

SEFTON LOCAL PLAN: SITE ASSESSMENT FORM

Site Reference	SR4.09	Settlement Area	Southport	Policy ref (if applicable)	
SiteAddress	Land south of the Coastal Road, Ainsdale				
SiteType	Potential Housing Allocation			SiteArea(Ha)	20.9



Proximity of the site to key services

	Proportion of Site (%) with:		
	High accessibility	Medium accessibility	Low accessibility
Train Stations	0 % (<800m)	7.3 % (<1,200m)	92.7 % (>1,200m)
Frequent Bus Stops	76.7 % (<400m)	23.3 % (<800m)	0 % (>800m)
Primary School	0 % (<800m)	79.9 % (<1,200m)	8.2 % (>1,200m)
District Local Centres	19.4 % (<800m)	63.4 % (<1,200m)	17.1 % (>1,200m)
Neighbourhood Park	100 % (<600m)	0 % (<900m)	0 % (>900m)
GPs/Health Centres	5.7 % (<800m)	70.7 % (<1,200m)	23.6 % (>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?	Yes	Could help to improve an existing road traffic safety issue at the junction of Pinfold Lane and the Coastal Road
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 the high affordable housing need in Southport.
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.
2. HRA	Screened In	
3. Flood Risk	Minor Constraint	Entirely in Flood Zone 1, but with some surface water flood risk and susceptibility to ground water flooding. A number of ordinary watercourses cross the site.
4. Sequential Test	Pass	Site in Flood Zone 1
5. Heritage	No Constraint	No identified impacts on designated heritage assets
6. Pollution	Moderate Constraint	Part of the site is adjacent to the Coastal Road, which is a busy major road. This would need to be considered in any scheme layout.
7. Site Access	Significant Constraint	It is likely that the main vehicular access would be in the form of a traffic signal controlled junction with the Coastal Road, incorporating significant modifications to the existing Coastal Road/Pinfold Lane junction. This would improve the safety record at this junction, however it would likely require the acquisition of land in third party ownership.
8. Network Capacity	Moderate Constraint	<p>In principle, development would be acceptable subject to comprehensive access proposals and a Transport Assessment taking into account a number of junction modelling assessments.</p> <p>Specifically, the junction of Liverpool Road/Coastal Road/Moor Lane is likely to require a scheme of significant improvements to increase the capacity of the junctions.</p> <p>The safety record of the Coastal Road / Pinfold Lane junction is poor and improvements are likely to be needed to address this.</p> <p>The cumulative impacts on junction capacity at the Coastal Road / Formby Bypass / Moor Lane junction would need to be assessed and a scheme of improvements to increase the junction capacity are likely to be required.</p> <p>The cumulative effect of development proposals including any in West Lancashire is required. It is likely that substantial mitigation in the form of significant infrastructure improvements will be required.</p>
9. Accessibility Improvements	N/A	A significant scheme of off-site improvements to enhance the accessibility of the site by sustainable travel modes would be required as the site is located to the south of the Coastal Road.
10. BMV Agricultural Land	No Constraint	Approximately 90% of the site comprises grade 3b agricultural land, and is therefore not classified as 'best and most versatile agricultural land' according to the Sefton Agricultural Land Study 2012.
11. Landscape	Not assessed	Not assessed as the site was known to be ruled out on other grounds at the time the Landscape Assessment was commissioned
12. Ground Conditions	Moderate Constraint	Sub-strata is generally sand overlying peat layers, and new developments in this vicinity are on piled foundations. Potential gas contamination issues as within 250m of a known landfill sites.

**13. Utility
Infrastructure**

Minor Constraint

14. Other Constraint

Severe Constraint

Development severely restricted by the flight path associated with adjacent MOD facility

Green Belt Purposes

	Impact	Comments
1. To check the unrestricted sprawl of large built-up areas	Significant	Approximately 25% of the site adjoins the existing built up area. The existing Green Belt boundary is strong (the Coastal Road). The proposed boundary would not correspond to a strong geographical feature.
2. To prevent towns merging into one-another	Moderate	The site would narrow the gap between this part of Ainsdale and Formby. Whilst the site is not currently in the narrowest part of the gap between Formby and Ainsdale, it would significantly narrow the gap at this point. The gap would be reduced to correspond 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 post-war development
5. To assist urban regeneration		Unable to assess impact

Delivery Considerations

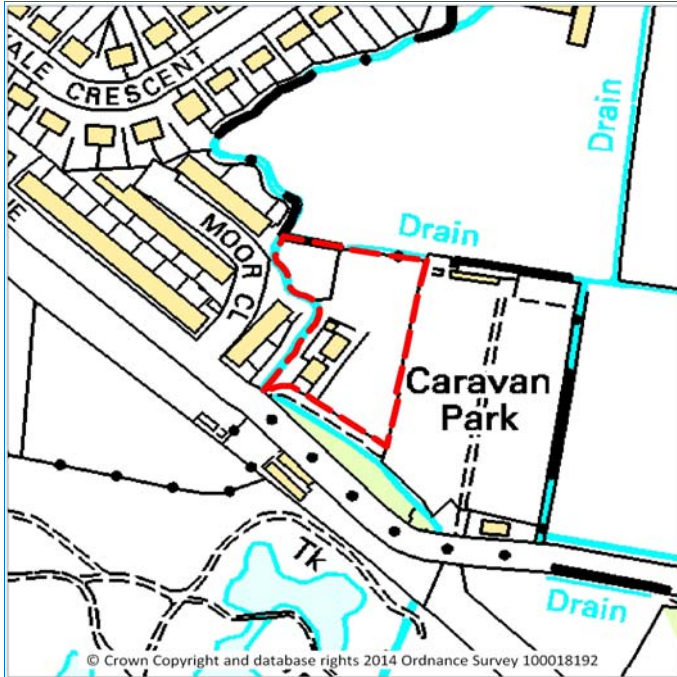
Constraint type	Yes/No	Comments
1. Does the owner wish to promote the site for development?	Yes	
2. Are there any known viability issues?	No	
3. Are there any known issues that would delay development?	No	

Conclusion

Land currently in the Green Belt. The site is poorly contained and would breach the strong Green Belt boundary currently defined by the Coastal Road. The site is constrained in highways and accessibility terms, and is adjacent to internationally important wildlife sites. In particular, development of this site is severely restricted by the flight path to the adjacent MOD facility (RAF Woodvale), who have strongly objected to the release of this site. The site is not proposed to be allocated for development in the Local Plan.

SEFTON LOCAL PLAN: SITE ASSESSMENT FORM

Site Reference	SR4.44	Settlement Area	Southport	Policy ref (if applicable)	
SiteAddress	Land at Woodvale Sidings, Moor Lane, Ainsdale				
SiteType	Potential Housing Allocation			SiteArea(Ha)	0.6



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	75.9 % (<400m)	24.1 % (<800m)	0 % (>800m)
Primary School	100 % (<800m)	0 % (<1,200m)	0 % (>1,200m)
District Local Centres	46.6 % (<800m)	53.4 % (<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

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 the high affordable housing need in Southport.
7. Would the site meet any other wider need or provide other benefits?	No	

Constraints to Development

Constraint	Constraint severity	Constraint description
1. Ecology	No Constraint	No known ecological constraints
2. HRA	Screened Out	
3. Flood Risk	Minor Constraint	96% in Flood Zone 1. Some surface water flood risk, and susceptibility to ground water flooding. A main river forms the western boundary. A ordinary watercourse runs along the northern boundary.
4. Sequential Test	Pass	96% in Flood Zone 1. Development within the site should avoid development in Flood Zones 2 and 3.
5. Heritage	Minor Constraint	Development of the site has potential for minor impacts on the setting of Formby House Farm (a grade II listed building).
6. Pollution	No Constraint	No known issues
7. Site Access	No Constraint	Vehicular and/or pedestrian access from Moor Close and/or Moor Lane is appropriate. The land adjacent to 2 Moor Close and south of Sandy Brook is adopted highway.
8. Network Capacity	No Constraint	In principle 18 properties would be acceptable.
9. Accessibility Improvements	N/A	Any proposed development would require an improved pedestrian connection which could be achieved by extending the existing footway on the north side of Moor Lane into the site. A fairly minimal 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 grade 4 agricultural land (not 'best and most versatile') according to the Sefton Agricultural Land Study 2012.
11. Landscape	Minor Constraint	Mitigation in the form of hedgerow boundaries and provision of open space, along with retention of existing mature vegetation, is recommended to ensure the site is integrated well into the surrounding landscape character.
12. Ground Conditions	Moderate Constraint	Sub-strata is generally known to be sand and peat, with local new developments built on raft or piled foundation.
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	The existing Green Belt boundary is relatively strong (Sandy Brook). The proposed boundary would comprise a drainage ditch to north and a caravan park to the east. Approximately 30% of the site abuts the existing urban area, albeit the adjacent caravan park provides additional containment.
2. To prevent towns merging into one-another	None	There would no impact on an existing narrow gap between settlements.
3. To safeguard the countryside from encroachment	None	The site is in use as kennels.
4. To preserve the setting and special character of historic towns	None	The adjacent development dates from the late 20th century.
5. To assist urban regeneration		Unable to assess impact

Delivery Considerations

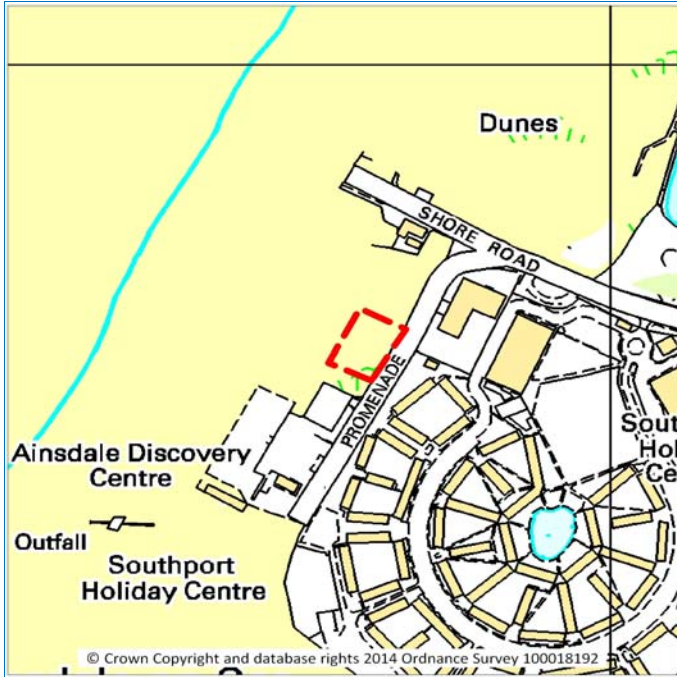
Constraint type	Yes/No	Comments
1. Does the owner wish to promote the site for development?	No	
2. Are there any known viability issues?	No	
3. Are there any known issues that would delay development?	No	

Conclusion

Land currently in the Green Belt. The site is well contained and would not significantly affect any Green Belt purpose. The site would contribute to meeting Southport's high affordable housing need. There are highways and accessibility constraints to this site that would require mitigation. However, there is no known owner interest in pursuing development of this site. The site is not proposed for allocation in the Local Plan.

SEFTON LOCAL PLAN: SITE ASSESSMENT FORM

Site Reference	TS39	Settlement Area	Southport	Policy ref (if applicable)	
SiteAddress	Ainsdale Promenade				
SiteType	Potential Traveller Site			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)	0	% (<1,200m)	100	% (>1,200m)
District Local Centres	0	% (<800m)	0	% (<1,200m)	100	% (>1,200m)
Neighbourhood Park	100	% (<600m)	0	% (<900m)	0	% (>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?	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

Constraint	Constraint severity	Constraint description
1. Ecology	Moderate Constraint	Site is adjacent to internationally important nature sites.
2. HRA	Screened in	
3. Flood Risk	No Constraint	The site is entirely in Flood Zone 1
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	Satisfactory access to the site can be achieved from Shore Road/Promenade.
8. Network Capacity	No Constraint	It is not considered that there will be an issue in terms of capacity given the level of traveller pitches required.
9. Accessibility Improvements	N/A	No significant improvements required.
10. BMV Agricultural Land	No Constraint	Coastal site not in agricultural use.
11. Landscape	No Constraint	Not assessed
12. Ground Conditions	Moderate Constraint	Sub-strata is generally sand overlying peat layers, and new developments in this vicinity are on piled foundations.
13. Utility Infrastructure	No Constraint	No known issues
14. Other Constraint	Moderate Constraint	Directly adjacent to the Coastal Change Management Area

Green Belt Purposes

	Impact	Comments
1. To check the unrestricted sprawl of large built-up areas	Significant	Whilst next to existing development in the Green Belt this site is unconnected to the urban area.
2. To prevent towns merging into one-another	None	This site is on the coast and does sit in any gap between settlements.
3. To safeguard the countryside from encroachment	Moderate	Open land adjacent to the coast.
4. To preserve the setting and special character of historic towns	None	The site is near to mainly post-war development.
5. To assist urban regeneration		Not Applicable

Delivery Considerations

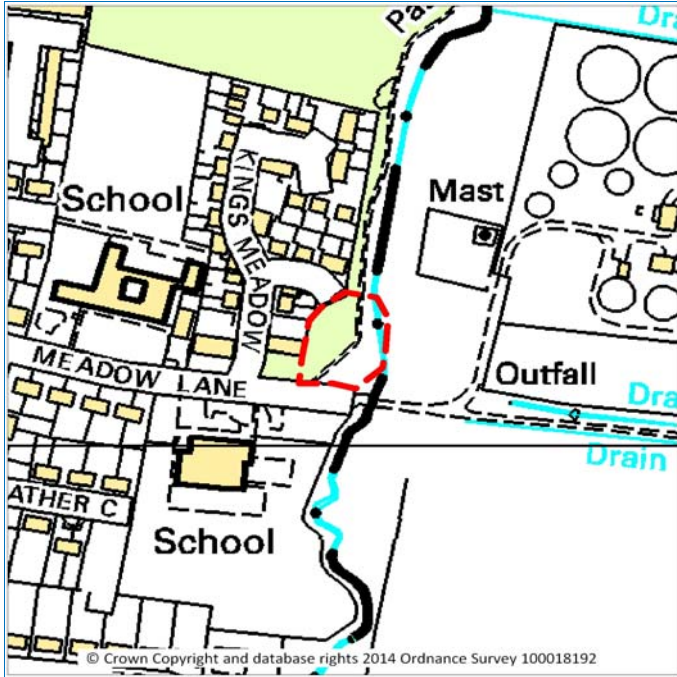
Constraint type	Yes/No	Comments
1. Does the owner wish to promote the site for development?	No	Council owned site
2. Are there any known viability issues?	No	
3. Are there any known issues that would delay development?	No	

Conclusion

Land currently in Green Belt owned by Sefton Council. The identification of this site would result in an inset allocation in the Green Belt. The site is directly adjacent to an Internationally important nature designations and Coastal Change Management Area. 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.

SEFTON LOCAL PLAN: SITE ASSESSMENT FORM

Site Reference	TS40	Settlement Area	Southport	Policy ref (if applicable)	
SiteAddress	Meadow Lane Green, Ainsdale				
SiteType	Potential Traveller Site			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	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

Constraint	Constraint severity	Constraint description
1. Ecology	No Constraint	No known ecological constraints
2. HRA	Screened in	
3. Flood Risk	No Constraint	The site is entirely in Flood Zone 1
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	Satisfactory access to the site can be achieved from Meadow Lane.
8. Network Capacity	No Constraint	It is not considered that there will be an issue in terms of capacity given the level of traveller pitches required.
9. Accessibility Improvements	N/A	No significant improvements required.
10. BMV Agricultural Land	No Constraint	Urban site not in agricultural use.
11. Landscape	No Constraint	Urban site - not assessed for landscape value.
12. Ground Conditions	Moderate Constraint	Sub-strata is generally sand overlying peat layers, and new developments in this vicinity are on piled foundations.
13. Utility Infrastructure	No Constraint	No known issues
14. Other Constraint	Significant Constraint	In use as public open space and contains a footpath

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

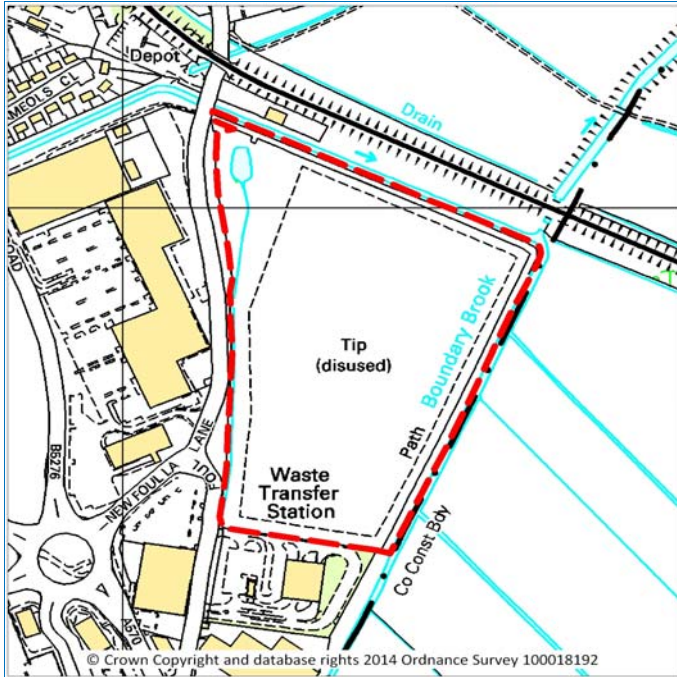
Constraint type	Yes/No	Comments
1. Does the owner wish to promote the site for development?	No	
2. Are there any known viability issues?	No	
3. Are there any known issues that would delay development?	No	

Conclusion

Site owned by Sefton Council. Currently used as open space and a foot path runs through the 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.

SEFTON LOCAL PLAN: SITE ASSESSMENT FORM

Site Reference	S009	Settlement Area	Southport	Policy ref (if applicable)	
SiteAddress	Waste Transfer Station and adjacent land, Foul Lane, Southport				
SiteType	Potential Employment Allocation			SiteArea(Ha)	9.5



Proximity of the site to key services

Proportion of Site (%) with:

	High accessibility	Medium accessibility	Low accessibility
Train Stations	0 % (<800m)	16.5 % (<1,200m)	83.5 % (>1,200m)
Frequent Bus Stops	92.8 % (<400m)	7.2 % (<800m)	0 % (>800m)
Primary School	11.4 % (<800m)	88.6 % (<1,200m)	0 % (>1,200m)
District Local Centres	2.2 % (<800m)	97.8 % (<1,200m)	0 % (>1,200m)
Neighbourhood Park	100 % (<600m)	0 % (<900m)	0 % (>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	Former tipped 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?	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	Moderate Constraint	Invasive species present on part of the site. Adjacent to a Local Wildlife Site. Potential for water voles adjacent to Boundary Brook and Fine Jane's Brook. A pond is within the site.
2. HRA	Screened In	
3. Flood Risk	Minor Constraint	3% in Flood Zone 3. Parts of the site are at risk of surface water flooding. Ordinary watercourses are within the site. Susceptible to ground water flooding.
4. Sequential Test	Pass	97% in Flood Zone 1. Development within the site should avoid land in Flood Zones 2 and 3.
5. Heritage	No Constraint	No identified impacts on designated heritage assets
6. Pollution	Moderate Constraint	Potential for contamination given historic uses. On the site of a former landfill site.
7. Site Access	Minor Constraint	The residential component of any scheme should take all vehicular and pedestrian access via Foul Lane. All vehicular and pedestrian access for any business park component should be via Crowland Street / Butts Lane.
8. Network Capacity	Moderate Constraint	The main issue is the capacity on the Kew roundabout and Meols Cop Road/Norwood Road. The cumulative effect of the developments proposed would require an assessment including any West Lancs proposals. It is likely that substantial mitigation in the form of infrastructure improvements would be required.
9. Accessibility Improvements	N/A	A substantial scheme of off-site improvements to enhance accessibility by sustainable modes of transport is likely to be required.
10. BMV Agricultural Land	No Constraint	Urban site not in agricultural use.
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	Moderate Constraint	Sub-strata consists of significant peat layers, and new developments in this vicinity are generally on piled foundations. Potential gas and contamination issues as site is a known land fill site.
13. Utility Infrastructure		
14. Other Constraint	Moderate Constraint	The site is banked and is elevated above adjacent land

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 (Foul Lane) is moderately strong. The proposed boundary would be strong, being defined by the Southport – Wigan railway line and the Three Pools Waterway.
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	None	The site is a former landfill site.
4. To preserve the setting and special character of historic towns	None	The site is adjacent 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 developm't?	No	
2. Are there any known viability issues?	Yes	The site is heavily banked and was formerly used as a tip. These factors would likely affect the viability of the site.
3. Are there any known issues that would delay development?	No	

Conclusion

Land currently in the Green Belt. However, the site is highly contained by strong physical boundaries and its release would not significantly affect any Green Belt purpose. The site is brownfield. The site is subject to constraints and the owner is not interested in bringing it forward for development. The site is not proposed for allocation in the Local Plan.