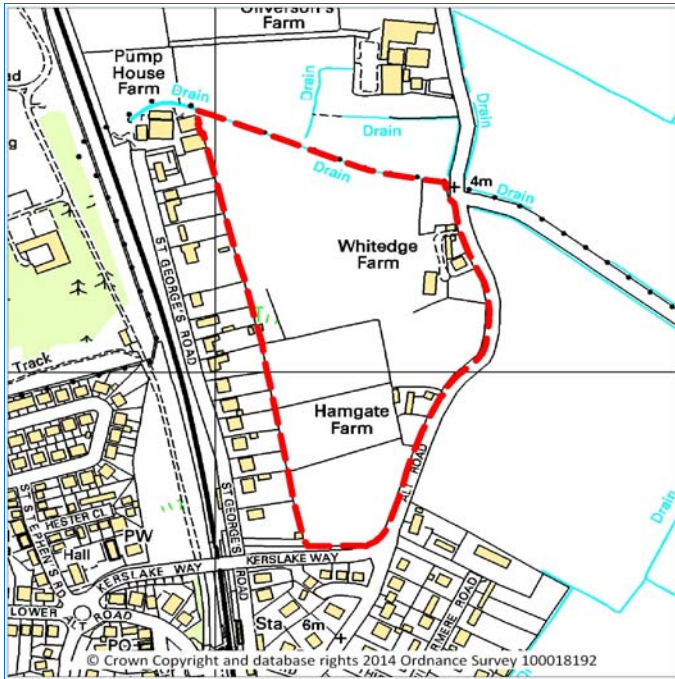


# SEFTON LOCAL PLAN: SITE ASSESSMENT FORM

Site Reference	S056	Settlement Area	Crosby & Hightown	Policy ref (if applicable)	
SiteAddress	Alt Road, Hightown				
SiteType	Potential Housing Allocation			SiteArea(Ha)	9.9



## Proximity of the site to key services

### Proportion of Site (%) with:

	High accessibility	Medium accessibility	Low accessibility
Train Stations	100 % (<800m)	0 % (<1,200m)	0 % (>1,200m)
Frequent Bus Stops	100 % (<400m)	0 % (<800m)	0 % (>800m)
Primary School	0 % (<800m)	0 % (<1,200m)	100 % (>1,200m)
District Local Centres	0 % (<800m)	0 % (<1,200m)	100 % (>1,200m)
Neighbourhood Park	33.8 % (<600m)	66.2 % (<900m)	0 % (>900m)
GPs/Health Centres	100 % (<800m)	0 % (<1,200m)	0 % (>1,200m)

## Site specific / wider benefits

### Comments

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

## Constraints to Development

Constraint	Constraint severity	Constraint description
<b>1. Ecology</b>	Minor Constraint	Potential for wintering birds on part of the site
<b>2. HRA</b>	Screened In	
<b>3. Flood Risk</b>	Minor Constraint	Entirely in Flood Zone 1. Parts of the site are at risk of surface water flooding. A main rivers and ordinary watercourse forms the northern site boundary. Susceptible to ground water flooding.
<b>4. Sequential Test</b>	Pass	Site in Flood Zone 1
<b>5. Heritage</b>	Significant Constraint	Significant impact on the setting of White Edge Farm, North End Lane (grade II listed). The site also has some archaeological interest.
<b>6. Pollution</b>	No Constraint	No known issues
<b>7. Site Access</b>	Minor Constraint	Site access onto Alt Road would be acceptable
<b>8. Network Capacity</b>	Significant Constraint	A Transport Assessment would be required. There are concerns regarding the North End Lane, Alt Road and Moss Lane junction. Likely to require significant junction improvements and potential realignment of Alt Road. Cumulative impact with other sites in Hightown would need to be assessed and may require substantial infrastructure improvements.
<b>9. Accessibility Improvements</b>	N/A	A significant package of improvements would be required in order to improve the accessibility by sustainable travel choices.
<b>10. BMV Agricultural Land</b>	Minor Constraint	Approximately 50% of the site is grade 3a 'best and most versatile' agricultural land according to the Sefton Agricultural Land Study 2012.
<b>11. Landscape</b>	Not assessed	Not assessed as the site was known to be unavailable at the time the Landscape Assessment was commissioned
<b>12. Ground Conditions</b>	Moderate Constraint	Sub-strata generally of peat with local developments built on raft or pile construction.
<b>13. Utility Infrastructure</b>	Minor Constraint	Small mains serving the area. May need some upsizing or extending of the network.
<b>14. Other Constraint</b>	No Constraint	No known other issues

### Green Belt Purposes

	Impact	Comments
1. To check the unrestricted sprawl of large built-up areas	Minor	Approximately 50% of the site adjoins the existing built up area.  The existing Green Belt boundary is weak (largely residential gardens). The proposed boundary would be strong to the east (Alt Road) and a drainage ditch to the north.
2. To prevent towns merging into one-another	Minor	The site would bring this part of Hightown slightly closer to Formby. It would become equally narrow to the current narrowest point between the two settlements.
3. To safeguard the countryside from encroachment	Moderate	The site is in agricultural use.
4. To preserve the setting and special character of historic towns	None	The site is adjacent to mainly inter-war development.
5. To assist urban regeneration		Unable to assess impact

### Delivery Considerations

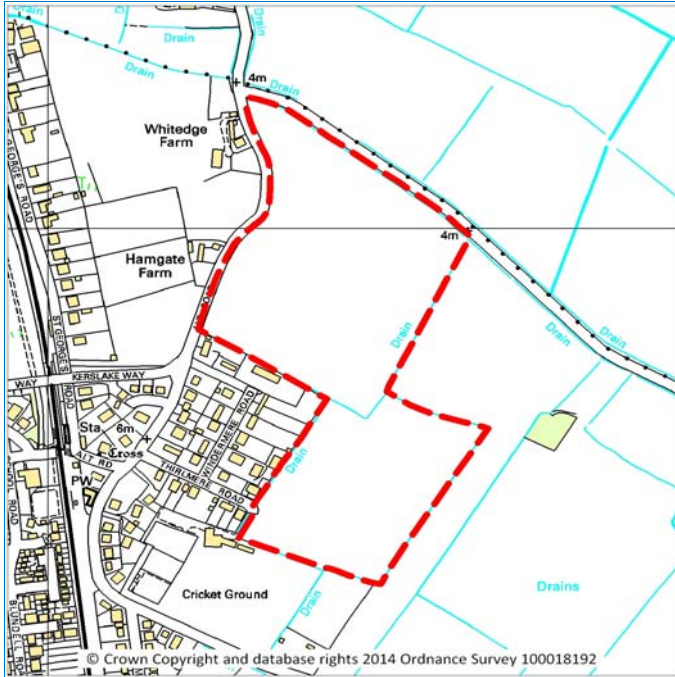
Constraint type	Yes/No	Comments
1. Does the owner wish to promote the site for development?	No	
2. Are there any known viability issues?	No	
3. Are there any known issues that would delay development?	No	

### Conclusion

Land currently in the Green Belt. However the site is mostly well contained and would not significantly affect any Green Belt purpose. The site would significantly affect the setting of Grade II listed White Edge Farm. By virtue of its size, the site would also have a significant impact on the local highways network. The site is accessible to public transport and services, and would contribute to meeting Crosby and Hightown's affordable housing need. However, it is subject to significant constraints and is not being promoted for development by the owner. It is not proposed to be allocated for development in the Local Plan.

# SEFTON LOCAL PLAN: SITE ASSESSMENT FORM

Site Reference	S058	Settlement Area	Crosby & Hightown	Policy ref (if applicable)	
SiteAddress	Land to the North East of Hightown				
SiteType	Potential Housing Allocation			SiteArea(Ha)	16.1



## Proximity of the site to key services

### Proportion of Site (%) with:

	High accessibility	Medium accessibility	Low accessibility
Train Stations	100 % (<800m)	0 % (<1,200m)	0 % (>1,200m)
Frequent Bus Stops	75.6 % (<400m)	24.4 % (<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	6.5 % (<600m)	85.9 % (<900m)	7.6 % (>900m)
GPs/Health Centres	63.3 % (<800m)	36.7 % (<1,200m)	0 % (>1,200m)

## Site specific / wider benefits

### Comments

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



## Constraints to Development

Constraint	Constraint severity	Constraint description
<b>1. Ecology</b>	Moderate Constraint	Potential for wintering birds, water voles, and other protected species on the site
<b>2. HRA</b>	Screened In	
<b>3. Flood Risk</b>	Minor Constraint	Entirely in Flood Zone 1. Parts of the site are at risk of surface water flooding. A main rivers and ordinary watercourse forms the northern site boundary. Susceptible to ground water flooding.
<b>4. Sequential Test</b>	Pass	Site in Flood Zone 1
<b>5. Heritage</b>	Significant Constraint	The northern part of the site impacts on the setting of White Edge Farm, North End Lane (grade II listed). The southern part of the site impacts on the setting of Rose Cottage, Sandy Lane (grade II listed).
<b>6. Pollution</b>	No Constraint	No known issues
<b>7. Site Access</b>	Minor Constraint	There are a number of potential points of access onto Alt Road or Moss Road.
<b>8. Network Capacity</b>	Severe Constraint	A Transport Assessment would be required. Significant concerns regarding the North End Lane, Alt Road and Moss Lane junction. Likely to require significant junction upgrade and potential realignment of Alt Road. Cumulative impact with other sites in Hightown would need to be modelled and may require substantial infrastructure improvements.
<b>9. Accessibility Improvements</b>	N/A	A significant package of improvements would be required in order to improve the accessibility by sustainable travel choices.
<b>10. BMV Agricultural Land</b>	Minor Constraint	The entire site is grades 2 and 3a 'best and most versatile' agricultural land according to the Sefton Agricultural Land Study 2012.
<b>11. Landscape</b>	Not assessed	Not assessed as the site was known to be unavailable at the time the Landscape Assessment was commissioned
<b>12. Ground Conditions</b>	Moderate Constraint	Sub-strata generally of peat with local developments built on raft or pile construction.
<b>13. Utility Infrastructure</b>	Minor Constraint	May need some upsizing or extending of the network.
<b>14. Other Constraint</b>	No Constraint	No known other issues

### Green Belt Purposes

	Impact	Comments
1. To check the unrestricted sprawl of large built-up areas	Significant	Approximately 20% of the site adjoins the existing built up area.  The existing Green Belt boundary is weak (largely residential gardens). The proposed boundary would be moderately strong to the north although the remainder would not correspond to a strong geographical feature.
2. To prevent towns merging into one-another	Minor	The site would bring this part of Hightown slightly closer to Formby. However, this would not be at the narrowest point 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 mainly inter-war development.
5. To assist urban regeneration		Unable to assess impact

### Delivery Considerations

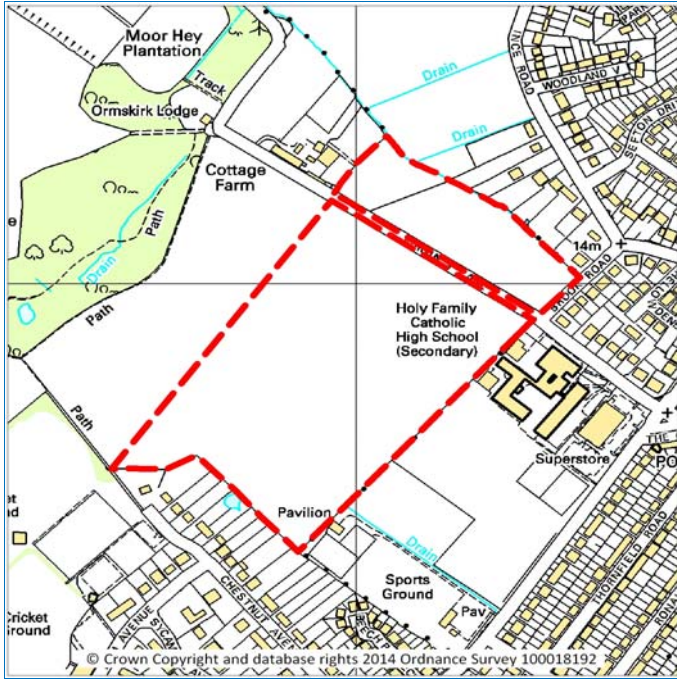
Constraint type	Yes/No	Comments
1. Does the owner wish to promote the site for development?	No	
2. Are there any known viability issues?	No	
3. Are there any known issues that would delay development?	No	

### Conclusion

Land currently in the Green Belt. The site is not well contained by strong physical boundaries. The site would significantly affect the setting of Grade II listed White Edge Farm and Rose Cottage. By virtue of its size, the site would also have a severe impact on the local highways network. The site is relatively accessible to public transport and services, and would contribute to meeting Crosby and Hightown's affordable housing need. However, it is subject to significant constraints and is not being promoted for development by the owner. It is not proposed to be allocated for development in the Local Plan.

# SEFTON LOCAL PLAN: SITE ASSESSMENT FORM

Site Reference	S077, S078	Settlement Area	Crosby & Hightown	Policy ref (if applicable)	
SiteAddress	Land at Virgins Lane, Crosby				
SiteType	Potential Housing Allocation			SiteArea(Ha)	13



## 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	70.4 % (<400m)	29.6 % (<800m)	0 % (>800m)
Primary School	29.1 % (<800m)	70.9 % (<1,200m)	0 % (>1,200m)
District Local Centres	100 % (<800m)	0 % (<1,200m)	0 % (>1,200m)
Neighbourhood Park	100 % (<600m)	0 % (<900m)	0 % (>900m)
GPs/Health Centres	10.6 % (<800m)	89.4 % (<1,200m)	0 % (>1,200m)

## Site specific / wider benefits

### Comments

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

## Constraints to Development

Constraint	Constraint severity	Constraint description
<b>1. Ecology</b>	Moderate Constraint	Potential for wintering birds and other protected species on the site.
<b>2. HRA</b>	Screened In	
<b>3. Flood Risk</b>	Minor Constraint	Entirely in Flood Zone 1. Parts of the site are at risk of surface water flooding. Ordinary watercourse fare within the site. Susceptible to ground water flooding.
<b>4. Sequential Test</b>	Pass	Site in Flood Zone 1
<b>5. Heritage</b>	Severe Constraint	Development of the site would impact on the settings of Ormskirk Lodge (grade II listed), Cottage Farm House (grade II listed), Crosby Hall Conservation Area, Moor Park Conservation Area. The site also has archaeological interest.
<b>6. Pollution</b>	No Constraint	No known issues
<b>7. Site Access</b>	Significant Constraint	The site would be very difficult to satisfactorily access through Chestnut Avenue and/or Virgin's Lane. There are no alternative access points.
<b>8. Network Capacity</b>	Severe Constraint	Virgin's Lane junction is currently over capacity. Moor Lane is very difficult to access. There are limited other options for access.
<b>9. Accessibility Improvements</b>	N/A	A significant package of improvements would be required in order to improve the accessibility by sustainable travel choices.
<b>10. BMV Agricultural Land</b>	Minor Constraint	The entire site is grade 2 'best and most versatile' agricultural land according to the Sefton Agricultural Land Study 2012.
<b>11. Landscape</b>	Not assessed	Not assessed as the site was known to be unavailable at the time the Landscape Assessment was commissioned
<b>12. Ground Conditions</b>	Moderate Constraint	Ground conditions vary between sandstone to clay and fill. No known development in area. No evidence of contamination.
<b>13. Utility Infrastructure</b>	Minor Constraint	May need some upsizing or extending of the network.
<b>14. Other Constraint</b>	No Constraint	No known other issues



### Green Belt Purposes

	Impact	Comments
1. To check the unrestricted sprawl of large built-up areas	Moderate	Approximately 30% of the site adjoins the existing built up area.  The existing Green Belt boundary is weak (largely residential gardens). The proposed boundary would not correspond to a strong geographical feature.
2. To prevent towns merging into one-another	Minor	The site would bring this part of Crosby slightly closer to Hightown, albeit not in the narrowest part of the existing gap.
3. To safeguard the countryside from encroachment	Moderate	The site is in agricultural use.
4. To preserve the setting and special character of historic towns	None	The site is adjacent to mainly inter and post-war development to the east and south east, and Victorian development to the south west.
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 boundaries. The site is subject to severe heritage constraints and would directly affect a number of listed buildings and Conservation Areas. Satisfactory access would be difficult to achieve, and the development of the site would have a severe impact on the local highways network. The site is relatively accessible to public transport and services, and would contribute to meeting Crosby and Hightown's affordable housing need. However, it is subject to a number of severe constraints and is not being promoted for development by the owner. It is not proposed for allocation in the Local Plan.

# SEFTON LOCAL PLAN: SITE ASSESSMENT FORM

Site Reference	SR4.24	Settlement Area	Crosby & Hightown	Policy ref (if applicable)	
SiteAddress	Tanhouse Farm, Runnell's Lane, Thornton				
SiteType	Potential Housing Allocation			SiteArea(Ha)	1.8



## Proximity of the site to key services

### Proportion of Site (%) with:

	High accessibility	Medium accessibility	Low accessibility
Train Stations	0 % (<800m)	0 % (<1,200m)	100 % (>1,200m)
Frequent Bus Stops	100 % (<400m)	0 % (<800m)	0 % (>800m)
Primary School	100 % (<800m)	0 % (<1,200m)	0 % (>1,200m)
District Local Centres	100 % (<800m)	0 % (<1,200m)	0 % (>1,200m)
Neighbourhood Park	100 % (<600m)	0 % (<900m)	0 % (>900m)
GPs/Health Centres	100 % (<800m)	0 % (<1,200m)	0 % (>1,200m)

## Site specific / wider benefits

### Comments

1. Would site involve redevelopment of Brownfield land?	Yes	Partially brownfield land
2. Would the development provide new or improved Road / Rail infrastructure?	No	
3. Would the site offer any other specific benefit?	No	
4. Would the site contribute to the wider regeneration of a deprived area?	Yes	Adjacent to an area within the 20% most deprived in the UK. Has the potential to contribute to the regeneration of the area.
5. Would the site create jobs in an area of high unemployment?	No	
6. Would the site provide affordable housing in an area of high need?	Yes	Would contribute to meeting affordable housing need in Crosby.
7. Would the site meet any other wider need or provide other benefits?	No	

## Constraints to Development

Constraint	Constraint severity	Constraint description
<b>1. Ecology</b>	No Constraint	No known ecological constraints
<b>2. HRA</b>	Screened Out	
<b>3. Flood Risk</b>	Minor Constraint	Entirely in Flood Zone 1. Some surface water flood risk.
<b>4. Sequential Test</b>	Pass	Site in Flood Zone 1
<b>5. Heritage</b>	Severe Constraint	Site contains a grade II listed building, curtilage buildings, and is of archaeological interest. The heritage assessment for the site concludes that it has a rural economy character and links to the agricultural land beyond. Part of the site may be required as enabling development to secure the future of the listed building.
<b>6. Pollution</b>	No Constraint	No known issues
<b>7. Site Access</b>	Significant Constraint	Whilst the site could gain access from Runnell's Lane, this is understood to be unacceptable on heritage grounds. Access should be from Edge Lane or the adjacent site (SR4.25).
<b>8. Network Capacity</b>	Moderate Constraint	In principle, this development could be accommodated upon the network, subject to a satisfactory Transport Assessment.  In addition, this would need to address the cumulative effect of the neighbouring development proposals. The construction of Broom's Cross Road (A5758) will improve local capacity in the area.
<b>9. Accessibility Improvements</b>	N/A	A modest scheme of off-site improvements to enhance accessibility by sustainability modes is likely to be required. There will be a need to provide facilities for pedestrians and cyclists.  Consideration should be given to the introduction of a linked pedestrian / cycle route through the proposed developments within the Local Plan (site refs SR4.20 – SR4.25).
<b>10. BMV Agricultural Land</b>	Minor Constraint	The entire site comprises 'best and most versatile agricultural land' (a mix of grades 2 and 3a) according to the Sefton Agricultural Land Study 2012.
<b>11. Landscape</b>	Moderate Constraint	Mitigation planting including hedgerows, intermittent tree planting and carefully designed proposals including open space provision will be required in this location to ensure that the site contributes in a positive way to the surrounding character.
<b>12. Ground Conditions</b>	Minor Constraint	No developments in area but would suggest that in all likelihood the substrata will be either sand or clay. Traditional strip / reinforced strip foundations are likely to be suitable.
<b>13. Utility Infrastructure</b>	No Constraint	No known issues
<b>14. Other Constraint</b>	No Constraint	No known other issues

## Green Belt Purposes

	Impact	Comments
1. To check the unrestricted sprawl of large built-up areas	Moderate	Approximately 30% of the site adjoins the existing built up area.  The existing Green Belt boundary is moderately strong (Runnells Lane). The proposed boundary would not correspond to a strong geographical feature. The site is adjacent to another potential allocation to the north.
2. To prevent towns merging into one-another	Significant	The site projects out into the Rimrose Valley – a narrow gap between Thornton and Netherton. However, this would not be at the narrowest point in the gap between the settlements
3. To safeguard the countryside from encroachment	None	The site is currently used as a garden centre
4. To preserve the setting and special character of historic towns	None	The site is adjacent to mostly post-war development
5. To assist urban regeneration		Unable to assess impact

## Delivery Considerations

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

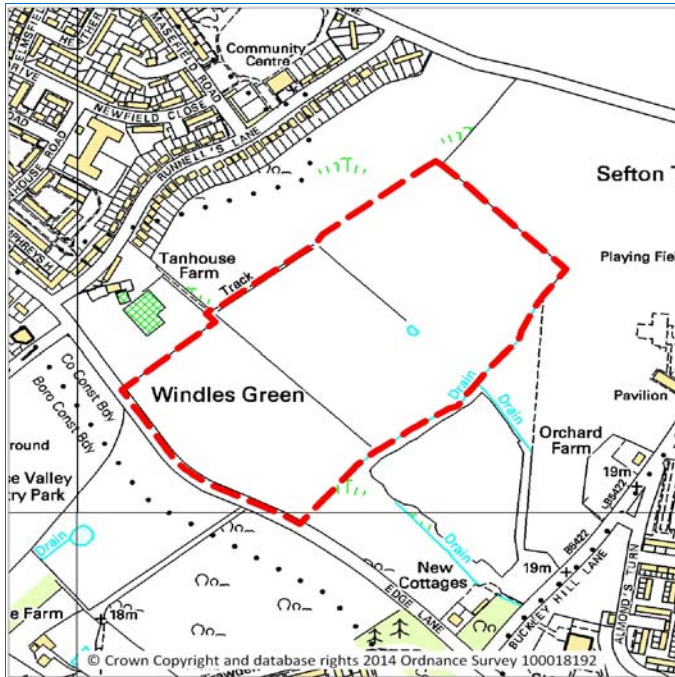
## Conclusion

Land currently in the Green Belt. The site is poorly contained and would significantly narrow an already very narrow Green Belt gap. The site is subject to significant access and severe heritage constraints, and contains grade II listed Tan House Farmhouse and its curtilage. The site is accessible to public transport and services, and would contribute to meeting Crosby's affordable housing need. However, it is subject to major constraints and is not proposed for allocation in the Local Plan.



# SEFTON LOCAL PLAN: SITE ASSESSMENT FORM

Site Reference	AS10	Settlement Area	Crosby & Hightown	Policy ref (if applicable)	
SiteAddress	Land at Edge Lane, Thornton				
SiteType	Potential Housing Allocation			SiteArea(Ha)	12.4



## Proximity of the site to key services

	Proportion of Site (%) with:					
	High accessibility		Medium accessibility		Low accessibility	
Train Stations	0	% (<800m)	0	% (<1,200m)	100	% (>1,200m)
Frequent Bus Stops	99	% (<400m)	1	% (<800m)	0	% (>800m)
Primary School	100	% (<800m)	0	% (<1,200m)	0	% (>1,200m)
District Local Centres	83.4	% (<800m)	16.6	% (<1,200m)	0	% (>1,200m)
Neighbourhood Park	100	% (<600m)	0	% (<900m)	0	% (>900m)
GPs/Health Centres	100	% (<800m)	0	% (<1,200m)	0	% (>1,200m)

## Site specific / wider benefits

### Comments

1. Would site involve redevelopment of Brownfield land?	No	
2. Would the development provide new or improved Road / Rail infrastructure?	No	
3. Would the site offer any other specific benefit?	Yes	Potential provision of 8.9 ha for renewable energy
4. Would the site contribute to the wider regeneration of a deprived area?	Yes	Adjacent to an area within the 20% most deprived in the UK. Has the potential to contribute to the regeneration of the area.
5. Would the site create jobs in an area of high unemployment?	No	
6. Would the site provide affordable housing in an area of high need?	Yes	Would contribute to meeting affordable housing need in Crosby.
7. Would the site meet any other wider need or provide other benefits?	No	

## Constraints to Development

Constraint	Constraint severity	Constraint description
<b>1. Ecology</b>	Minor Constraint	Invasive species present on adjacent land
<b>2. HRA</b>	Screened Out	
<b>3. Flood Risk</b>	Minor Constraint	Entirely within Flood Zone 1. Parts of the site are at surface water flood risk. Ordinary watercourses are within and adjacent to the site.
<b>4. Sequential Test</b>	Pass	Site is in Flood Zone 1
<b>5. Heritage</b>	Significant Constraint	Development of the site would sever Tanhouse Farm (grade II listed) from its rural and agricultural setting. Also some impact on the setting of Orchard Farm House (grade II listed) on Buckley Hill Lane.
<b>6. Pollution</b>	No Constraint	No known issues
<b>7. Site Access</b>	Significant Constraint	It is likely that a new four arm signalised control junction would be required on Edge Lane. Vehicular and pedestrian links would need to be created to the potential development of the adjacent sites (SR4.24 Tanhouse Farm, and SR4.25 Land south of Runnell's Lane) to limit the number of access points on to Edge Lane.
<b>8. Network Capacity</b>	Moderate Constraint	In principle, this development could be accommodated upon the network, subject to a satisfactory Transport Assessment.  The cumulative effect of other potential developments within this part of the borough need to be considered.
<b>9. Accessibility Improvements</b>	N/A	Some modest off-site improvements to enhance the accessibility of the site by sustainable travel modes would likely be required.
<b>10. BMV Agricultural Land</b>	Minor Constraint	The site is partly 'best and most versatile agricultural land' (grades 1, 2, and 3a), according to the Sefton Agricultural Land Study 2012.
<b>11. Landscape</b>	Moderate Constraint	Mitigation planting including hedgerows, intermittent tree planting and carefully designed proposals including open space provision will be required in this location, to ensure that the site contributes in a positive way to the surrounding character.
<b>12. Ground Conditions</b>	Minor Constraint	Records show that the ground conditions consist of a mixture of sandy/clay soils. Traditional foundations i.e. strip/reinforced strip foundations used on building developments in this location.
<b>13. Utility Infrastructure</b>	No Constraint	No known issues
<b>14. Other Constraint</b>	No Constraint	No known other issues

### Green Belt Purposes

	Impact	Comments
1. To check the unrestricted sprawl of large built-up areas	Severe	No part of the site adjoins the existing built up area, albeit the site is adjacent to 2 other proposed allocations to the east.  The proposed boundary would not correspond to a strong geographical feature.
2. To prevent towns merging into one-another	Significant	The site projects out into the Rimrose Valley – a narrow gap between Thornton and Netherton. However, the site is not at the narrowest point in the gap between these settlements.
3. To safeguard the countryside from encroachment	Moderate	Open undeveloped land
4. To preserve the setting and special character of historic towns	None	The site is in proximity to mainly post-war development
5. To assist urban regeneration		Unable to assess impact

### Delivery Considerations

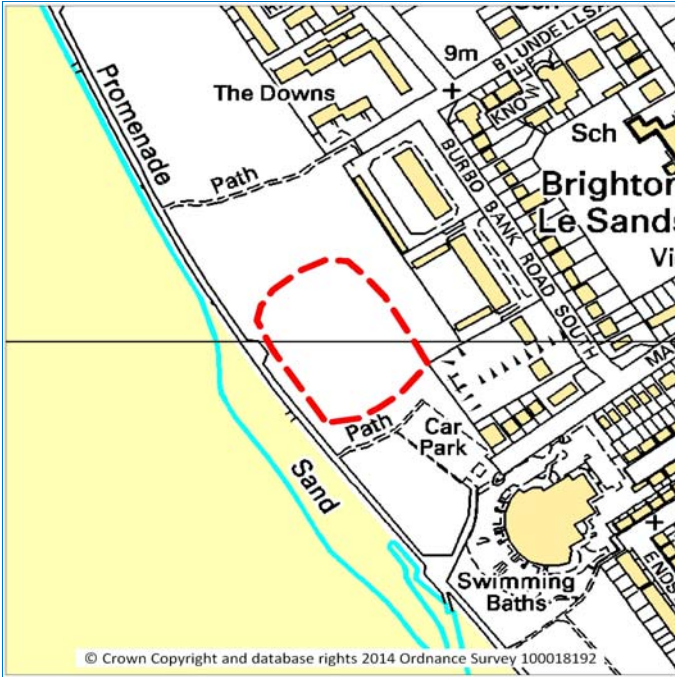
Constraint type	Yes/No	Comments
1. Does the owner wish to promote the site for development?	Yes	
2. Are there any known viability issues?	No	
3. Are there any known issues that would delay development?	Yes	This site is not connected to the urban area. The adjacent land may need to be developed before some or all of this land could be developed.

### Conclusion

Land currently in the Green Belt. The site is poorly contained and would significantly narrow an already very narrow Green Belt gap. The site is subject to significant access and heritage constraints, and would sever grade II listed Tanhouse Farmhouse from its rural and agricultural setting. The site is accessible to public transport and services, and would contribute to meeting Crosby's affordable housing need. However, it is subject to significant constraints and is not proposed for allocation in the Local Plan.

# SEFTON LOCAL PLAN: SITE ASSESSMENT FORM

Site Reference	TS45	Settlement Area	Crosby & Hightown	Policy ref (if applicable)	
SiteAddress	Mariners Road (grassed area) Blundellsands				
SiteType	Potential Traveller Site			SiteArea(Ha)	1.1



## Proximity of the site to key services

### Proportion of Site (%) with:

	High accessibility	Medium accessibility	Low accessibility
Train Stations	100 % (<800m)	0 % (<1,200m)	0 % (>1,200m)
Frequent Bus Stops	0 % (<400m)	100 % (<800m)	0 % (>800m)
Primary School	100 % (<800m)	0 % (<1,200m)	0 % (>1,200m)
District Local Centres	100 % (<800m)	0 % (<1,200m)	0 % (>1,200m)
Neighbourhood Park	100 % (<600m)	0 % (<900m)	0 % (>900m)
GPs/Health Centres	100 % (<800m)	0 % (<1,200m)	0 % (>1,200m)

## Site specific / wider benefits

### Comments

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



## Constraints to Development

<b>Constraint</b>	<b>Constraint severity</b>	<b>Constraint description</b>
<b>1. Ecology</b>	Severe Constraint	Site is within an internationally important nature site.
<b>2. HRA</b>	Screened in	
<b>3. Flood Risk</b>	Moderate Constraint	Entirely in Flood Zone 1. There is some risk of surface water flooding on parts of the site.
<b>4. Sequential Test</b>	Pass	Site in Flood Zone 1.
<b>5. Heritage</b>	No Constraint	No identified impacts on designated heritage assets
<b>6. Pollution</b>	No Constraint	No known issues
<b>7. Site Access</b>	Minor Constraint	Access to the site can be achieved from Mariners Road. Although this would have to go through the Mariners Road car park.
<b>8. Network Capacity</b>	No Constraint	It is not considered that there will be an issue in terms of capacity given the level of traveller pitches required.
<b>9. Accessibility Improvements</b>	N/A	No significant improvements required.
<b>10. BMV Agricultural Land</b>	No Constraint	Urban site not in agricultural use.
<b>11. Landscape</b>	No Constraint	Urban site - not assessed for landscape value.
<b>12. Ground Conditions</b>	Moderate Constraint	Sub-strata is generally clay or sandy clay. Local developments on piled or raft foundations
<b>13. Utility Infrastructure</b>	No Constraint	No known issues
<b>14. Other Constraint</b>	No Constraint	No known issues

### Green Belt Purposes

	Impact	Comments
1. To check the unrestricted sprawl of large built-up areas	None	Not Applicable - urban site
2. To prevent towns merging into one-another	None	Not Applicable - urban site
3. To safeguard the countryside from encroachment	None	Not Applicable - urban site
4. To preserve the setting and special character of historic towns	None	Not Applicable - urban site
5. To assist urban regeneration	None	Not Applicable - urban site

### Delivery Considerations

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

### Conclusion

A Council owned site. It is within an Internationally important nature site, and would be an inappropriate location for a travellers site. The site has previously been subject to illegal encampments, but the Council does not wish to progress this site for traveller accommodation in the Local Plan.