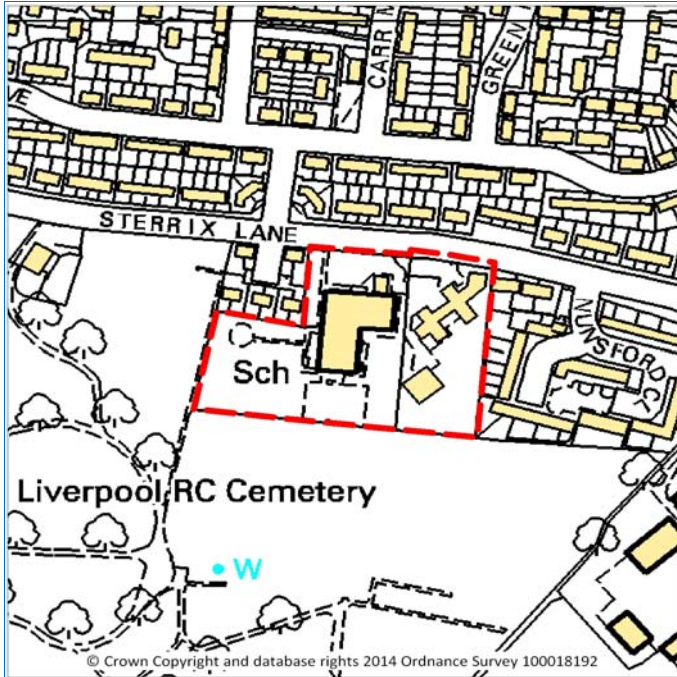


SEFTON LOCAL PLAN: SITE ASSESSMENT FORM

Site Reference	SR4.37	Settlement Area	Netherton	Policy ref (if applicable)	
SiteAddress	Land at Sterrix Lane, Netherton				
SiteType	Potential Housing Allocation			SiteArea(Ha)	1.6



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	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	The site constitutes 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?	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 within the existing buildings
2. HRA	Screened Out	
3. Flood Risk	Minor Constraint	Entirely in 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	A standard priority junction and access road off Sterrix Lane would serve the majority of dwellings. Some dwellings could have direct frontage onto Sterrix Lane. The existing highway across the entire frontage of the site will need to be realigned and reconstructed to provide a 2.0m wide footway. Any residual areas of highway could be 'Stopped-up' and incorporated into the development site, or reconstructed as verge.
8. Network Capacity	Minor Constraint	In principle, the proposal is likely to be acceptable subject to a satisfactory Transport Statement or Assessment.
9. Accessibility Improvements	N/A	<p>A modest scheme of off-site improvements to enhance the accessibility of the site by sustainable travel modes is likely to be required.</p> <p>There is no pedestrian footway on the south side of Sterrix Lane adjacent to the cemetery. Appropriate pedestrian crossing facilities will need to be introduced to ensure that pedestrians can cross the road safely in the vicinity of the site.</p>
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	Minor Constraint	Records show that the ground conditions consist of sand. Traditional foundations i.e. strip/reinforced strip foundations used on building developments in this location.
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	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

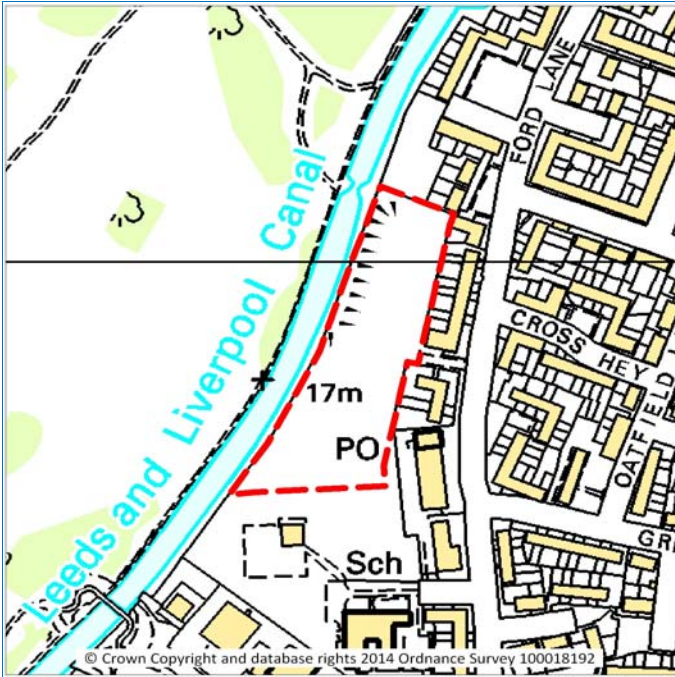
Constraint type	Yes/No	Comments
1. Does the owner wish to promote the site for development?	No	Council-owned site. The majority of the site will now be retained for operational purposes
2. Are there any known viability issues?	No	
3. Are there any known issues that would delay development?	No	

Conclusion

A brownfield site in the existing urban area that is highly accessible to public transport and services. There are no significant constraints that apply, and the site is appropriate for allocation for housing development in the Local Plan.

SEFTON LOCAL PLAN: SITE ASSESSMENT FORM

Site Reference	SR4.38	Settlement Area	Netherton	Policy ref (if applicable)	
SiteAddress	Our Lady Queen of Peace School				
SiteType	Potential Housing Allocation			SiteArea(Ha)	1.2



Proximity of the site to key services

Proportion of Site (%) with:

	High accessibility			Medium accessibility			Low accessibility		
	0	%	(<800m)	0	%	(<1,200m)	100	%	(>1,200m)
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?	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?	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 water voles adjacent to the Leeds-Liverpool Canal.
2. HRA	Screened Out	
3. Flood Risk	Significant Constraint	Entirely in Flood Zone 1. High surface water flood risk on more than 95% of the site.
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	Moderate Constraint	A standard priority junction and access road off Ford Lane would serve the site; however, this is likely to necessitate the demolition of properties (in Council ownership) in order to provide safe vehicular and pedestrian access.
8. Network Capacity	No Constraint	In principle, the proposal is likely be acceptable subject to a satisfactory Transport Statement to be submitted at the pre-application stage.
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	Urban site not in agricultural use.
11. Landscape	No Constraint	Urban site - not assessed for landscape value.
12. Ground Conditions	Minor Constraint	Records show that the ground conditions consist of sand/clay. Traditional foundations i.e. strip/reinforced strip foundations used on building developments in this location.
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	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

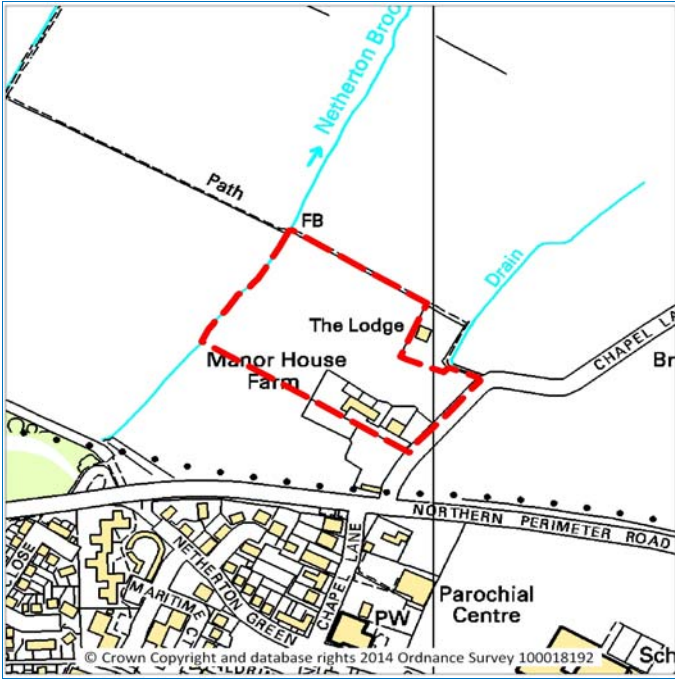
Constraint type	Yes/No	Comments
1. Does the owner wish to promote the site for development?	Yes	Council-owned site
2. Are there any known viability issues?	Yes	Demolition of the Council-owned shopping parade fronting onto Ford Lane would be required to facilitate access. This would likely have viability implications.
3. Are there any known issues that would delay development?	No	

Conclusion

Site in the existing urban area that is highly accessible to public transport and services. However, the site is subject to a surface water flood risk constraint that would significantly reduce the net developable area. Given that an existing shopping parade would need to be wholly / partly demolished to gain access any residual site, this would likely raise viability issues. The site is subject to significant constraints and is not proposed for allocation in the Local Plan.

SEFTON LOCAL PLAN: SITE ASSESSMENT FORM

Site Reference	AS25	Settlement Area	Netherton	Policy ref (if applicable)	
SiteAddress	Land at The Stables, Chapel Lane, Netherton				
SiteType	Potential Housing Allocation			SiteArea(Ha)	2.6



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	100	% (<400m)	0	% (<800m)	0	% (>800m)
Primary School	100	% (<800m)	0	% (<1,200m)	0	% (>1,200m)
District Local Centres	0	% (<800m)	100	% (<1,200m)	0	% (>1,200m)
Neighbourhood Park	100	% (<600m)	0	% (<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?	Yes	Adjacent to neighbourhoods within the 20% most deprived SOAs in the UK.
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	No Constraint	No known ecological constraints
2. HRA	Screened In	
3. Flood Risk	Minor Constraint	Approximately 3% of the site is in Flood Zone 2. Parts of the site are at risk of surface water flooding. Ordinary watercourses are within the site. Susceptible to ground water flooding. There is a residual risk of canal failure.
4. Sequential Test	Pass	97% in Flood Zone 1. Development within the site should avoid land in Flood Zones 2 and 3.
5. Heritage	Severe Constraint	Severe impact on the setting of 3 listed buildings (Brook House Farm House, Manor House, and the Lodge - all grade II listed)
6. Pollution	Moderate Constraint	Part of the site is adjacent to the proposed Link Road - this would need to be considered in any scheme layout.
7. Site Access	Minor Constraint	A safe and appropriate access can be provided to the site, subject to footway improvements on Chapel Lane.
8. Network Capacity	No Constraint	There are no issues. Traffic on the Northern Perimeter Road are likely to decrease once Broom's Cross Road (the A5758) is built.
9. Accessibility Improvements	N/A	Some modest off-site improvements to enhance the accessibility of the site by sustainable travel modes are likely to be required, including footway improvements on Chapel Lane.
10. BMV Agricultural Land	Minor Constraint	The site comprises 'best and most versatile agricultural land', according to the 'provisional agricultural land classification' (Natural England 2011). This classification may not be accurate at the site specific level.
11. Landscape	Moderate Constraint	Carefully considered mitigation would be required here.
12. Ground Conditions	Minor Constraint	Known developments to the South edge of site are built on a sub-strata of firm clay. Traditional foundations (strip or reinforced strip) are likely to be acceptable on this site.
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	Significant	Approximately 20% of the site adjoins the existing built up area. The existing Green Belt boundary is strong (the Northern Perimeter Road). The proposed boundary Broom's Cross Road (the A5758) would be equally strong to the north, however the eastern and western boundaries would not correspond to a strong geographical feature.
2. To prevent towns merging into one-another	Moderate	The site would bring this part of Netherton closer to Maghull, albeit not at the narrowest point of the gap between the settlements.
3. To safeguard the countryside from encroachment	Moderate	The site is currently used for equine purposes
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

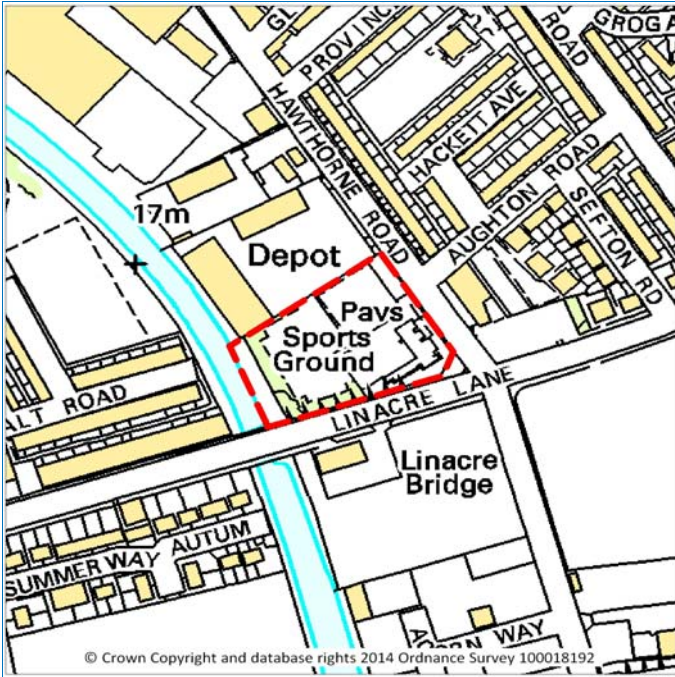
Constraint type	Yes/No	Comments
1. Does the owner wish to promote the site for development?	Yes	
2. Are there any known viability issues?	No	
3. Are there any known issues that would delay development?	No	

Conclusion

Land currently in the Green Belt. The site is poorly contained and is located within a narrow gap between Maghull and Netherton. The development of this site would have a severe impact on the setting of 3 grade II listed buildings (Brook House Farm House, Manor House, and the Lodge). The site is relatively accessible to public transport and services. 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	TS1	Settlement Area	Bootle	Policy ref (if applicable)	
SiteAddress	Land at the corner of Linacre Lane/Hawthorne Rd, Bootle				
SiteType	Potential Traveller Site			SiteArea(Ha)	0.8



Proximity of the site to key services

	Proportion of Site (%) with:					
	High accessibility		Medium accessibility		Low accessibility	
Train Stations	0	% (<800m)	100	% (<1,200m)	0	% (>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	
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 Out	
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	Significant Constraint	A high noise environment impacted by both traffic noise and the neighbouring bus depot use. Potential for contamination given historic adjacent uses.
7. Site Access	No Constraint	Satisfactory access to the site can be achieved from Hawthorne Road.
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	No Constraint	Records show that the ground conditions consist of mixture of backfill and clay soils. It is anticipated that any future developments would use piled foundations as the most likely option.
13. Utility Infrastructure	No Constraint	No known issues
14. Other Constraint	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		Unable to assess impact

Delivery Considerations

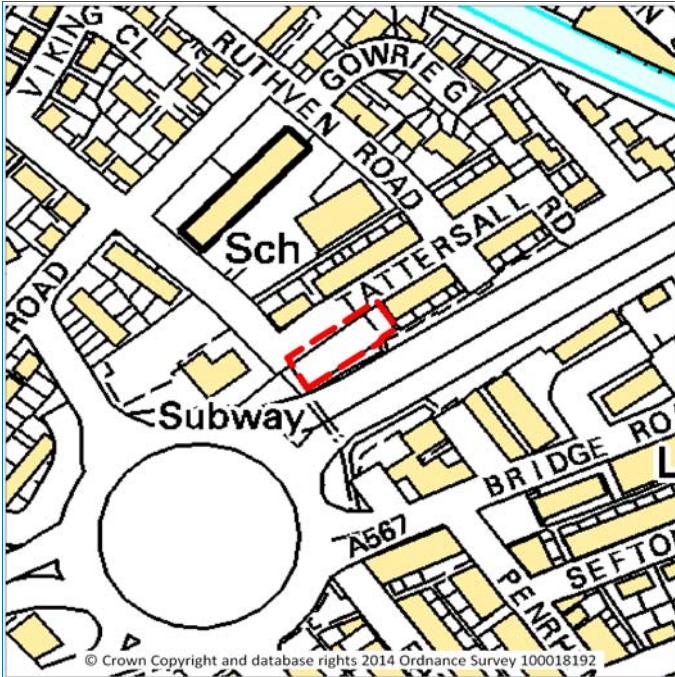
Constraint type	Yes/No	Comments
1. Does the owner wish to promote the site for development?	Yes	Owner has indicated the site is available for traveller use.
2. Are there any known viability issues?	No	
3. Are there any known issues that would delay development?	No	

Conclusion

Site in the existing urban area that is highly accessible to public transport and services. Directly adjacent to the Arriva Bus Depot and the main roads (Linacre Lane and Hawthorne Road) that would provide an unacceptably poor living environment. This is a constrained site that is not proposed to be allocated for a traveller site in the Local Plan.

SEFTON LOCAL PLAN: SITE ASSESSMENT FORM

Site Reference	TS21	Settlement Area	Bootle	Policy ref (if applicable)	
SiteAddress	Land at Tattersall Road				
SiteType	Potential Traveller Site			SiteArea(Ha)	0.1



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	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 Out	
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	Moderate Constraint	Directly adjacent to and beneath the A5036 - a main port access link from the M58 and M57. A high noise environment due to traffic noise.
7. Site Access	No Constraint	Satisfactory access to the site can be achieved from Tattersall Road.
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	No Constraint	Records show that the ground conditions consist of mixture of backfill and clay soils. It is anticipated that any future developments would use piled foundations as the most likely option.
13. Utility Infrastructure	No Constraint	No known issues
14. Other Constraint	Significant Constraint	In use as public open space

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

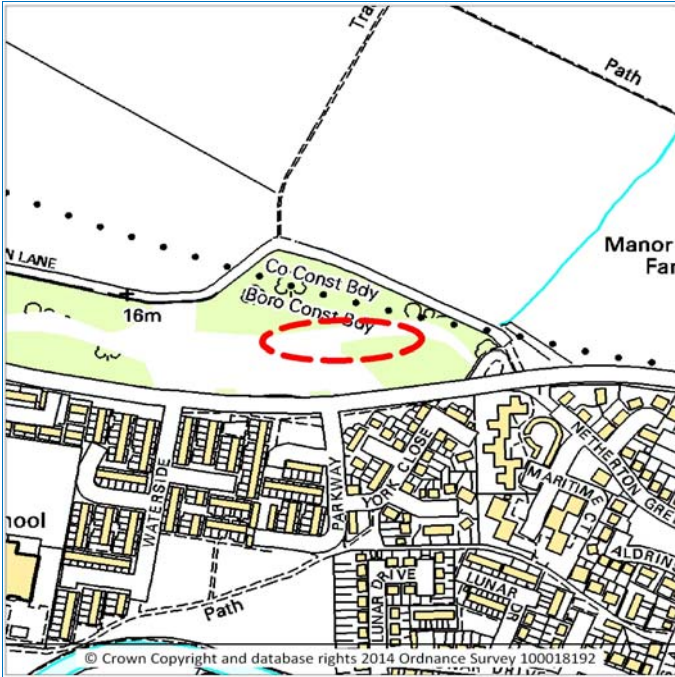
Constraint type	Yes/No	Comments
1. Does the owner wish to promote the site for development?	No	Council owned site
2. Are there any known viability issues?	No	
3. Are there any known issues that would delay development?	No	

Conclusion

Site in the existing urban area that is accessible to public transport and services. However, the site is directly adjacent to and beneath the A5036 which would create a poor living environment. This site is currently used as open space and is not considered suitable for allocation for a traveller site in the Local Plan.

SEFTON LOCAL PLAN: SITE ASSESSMENT FORM

Site Reference	TS38	Settlement Area	Netherton	Policy ref (if applicable)	
SiteAddress	Pinfold Cottage Field, Northern Perimeter Rd, Netherton				
SiteType	Potential Traveller Site			SiteArea(Ha)	0



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	Minor Constraint	Site will be close to the Brooms Cross Road which is currently under construction. This is likely to cause traffic noise.
7. Site Access	No Constraint	Satisfactory access to the site can be achieved from the Northern Perimeter Road.
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	Wooded area not in agricultural use.
11. Landscape	No Constraint	Not assessed
12. Ground Conditions	Minor Constraint	Known developments in the area are built on a sub-strata of firm clay. Traditional foundations (strip or reinforced strip) are likely to be acceptable on this site.
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	Significant	This adjoins (or could adjoin depending on the precise boundary chosen) the urban area. The existing Green Belt boundary is strong (The Northern Perimeter Road) and the new boundary would be weak.
2. To prevent towns merging into one-another	Moderate	The site would bring this part of Netherton closer to Maghull, albeit not at the narrowest point of the gap between the settlements.
3. To safeguard the countryside from encroachment	Moderate	This site is within a part wooded, part open area.
4. To preserve the setting and special character of historic towns	None	This site is adjacent 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	
2. Are there any known viability issues?	No	
3. Are there any known issues that would delay development?	No	

Conclusion

The site is a Council owned site currently within the Green Belt. The identification of this site would result in an inset allocation in the Green Belt. The land is currently used for recreation / open space. 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.