



Site ID:	5242	
Address:	Z flats off	Northern Perimeter Road
Settlement:	Sefton	
Existing Use:	Vacant Land	
Type of Land:	Urban Brownfield	

Gross Area:	1.5473
Net Area:	1.39257
Density (per ha):	50
Dwelling Yield:	70
Timeframe:	1 - 5 years



SUITABILITY	
Physical Constraints:	8
Un-Neighbourly Uses:	8
Contaminated:	8
Access:	8
Primary School (600m):	3
Local Centre (800m):	3
Health Centre (1000m):	3
Employment (5000m):	3
Railway Station (400m):	0
Bus Stop (200m):	3
Suitability Score:	47

AVAILABILITY	
Active Use:	10
Multiple or Difficult Land Ownership:	10
Owner willing to sell?:	0
Availability Score:	20

ACHIEVABILITY	
Strong Residential Market:	0
Attractive Local Environment:	3
Abnormal Costs:	0
New Infrastructure:	5
Achievability Score:	8

Total Survey Score:	75	Site Visited:	<input checked="" type="checkbox"/>	Included in Housing Supply:	<input checked="" type="checkbox"/>
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<b>Flood Risk Summary:</b>	Flood Zone 1. Low probability of flooding.
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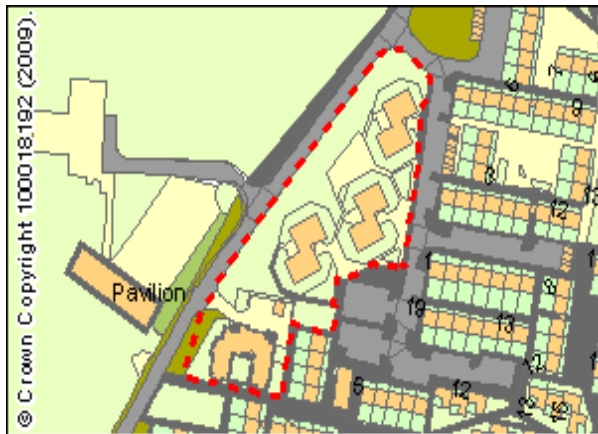
<b>Site Survey Comments:</b>	Former flats, now cleared.
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<b>Conclusion:</b>	Flats have been demolished and site has redevelopment potential, but hardstanding/foundations need to be cleared. However, development would have regeneration benefits. Principal issue may be attractiveness to the market, but site is available in short term. Placed in 5 year supply.
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<b>Site ID:</b>	5244	
<b>Address:</b>	Z flats off	Great Hey Road
<b>Settlement:</b>	Sefton	
<b>Existing Use:</b>	Vacant Land	
<b>Type of Land:</b>	Urban Brownfield	

<b>Gross Area:</b>	0.8156
<b>Net Area:</b>	0.73404
<b>Density (per ha):</b>	50
<b>Dwelling Yield:</b>	37
<b>Timeframe:</b>	1 - 5 years



SUITABILITY	
Physical Constraints:	8
Un-Neighbourly Uses:	8
Contaminated:	8
Access:	8
Primary School (600m):	3
Local Centre (800m):	0
Health Centre (1000m):	3
Employment (5000m):	3
Railway Station (400m):	0
Bus Stop (200m):	3
<b>Suitability Score:</b>	<b>44</b>

AVAILABILITY	
Active Use:	10
Multiple or Difficult Land Ownership:	10
Owner willing to sell?:	0
<b>Availability Score:</b>	<b>20</b>

ACHIEVABILITY	
Strong Residential Market:	0
Attractive Local Environment:	3
Abnormal Costs:	0
New Infrastructure:	5
<b>Achievability Score:</b>	<b>8</b>

<b>Total Survey Score:</b>	72	<b>Site Visited:</b>	<input checked="" type="checkbox"/>	<b>Included in Housing Supply:</b>	<input checked="" type="checkbox"/>
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<b>Flood Risk Summary:</b>	Flood Zone 1. Low probability of flooding.
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<b>Site Survey Comments:</b>	Former flats, now cleared.
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<b>Conclusion:</b>	High rise has been demolished and site has redevelopment potential, but hardstanding/foundations need to be cleared. However, development would have regeneration benefits. Principal issue may be attractiveness to the market, but site is available in short term. Placed in 5 year supply.
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<b>Site ID:</b>	5037		
<b>Address:</b>	Rear of	Calvary Christian Centre	Drummond Road
<b>Settlement:</b>	Sefton		
<b>Existing Use:</b>	Car Park		
<b>Type of Land:</b>	Urban Brownfield		

<b>Gross Area:</b>	0.147
<b>Net Area:</b>	0
<b>Density (per ha):</b>	
<b>Dwelling Yield:</b>	
<b>Timeframe:</b>	



SUITABILITY	
Physical Constraints:	8
Un-Neighbourly Uses:	8
Contaminated:	8
Access:	8
Primary School (600m):	3
Local Centre (800m):	0
Health Centre (1000m):	3
Employment (5000m):	3
Railway Station (400m):	0
Bus Stop (200m):	3
<b>Suitability Score:</b>	<b>44</b>

AVAILABILITY	
Active Use:	0
Multiple or Difficult Land Ownership:	10
Owner willing to sell?:	0
<b>Availability Score:</b>	<b>10</b>

ACHIEVABILITY	
Strong Residential Market:	5
Attractive Local Environment:	3
Abnormal Costs:	5
New Infrastructure:	5
<b>Achievability Score:</b>	<b>18</b>

<b>Total Survey Score:</b>	72	<b>Site Visited:</b>	<input checked="" type="checkbox"/>	<b>Included in Housing Supply:</b>	<input type="checkbox"/>
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<b>Flood Risk Summary:</b>	Flood Zone 1. Low probability of flooding.
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<b>Site Survey Comments:</b>	Land and garage to the rear of Christian centre.
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<b>Conclusion:</b>	Within church grounds and no indication that this site is available for redevelopment. Accordingly, it is removed from the identified housing supply.
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<b>Site ID:</b>	5038		
<b>Address:</b>	Adjacent	1 Birch Cottages	Edge Lane
<b>Settlement:</b>	Sefton		
<b>Existing Use:</b>	Church Gardens		
<b>Type of Land:</b>	Urban Brownfield		

<b>Gross Area:</b>	0.1029
<b>Net Area:</b>	0
<b>Density (per ha):</b>	
<b>Dwelling Yield:</b>	
<b>Timeframe:</b>	



SUITABILITY	
Physical Constraints:	8
Un-Neighbourly Uses:	8
Contaminated:	8
Access:	8
Primary School (600m):	3
Local Centre (800m):	0
Health Centre (1000m):	3
Employment (5000m):	3
Railway Station (400m):	0
Bus Stop (200m):	3
<b>Suitability Score:</b>	<b>44</b>

AVAILABILITY	
Active Use:	0
Multiple or Difficult Land Ownership:	10
Owner willing to sell?:	0
<b>Availability Score:</b>	<b>10</b>

ACHIEVABILITY	
Strong Residential Market:	10
Attractive Local Environment:	5
Abnormal Costs:	5
New Infrastructure:	5
<b>Achievability Score:</b>	<b>25</b>

<b>Total Survey Score:</b>	79	<b>Site Visited:</b>	<input checked="" type="checkbox"/>	<b>Included in Housing Supply:</b>	<input type="checkbox"/>
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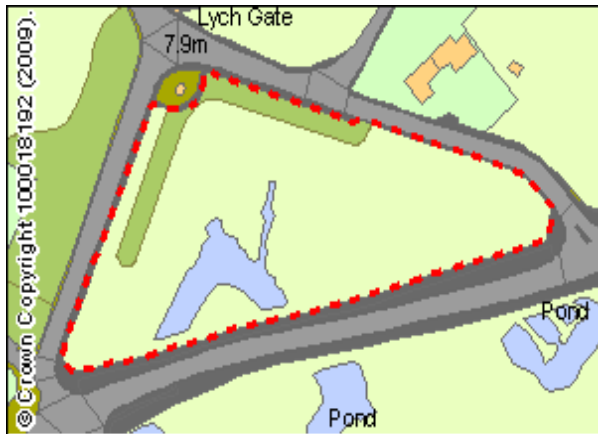
**Flood Risk Summary:** Flood Zone 1. Low probability of flooding.

**Site Survey Comments:** Grassed area to front of Church.

**Conclusion:** Within church grounds and no indication that this site is available for redevelopment. Accordingly, it is removed from the identified housing supply. In any event, should it come forward for development in the future, the Council's Conservation team indicates that careful consideration would have to be given to design due to proximity with listed building.

Site ID:	6070	
Address:	Land at	Bridges Lane
Settlement:	Sefton	
Existing Use:	Urban Greenspace / Woodland	
Type of Land:	Urban Greenfield	

Gross Area:	1.1293
Net Area:	0
Density (per ha):	
Dwelling Yield:	
Timeframe:	



SUITABILITY	
Physical Constraints:	0
Un-Neighbourly Uses:	8
Contaminated:	8
Access:	8
Primary School (600m):	0
Local Centre (800m):	0
Health Centre (1000m):	0
Employment (5000m):	3
Railway Station (400m):	0
Bus Stop (200m):	3
Suitability Score:	30

AVAILABILITY	
Active Use:	10
Multiple or Difficult Land Ownership:	10
Owner willing to sell?:	5
Availability Score:	25

ACHIEVABILITY	
Strong Residential Market:	10
Attractive Local Environment:	5
Abnormal Costs:	5
New Infrastructure:	0
Achievability Score:	20

Total Survey Score:	75	Site Visited:	<input checked="" type="checkbox"/>	Included in Housing Supply:	<input type="checkbox"/>
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**Flood Risk Summary:** Majority of site is Flood Zone 1 (low probability of flooding). Remainder is part Flood Zone 2 (medium probability) and part Zone 3a (high probability)

**Site Survey Comments:** Site contains several trees and dense vegetation. Site plan identifies that there is a pond within the site, although this could not be confirmed on the site visit. The site is also shown to be in Flood Zone and is poorly located in terms of access to services. Also Scheduled Ancient Monument. Residential development currently under construction adjacent to the site, to the east of Bridges Lane.

**Conclusion:** Call for sites submission. This site scores quite well but is an Urban Greenspace site within the historic Sefton village. Council Officers indicate that the development of the Greenspace would be inappropriate. Whilst there is no general access to the site its central location and adjacency to the war memorial and church sees that it contributes both to the setting of these features and the wider character of the Conservation Area. Flooding and ecology issues also present significant constraints. Approx 29% of site lies within Flood Zone 3 area. Part of the site is a scheduled ancient monument and it is not considered that this site has any realistic prospect whatsoever for housing. The Council's Conservation team confirms that this is not a housing site in their view. Site has been excluded from the identified housing supply accordingly.



Site ID:	6195		
Address:	5	Glebe End	
Settlement:	Sefton		
Existing Use:	Greenspace Adjacent to Residential Property		
Type of Land:	Urban Extensions Inside the Green Belt		

Gross Area:	0.1298
Net Area:	0.1298
Density (per ha):	
Dwelling Yield:	
Timeframe:	



SUITABILITY	
Physical Constraints:	0
Un-Neighbourly Uses:	8
Contaminated:	8
Access:	8
Primary School (600m):	0
Local Centre (800m):	0
Health Centre (1000m):	0
Employment (5000m):	3
Railway Station (400m):	0
Bus Stop (200m):	3
Suitability Score:	30

AVAILABILITY	
Active Use:	10
Multiple or Difficult Land Ownership:	10
Owner willing to sell?:	5
Availability Score:	25

ACHIEVABILITY	
Strong Residential Market:	10
Attractive Local Environment:	5
Abnormal Costs:	5
New Infrastructure:	5
Achievability Score:	25

Total Survey Score:	80	Site Visited:	<input checked="" type="checkbox"/>	Included in Housing Supply:	<input type="checkbox"/>
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**Flood Risk Summary:** Flood Zone 1. Low probability of flooding.

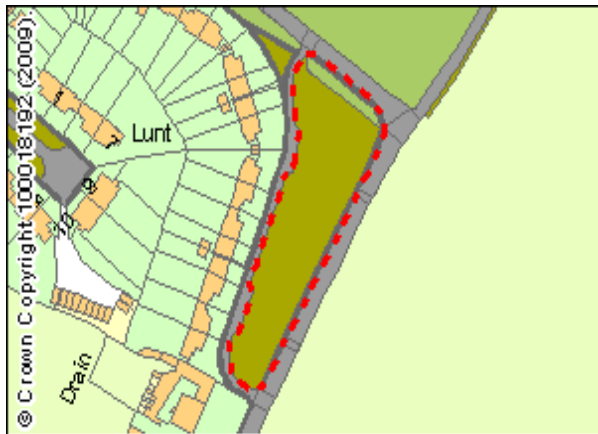
**Site Survey Comments:** Wooded land adjacent to residential area. In Conservation Areas and adjacent to Scheduled Ancient Monument.

**Conclusion:** Part in Green Belt and part of the site is subject to a Tree Preservation Order (TPO) which may restrict the amount or type of development on the site. As the site falls within partially within the Green Belt, it has been excluded from the identified housing supply pending a review of the Green Belt and the need for urban extensions.



<b>Site ID:</b>	6227	
<b>Address:</b>	Open Space off	Lunt Road
<b>Settlement:</b>	Sefton	
<b>Existing Use:</b>	Green Amenity Land	
<b>Type of Land:</b>	Green Belt Non-contiguous	

<b>Gross Area:</b>	0.2957
<b>Net Area:</b>	0
<b>Density (per ha):</b>	
<b>Dwelling Yield:</b>	
<b>Timeframe:</b>	



SUITABILITY	
Physical Constraints:	8
Un-Neighbourly Uses:	8
Contaminated:	8
Access:	8
Primary School (600m):	0
Local Centre (800m):	0
Health Centre (1000m):	0
Employment (5000m):	3
Railway Station (400m):	0
Bus Stop (200m):	3
<b>Suitability Score:</b>	<b>38</b>

AVAILABILITY	
Active Use:	0
Multiple or Difficult Land Ownership:	10
Owner willing to sell?:	0
<b>Availability Score:</b>	<b>10</b>

ACHIEVABILITY	
Strong Residential Market:	5
Attractive Local Environment:	3
Abnormal Costs:	5
New Infrastructure:	5
<b>Achievability Score:</b>	<b>18</b>

<b>Total Survey Score:</b>	66	<b>Site Visited:</b>	<input checked="" type="checkbox"/>	<b>Included in Housing Supply:</b>	<input type="checkbox"/>
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<b>Flood Risk Summary:</b>	Flood Zone 1. Low probability of flooding.
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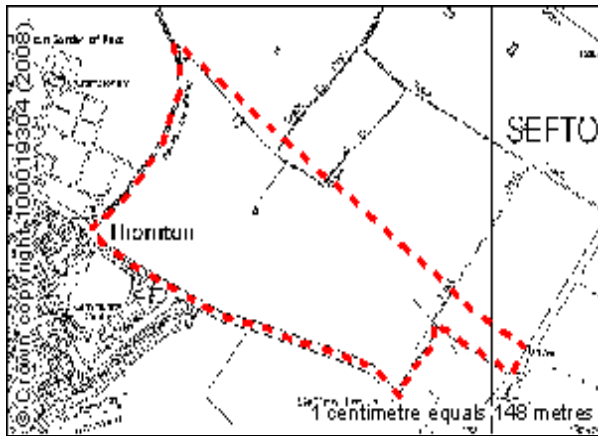
<b>Site Survey Comments:</b>	Green amenity area. In Conservation Area.
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<b>Conclusion:</b>	The site falls within the Green Belt and it has been excluded from the identified housing supply pending a review of the Green Belt and the need for urban extensions. Also within Conservation Area.
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Site ID:	9538
Address:	Land to the North of Lydiate Lane
Settlement:	Sefton
Existing Use:	Agriculture
Type of Land:	Urban Extensions Inside the Green Belt

Gross Area:	19.31
Net Area:	14.4825
Density (per ha):	
Dwelling Yield:	
Timeframe:	



SUITABILITY	
Physical Constraints:	8
Un-Neighbourly Uses:	8
Contaminated:	8
Access:	8
Primary School (600m):	3
Local Centre (800m):	0
Health Centre (1000m):	3
Employment (5000m):	3
Railway Station (400m):	0
Bus Stop (200m):	3
Suitability Score:	44

AVAILABILITY	
Active Use:	0
Multiple or Difficult Land Ownership:	10
Owner willing to sell?:	5
Availability Score:	15

ACHIEVABILITY	
Strong Residential Market:	10
Attractive Local Environment:	5
Abnormal Costs:	5
New Infrastructure:	0
Achievability Score:	20

Total Survey Score:	79	Site Visited:	<input checked="" type="checkbox"/>	Included in Housing Supply:	<input type="checkbox"/>
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**Flood Risk Summary:** Flood Zone 1. Low probability of flooding.

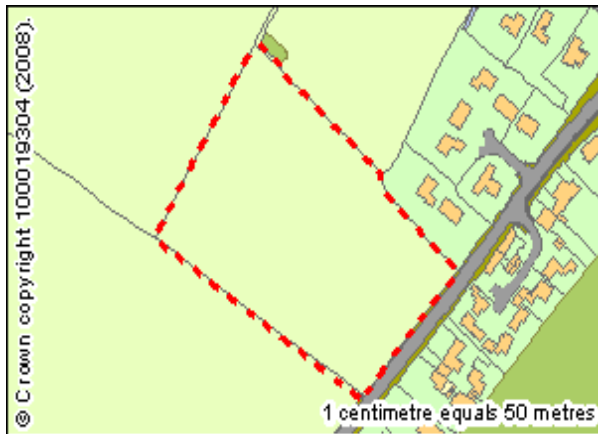
**Site Survey Comments:** Large area of farmland, adjacent to the north of A5207 (Lydiate Lane). Appears to be still being farmed.

**Conclusion:** Site submitted for consideration following consultation on Draft Report. The site falls within the Green Belt and has been excluded from the identified housing supply pending a review of the Green Belt and the need for urban extensions.



Site ID:	9540
Address:	Land to the South and West of Sefton
Settlement:	Sefton
Existing Use:	Agriculture
Type of Land:	Urban Extensions Inside the Green Belt

Gross Area:	2.04
Net Area:	1.53
Density (per ha):	
Dwelling Yield:	
Timeframe:	



SUITABILITY	
Physical Constraints:	8
Un-Neighbourly Uses:	8
Contaminated:	8
Access:	8
Primary School (600m):	0
Local Centre (800m):	0
Health Centre (1000m):	0
Employment (5000m):	3
Railway Station (400m):	0
Bus Stop (200m):	0
Suitability Score:	35

AVAILABILITY	
Active Use:	0
Multiple or Difficult Land Ownership:	10
Owner willing to sell?:	5
Availability Score:	15

ACHIEVABILITY	
Strong Residential Market:	10
Attractive Local Environment:	5
Abnormal Costs:	5
New Infrastructure:	5
Achievability Score:	25

Total Survey Score:	75	Site Visited:	<input checked="" type="checkbox"/>	Included in Housing Supply:	<input type="checkbox"/>
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**Flood Risk Summary:** Flood Zone 1. Low probability of flooding.

**Site Survey Comments:** Agricultural site in use. Would represent extension to Sefton village which is currently limited in size.

**Conclusion:** Site submitted for consideration following consultation on Draft Report. The site falls within the Green Belt and has been excluded from the housing supply pending a review of the Green Belt and the need for urban extensions.



Site ID:	9541
Address:	Land to the South and East of Sefton
Settlement:	Sefton
Existing Use:	Agriculture
Type of Land:	Urban Extensions Inside the Green Belt

Gross Area:	5.53
Net Area:	4.1475
Density (per ha):	
Dwelling Yield:	
Timeframe:	



SUITABILITY	
Physical Constraints:	8
Un-Neighbourly Uses:	8
Contaminated:	8
Access:	8
Primary School (600m):	0
Local Centre (800m):	0
Health Centre (1000m):	0
Employment (5000m):	3
Railway Station (400m):	0
Bus Stop (200m):	0
Suitability Score:	35

AVAILABILITY	
Active Use:	0
Multiple or Difficult Land Ownership:	10
Owner willing to sell?:	5
Availability Score:	15

ACHIEVABILITY	
Strong Residential Market:	10
Attractive Local Environment:	5
Abnormal Costs:	5
New Infrastructure:	5
Achievability Score:	25

Total Survey Score:	75	Site Visited:	<input checked="" type="checkbox"/>	Included in Housing Supply:	<input type="checkbox"/>
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<b>Flood Risk Summary:</b>	Flood Zone 1. Low probability of flooding.
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<b>Site Survey Comments:</b>	Agricultural site in use. Would represent extension to Sefton village which is currently limited in size.
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<b>Conclusion:</b>	Site submitted for consideration following consultation on Draft Report. The site falls within the Green Belt and has been excluded from the housing supply pending a review of the Green Belt and the need for urban extensions.
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