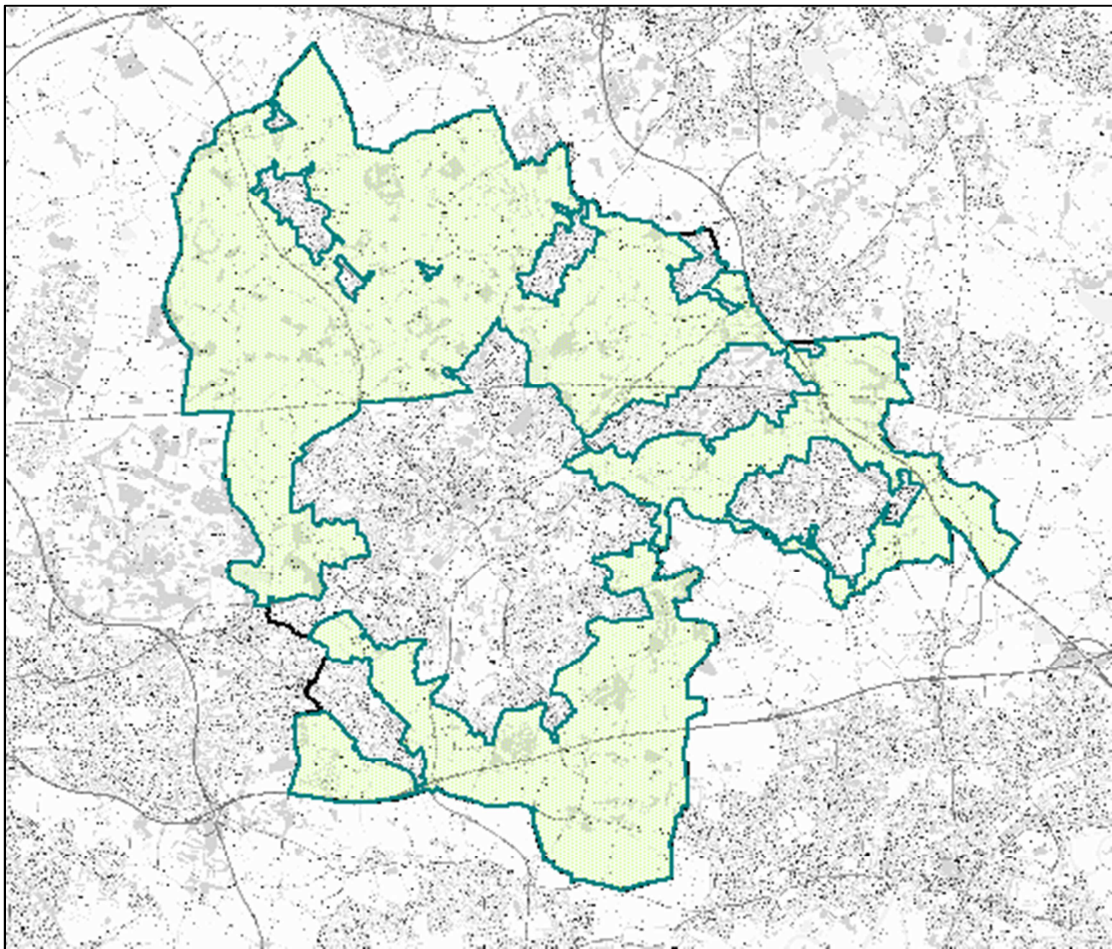




St. Helens
Council

St. Helens Local Plan

Draft Green Belt Review 2016



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1 Introduction

- 1.1 St. Helens covers some 135 square kilometres, and shares its boundary with Wigan, Warrington, Halton, Knowsley and West Lancashire. The Study undertakes an assessment and review of the Green Belt in St. Helens which has remained unchanged since its original designation¹ more than 30 years ago. The need for the assessment and review has been triggered by the shortfall of housing and employment land for St. Helens over the next Plan period up to 2033.
- 1.2 The Green Belt in the Borough of St. Helens covers most of the countryside around the main towns and villages, covering individual buildings and even small settlements such as Kings Moss and Bold Heath. The Green Belt has several purposes, including helping urban land be regenerated by encouraging the recycling of land and to stop the unrestricted sprawl of large built up areas. Any decision to remove land from the Green Belt and allocate it for development has to be strongly justified.
- 1.3 All the authorities surrounding St. Helens, including Halton, Knowsley, West Lancashire, Wigan and Warrington, have recently amended or are in the process of amending their Green Belt to accommodate development. In Merseyside, St. Helens has by far the greatest proportion of Green Belt. 65% of the total land area in the Borough is made up of Green Belt land, totalling 8844 hectares. Sefton has the second highest proportion at 52%.
- 1.4 The St. Helens Core Strategy (2012) contained a brownfield land focused spatial strategy, with 80% of new housing expected to be delivered on brownfield land. The Core Strategy only allows for land to be released from the Green Belt in years 11-15 of the Plan period (post 2022) for housing use only. The Core Strategy did not envisage a need to release Green Belt land for employment uses, and it only allows for a strategic review of the Green Belt following sub-regional Green Belt work, this position was reflective of Regional Spatial Strategy policy at the time. A sub-regional Green Belt Review has not taken place and instead Halton, Knowsley and Sefton have undertaken their own local Green Belt reviews. The Greater Manchester Authorities and Warrington Council are currently also undertaking Green Belt reviews.
- 1.5 All sites in the urban area (non Green Belt land) that the Council had previously reviewed for housing potential have been assessed and the results of the assessment is published in a new Strategic Housing Land Availability Assessment (SHLAA) 2016. Several sites that were expected to come forward by now have not done so, or at least not as quickly as expected. Since the adoption of the Core Strategy in 2012 national planning policy and guidance have placed increased importance on demonstrating immediate viability of land supply, and this means that the amount of deliverable brownfield housing land in the Borough is lower than originally envisaged.
- 1.6 The SHLAA identifies a lack of sufficient land being available and deliverable in the Council's urban areas to meet the objectively assessed needs (OAN) for St. Helens. That prompted the need for an early review of the Local Plan.

¹ Merseyside Green Belt Local Plan (Merseyside County Council, 1983)

- 1.7 There had been a slow take-up of employment land within St. Helens since the adoption of the Core Strategy, with the Borough experiencing a net loss of 0.64ha since 2012. In light of this low take-up, in 2014 the Council commissioned consultants AECOM and DTZ to provide an expert view of market demand for employment land in St. Helens.
- 1.8 The AECOM Local Plan Economic Evidence Base Paper (2015) concludes that large scale logistics is the most active market in the region and a particular opportunity for St. Helens. However, none of the sites in the urban areas (brownfield land) of the Borough identified in the evidence base that supported the Core Strategy as suitable for large scale distribution and manufacturing uses, satisfy the criteria now suggested as being preferred by the market for large scale uses. Consequently, there is currently zero provision of suitable land for large scale distribution uses within the Borough's identified employment land supply in the urban areas. This shortage of available land to build large distribution facilities has meant that in recent years, when demand for such premises has been high, occupiers have had to locate elsewhere. That demand explains why, since the publication of the Economic Evidence Paper and Employment Land Needs Study (ELNS²) 2015, a number of developers have opted to put in planning applications for employment development on Green Belt sites in advance of the new Local Plan.
- 1.9 The objectively assessed needs (OAN) for St. Helens through the Mid Mersey Strategic Housing Market Assessment (SHMA) 2016 and Employment ELNS identified a much greater need for employment land in particular than what was forecast in the St. Helens Local Plan Core Strategy 2012.
- 1.10 Given the need to accommodate an increased amount of housing land in the Green Belt and sooner than the Core Strategy envisages, and given the need to provide an expanded portfolio of employment sites to meet all of market needs and to make up for the loss of employment land, Green Belt release is now needed to meet both housing and employment needs.
- 1.11 Government advice is that any changes in the Green Belt should be a once in a generation occurrence. The Green Belt in St. Helens has not been substantially altered since the Merseyside Green Belt Local Plan first established it in 1983. The Council believes that a comprehensive review should be undertaken and sufficient land be allocated to meet the development needs for the next 30 years, equivalent to two typical 15 year plan periods, in order to meet foreseeable development needs and economic growth, and to establish robust a Green Belt boundary that will endure beyond the 15 year plan period.
- 1.12 Meeting additional housing and /or employment needs in neighbouring areas is not likely to be possible. All of St. Helens neighbouring authorities (Halton, Knowsley, Warrington and West Lancashire and Wigan) have conducted or are in the process of conducting Green Belt reviews to meet their own housing and employment needs, so

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https://www.sthelens.gov.uk/media/3021/st_helens_employment_land_needs_study_october_2015.pdf

no release of Green Belt in St. Helens would simply result in loss of Green Belt elsewhere, and further away from where the need is, which is not more sustainable.

- 1.13 Even if a neighbour agreed to meet housing needs, this will mean that residents and future employees will have to move out for homes, disrupting communities. There is also no guarantee that Affordable and Special needs housing will be secured, nor that it will be available to residents of St. Helens. Employment provision outside of the Borough will mean that St. Helens residents will continue to have to travel out of the Borough for existing jobs and new jobs, maintaining and exacerbating unsustainable patterns of travel, and the opportunities will be further from St. Helens deprived areas, making it more difficult for people to access employment. For the above reasons, the meeting of St. Helens housing and employment needs outside of the Borough has been discounted.
- 1.14 Government guidance is clear that *“local planning authorities should positively seek opportunities to meet the development needs of their area”* and *“Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change”*.³
- 1.15 The National Planning Policy Framework (NPPF) does however still place great importance on Green Belts as set out in Paragraphs 79 to 92. It states *that “Once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan.”* The aim of this study is to undertake a comprehensive assessment of the extent to which the land within St. Helens Green Belt performs against the purposes of Green Belt and the case for releasing land from the Green Belt to meet the development needs for St. Helens.
- 1.16 The five purposes of including land within the Green Belt as stated in paragraph 80 of the NPPF are:
1. To check unrestricted sprawl of large built-up areas;
 2. To prevent neighbouring towns from merging into one another;
 3. To assist in safeguarding the countryside from encroachment;
 4. To preserve the setting and special character of historic towns; and
 5. To assist in urban regeneration by encouraging the recycling of derelict and other urban land.
- 1.17 The Study has undertaken an assessment which provides conclusions on the relative performance of the Green Belt, by splitting it up into parcels of land which have been assessed against the five purposes above.
- 1.18 Following the Green Belt parcel assessment, a further review has been undertaken of those Green Belt sites that have been promoted through the Call for Sites⁴ consultation. This considered the development potential of each of the sites, taking into account site specific constraints such as flood risk, ecology and access, as well as the performance of the Green Belt parcel in which it is contained.

³ National Planning Policy Framework paragraph 14

⁴ Call for Sites (January-March 2016)

- 1.19 The methodology is clearly set out in the report and it has evolved from the Draft St. Helens Green Belt Review Methodology⁵ as consulted upon in the summer of 2013. It has taken into account the consultation responses received on that public consultation, other recent Green Belt studies by neighbouring authorities, responses received on the St. Helens Local Plan Scoping Consultation Document⁶, as well as Planning Advisory Service guidance⁷ on Green Belt.
- 1.20 The Green Belt assessment and review is integral to the Local Plan preparation process. Its purpose is to identify areas where development could be accommodated without harming the fundamental aims of national Green Belt policy as set out in the NPPF. The findings have been used to inform the Council's Preferred Options for Green Belt release.

⁵ Public consultation on the Scope of the St.Helens Allocations and Sustainable Development Local Plan Incorporating the St.Helens Green Belt review methodology, July 2013

⁶ St.Helens Local Plan Scoping Consultation Document, January 2016.

⁷ Planning on the Doorstep: The Big Issues – Green Belt

2 Review of Approach

2.1 The original methodology has been revised following consultation responses to the original consultation draft, the latest guidance by the Planning Advisory Service, and taking account of Neighbouring Authority Green Belt studies. The main changes include:

- No reasonable alternatives to Green Belt release.
- Comprehensive assessment of all Green Belt land rather than selective assessment around urban areas, although this will remain the main focus.
- Remove reference to distance of gaps between settlements and instead consider the physical and visual role that parcels of land play in preventing the merging of settlements.
- The issue of strategic gaps would be considered as part of the Green Belt parcel assessment against Green Belt Purpose 2 rather than separate section to avoid duplication.
- Split the Assessment and Review into a four staged approach.
- Remove settlement profile report and discounted settlements section as all Green Belt sites (Call for Sites) is assessed on sustainability and deliverability.

2.2 The Green Belt Assessment and Review is in 2 main stages:

Stage 1: Green Belt Assessment of all of the Green Belt in St Helens against five purposes of Green Belt;

Stage 2: Review of promoted sites taking into account the Stage 1 Assessment.

2.3 Stage 2 builds upon the findings from the parcel assessment in Stage 1 and seeks to identify areas of land which could potentially be released from the Green Belt. The findings of this technical assessment will then be used to inform the Council's Preferred Options for Green Belt release through the Local Plan making process.

2.4 The Draft Green Belt Review will form part consultation documents at Preferred Options stage of the emerging Local Plan, which would enable residents, site promoters and neighbouring authorities to comment on the draft review.

Green Belt Assessment

2.5 This stage is based on an assessment of Green Belt land against the five Green Belt purposes as set out in the NPPF. Two of the purposes have been screened out from detailed assessment due to the absence of any historic towns within St. Helens⁸ and the difficulty of justifying the case that one parcel of land would make a greater contribution to urban regeneration than another.

⁸ The original intention of adding the Green Belt purpose to protect historic towns was aimed at a number of specific towns including Cambridge, York and Chester. A number of Green Belt studies have subsequently also considered the impact on Conservation Areas and Listed Buildings.

- 2.6 The Green Belt in St. Helens will firstly be divided into parcels for assessment. The methodology will set out the criteria used to define parcels.
- 2.7 Each parcel will then be assessed against each of the following Purposes of the Green Belt using the criteria outlined in the methodology:
1. To check unrestricted sprawl of large built-up areas;
 2. To prevent neighbouring towns from merging into one another; and
 3. To assist in safeguarding the countryside from encroachment.
- 2.8 A colour coded system will be used to distinguish the level of importance attributed to each parcel against each of the purposes as outlined in the methodology described in Section 3.

Green Belt Review of Promoted Sites

- 2.9 This stage will involve detailed assessment of the sites that have been promoted for development.
- 2.10 If there are known constraints that preclude development of the site, the site is unlikely to be proposed for allocation and further detailed consideration against the full range of assessment criteria will not be undertaken at this stage.
- 2.11 Each site will then be considered against constraints and accessibility to identify those sites which can potentially be released from the Green Belt.
- 2.12 The assessment will also take account of other overriding or compensatory local benefits that could be achieved if the sites are to be recommended for release from the Green Belt.
- 2.13 The indicative development capacity of the site will be assessed along with boundaries which would be able to maintain a sufficient level of permanence once site allocations have been completed. This may result in the reduction of the site areas for some of the promoted sites. It may however, also involve the expansion of site areas if deliverability could be demonstrated and there are strong boundaries to validate such an approach without significantly impacting on the function of the Green Belt in the locality.
- 2.14 The Council may enter into discussions with site promoters during the Green Belt Review where appropriate to seek clarification on their Call for Sites submissions and to strengthen the evidence base. Site promoters and all interested parties which have made representations on the Local Plan would be consulted on the draft Green Belt Review as part of the Preferred Options consultation.

Outputs

- 2.15 The report will include any proposed minor modifications to the Green Belt that are needed to address existing mapping discrepancies in the Green Belt site boundaries, for example where drawn through the middle of a building.

2.16 The report will conclude with recommendations of which sites should be included for release from the Green Belt and are proposed for allocation for development through the Local Plan. As this is envisaged to be a once in a generation review of St. Helens Green Belt, the report will also aim to identify safeguarded land for future development beyond the Plan period.

DRAFT

3 Methodology

- 3.1 There is no prescribed approach for undertaking Green Belt assessments. It places greater responsibility on local authorities to provide clarity on the approach adopted to ensure consistency and transparency.
- 3.2 The methodology outlines the step by step approach as well as defining key terms and criteria used in the assessment of each of the stages.
- 3.3 As outlined in section 2 above, there are two main stages to this Green Belt Review comprised of a:
- Green Belt Parcel Assessment; and the
 - Green Belt Review of Promoted Sites.
- These two stages have been further sub-divided into 4 elements encompassing the key tasks which are depicted in figure 3.1 below.

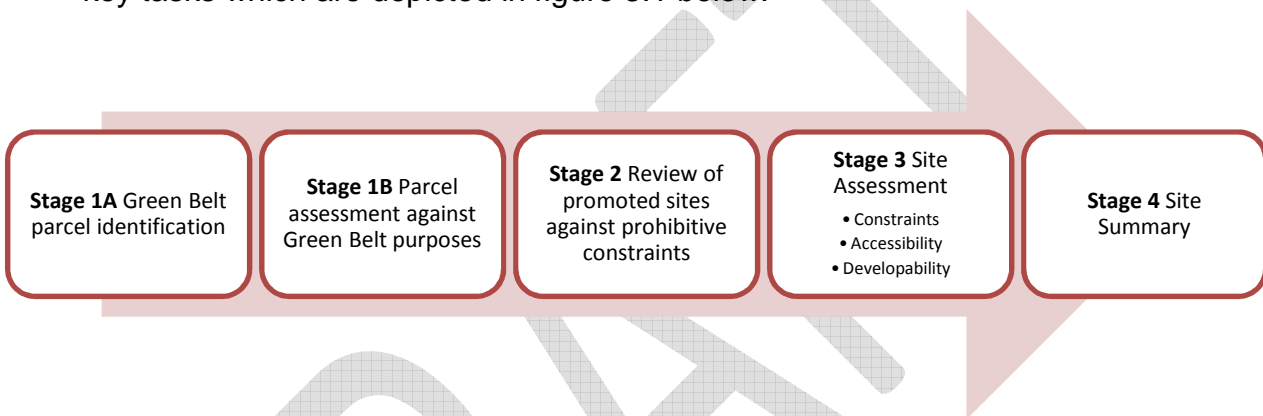


Figure 3.1: Main elements of St Helens Green Belt Assessment 2016

Stage 1A: Green Belt Parcel Selection

- 3.4 Step 1 of Stage 1 is to divide the Green Belt into parcels of land for assessment. The entire St. Helens Green Belt will be split up into parcels for assessment. This reflects the most recent approach proposed by other neighbouring authorities, for example the Greater Manchester Green Belt Assessment and the Draft Warrington Green Belt Assessment. This is also the recommended approach as outlined in the *Planning Inspector's Report to Leeds City Council*⁹ which stated that "*Green Belt reviews should be 'comprehensive' rather than 'selective'.*"
- 3.5 No minimum or maximum thresholds have been set for parcel sizes. Instead the parcels would be derived from recognisable visible boundaries, similar land use or site characteristics, and similar level of enclosure or confinement.
- 3.6 The assessment does not distinguish between two types of Green Belt areas as proposed by the Greater Manchester Assessment, but it does reflect similarities in terms of having larger parcels away from the urban edge. The reason for this is twofold:

⁹ Inspector letter to Leeds

1. These wider areas perform similar Green Belt functions with less prominent physical features to segregate them or need for them to be segregated. For example there is not much of a road network in these areas and they are not surrounded by built up areas.
2. It enables the Council to give greater consideration to land parcels adjoining the urban edge of the Green Belt as it is these areas which are most likely to be viewed as sustainable locations for removal from the Green Belt. It also provides a means of identifying the differing characteristics and performance of the Green Belt along the urban edge.

3.7 The NPPF states that when defining boundaries, local planning authorities should: *“define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.”*

3.8 Two categories of boundary features have been established based on their prominence and level of permanence, namely strong and weak boundaries. The table below provides clarification on the distinction between the two with minor updates since the 2013 consultation:

Strong	Weak
<p><i>Prominent Natural Features</i></p> <ul style="list-style-type: none"> • Substantial watercourses, such as rivers and canals • Protected woodlands (greater than 20 metres in width?) • Bunds and depressions greater than 5 metres in height? 	<p><i>Natural Features</i></p> <ul style="list-style-type: none"> • Hedgerows, lines of trees • Farmers' fields • Ditches and drains not readily visible from ground level
<p><i>Man-made Features</i></p> <ul style="list-style-type: none"> • Motorways and A-roads • Operational or safeguarded existing railway lines • Buildings with strong established lines (excluding appropriate buildings in the Green Belt such as agricultural buildings, garden centres facilities for outdoor recreation) 	<p><i>Man-made Features</i></p> <ul style="list-style-type: none"> • Fences and low walls • Tracks, temporary roads, country lanes, B-roads • Buildings with weak intermittent lines

Table 3.1: Strong versus weak boundary features

3.9 Strong boundaries have been used in the first instance to try and define parcel boundaries. Where no suitable strong boundary exists or parcel size became too big, weaker boundaries have been used to define the land parcel boundaries.

3.10 A desk based assessment of Ordnance Survey Maps and Google Aerial Maps and Street View was used to establish the parcel boundaries. The aim was to define parcels that:

1. contain land of the same or very similar land use or character,

2. are bounded by recognisable features, and
3. have a similar level of enclosure or openness to it.

3.11 In total this resulted in the Green Belt being divided into 99 parcels as is shown in **Appendix 1**. If, during the consultation process or on-site assessment it becomes apparent that some of the parcel boundaries should be amended to reflect current conditions on the ground, this would be incorporated into the final Review.

Stage 1B: Assessment of Green Belt Parcels Against 5 Green Belt Purposes

- 3.12 A detailed assessment of each parcel against each of the *relevant* Green Belt purposes will be undertaken. At this stage it is not envisaged that any detailed consideration of the parcels against Purpose 4 and 5 is required. They are:
Purpose 4: To preserve the setting and character of historic towns
Purpose 5: To assist in urban regeneration by encouraging the recycling of derelict and other urban land.
- 3.13 The Borough has no nationally recognised historic towns or villages. However, some areas have historic links and qualities (such as listed buildings) and these assets will be recorded as part of the assessment of constraints, undertaken separately.
- 3.14 Consideration of Purpose 5 is a wider issue that cannot reasonably be assessed on a site-by-site basis. The Council, in meeting its Strategic Aim to “Regenerate St. Helens” has virtually exhausted, or has at least identified, all known suitable brownfield, derelict and other urban land for new development. However, not enough land from this source remains and further land within the Green Belt is required to meet the Borough’s needs.
- 3.15 PAS guidance (see footnote 7) confirms that if the Green Belt has achieved the purpose of looking at land within the urban areas first, “*then all Green Belt does so to the same extent and hence the value of various land parcels is unlikely to be distinguished by the application of this purpose.*”
- 3.16 Therefore each of the parcels will only be assessed against three of the five purposes of including land in the Green Belt. The assessment criteria for these three purposes are outlined in below.
- 3.17 The Assessment will utilise a colour coded system to flag up which parcels are of greater significance in terms of its Green Belt functions, medium level significance and which ones have low significance, for example previously developed land on enclosed sites on the urban edge. Parcels which have been identified as being of high significance for more than one purpose will be further classified as dark green with red hatching.

Level of Significance			
Low	Medium	High	High +

Figure 3.2: Colour coding used for parcel assessments

Purpose 1:	Check the unrestricted sprawl of large built-up areas																
<p>Aim: The aim of this purpose is not to restrict all development around large built up areas, but instead to check the extent and manner in which large built up areas expand to prevent sprawl. The Oxford English Dictionary definition of sprawl is:</p> <p><i>“Spread out over a large area in an untidy or irregular way”</i></p> <p>Firstly we need to consider what is classed as large built up area in St. Helens? Appendix 3 provides further clarification on this term and approach used by other authorities.</p> <p><i>Definition of large built up areas – St. Helens</i></p> <p>This would consist of the areas which are not included in the rural area of St. Helens as defined on the map on page 15 of the Core Strategy 2012. It therefore consists of the settlements listed as the main urban area in the 2013 consultation:</p> <ul style="list-style-type: none">• St. Helens• Haydock and Blackbrook• Newton-le-Willows and Earlestown <p>The only other large built up area to consider would be the Prescott/ Whiston area which lies outside the boundaries of St. Helens but border onto St. Helens Green Belt.</p> <p>Criteria 1.1: Is the parcel adjacent/adjoining to any of the above settlements?</p> <ul style="list-style-type: none">• <i>If not, attribute a yellow (low significance) to it; or</i>• <i>In the case of the parcel adjoining any settlements not washed over by the Green Belt (not included in the Green Belt) or listed as large built up area but still performing a restricting function on the settlement form, attribute (light green)</i> <p>All remaining parcels (ones adjoining large built up areas) will be assessed against Criteria 1.2 below</p> <p>Criteria 1.2: How well contained are parcels adjoining large built up areas?</p> <p>Consider how strong/durable the parcel boundaries are (in terms of strong physical and/or visual features as outlined in Table 1) and how much of the parcel is enclosed by such strong boundaries. Table 3.2 below outlines the classification to be applied and examples:</p> <table><tr><th>Well contained</th><th>Partly contained</th><th>Uncontained</th></tr><tr><td><i>The parcel is adjacent to the urban area, is well contained and bounded by strong physical features.</i></td><td><i>The parcel is adjacent to the urban area, but only a small part is contained and/or is bounded by strong physical features.</i></td><td><i>The parcel is adjacent to the urban area, but is not contained and/or is not bounded by strong physical features.</i></td></tr><tr><td><i>Development here would not lead to unrestricted sprawl.</i></td><td><i>Development here may not lead to unrestricted sprawl.</i></td><td><i>Development here could lead to unrestricted sprawl.</i></td></tr><tr><td><i>>2/3 enclosed</i></td><td></td><td><i><1/3 enclosed</i></td></tr><tr><td><i>Score = yellow</i></td><td><i>Score = light green</i></td><td><i>Score = dark green</i></td></tr></table>			Well contained	Partly contained	Uncontained	<i>The parcel is adjacent to the urban area, is well contained and bounded by strong physical features.</i>	<i>The parcel is adjacent to the urban area, but only a small part is contained and/or is bounded by strong physical features.</i>	<i>The parcel is adjacent to the urban area, but is not contained and/or is not bounded by strong physical features.</i>	<i>Development here would not lead to unrestricted sprawl.</i>	<i>Development here may not lead to unrestricted sprawl.</i>	<i>Development here could lead to unrestricted sprawl.</i>	<i>>2/3 enclosed</i>		<i><1/3 enclosed</i>	<i>Score = yellow</i>	<i>Score = light green</i>	<i>Score = dark green</i>
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Purpose 1:	Check the unrestricted sprawl of large built-up areas
<p>This classification provides a qualitative as well as quantitative assessment of each parcel in terms of its relationship with the urban area and how significant a contribution it makes towards preventing the untidy and irregular sprawl of the urban area.</p> <p>Criteria 1.2 contributes to the overall score for purpose 1.</p>	

Purpose 2:	Prevent neighbouring towns merging into one another									
<p>Aim: To prevent towns or settlements from merging into one another.</p> <p>This relates to all settlements in St.Helens and those adjoining St.Helens, apart from the small settlements which are located in the Green Belt.</p> <p>The application of an arbitrary distance is no longer considered appropriate as smaller gaps could also fulfil a vital role. PAS guidance state that “the identity of a settlement is not really determined by just the distance to another settlement, the character of the place and of the land in between must be taken into account.”</p> <p>Criteria 2.1: Does the parcel border on a settlement?</p> <p><i>If not, attribute a yellow to it.</i></p> <p>If a parcel does not border onto any settlement on any side, it means there is at least one Green Belt parcel on either side of the parcel being assessed and therefore it is very unlikely to be of any significance in preventing settlements from merging.</p> <p>All other parcels to be assessed against Criteria 2.2 below.</p> <p>Criteria 2.2: Assess the parcel for the type of gap it is located in.</p> <p>Assess parcels of land for the type of gap that they are located within. Whilst maintaining a physical gap is important, the importance of each gap depends on individual circumstances, for example the relative size of each settlement, visual sensitivity of the gap, has the settlement already effectively merged in that location. Table 3.3 sets out the classification of gaps between settlements:</p> <table><tr><th>Less Strategic Gap</th><th>Partially Strategic Gap</th><th>Strategic Gap</th></tr><tr><td><i>A wider gap where development on the urban edge is not likely to impact on the integrity of the gap</i></td><td><i>A strategic gap with scope for limited development on one or both sides of the gap without harming its overall integrity (i.e. by “rounding off”).</i></td><td><i>An essential strategic gap that needs to be kept open and kept clear of new development to ensure that adjacent settlements do not merge.</i></td></tr><tr><td>Score = Yellow</td><td>Score = Light Green</td><td>Score = Dark Green</td></tr></table>		Less Strategic Gap	Partially Strategic Gap	Strategic Gap	<i>A wider gap where development on the urban edge is not likely to impact on the integrity of the gap</i>	<i>A strategic gap with scope for limited development on one or both sides of the gap without harming its overall integrity (i.e. by “rounding off”).</i>	<i>An essential strategic gap that needs to be kept open and kept clear of new development to ensure that adjacent settlements do not merge.</i>	Score = Yellow	Score = Light Green	Score = Dark Green
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Score = Yellow	Score = Light Green	Score = Dark Green								

Purpose 3:	Assist in safeguarding the countryside from encroachment												
<p>Aim: to ensure that the countryside within the Green Belt is not encroached by inappropriate development. The development of parcels in existing non-inappropriate Green Belt uses will typically have a greater impact on the openness of the Green Belt than those parcels with inappropriate uses, as they are already compromising the Green Belt.</p> <p>The PAS guidance recommends that we look at the difference between urban fringe and open countryside and that the open countryside should be favoured to try and keep open.</p> <p>The urban fringe is the land under the influence of the urban area and contains elements such as roads and inappropriate development in the Green Belt (as per NPPF and Table 3.1 below). This typically aligns with more defining boundary features and reflects the approach taken when the Green Belt parcels were drawn up. The larger open parcels away from the urban fringe are likely to be considered as characteristic of the countryside.</p>													
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Developed land (e.g. housing, employment land) Cleared land (following demolition of built development) Static caravan site Sewerage works Highways infrastructure Landfill sites in active use Former landfill sites where <u>not</u> used for agriculture or recreational uses	Agriculture and forestry Outdoor sport and recreation Amenity space, including parkland Equine uses Nature, including woodland Cemeteries Mineral extraction Some engineering operations Local transport infrastructure Former landfill sites where used for agriculture or recreational uses												
<p>Table 3.4: Examples of inappropriate and appropriate Green Belt uses</p> <p>Criteria 3.1: Does the parcel have the characteristics of countryside and does it contribute to the openness of the countryside?</p>													
<table><tr><th>Highly characteristic</th><th>Many characteristics</th><th>Limited characteristics</th></tr><tr><td>Low percentage of inappropriate development, < 10%</td><td>Between 10 to 30 % of site with urban features & inappropriate development</td><td>>30 % built form</td></tr><tr><td>High level of openness, long open views across the parcel</td><td>Moderate level of openness</td><td>The parcel is mostly enclosed >2/3</td></tr><tr><td>Limited presence of roads, for example tracks and country lanes</td><td>Some roads other than country lanes and tracks</td><td>The site contains or borders numerous roads with high level of traffic</td></tr></table>	Highly characteristic	Many characteristics	Limited characteristics	Low percentage of inappropriate development, < 10%	Between 10 to 30 % of site with urban features & inappropriate development	>30 % built form	High level of openness, long open views across the parcel	Moderate level of openness	The parcel is mostly enclosed >2/3	Limited presence of roads, for example tracks and country lanes	Some roads other than country lanes and tracks	The site contains or borders numerous roads with high level of traffic	
Highly characteristic	Many characteristics	Limited characteristics											
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High level of openness, long open views across the parcel	Moderate level of openness	The parcel is mostly enclosed >2/3											
Limited presence of roads, for example tracks and country lanes	Some roads other than country lanes and tracks	The site contains or borders numerous roads with high level of traffic											
<p>Table 3.4: Classification of countryside characteristics</p>													

Stage 2: Review of Promoted Sites against Prohibitive Constraints

3.18 This stage of work removes sites which do not have a realistic prospect of being developed due to the presence of prohibitive constraints. Sites will not be carried forward to the next stage of the site assessment where the following issues are present:

- There is a high risk of flooding - where more than 2/3rds of the site is in flood zone 2 or 3;
- more than 2/3rds of the site is covered by designated national or local wildlife sites such as a SSSI or Local Nature Reserve;
- more than 2/3rds of the site is a playing pitch in an area of deficit;
- more than 2/3rds of the site is open space, sports or recreation space in an area of deficit;
- Access from the highways network is not feasible; or
- The site is located in a Green Belt parcel of high significance for more than 1 Green Belt purpose, and the impacts cannot be mitigated, for example the site lacks strong boundaries or is located away from the urban area.

3.19 There are no Areas of Outstanding Natural Beauty (AONBs), Special Areas of Conservation (SACs) or ancient woodlands in St Helens, so these have not been applied as prohibitive constraints.

Stage 3: Site Assessments

3.20 This piece of work considers the various attributes of a given site to form an understanding of whether the site can reasonably come forward for development. This has been subdivided into 3 strands to reflect the different areas of consideration. These 3 strands are then pulled together to form a planning judgement around the overall suitability of the site for development and the impact on the Green Belt if the site if it were to be promoted for allocation. Colour-coding using a traffic light system is used to highlight and provide an at-a glance summary of identified issues, but the coding does not in itself drive the conclusions as to whether the site should be promoted for allocation.

Stage 3A: Constraints

3.21 This strand of work uses Geographical Information System (GIS) mapping to identify constraints that affect the site, site visits are used to confirm the current status of the site, visual impact, boundary issues and whether topography is potentially suitable/unsuitable for development. The following sources of mapped data are used:

- Landscape: Landscape Character Areas
- Ecology: SSSIs, Local Wildlife Sites, Local Nature Reserves, Agricultural Land classifications.
- Heritage: Listed Buildings, Scheduled Monuments, Registered Parks and Gardens, Conservation Areas, Archaeology
- Other Constraints: Flood Zones 2 & 3, Tree Protection Orders, OSSRA sites, minerals safeguarding areas, landfill sites, contaminated land, air quality management areas, mineral safeguarding areas, and pipelines.

Stage 3B: Accessibility

- 3.22 This strand of work uses a combination of advice from the Council's Highways team, and GIS mapping, and site visits to identify how sustainably located the site is and whether there is, or likely to be, suitable access to the site. The walking distance by public footpaths to a site from rail stations and high frequency bus routes, and the distance by public transport to primary schools and secondary schools is combined to provide an indicator of how sustainably located a site is.

Stage 3C: Developability

- 3.23 This strand of work considers whether it is likely that the site can come forward for development based on land ownership, net developable area, and the likely viability of the suggested main use for the site. If the previous stages of 3A and 3B indicate that the site may not be developable due to the presence of constraints or unsuitable access, then this will be reflected in the consideration of developability.
- 3.24 The assumptions underpinning the net developable area for residential development are the same as those used within the Strategic Housing Land Availability Assessment (SHLAA) 2016. The net development capacities for some sites have been reduced down where deemed appropriate (based on officer assessment of site constraints).
- 3.25 A density of 30 dwellings per hectare (dph) has been used for the majority of residential sites, however there are some sites where lower densities of 25 dph was assessed to be more suitable given the site context. This is reflected in the notional development capacity for those sites. It is not envisaged that higher densities would be appropriate in the Green Belt at the edge of settlements, however any planning application would have to be considered on its individual merits.

Gross Site Size	Net Developable Area
Less than 0.4 ha	100% of gross area
0.4 ha to 2 ha	90% of gross area
Sites over 2 ha	75% of gross area

Figure 3.3: Gross / net developable area assumptions

- 3.26 An Economic Viability Assessment (EVA) has been commissioned to consider the viability of development across St Helens. The assumptions and findings of the draft EVA have been used to guide the judgements made regarding the potential achievability of sites, in conjunction with the following considerations:
- Whether there is active developer interest in the site;
 - Whether similar sites have been successfully developed in recent years; and
 - Whether there are any known abnormal development costs.
- 3.27 A number of indicative sites were modelled and appraised within the EVA utilising a residual approach; 4 zones which have different levels of economic viability for

residential development across St. Helens have been used to guide the assessment of achievability of sites within the study. Each site has been matched up to the most similar typology of scheme in the EVA, and the resulting baseline surplus (without the provision of affordable housing) has been used to provide an overview of whether a site is likely to be viable or not.

- 3.28 The assumptions underpinning the net developable area for employment land (B2/B8) are the same as those used within the ELNS.

Stage 4: Site Summary

- 3.29 The final stage of the site assessment provides an opportunity to pull together information from the previous stages of the study to determine whether the site should be promoted for release from the Green Belt, including information on the wider parcel's contribution to the purposes of the Green Belt, the strength of the boundary, and site constraints and opportunities. A conclusion is made on whether the site should be promoted for allocation within the Local Plan as a new site for development and the proposed type of development. Potential development sites for the following plan period is also identified.

4 Study Review

- 4.1 The findings from the different stages of the Green Belt review will be outlined below and is supported by the appendices to this study. It also sets out all the proposed changes to the Green Belt boundaries, including proposed allocations, safeguarding land for the future plan period, and minor corrections and adjustments.
- 4.2 A brief summary of the total amount of changes will also be provided in the context of the Borough as a whole, and as compared to other Merseyside authorities and neighbouring authorities outside of Merseyside.

Stage 1: Green Belt Assessment

- 4.3 The Borough was divided into 99 Green Belt parcels. A detailed assessment was undertaken of each of these parcels against three Green Belt purposes as outline in the methodology in Section 3. The map in **Appendix 1** identifies each of the parcels as well as showing the combined parcel score for each parcel. In total there were:
- 10 parcels were scored as being of high Green Belt significance on more than 1 Purpose (solid dark green with red hatch/ High+);
 - 28 of high significance (dark green vertical hatch);
 - 33 of moderate significance (light green horizontal hatch); and
 - 28 parcels were scored as being of low significance (solid yellow with fine dots).
- 4.4 The table in Appendix 2 sets out the scoring for each parcel against each of the Purposes in line with the methodology.

Stage 2: Review of Promoted Sites Against Prohibitive Constraints

- 4.5 In total 165 Green Belt sites were promoted for development through the Call for Sites 2008 to 2016 and this was the first stage of the site specific assessment of these sites. Appendix 3 contains the assessment sheets for each of the sites which were screened out due to prohibitive constraints. In total 59 sites were screened out at this stage. Reasons for screening these sites out included for example:
- More than 2/3rds in flood zone 2 and 2;
 - More than 2/3rds in covered by LWS;
 - More than 2/3rds covered by TPO trees or woodlands;
 - Suitable highways access was not deemed to be feasible;
 - Impact on the Green Belt;
 - Sites in isolated locations in the Green Belt.

Stage 3 and 4: Site Assessments and Site Summaries

- 4.6 A high level site assessment was carried out for all the remaining promoted Green Belt sites, which had not been screened out by Stage 2 above. There were 106 of these sites. This included consideration of the different

constraints for each site, accessibility, viability, likely significance of Green Belt impact, and potential opportunities.

- 4.7 The Council's aim is to undertake the Green Belt review as a once in a generation event, and therefore plan for 2 plan periods (30 years). After the initial assessment of the promoted sites, a slight under supply of suitable and deliverable sites was identified for the 30 year plan period. Therefore three further sites were included for assessment (as safeguarded land only at this stage) even though they have not been actively promoted. They are:
- GBS 169, Land west of Red Delph Farm (included in HS19 of the Preferred Options)
 - GBS_166, Land at the corner of Higher Lane and Mill Lane, Rainford (Safeguarded site HS20 in the Local Plan Preferred Options)
 - GBS_167, Land north of Gorsey Lane, Bold (included in Safeguarded site HS03 in the Local Plan Preferred Options).
- 4.8 The first two sites are part of Green Belt parcels with low significance and are well contained and were therefore assessed with other promoted sites in the same parcels.
- 4.9 The site north of Gorsey Lane is part of a larger Green Belt parcel with moderate significance and a number of sites within this parcel have been promoted. The parcel as a whole is well contained, in close proximity to St. Helens Core Spatial Area, and not hampered by any prohibitive constraints.
- 4.10 In total 109 sites has therefore been assessed in Stage 3 and 4. The assessment sheets for each of the sites can be found in Appendix 4. The following sites were deemed most appropriate for allocation:

Green Belt Site Reference	Site Name	Policies Map Site Reference Number
GBS_145	Omega South Western Extension, Phase 1, Land north of Finches Plantation, Bold	EA1
GBS_007	Florida Farm North, Slag Lane, Haydock	EA2
GBS_027	Land North of Penny Lane, Haydock	EA3
GBS_022	Land North East of Junction 23 M6, south of Haydock Racecourse, Haydock	EA4
GBS_065	Land South of Penny Lane, Haydock	EA5
GBS_026	Land to the West of Haydock Industrial Estate, Haydock	EA6

GBS_005	Land west of Millfield Lane, south of Liverpool Road and north of Clipsley Brook, Haydock	EA7
GBS_028	Parkside East, Newton-le-Willows	EA8
GBS_028	Parkside West, Newton-le-Willows	EA9

Table 4.1: Sites for employment allocation

Green Belt Site Reference	Site Name	Policies Map Site Reference Number
GBS_089	Land adjoining Ash Grove Farm, Beacon Road, Billinge	HA1
GBS_094	Land South of Billinge Road, east of Garswood Road and west of Smock Lane, Garswood	HA2
GBS_006	Land at Florida Farm (south of A580), Slag Lane, Blackbrook	HA3
GBS_140	Land East of Chapel Lane and south of Walkers Lane, Sutton Manor	HA4
GBS_050	Land South of Gartons Lane and former St. Theresa's Social Club, Gartons Lane, Bold	HA5
GBS_119	Land south of Reginald Road / Bold Road - Northern Section (Phase 1), Bold	HA6
GBS_037	Land between Vista Road and Ashton Road, Newton -le-Willows	HA7
GBS_044	Eccleston Park Golf Club, Rainhill Road, Eccleston	HA8
	Higher Barrowfield Farm, Houghton's Lane, Eccleston	HA9
GBS_025	Land south west of M6 J23 between Vista Road and Lodge Lane, Haydock	HA10
GBS_097	Land at Moss Bank Farm, Moss Bank Road, Moss Bank	HA11
GBS_130	Former Newton Community Hospital (Simms Ward), Bradlegh Road, Newton-le-Willows	HA12
GBS_139	Former Red Bank Community Home, Winwick Road, Newton-le-Willows	HA13

GBS_068	Land south east of Lords Fold, Rainford	HA14
GBS_079	Land South of Higher Lane and east of Rookery Lane, Rainford	HA15
GBS_102	Land south of A580 between Houghtons Lane and Crantock Grove, Windle	HA16

Table 4.2: Sites for housing allocation

- 4.11 In addition, 26 sites were identified as sites for safeguarding for the next plan period. These sites are deemed to have potential for development, but still has a greater level of uncertainty on deliverability or would benefit from master planning as part of a wider site with other sites in the same Green Belt parcel. They are:

Green Belt Site Reference	Site Name	Policies Map Site Reference Number
GBS_159	Omega North Western Extension, Bold	ES-01
GBS_165	Omega South - Western Extension Phase 2, Land north of Booth's Wood, Bold	ES-02

Table 4.3: Sites for employment safeguarding

Green Belt Site Reference	Site Name	Policies Map Site Reference Number
GBS_142	Land north of Strange Road and west of Camp Road, Garswood	HS01
GBS_096	Land south of Leyland Green Road, North of Billinge Road and East of Garswood Road, Garswood	HS02
GBS_018, GBS_051, GBS_118, GBS_119, GBS_120, GBS_162	Bold Forest Garden Suburb: land south of Reginald Road / Bold Road / Traver's Entry, west of Neil's Road, north of Gorsey Lane and east of Crawford Street, Bold	HS03
GBS_049	Land north of Bell Lane and south-west of Milton Street (individual plots), Bold	HS04
GBS_030	Land to west of Bridge Road and Sweet Brier Court, off Clock Face Road, Bold	HS05

GBS_158	Land off Common Road / Swan Road, Newton-le-Willows	HS06
GBS_036	Parcel B (Housing), Land between Ashton Road and M6, Earlestown, Newton-le-Willows	HS07
GBS_108	Land south of Burrows Lane, Eccleston (Note: this is an allocated site, not a safeguarded site)	HS08
GBS_104	Land south of Howards Lane / east of Gillars Lane, Eccleston	HS09
GBS_128	Land south of former Central Works, Ballerophon Way, Haydock	HS10
GBS_064	Land south of Station Road, Haydock	HS11
GBS_090	Land at Martindale Road, Carr Mill, Moss Bank	HS12
GBS_129	Land at Old Hey Farm, south of Tyrer Road, Newton-le-Willows	HS13
GBS_067	Land east of Newlands Grange, Newton-le-Willows	HS14
GBS_034	Land east of Rob Lane and rear of Castle Hill, Newton-le-Willows	HS15
GBS_035	Land to rear of 6 Ashton Road and Elms Farm and west of Rob Lane, Newton-le-Willows	HS16
GBS_141	Land west of Winwick Road and south of Wayfarers Drive, Newton-le-Willows	HS17
GBS_058, GBS_059 & GBS_060	Land east of Higher Lane / South of Muncaster Drive / at White House Lane, Rainford	HS18
GBS_085 & GBS_086	Land south of Bushey Lane / Red Delph Farm, Red Delph Lane, Rainford	HS19
GBS_149 & GBS_166	Land south of Higher Lane and west of Mill Lane, Rainford	HS20
GBS_069 & GBS_080	Land south of Rookery Lane and east of Pasture Lane, Rainford	HS21
GBS_113	Land at Hanging Bridge Farm, Elton Head Road, Rainhill	HS22
GBS_032, GBS_136 & GBS_160	Land south of Mill Lane, west of Hall Lane, east of Norlands Lane and north of M62, Rainhill	HS23

GBS_070, GBS_115 & GBS_038	Land south of Elton Head Road (from Nutgrove Road to St.John Vianney Primary School), Thatto Heath	HS24
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Table 4.4: Sites for housing safeguarding

4.12 A number of locations have been identified as areas where the Green Belt boundary contains mapping discrepancies or “where rounding off” the Green Belt boundary would better reflect the existing on site conditions. These amendments relate to only small scale changes where no specific allocation is proposed, and the land use remains unchanged.

4.13 The map in Appendix 5 has been produced to show all the locations where the Green Belt boundaries are proposed to be amended through the new Local Plan. This includes all of the proposed:

- *Allocations*
- *Safeguarded sites; and*
- *Minor Green Belt amendments due to discrepancies.*

4.14 Finally, Appendix 6 show all the locations for Green Belt amendment in more detail. In total, approximately 1187 hectares of Green Belt is proposed to be removed from the Green Belt. This would still leave a resulting Green Belt of 7657 hectares in St. Helens.

5. Conclusion

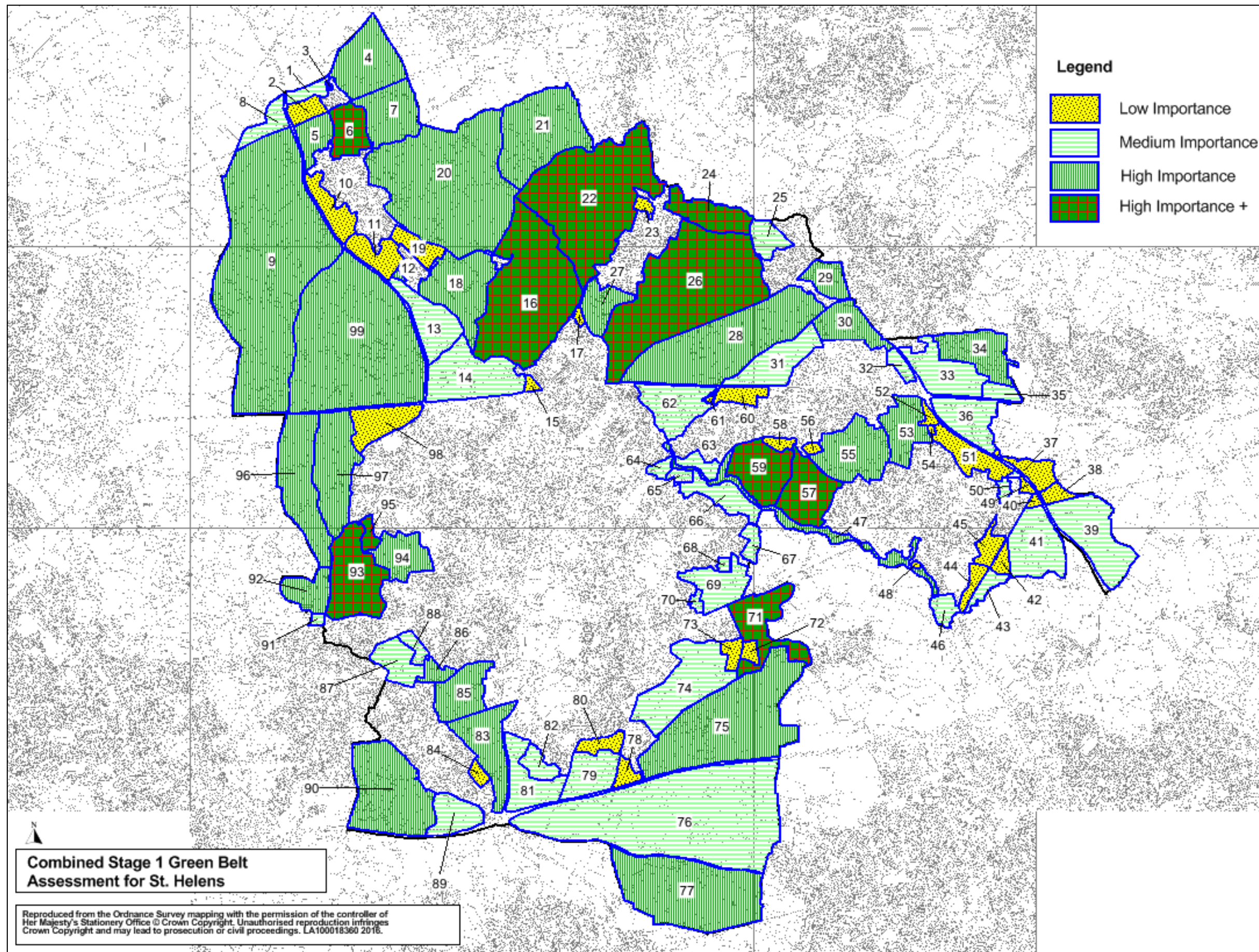
- 5.1 The Green Belt Review follows on from assessments of the Borough's objectively assessed needs for housing and employment, and the review of brownfield sites in the St. Helens SHLAA. These studies confirm that there is insufficient deliverable and available brownfield land in St. Helens to meet its objectively assessed needs.
- 5.2 Local authorities are required to plan positively to meet their identified local needs and that has triggered the need for the preparation of a new Local Plan. The Core Strategy did highlight that additional housing land would need to be found to meet the housing requirements from 2022 onwards through the Allocations Local Plan. This would have included amongst other things, releasing land from the Green Belt and therefore a Green Belt Review was started in 2013.
- 5.3 Following the decision in November 2015 to proceed with a new Local Plan, the approach to Green Belt Review was updated to expand the scope of the review into a comprehensive review of all of the Borough's Green Belt. This is in line with best practice guidance. The methodology was also slightly changed to better reflect the approaches taken by neighbouring authorities who had recently gone through Green Belt reviews.
- 5.4 The need for review of St. Helens Green Belt has been building for a long time. The Green Belt has not been substantially altered since its creation more than 30 years ago. If one takes into account that 65% of the Borough is in the Green Belt and a further 6.5% of the land not in the Green Belt is designated as green space, it is inevitable that the Borough would run out of sufficient land in the remaining 28.5% of the Borough to meet its housing and employment needs. That is why a Call for Sites had been running since 2008 up to 2016.
- 5.5 St. Helens has been really successful in regenerating brownfield land but it has now reached a position where the Borough no longer has a five year supply of housing and no suitable sites for large scale logistics. That has prompted the need to progress with the new Local Plan urgently.
- 5.6 This study is an important part of the evidence base for the new local plan to help identify suitable sites for release out of the Green Belt. It provides conclusions on the relative performance of the Green Belt, by splitting it up into parcels of land which has been assessed against the purposes of including land in the Green Belt.
- 5.7 Stages 2 to 4 of the Review considered the development potential of each of the sites which were promoted through the Call for Sites together with three additional site considered suitable by officers. This took in account site specific constraints such as flood risk, ecology and access, as well as the performance of the Green Belt parcel in which it is contained.
- 5.8 Section 4 provides a summary of the number of Green Belt parcels which were assessed, as well as the number of sites which were considered, and the conclusions from both those assessments. It sets out the cumulative changes, which are clearly illustrated in Appendices 5 and 6.

- 5.9 In total approximately 1, 187 hectares of land is proposed to be released from the Green Belt. This should cover the development needs for the Borough for the next 30 years based on the most up to date objectively assessed needs assessments. St. Helens Council consider it appropriate to plan for the Review to cover such a period to enable long term infrastructure planning to commence but also to make it a once in a generation review.
- 5.10 The Council further believes that exceptional circumstances exist to justify the proposed changes to the Green Belt boundary and that there are no suitable reasonable alternatives to avoid the release of Green Belt land. This is outlined in the St. Helens Local Plan Preferred Options document (December 2016).

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Appendix 1 – Map of combined stage 1 green belt parcels assessment

Appendix 1: Map of combined stage 1 Green Belt parcels assessment



Appendix 2 – Data of combined stage 1 green belt parcels assessment

Green Belt Parcel			Purpose 1				Purpose 2		Purpose 3		Boundaries		Overall
			Criteria 1.1		Criteria 1.2	Purpose 1 score	Criteria 2.2	Purpose 2 score	Criteria 3.1	Purpose 3 score	Perimeter of parcel that is enclosed by strong boundary	% of parcel enclosed by strong boundary	
Parcel ref	Area (ha)	Perimeter	Q1: Adjacent to large built up area?*	Q2: Adjacent to any other settlements?	Q3: How well contained is parcel?	If Q1=No, limited impact	Assess gap in which parcel is located (parcels not screened out by Q1 & Q2)		Characteristic of countryside and contribute to the openness of it?				
1	18.1	2241.9	No	Yes	Not adjacent to large built up area, woodland to north not protected.		Wide gap		Some, agriculture and woodland but mostly enclosed, open to south and NE corner only.		800	35.7%	
2	23.1	2029.4	No	Yes	Not adjacent to large built up area, site very well contained >80%.		Wide gap		Number of inappropriate uses within parcel (excluding farmyard), and well enclosed.		1683	82.9%	
3	0.7	417.4	No	Yes	Not adjacent to large built up area, and well contained.		Wide gap		Well enclosed by housing to east and south. Some PDL.		288	69.0%	
4	119.0	4543.0	No	Yes	Not adjacent to large built up area.		Partially strategic gap to Skelmersdale		Strong countryside character and very open to north and east.		1803	39.7%	
5	40.6	3129.2	No	Yes	Not adjacent to large built up area, woodland to west not protected, still >80% enclosed.		Strategic gap between Rainford and Rainford Junction		The site is very well enclosed, more than 2/3, with the railway embankment to the north, busy A570 to west and built up area to the south.		2565	82.0%	
6	55.4	3199.1	No	Yes	Not adjacent to large built up area, woodland to east not protected, partially enclosed.		Strategic gap between Rainford and Rainford Junction		Countryside character with mainly agricultural fields, strong boundaries limited to north and south boundary, woodland to NW. Less than 10% inappropriate development and long open views across the site.		1690	52.8%	
7	92.7	4229.6	No	Yes	Not adjacent to large built up area, not contained.		Wide gap, Crawford washed over by Green Belt		Strong countryside character and very open to east, west and south.		1300	30.7%	
8	32.4	3186.1	No	No	Not adjacent any settlements which is not in the Green Belt.		No to Q1 and Q2		Countryside character with woodland and fields but bounded by A road and railway to east and south respectively, and some inappropriate development (row of houses).		1926.1	60.5%	
9	680.7	12710.6	No	No	Not adjacent any settlements which is not in the Green Belt.		No to Q1 and Q2		Strong countryside character but bordered in parts by A roads to east and south and railway to north, overall predominantly open.		4430	34.9%	
10	45.6	4179.9	No	Yes	Very well contained.		Wide gap		Mostly enclosed.		3869.9	92.6%	

Green Belt Parcel			Purpose 1				Purpose 2		Purpose 3		Boundaries		Overall
			Criteria 1.1		Criteria 1.2	Purpose 1 score	Criteria 2.2	Purpose 2 score	Criteria 3.1	Purpose 3 score	Perimeter of parcel that is enclosed by strong boundary	% of parcel enclosed by strong boundary	
Parcel ref	Area (ha)	Perimeter	Q1: Adjacent to large built up area?*	Q2: Adjacent to any other settlements?	Q3: How well contained is parcel?	If Q1=No, limited impact	Assess gap in which parcel is located (parcels not screened out by Q1 & Q2)		Characteristic of countryside and contribute to the openness of it?				
11	43.9	3431.5	No	Yes	Very well contained.		Wide gap		Mostly enclosed.		2605	75.9%	
12	9.6	740.0	No	Yes	Woodland not protected and parcel only contained to the east by edge of Green Belt (not physical boundary).		Wide gap		Parcel entirely covered by woodland and not contained, forms good buffer for Green Belt edge.		50	6.8%	
13	77.5	4351.5	No	Yes	Site partially contained and not adjacent to large built up area.		Majority of parcel could be lost whilst still maintaining strategic gap to St.Helens		Parcel contains golf course and is largely open to east but is bordered on entire west edge by busy A570.		2371.5	54.5%	
14	127.8	5292.1	Yes	No	Partly contained - A580 and A570 to south and west boundaries, but open to the north and some of the east		Partially strategic gap to St.Helens, together with Parcel 13		Site characterised by large agricultural fields with open views and retains countryside character as you move away from A580. It does have busy A roads to west and south which detract somewhat from this character.		3122.1	59.0%	
15	5.6	1027.7	Yes	No	Well contained - more than 2/3 and strong boundaries to south, east and part of north.		Less strategic gap - settlement has already merged with St.Helens		>2/3 enclosed and adjacent to busy A580.		747.7	72.8%	
16	341.2	9086.4	Yes	Yes	Uncontained - less than 1/3 enclosed.		Partially strategic gap to St.Helens		Strong countryside character and very open to north and west.		3020	33.2%	
17	4.2	959.9	Yes	No	Well contained - more than 2/3 and strong boundaries to south, east and part of west.		Parcel is of such a small size here that development will not impact on integrity of gap.		Well enclosed, A571 to east, housing to south and west.		706	73.6%	
18	127.0	5645.0	No	Yes	Not adjacent to large built up area, but not contained.		Seperates Crank and Rainford, of partial strategic significance.		strong countryside character and very open to north, south and east.		1300	23.0%	
19	31.6	2759.6	No	Yes	Not adjacent to large built up area, and 2/3 contained by strong boundary, including part of woodland to the west which is protected.		Wide gap		Little inappropriate use but very well enclosed.		1867	67.7%	
20	458.8	9675.6	No	Yes	Not adjacent to large built up area, but not contained.		Wide gap, King's Moss washed over by Green Belt		Highly characteristic of countryside and open to north, south and west.		2440	25.2%	
21	187.4	5976.9	No	No	Not adjacent any settlements which is not in the Green Belt.		Wide gap		Highly characteristic of countryside and open to north, south and west.		470	7.9%	

Green Belt Parcel			Purpose 1				Purpose 2		Purpose 3		Boundaries		Overall
			Criteria 1.1		Criteria 1.2	Purpose 1 score	Criteria 2.2	Purpose 2 score	Criteria 3.1	Purpose 3 score	Perimeter of parcel that is enclosed by strong boundary	% of parcel enclosed by strong boundary	
Parcel ref	Area (ha)	Perimeter	Q1: Adjacent to large built up area?*	Q2: Adjacent to any other settlements?	Q3: How well contained is parcel?	If Q1=No, limited impact	Assess gap in which parcel is located (parcels not screened out by Q1 & Q2)		Characteristic of countryside and contribute to the openness of it?				
22	371.7	10392.7	No	Yes	Not adjacent to large built up area, but not well contained.		Strategic gap between Billinge and Longshaw		Very open to south and west. Farmland and golf course predominate.		5610	54.0%	
23	8.0	1362.7	No	Yes	Not adjacent to large built up area and site well contained >70%.		Parcel is of such a small size here that development will not impact on integrity of gap		Very well enclosed.		1032.7	75.8%	
24	65.5	4613.1	No	Yes	Not adjacent to large built up area, but not contained.		Strategic gap between Billinge and Garswood		Open to north and south. <10 of inappropriate development.		1909.6	41.4%	
25	32.7	2551.9	No	Yes	Not adjacent to large built up area, but only partially contained.		Strategic gap between Billinge and Garswood can be maintained even if removed from Green Belt		Enclosed by housing to south and east. Largely open to north and to a lesser extent to west.		1521.9	59.6%	
26	408.7	9933.8	Yes	Yes	Well contained - more than 2/3 and strong boundaries to south, east and most of west.		Strategic gap between Billinge, Garswood and St.Helens		Parcel is contained by strong boundaries, but railway to south does not have significantly raised embankments. Parcel only contains a couple of tracks and lanes, low level of inappropriate development and has very open character.		8456.4	85.1%	
27	50.1	3363.5	Yes	Yes	Well contained - more than 2/3 and strong boundaries to north, south and west.		Strategic gap between Billinge and St.Helens		Partially enclosed by settlements to northeast and southwest, but retains open views and has limited inappropriate development. Does border busy A road to north.		2417	71.9%	
28	295.1	8664.8	Yes	Yes	Well contained - more than 2/3 and strong boundaries to north, south, west and east.		Strategic gap between Garswood and St.Helens		Parcel is contained by strong boundaries, but railway to north does not have significantly raised embankments. Bordered by busy A580 and A58 to south and east respectively. Also border industrial estate to northeast. Therefore only moderate countryside character.		7764.8	89.6%	
29	39.1	2742.1	No	Yes	Well contained - more than 2/3 and strong boundaries to north, south, west and east.		Strategic gap between Ashton-in-Makerfield and Garswood		Bordered by busy M6, railway line and industrial estate and thus has limited characteristics of countryside.		2302.1	84.0%	

Green Belt Parcel			Purpose 1				Purpose 2		Purpose 3		Boundaries		Overall
			Criteria 1.1		Criteria 1.2	Purpose 1 score	Criteria 2.2	Purpose 2 score	Criteria 3.1	Purpose 3 score	Perimeter of parcel that is enclosed by strong boundary	% of parcel enclosed by strong boundary	
Parcel ref	Area (ha)	Perimeter	Q1: Adjacent to large built up area?*	Q2: Adjacent to any other settlements?	Q3: How well contained is parcel?	If Q1=No, limited impact	Assess gap in which parcel is located (parcels not screened out by Q1 & Q2)		Characteristic of countryside and contribute to the openness of it?				
30	65.9	4000.2	Yes	Yes	Well contained - more than 2/3 and strong boundaries to north, east and south.		Strategic gap between Haydock and Ashton-In-Makerfield and between Haydock and Garswood		Parcel mostly contains Ashton-in-Makerfield golf course but is more than 2/3 enclosed and is bordered by industrial estate to south, busy A road to west and bust motorway to east.		3483	87.1%	
31	82.5	4705.2	Yes	No	Well contained - more than 2/3 and strong boundaries to east, west and south.		Part of a wider strategic gap between Haydock and Garswood, sufficient gap can be retained eve if this parcel is lost		Some housing within parcel but occupying below 10%. More than 2/3 enclosed. Bordered by two busy A roads and industrial estate to east.		4642.1	98.7%	
32	14.8	1818.3	Yes	No	Well contained - more than 2/3 and strong boundaries to north, east and west.		Gap between Haydock and Ashton-In-Makerfield already lost to south and only 180m across to the north - no longer functions as strategic gap		Less than 10% inappropriate development but more than 2/3 enclosed. Bordered by industrial estate to west, A road to south and busy M6 to east.		1773	97.5%	
33	85.7	5221.6	Yes	No	Well contained- M6 to west, A580 to south, protected woodland to east and Haydock Race Course to north.		Part of wider strategic gap between Haydock and Golborne, which includes parcels 33, 34 and GB parcel within Wigan. Parcel of partial strategic significance		Low level of inappropriate development though bordered by M6 and busy A580. Thick treeline to north and west further encloses the space.		4841.6	92.7%	
34	82.9	4884.5	Yes	Yes	Site only partially contained and adjacent to large built up area.		Strategic gap between Golborne and Ashton-In-Makerfield		Parcel occupied by Haydock racecourse. Moderate level of openness.		3024.5	61.9%	
35	18.2	1871.9	No	Yes	Not adjacent to large built up area and site well contained >70%.		Partially strategic gap between Haydock and Golborne		Parcel contains farmland and woodland but is 2/3 enclosed (A580 to south) and thick woodland to north and east.		1341.9	71.7%	
36	73.4	4388.3	No	No	Protected woodland to east, M6 to west and A580 to north, well contained.		No to Q1 and Q2, but forms the main Green Belt parcel between Bolborne and Newton-le-Willows, therefore of partial strategic significance		M6 to the south/west and M580 to north along with thick woodland to east ensure the parcel is very well enclosed.		3928.3	89.5%	
37	31.3	3208.4	No	No	Only part of woodland to north is protected, not adjacent any settlement.		No to Q1 and Q2		Some limited housing within parcel. Well enclosed on west by motorway, south by A road and north by thick woodland. >70% enclosed.		2371	73.9%	

Green Belt Parcel			Purpose 1				Purpose 2		Purpose 3		Boundaries		Overall
			Criteria 1.1		Criteria 1.2	Purpose 1 score	Criteria 2.2	Purpose 2 score	Criteria 3.1	Purpose 3 score	Perimeter of parcel that is enclosed by strong boundary	% of parcel enclosed by strong boundary	
Parcel ref	Area (ha)	Perimeter	Q1: Adjacent to large built up area?*	Q2: Adjacent to any other settlements?	Q3: How well contained is parcel?	If Q1=No, limited impact	Assess gap in which parcel is located (parcels not screened out by Q1 & Q2)		Characteristic of countryside and contribute to the openness of it?				
38	14.3	1900.3	No	No	Not adjacent any settlements which is not in the Green Belt.		No to Q1 and Q2		More than 2/3 enclosed.		1650.3	86.8%	
39	126.7	5196.9	No	No	Not adjacent any settlements which is not in the Green Belt.		No to Q1 and Q2		Enclosed on north, south and west but open to east. Little inappropriate development.		3586.9	69.0%	
40	4.3	894.8	Yes	No	Well contained - M6 to east and railway lines to south and west.		Wide gap		Fully enclosed.		894.8	100.0%	
41	100.5	4080.9	Yes	No	Mostly contained- M6 to east, A49 to west and railway lines to north.		Wide gap, Hermitage Green washed over by Green Belt		Just under 2/3 enclosed and over 30% of inappropriate use. Site of former Parkside Colliery.		2401	58.8%	
42	13.7	1826.0	Yes	No	Site well contained.		Wide gap		Over 30% built form due to housing settlement.		1435.3	78.6%	
43	19.4	2675.8	No	No	Not adjacent any settlements which is not in the Green Belt.		No to Q1 and Q2		Moderate level of openness overall with high level of openness to south.		1516	56.7%	
44	17.6	2293.3	Yes	No	Well contained to west by housing and east by railway line.		Wide gap		Railway to east and housing to west. Over 2/3 enclosed.		1905	83.1%	
45	22.9	2776.9	Yes	Yes	Well contained by railway to east and housing to north and west.		Strategic gap - settlement centred on Mill Lane and Winwick Road seperated from larger settlement of Wargrave		Woodland, farmland and brook make up the parcel, however, it is enclosed to north and part of west by housing and by railway line to east.		2506.4	90.3%	
46	20.7	1909.3	Yes	No	Partially contained - strong boundaries to north and east but relatively open to south and west. However, parcel contains disused canal that runs through it and could become an additional strong boundary.		Wide gap		Housing to north and railway to east. Relatively open to south and west. No inappropriate development within parcel.		1482.5	77.6%	

Green Belt Parcel			Purpose 1				Purpose 2		Purpose 3		Boundaries		Overall
			Criteria 1.1		Criteria 1.2	Purpose 1 score	Criteria 2.2	Purpose 2 score	Criteria 3.1	Purpose 3 score	Perimeter of parcel that is enclosed by strong boundary	% of parcel enclosed by strong boundary	
Parcel ref	Area (ha)	Perimeter	Q1: Adjacent to large built up area?*	Q2: Adjacent to any other settlements?	Q3: How well contained is parcel?	If Q1=No, limited impact	Assess gap in which parcel is located (parcels not screened out by Q1 & Q2)		Characteristic of countryside and contribute to the openness of it?				
47	71.2	15663.4	Yes	No	Partially contained - North west bounded by Haydock and east bounded by railway and Earlstown. South of parcel weakly contained by brook while north is partially contained by woodland and watercourses of varying width.		Strategic gap between haydock and St.Helens		Diverse parcel with it being enclosed at the eastern and western edge (bordering a water treatment facility at western edge). It is open to north and south at the centre of parcel. Land consists of woodland and Sankey Brook.		4730	30.2%	
48	1.9	647.1	Yes	No	Well contained to all sides, including canal to west.		Parcel is of such a small size here that development will not impact on integrity of gap		Enclosed by more than 2/3 with housing to north and west, Sankey canal to south. Lack countryside character with some PDL within parcel.		597.7	92.4%	
49	5.4	1107.7	Yes	No	Well contained to south and west by settlement and north and east by M6.		Wide gap		Well enclosed by housing to west and south by housing and M6 to east.		1074.3	97.0%	
50	9.6	2081.9	Yes	No	Well contained - strong boundary north due to M6 and south due to housing, open to northwest.		Park (parcel) acts as buffer between two settlements		Mix of parkland and agricultural land. Bordered by housing to south and part of east and west. M6 borders north. Limited openness.		1578.5	75.8%	
51	53.8	4374.1	Yes	No	Well contained with strong boundaries on 3 sides.		Wide gap		Less than 10% inappropriate development but more than 2/3 enclosed.		3675	84.0%	
52	7.7	1534.5	No	No	Not adjacent to any settlements and well contained on all sides, TPO woodland to south.		No to Q1 and Q2		Moderate openness to west although Lodge Lane is an A road, therefore strong boundaries with lot of traffic.		1480	96.4%	
53	71.0	4409.8	Yes	No	Well contained on three sides (>80%) - open to west.		Strategic gap between Haydock and Newton-Le-Willows		Over 2/3 enclosed. Housing to south. Housing and A580 to north. Woodland and A road to east. Moderate openness to west.		3579.8	81.2%	
54	2.1	586.0	No	No	Not adacent any settlement.		No to Q1 and Q2		> 30% built form		186	31.7%	
55	112.8	4926.9	Yes	No	Partially contained. Bounded to north south by Haydock and Newton-Le-Willows. Weak boundaries to east and west.		Strategic gap between Haydock and Newton-Le-Willows		Enclosed to north and south by housing. Heart of parcel contains a mineral extraction operation. High level of openness to west. Moderate openness to east.		3326.9	67.5%	

Green Belt Parcel			Purpose 1				Purpose 2		Purpose 3		Boundaries		Overall
			Criteria 1.1		Criteria 1.2	Purpose 1 score	Criteria 2.2	Purpose 2 score	Criteria 3.1	Purpose 3 score	Perimeter of parcel that is enclosed by strong boundary	% of parcel enclosed by strong boundary	
Parcel ref	Area (ha)	Perimeter	Q1: Adjacent to large built up area?*	Q2: Adjacent to any other settlements?	Q3: How well contained is parcel?	If Q1=No, limited impact	Assess gap in which parcel is located (parcels not screened out by Q1 & Q2)		Characteristic of countryside and contribute to the openness of it?				
56	5.5	968.7	Yes	No	Well contained, including TPO woodland belt along south.		Strategic gap between Haydock and Newton-Le-Willows can be retained even with loss of this parcel		Farmland. Framed by housing to west, woodland to south and east with cleared land to north. More than 2/3 enclosed.		689	71.1%	
57	89.7	4354.8	Yes	No	Partially contained - west bounded by woodland and east bounded by Earlstown. Boundaries to north and south weak and open in parts.		Strategic gap between Haydock and Newton-Le-Willows		Farms populate the site with <10% inappropriate development. Open views, particularly to south and north east.		2119	48.7%	
58	11.1	1475.0	Yes	No	Well contained - strong boundary to north and east due to housing. Largely open boundaries to west. There are some protected woodland to south boundary.		Strategic gap between Haydock and Newton-Le-Willows can be retained even with loss of this parcel		Between 10 and 30% development due to presence of Grange Valley school, housing and care home. Rest of parcel made up of trees and green space. > 70% enclosed.		1065	72.2%	
59	93.9	4061.1	Yes	No	Housing to north and some protected woodland to west, otherwise site not contained by strong boundaries < 1/3.		Partial - strategic gap between Haydock and St.Helens		Farmland, fields and water courses with open views across. Very limited presence of roads. Strong countryside character.		1140	28.1%	
60	24.3	2580.5	Yes	No	Well enclosed - more than 2/3. Housing on all sides and east lincs to north.		Wide Gap		site completely enclosed and adjacent to busy main arterial route, other than agricultural use very few characteristics of open countryside.		2580.5	100.0%	
61	1.9	738.7	Yes	No	Well enclosed - more than 2/3. 2 A roads to south and west and housing to east.		Wide Gap		>30% built form. Fully enclosed by busy roads and housing.		738.7	100.0%	
62	83.0	4559.6	Yes	No	Well enclosed - more than 2/3. Housing to south, east and west, and east lincs to north.		Partially strategic gap between settlements although they have already nearly merged along the south		Sankey Valley Park. Views across parcel restricted by presence of thick woodland. <10% of inappropriate development. However, parcel is more than 2/3 enclosed.		4559.6	100.0%	
63	20.0	2424.2	Yes	No	Partially contained - Strong boundaries to north and and part of south (water treatment works), other weaker physical boundries to remainder of parcel.		Partial-strategic gap between Haydock and St.Helens		Farmland with adjacent green space. Enclosed to north and views to south limited by water treatment works and line of trees. Greater openness to east.		1474	60.8%	

Green Belt Parcel			Purpose 1				Purpose 2		Purpose 3		Boundaries		Overall
			Criteria 1.1		Criteria 1.2	Purpose 1 score	Criteria 2.2	Purpose 2 score	Criteria 3.1	Purpose 3 score	Perimeter of parcel that is enclosed by strong boundary	% of parcel enclosed by strong boundary	
Parcel ref	Area (ha)	Perimeter	Q1: Adjacent to large built up area?*	Q2: Adjacent to any other settlements?	Q3: How well contained is parcel?	If Q1=No, limited impact	Assess gap in which parcel is located (parcels not screened out by Q1 & Q2)		Characteristic of countryside and contribute to the openness of it?				
64	11.3	1577.8	Yes	No	Well contained.		Partial-strategic gap between Haydock and St.Helens		> 30% built form including school and recreation club. Rest of parcel made up of school playing fields. Mostly enclosed.		1318	83.5%	
65	9.0	1343.7	Yes	No	Partially contained. Bounded to north south by Haydock and Newton-Le-Willows. Weak boundaries to east and west.		Partial-strategic gap between Haydock and St.Helens		Water treatment works dominate parcel and therefore strongly limit the characteristics of the countryside.		544.8	40.5%	
66	51.4	4889.6	Yes	No	Well contained by settlement to south, whilst Sankey Brook provides a reasonable physical barrier to the north.		Partial-strategic gap between Haydock and St.Helens		Enclosed to south and west by development. Open views to east and north.		3009	61.5%	
67	17.4	2046.1	Yes	No	Partly contained - housing to the entire west and south west but weak boundaries to east. A572 to the north.		Wide gap		Parcel contains farm, agricultural fields and woodland. Very open to north and east.		1366	66.8%	
68	5.1	951.6	Yes	No	Partially contained - lack strong boundary to south and east, woodland not protected.		Wide gap		Playing field with green space attached. Well enclosed by housing to north and west, woodland to south.		501	52.6%	
69	64.6	4433.1	Yes	No	Partially contained - Housing to most of north and part of west. Strong southern boundary due to railway.		Partial-strategic gap between Sutton and Ashtons Green, though settlements have already merged to the west		Parcel made up of woodland and water spaces Well enclosed.		2851.1	64.3%	
70	7.5	1360.5	Yes	No	Partially contained - lack strong boundary to east, woodland not protected.		Loss of parcel would not result in settlements merging		Scrap yard at centre of site and industrial use to south of site. Between 10-30% inappropriate use. Rest of parcel is characterised by thick woodland. Well enclosed.		800	58.8%	

Green Belt Parcel			Purpose 1				Purpose 2		Purpose 3		Boundaries		Overall
			Criteria 1.1		Criteria 1.2	Purpose 1 score	Criteria 2.2	Purpose 2 score	Criteria 3.1	Purpose 3 score	Perimeter of parcel that is enclosed by strong boundary	% of parcel enclosed by strong boundary	
Parcel ref	Area (ha)	Perimeter	Q1: Adjacent to large built up area?*	Q2: Adjacent to any other settlements?	Q3: How well contained is parcel?	If Q1=No, limited impact	Assess gap in which parcel is located (parcels not screened out by Q1 & Q2)		Characteristic of countryside and contribute to the openness of it?				
71	98.4	7716.1	Yes	Yes	Mostly uncontained - strong boundaries to north and west though open to south and east.		Strategic gap between sutton and burtonwood		Farmland, fields and lake make up the majority of the parcel and are highly characteristic of the countryside. Moderate level of openness. Bounded to north by railway. Open to south and east.		2620	34.0%	
72	10.4	1412.0	Yes	No	Sprawl has already occurred, site fully developed for industry, redevelopment may reduce impact.		Would have been partially-strategic as part of gap to Burtonwood but site developed		>30 % of inappropriate use due to existence of industrial businesses.		0	0.0%	
73	11.1	1450.4	Yes	Yes	Well contained - housing to north and south and industrial plant to east offer barrier though boundary line to west is weaker. > 2/3 enclosed.		Wide gap		Degree of openness to west, but otherwise contained. 10-30% inappropriate development and adjacent industry - lack countryside character.		994.0	68.5%	
74	154.3	6106.5	Yes	No	Partly contained - man made boundaries strong to north and west though open to south and most of east.		Wide gap		Farm and attached farmland. Degree of openness to south, though limited by line of trees along Gorsey Road.		4626.5	75.8%	
75	330.8	9420.7	Yes	Yes	Partly enclosed - strong enclosure in south due to M62 but largely open in north and east.		Strategic gap between Sutton and Burtonwood		Country park and farmland form majority of parcel. Some examples of inappropriate use (land for employment use including haulage company) but below 10%. Degree of openness to north, though limited by line of trees along Gorsey Road. Good degree of openness to east.		4960.7	52.7%	
76	570.1	11788.7	Yes	No	Well contained - more than 2/3.		Partially-strategic		A569 intersects parcel. Parcel is more than 2/3 enclosed by main arterial roads.		11468.7	97.3%	

Green Belt Parcel			Purpose 1				Purpose 2		Purpose 3		Boundaries		Overall
			Criteria 1.1		Criteria 1.2	Purpose 1 score	Criteria 2.2	Purpose 2 score	Criteria 3.1	Purpose 3 score	Perimeter of parcel that is enclosed by strong boundary	% of parcel enclosed by strong boundary	
Parcel ref	Area (ha)	Perimeter	Q1: Adjacent to large built up area?*	Q2: Adjacent to any other settlements?	Q3: How well contained is parcel?	If Q1=No, limited impact	Assess gap in which parcel is located (parcels not screened out by Q1 & Q2)		Characteristic of countryside and contribute to the openness of it?				
77	272.9	7288.6	Yes	No	Partly contained. Strong enclosure to north and south but weak immediately to east and west.		Strategic gap between Warrington and Widnes		Mineral processing business at heart of parcel. Some housing development to north of Mill Lane. Mostly contained but retains moderate openness. A57 to north/A5080 and railway to south enclose site with A557 limiting views to west of parcel.		4428.6	60.8%	
78	15.9	1995.4	Yes	Yes	Well contained - more than 2/3.		Wide gap		Mix of agricultural land and green space. Limited openness. More than 2/3 enclosed.		1345.0	67.4%	
79	64.7	3481.0	Yes	No	Partially contained - less than 2/3. Open to north and some of west.		Settlements already merged to a degree along north but parcel provides partial separation		Sutton Manor Woodland. Limited openness to north but largely enclosed to west by housing and to east by mix of housing and railway. Southern boundary is formed by the busy and noisy M62.		1401.0	40.2%	
80	22.3	2432.6	Yes	No	Well contained. Housing to north and east and woodland in country park to south.		Settlements already merged along north of parcel		Almost fully enclosed with urban features to three directions, low characteristics of the open countryside.		1482.0	60.9%	
81	71.8	4840.6	Yes	No	Well contained. >2/3 strong boundaries.		Partially-strategic between Rainhall and Clock Face		Hedgerow field boundaries in tact to the north of the site. <10% inappropriate development, no roads within parcel, however industrial site borders the parcel to north west, busy St.Helens linkway to west and M62 to south.		3300.0	68.2%	
82	25.1	2322.4	Yes	No	Partially contained - above 50% containment by strong boundaries, including protected woodland to west.		Partially-strategic between Rainhall and Clock Face		Bounded to north by Sutton Manor. Moderate openness to south and east with wider views restricted by M62 and St.Helens linkway.		1242.0	53.5%	
83	99.6	5595.0	Yes	Yes	Well contained.		Strategic gap between Rainhill and St.Helens		Housing to west, railway to north, linkway to east and motorway junction to south enclose site and limit views. <10% inappropriate development.		5142.0	91.9%	

Green Belt Parcel			Purpose 1				Purpose 2		Purpose 3		Boundaries		Overall
			Criteria 1.1		Criteria 1.2	Purpose 1 score	Criteria 2.2	Purpose 2 score	Criteria 3.1	Purpose 3 score	Perimeter of parcel that is enclosed by strong boundary	% of parcel enclosed by strong boundary	
Parcel ref	Area (ha)	Perimeter	Q1: Adjacent to large built up area?*	Q2: Adjacent to any other settlements?	Q3: How well contained is parcel?	If Q1=No, limited impact	Assess gap in which parcel is located (parcels not screened out by Q1 & Q2)		Characteristic of countryside and contribute to the openness of it?				
84	10.7	1320.0	No	Yes	Well contained to 3 sides.		Less strategic gap. Two larger GB parcels to east retains the gap		Grade 2 listed Loyola Hall with woodland around as well as school building to north. Largely enclosed on 3 sides, limited openness, >30% PDL		867.0	65.7%	
85	74.4	3988.9	Yes	Yes	Well contained - Railway to south, housing to west, woodland/water space and housing to east, housing to north.		Strategic gap between Rainhill and St.Helens		Agricultural land. Limited openness. Railway to south and housing to north and west. Some roads other than country lanes and tracks bound site.		3679.0	92.2%	
86	17.0	2241.6	Yes	Yes	Partially contained - open to west and south east.		Strategic gap between Rainhill and St.Helens		Parcel intersected by and is bordered by B roads. Contains NHS building and some woodland. Moderate openness to west and to south. Enclosed by housing to north east and south west.		1251.6	55.8%	
87	49.4	3304.8	Yes	Yes	Well contained - more than 2/3. Housing on north, east and south sides with railway to north.		Provides gap between Rainhill and St.Helens but settlements already merged along the north of the partial, therefore only partially strategic gap		Eccleston Park Gold Club. Enclosed to south and west by housing and railway to north. Very limited openness beyond parcel.		2424.0	73.3%	
88	16.0	2130.1	Yes	Yes	Well contained - more than 2/3. Housing on northeast and south sides with railway to north.		Provides gap between Rainhill and St.Helens but settlements already merged along the north of the partial, therefore only partially strategic gap		>30% development. Lack countryside character. Enclosed to north by railway and east by housing. Housing development falls within south of parcel.		1620.0	76.1%	
89	51.4	3249.0	Yes	No	Rainhill forms part of large built up area connected to Whiston and Prescot (in Knowsley). Site is well contained by housing to north and M62 to south. >70%		Partial strategic gap between Rainhill and Town End (Halton Borough).		<10% inappropriate development. Mostly agricultural land. Some open views to west. Enclosed to north, south and east. Presence of busy M62 to south.		2378.8	73.2%	
90	192.5	5932.5	Yes	Yes	Well enclosed - more than 2/3. Housing on east and west. M62 to south and railway to north.		Strategic gap between Rainhill and Whiston. This parcel is of even greater significance since Knowsley's allocation of its Green Belt for an Urban Extension to the south of Whiston		Mix of agricultural land, woodland, golf course, country lane and minimal inappropriate development. View across parcel extensive. However, parcel does have urban features to majority of boundaries.		4202.5	70.8%	

Green Belt Parcel			Purpose 1				Purpose 2		Purpose 3		Boundaries		Overall
			Criteria 1.1		Criteria 1.2	Purpose 1 score	Criteria 2.2	Purpose 2 score	Criteria 3.1	Purpose 3 score	Perimeter of parcel that is enclosed by strong boundary	% of parcel enclosed by strong boundary	
Parcel ref	Area (ha)	Perimeter	Q1: Adjacent to large built up area?*	Q2: Adjacent to any other settlements?	Q3: How well contained is parcel?	If Q1=No, limited impact	Assess gap in which parcel is located (parcels not screened out by Q1 & Q2)		Characteristic of countryside and contribute to the openness of it?				
91	5.3	923.9	Yes	No	Site partially contained by strong boundaries, together with substantial unprotected woodland to west and north. A58 to south and housing settlement to east.		Wide gap		Country tracks, woodland and United Utilities development. Site well contained and border by busy A58.		464.0	50.2%	
92	48.3	3156.2	No	No	Does not adjoin any settlement outside of Green Belt.		Wide gap		Reservoir occupies over 2/3 of site. Wide open views to north, west and east from embankment. No arterial roads. <10% of inappropriate development.		686.2	21.7%	
93	128.6	6084.6	Yes	No	Partially contained - largely open to west, north and northeast, lack of strong boundaries to majority of the parcel.		Strategic gap between Eccleston and Eccleston Park		Parcel contains farmland, woodland and some playing pitches. Open views across the parcel and retains strong countryside character.		3294.6	54.1%	
94	64.7	3975.3	Yes	No	Well contained by mix of housing and woodland. >70%		Strategic gap between Thatto Heath and Eccleston Park		Grange Park Golf Club. Enclosed by housing on 3 sides. Open to west.		2795.0	70.3%	
95	14.1	1975.1	Yes	No	Strong boundaries limited to north and northeast, poorly contained to south and west.		Wide gap		Eccleston Mere with open views across. High level of openness to south and west.		830.0	42.0%	
96	149.0	6656.4	No	No	Not adjacent any settlements which is not in the Green Belt. A580 along north, otherwise uncontained by strong boundaries.		Wide gap		Wide open views across the site. Strong countryside character with agricultural fields and country lanes.		560.0	8.4%	
97	134.4	5744.3	Yes	No	Uncontained - approximately 1/3 enclosed by strong boundaries, A580 to north and housing to southeast.		Wide Gap		Open to south and west. Less than 10% inappropriate development. Bounded to north by busy A580 and to some of east by Eccleston.		2030.0	35.3%	
98	59.8	3690.6	Yes	No	Well contained - more than than 2/3 with A580 and built area to two sides.		Wide Gap		open views to north and west, but busy A580 and urban area to south means site lacks countryside character. Site is also well contained by strong boundaries > 2/3 of the site perimeter.		2540.6	68.8%	

Green Belt Parcel			Purpose 1				Purpose 2		Purpose 3		Boundaries		Overall
			Criteria 1.1		Criteria 1.2	Purpose 1 score	Criteria 2.2	Purpose 2 score	Criteria 3.1	Purpose 3 score	Perimeter of parcel that is enclosed by strong boundary	% of parcel enclosed by strong boundary	
Parcel ref	Area (ha)	Perimeter	Q1: Adjacent to large built up area?*	Q2: Adjacent to any other settlements?	Q3: How well contained is parcel?	If Q1=No, limited impact	Assess gap in which parcel is located (parcels not screened out by Q1 & Q2)		Characteristic of countryside and contribute to the openness of it?				
99	512.2	8936.0	Yes	No	Large parcel with strong boundaries to east and south. Lack of strong boundaries within the parcel which raises the risk of substantial ubran sprawl.		Partially strategic gap between Windle and Rainford		Less than 10% inappropriate development. Presence of tracks and country lanes. Wide openness across parcel and to west. A570 to east and A580 to south has some impact on the characteristics of countryside in relation to this parcel, but vast majority of this large parcel retains a strong countryside character as you move away from these roads.		5680.0	63.6%	

Appendix 3 – Site specific assessments, sites screened out at green belt stage 2

SITE REF: GBS_001

Site Name	19 Sutton Moss Road
Post code	WA9 3HJ
Ward	Parr
Size	0.89 hectares
Description	
Rectangular, some PDL, majority of site overgrown.	

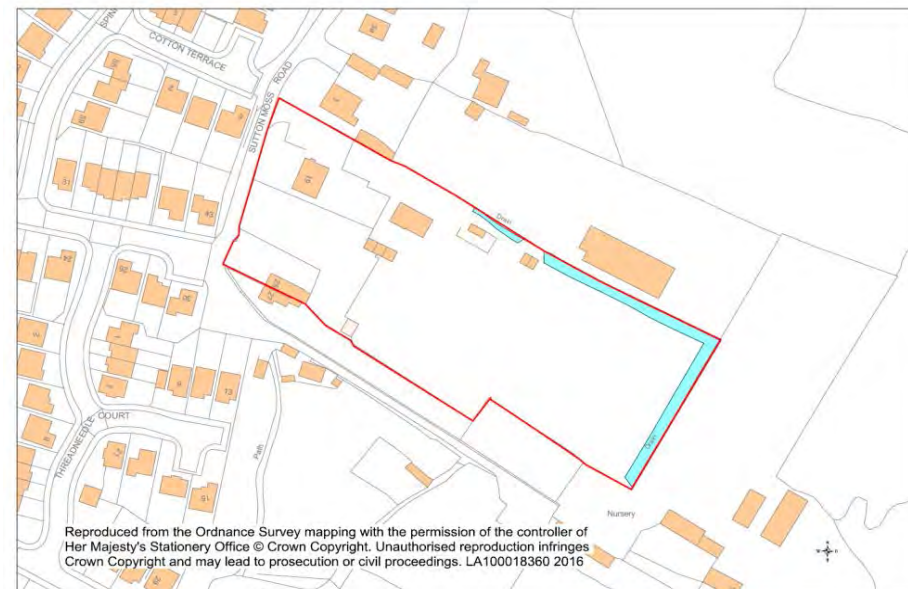
PARCEL REF: GBP_070

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Medium	Low	Low
Overall significance		Medium

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
Poor access to site and would require house to be demolished to get access of Rolling Mill Lane	
Carry forward to Stage 3 Assessment?	No



SITE REF: GBS_002

Site Name	7 Sutton Moss Road
Post code	WA9 3HJ
Ward	Parr
Size	0.52 hectares
Description	
Long narrow site with dwelling and what appears to be extended garden area.	

PARCEL REF: GBP_070

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Medium	Low	Low
Overall significance		Medium

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
Sutton Moss Road is a narrow gravel road which is not adequate to serve the site. In addition house would have to be demolished to create access off Cotton Terrace (if it was possible).	
Carry forward to Stage 3 Assessment?	No



SITE REF: GBS_003

Site Name	27 Sutton Moss Road
Post code	WA9 3HJ
Ward	Parr
Size	0.14 hectares
Description	
Long narrow site with dwelling. Small size and majority PDL.	

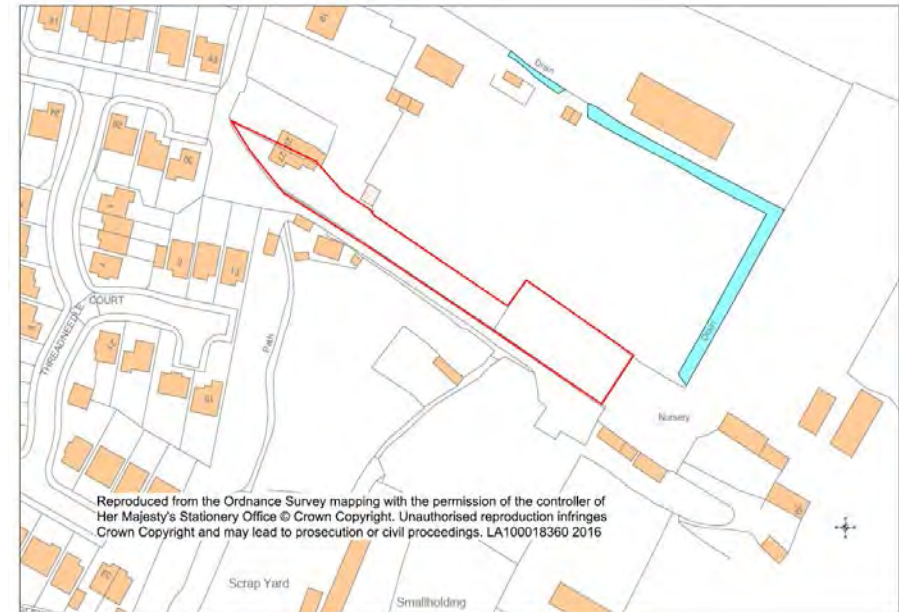
PARCEL REF: GBP_070

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Medium	Low	Low
Overall significance		Medium

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
Poor access to site and would require 2 houses to be demolished to get access from Rolling Mill Lane	
Carry forward to Stage 3 Assessment?	No



SITE REF: GBS_004

Site Name	39 Sutton Moss Road
Post code	WA9 3HJ
Ward	Parr
Size	0.57 hectares
Description	
Dwelling with outbuildings and extended garden area.	

PARCEL REF: GBP_070

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Medium	Low	Low
Overall significance		Medium

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
Poor access to site and would require 2 houses to be demolished as well as additional land to get access of Rolling Mill Lane	
Carry forward to Stage 3 Assessment?	No



SITE REF: GBS_008

Site Name	Land to the South of School Lane and East of St.Helens Linkway
Post code	L35 6NN
Ward	Rainhill
Size	1.5 hectares
Description	
	Agricultural field with electricity pylon

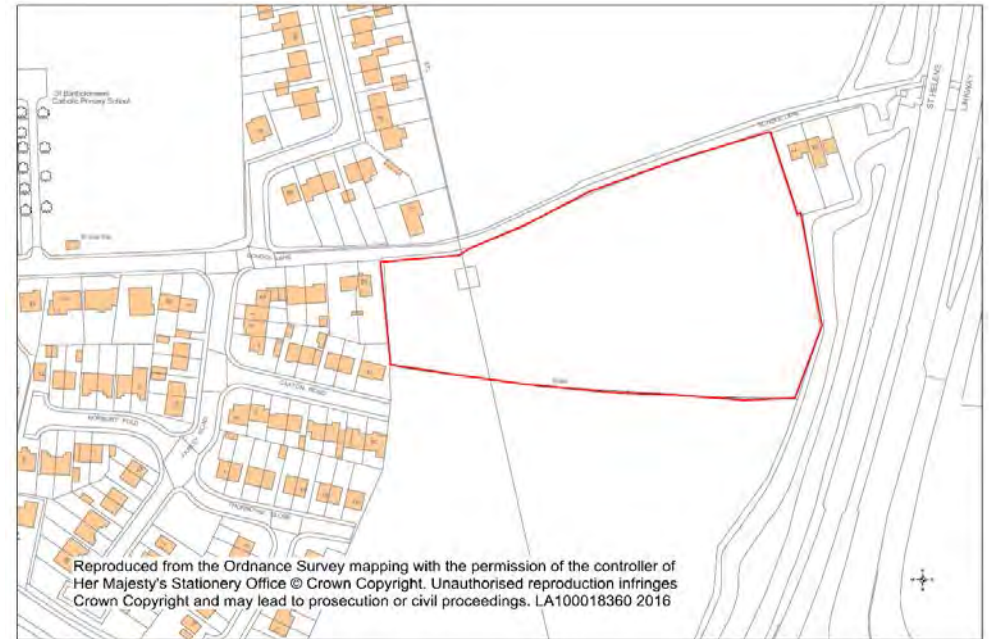
PARCEL REF: GBP_083

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Low	High	Low
Overall significance		High

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
School Lane is a narrow single track which widens slightly to the west, but still insufficient to serve more houses.	
Carry forward to Stage 3 Assessment?	No



SITE REF: GBS_009

Site Name	Land at School Lane, Rainhill
Post code	L35 6NW
Ward	Rainhill
Size	5.65 hectares
Description	
Irregular shaped site covered by trees and vegetation	

PARCEL REF: GBP_081

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Low	Medium	Low
Overall significance		Medium

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
School Lane is a narrow single track which is insufficient to serve more houses.	
Carry forward to Stage 3 Assessment?	No



SITE REF: GBS_011

Site Name	Land to west of Redclyffe, Mere Road, Newton-Le-Willows
Post code	WA12 0BH
Ward	Newton
Size	0.36 hectares
Description	
	Small triangular site covered by trees

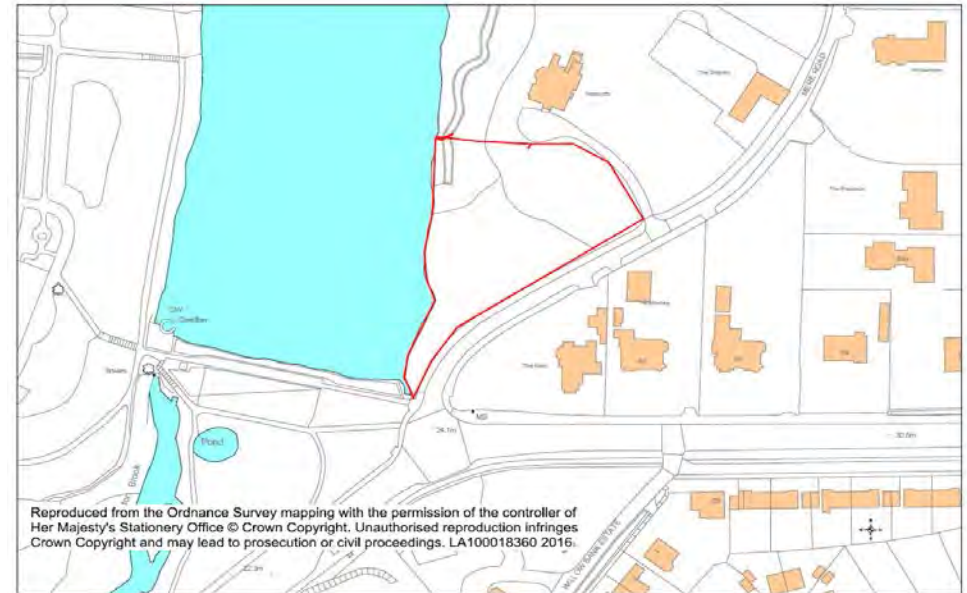
PARCEL REF: GBP_050

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Low	Medium	Low
Overall significance		Medium

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
Small site with majority covered by LWS and narrow private access which would preclude additional dwellings.	
Carry forward to Stage 3 Assessment?	No



SITE REF: GBS_013

Site Name	Land to West of Rainford Hall Crank Road
Post code	WA11 7RS
Ward	Rainford
Size	0.35 hectares
Description	
	Small site away from urban area and significant tree coverage

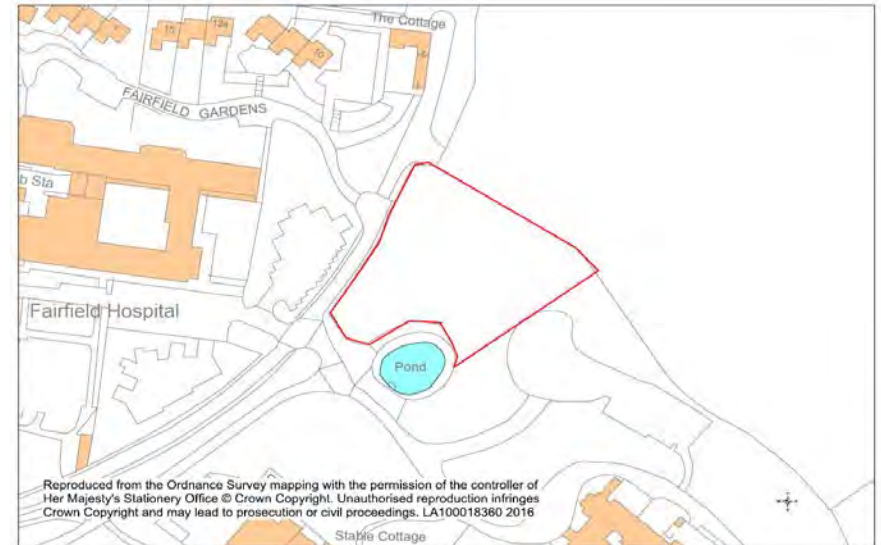
PARCEL REF: GBP_016

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
High	Medium	High
Overall significance		High+

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
High+ Green Belt significance and away from urban area	
Carry forward to Stage 3 Assessment?	No



SITE REF: GBS_014

Site Name	Fenny Bank Farm Outbuildings, Cherry Tree Lane
Post code	WA11 7RW
Ward	Moss Bank
Size	0.68 hectares
Description	
Small area with majority of site PDL and mature woodland to east and north boundary	

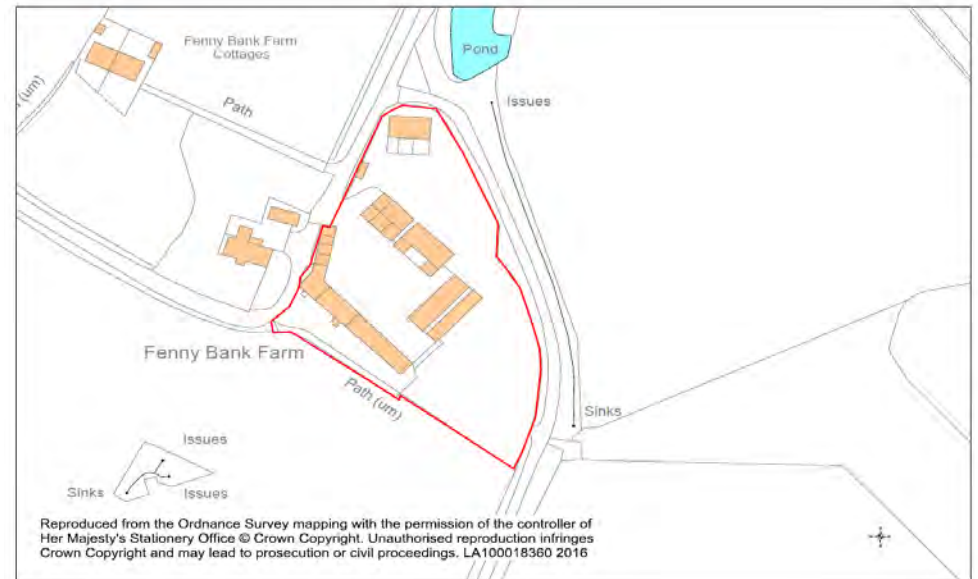
PARCEL REF: GBP_016

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
High	Medium	High
Overall significance		High+

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
High+ Green Belt significance and isolated Green Belt location, therefore not suitable for allocation	
Carry forward to Stage 3 Assessment?	No



SITE REF: GBS_015

Site Name	Land to the west of Birch Tree Farm, Moss Bank Road
Post code	WA11 7BP
Ward	Moss Bank
Size	1.94 hectares
Description	L-shaped site with majority grassland but some PDL to the east of the site.

PARCEL REF: GBP_014

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Medium	Medium	Medium
Overall significance		Medium

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
More than 2/3 of relatively small site in FZ3	
Carry forward to Stage 3 Assessment?	No



SITE REF: GBS_016

Site Name	Cherry Tree Lane Moss Bank
Post code	WA11 7DQ
Ward	Moss Bank
Size	0.04 hectares
Description	
Small site, less than 0.25 ha	

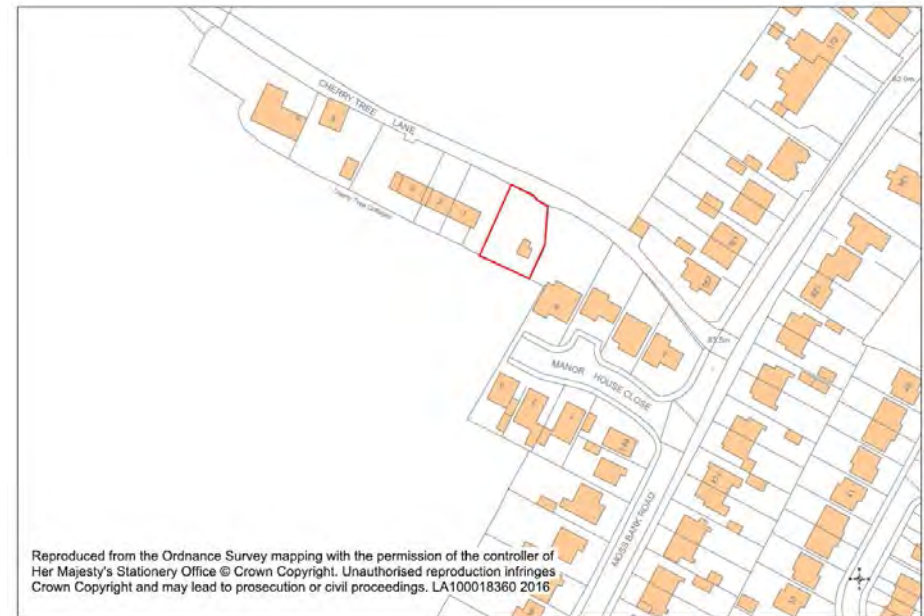
PARCEL REF: GBP_016

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
High	Medium	High
Overall significance		High+

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
Very small site, only consider taking forward if adjacent site GBS_147 is proposed for allocation	
Carry forward to Stage 3 Assessment?	No



SITE REF: GBS_017

Site Name	Land at Windle Ashes, Rainford Road
Post code	WA11 7QF
Ward	Rainford
Size	0.29 hectares
Description	
Small narrow site which forms a gap in a row of houses is also part of larger crop field. Contains derelict agricultural structure	

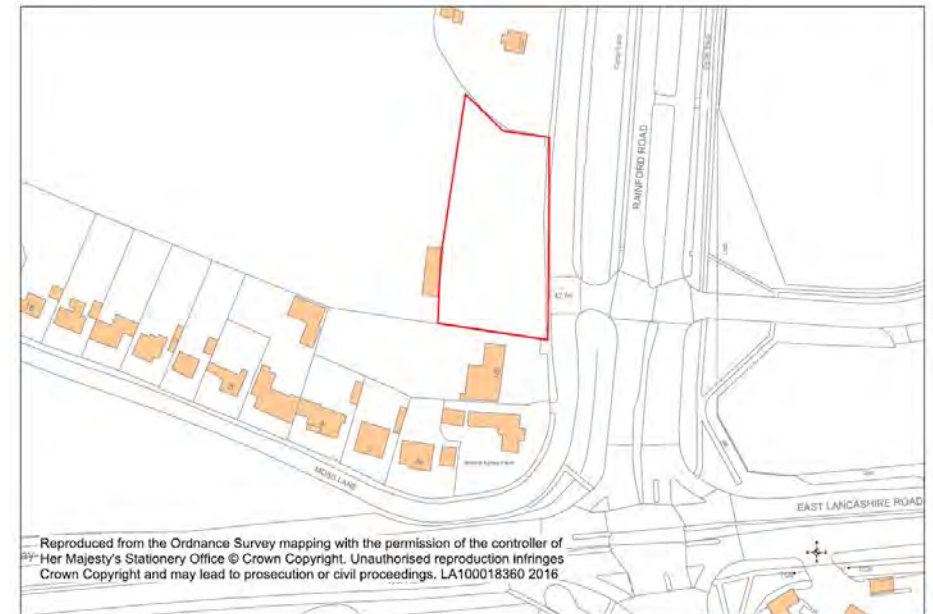
PARCEL REF: GBP_099

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Medium	Medium	High
Overall significance		High

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
Very small site, only consider taking forward if adjacent site GBS_153 is proposed for allocation	
Carry forward to Stage 3 Assessment?	No



SITE REF: GBS_020

Site Name	Bold Industrial Park
Post code	WA9 4TQ
Ward	Bold
Size	10.28 hectares
Description	
Site completely covered by industrial buildings and hardstanding.	

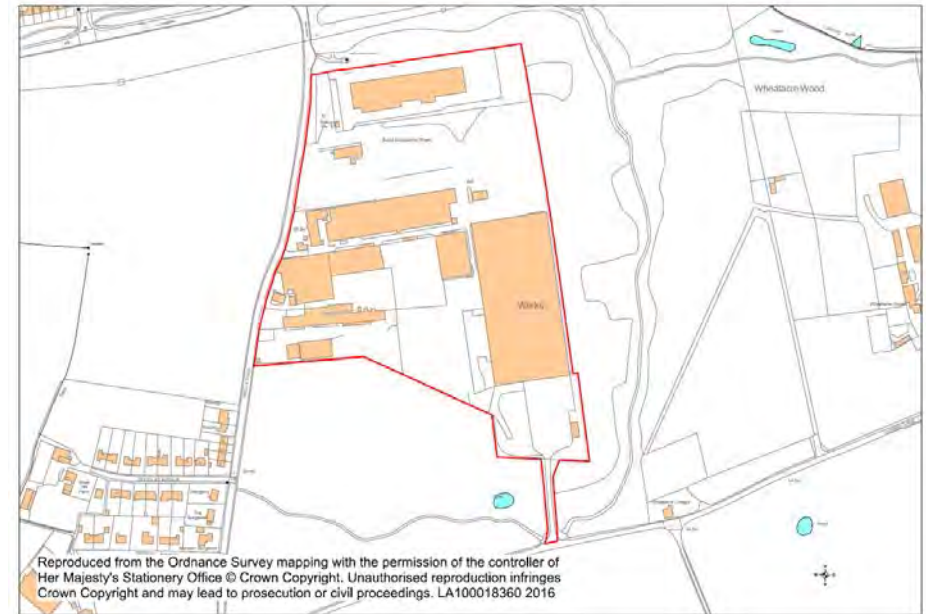
PARCEL REF: GBP_072

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Low	Low	Low
Overall significance		Low

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
Existing employment site, the loss of which would be resisted	
Carry forward to Stage 3 Assessment?	No



SITE REF: GBS_021

Site Name	Shippon Plot, Stanley Bank Farm
Post code	WA11 0UP
Ward	Blackbrook
Size	0.06 hectares
Description	
Small site, less than 0.25 ha	

PARCEL REF: GBP_062

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Low	Medium	Medium
Overall significance		Medium

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
Entire site in designated LWS and nature reserve	
Carry forward to Stage 3 Assessment?	No



SITE REF: GBS_023

Site Name	Haydock Point South
Post code	WA12 0HW
Ward	Haydock
Size	36.58 hectares
Description	
Large site containing multiple fields for growing crops. A brook cross the site east to west and there is a care facility in the middle of the site which does not form part of the site.	

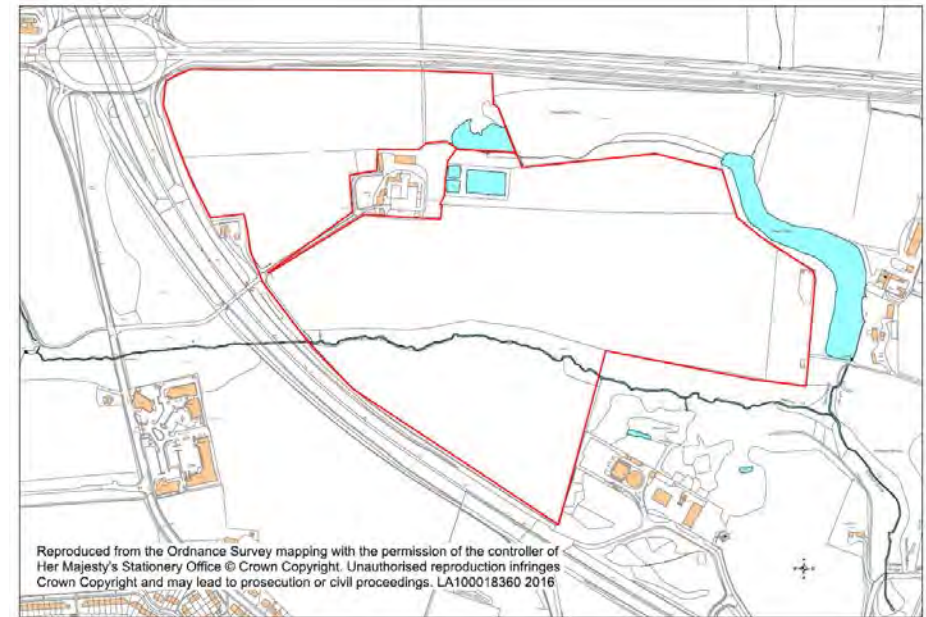
PARCEL REF: GBP_036

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Low	Medium	Low
Overall significance		Medium

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
Site encloses sensitive land use, which would result in unacceptable setting. Also great uncertainty over access.	
Carry forward to Stage 3 Assessment?	No



SITE REF: GBS_024

Site Name	Haydock Green, Land south west of Junc 23 - M6 Haydock
Post code	WA12 0HF
Ward	Haydock
Size	4.79 hectares
Description	
Triangular site which is entirely covered by mature woodland.	

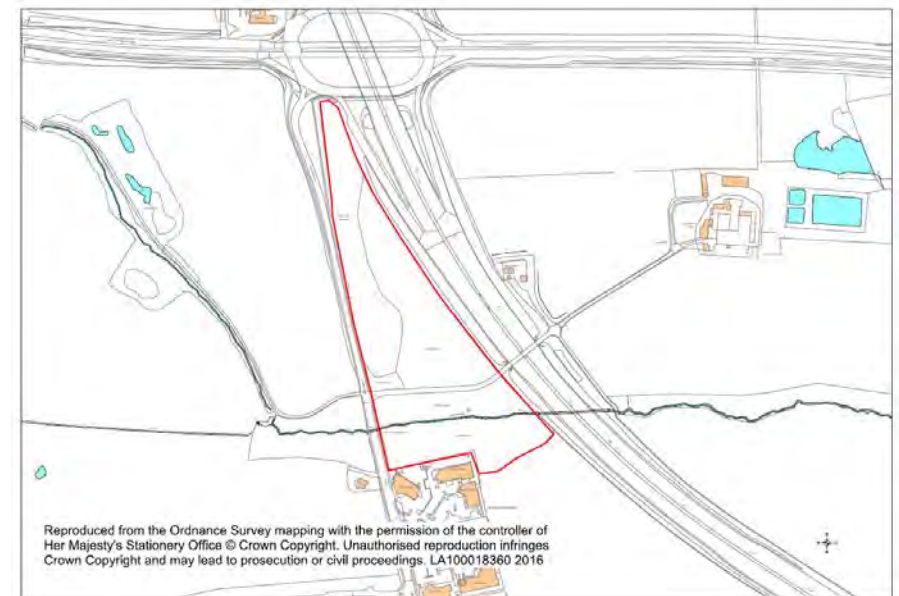
PARCEL REF: GBP_052

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Low	Low	Low
Overall significance		Low

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
Majority of site contain mature TPO woodland	
Carry forward to Stage 3 Assessment?	No



SITE REF: GBS_027

Site Name	Haydock Green - Land North of Penny Lane
Post code	WA11 9SR
Ward	Haydock
Size	11.05 hectares
Description	
Two agricultural fields with industry to west and M6 to the east.	

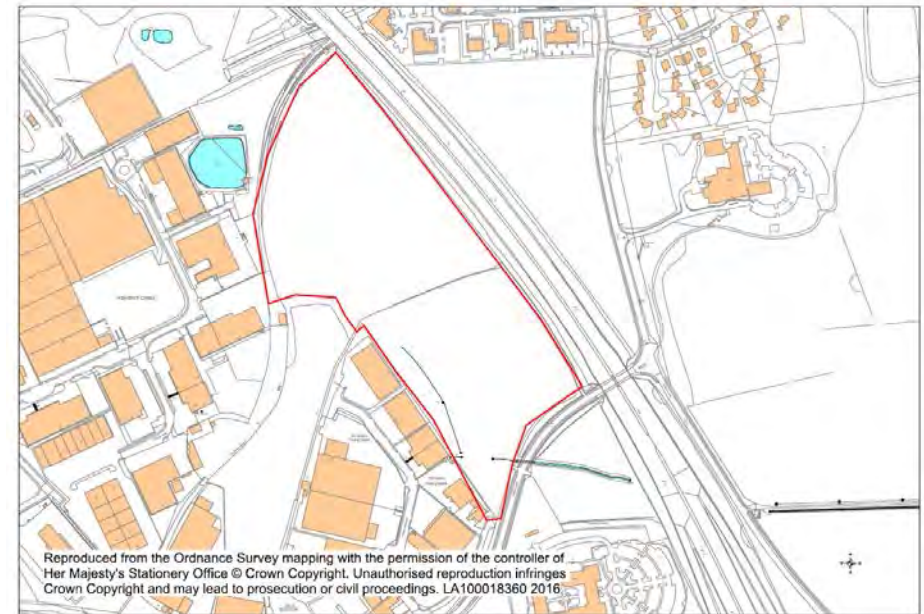
PARCEL REF: GBP_032

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Low	Medium	Low
Overall significance		Medium

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
None, but site consented therefore no further consideration required	
Carry forward to Stage 3 Assessment?	No



SITE REF: GBS_029

Site Name	Land off Joy Lane
Post code	WA9 4XB
Ward	Bold
Size	0.41 hectares
Description	
Small site which is very narrow with aa tree belt along the south boundary.	

PARCEL REF: GBP_075

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Medium	High	Medium
Overall significance		High

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
Only access is narrow track, which is inadequate. Loss of mature woodland belt along boundaary would also not be supported.	
Carry forward to Stage 3 Assessment?	No



SITE REF: GBS_031

Site Name	Land at Inglemoss Drive, Rainford
Post code	WA11 7QW
Ward	Rainford
Size	0.14 hectares
Description	
	Small site, less than 0.25 ha

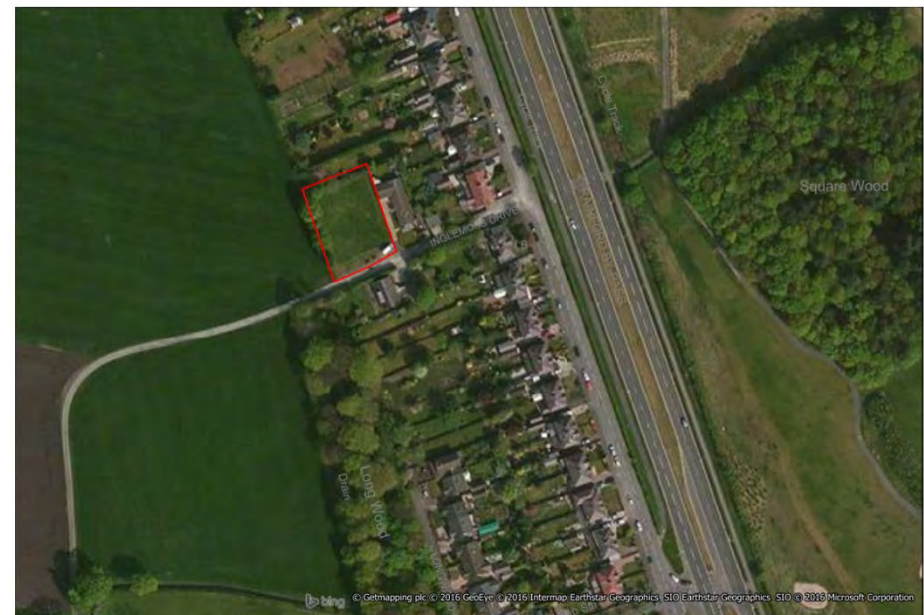
PARCEL REF: GBP_099

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Medium	Medium	High
Overall significance		High

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
Very small site far removed from urban area, not logical to remove from Green Belt	
Carry forward to Stage 3 Assessment?	No



SITE REF: GBS_033

Site Name	Land off Mere Road
Post code	WA12 0BJ
Ward	Newton
Size	4.63 hectares
Description	
Triangular agricultural field.	

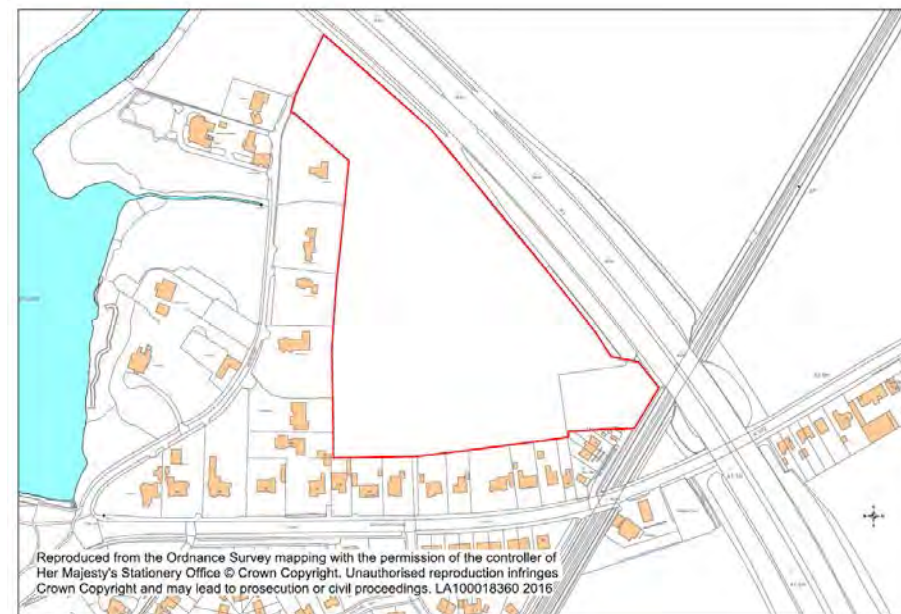
PARCEL REF: GBP_049

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Low	Low	Low
Overall significance		Low

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
No suitable access	
Carry forward to Stage 3 Assessment?	No



SITE REF: GBS_039

Site Name	Bold Union Bank Wastewater Pumping Station
Post code	WA8 5XB
Ward	Bold
Size	0.12 hectares
Description	
	Small site, less than 0.25 ha

PARCEL REF: GBP_076

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Low	Medium	Low
Overall significance		Medium

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
Very small site far removed from urban area, not logical to remove from Green Belt	
Carry forward to Stage 3 Assessment?	No



SITE REF: GBS_040

Site Name	Pewfall Wastewater Treatment Works
Post code	WA12 0HL
Ward	Blackbrook
Size	0.59 hectares
Description	
Small isolated site with extensive tree coverage	

PARCEL REF: GBP_062

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Low	Medium	Medium
Overall significance		Medium

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
Almost entire site is a LWS	
Carry forward to Stage 3 Assessment?	No



SITE REF: GBS_041

Site Name	Prescot Reservoir
Post code	L34 6HP
Ward	Eccleston
Size	5.34 hectares
Description	
Part of site is PDL. The rest contains a significant mature woodland area.	

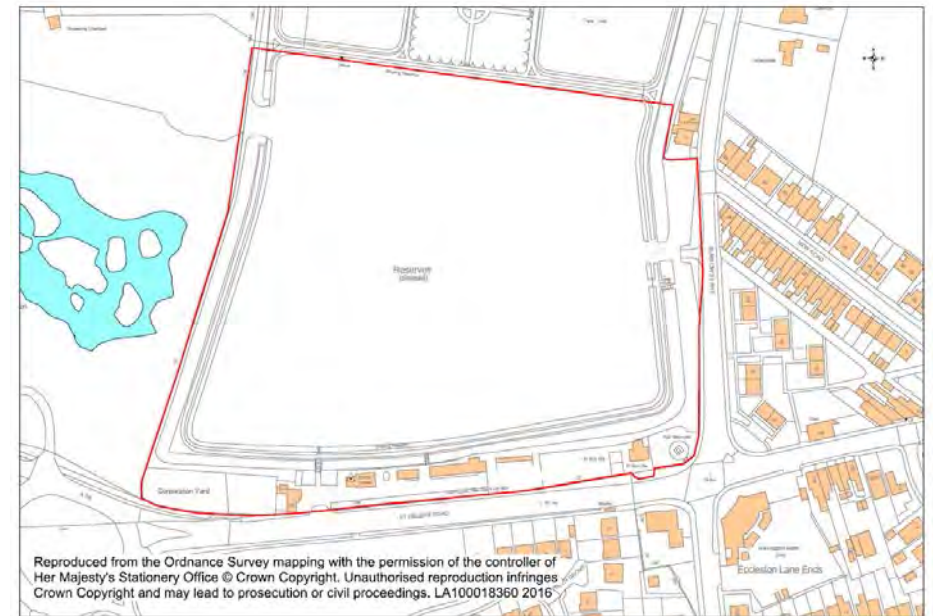
PARCEL REF: GBP_091

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Medium	Low	Low
Overall significance		Medium

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
Almost entire site is a LWS	
Carry forward to Stage 3 Assessment?	No



SITE REF: GBS_042

Site Name	Rainford Wastewater Treatment Works
Post code	WA11 8EQ
Ward	Rainford
Size	1.27 hectares
Description	
Site is completely covered by established vegetation, including trees	

PARCEL REF: GBP_011

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Low	Low	Low
Overall significance		Low

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
Extensive tree coverage on site.	
Carry forward to Stage 3 Assessment?	No



SITE REF: GBS_043

Site Name	Bold Heath Water Treatment Works
Post code	WA8 3XT
Ward	Bold
Size	0.64 hectares
Description	
Small site with PDL	

PARCEL REF: GBP_077

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Medium	High	Medium
Overall significance		High

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
Isolated Green Belt location, therefore not suitable for allocation	
Carry forward to Stage 3 Assessment?	No



SITE REF: GBS_045

Site Name	Land adjacent 24 Union Bank Road
Post code	WA8 5XB
Ward	Bold
Size	0.43 hectares
Description	
	Small triangular site covered by trees removed from urban area

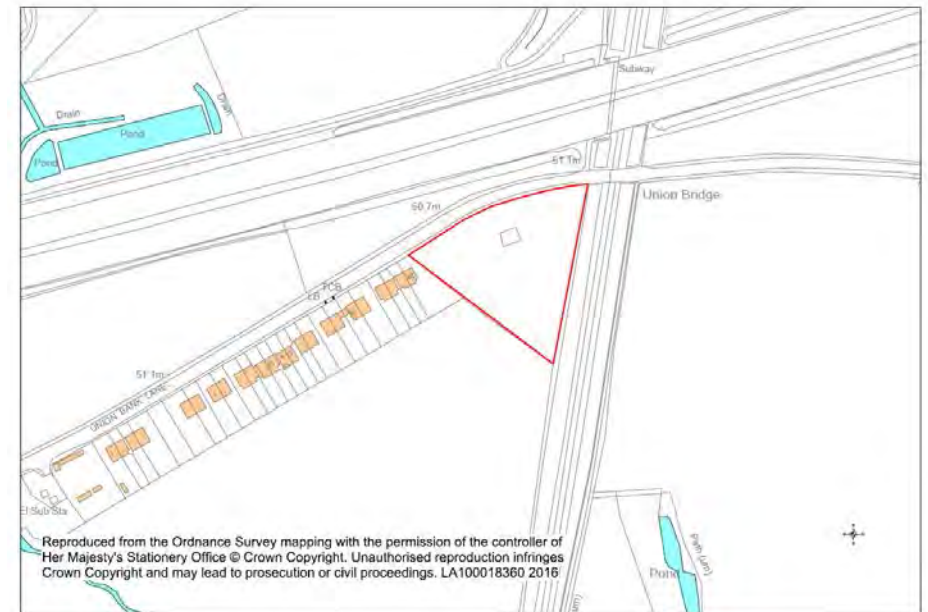
PARCEL REF: GBP_076

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Low	Medium	Low
Overall significance		Medium

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
Small site in isolated Green Belt location, therefore not suitable for allocation	
Carry forward to Stage 3 Assessment?	No



SITE REF: GBS_046

Site Name	Stables and former nursery, Vicarage Road
Post code	WA11 0UL
Ward	Haydock
Size	0.26 hectares
Description	
Very small triangular site with a number of trees on it	

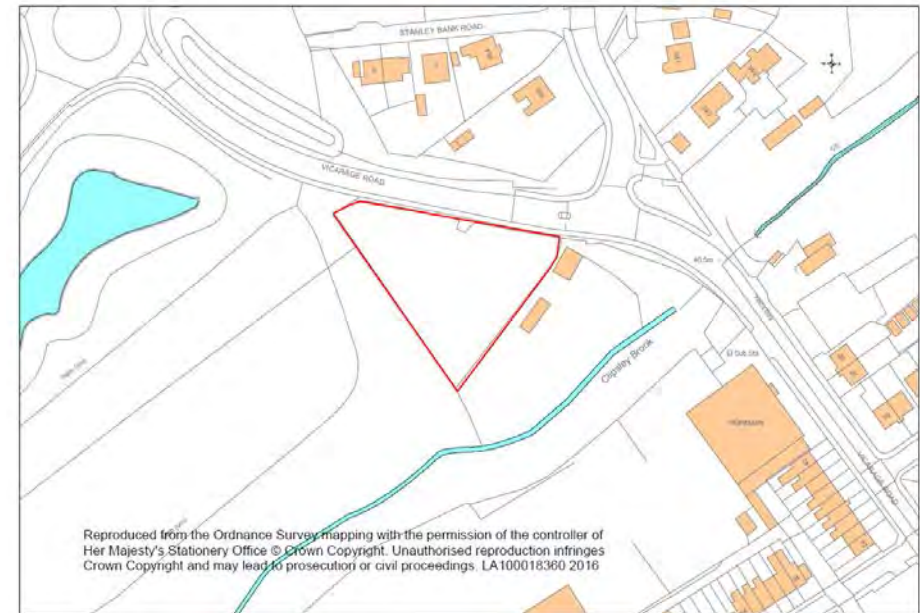
PARCEL REF: GBP_062

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Low	Medium	Medium
Overall significance		Medium

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
Small site not adjoining land outside of the Green Belt. Allocation would weaken Green Belt boundary.	
Carry forward to Stage 3 Assessment?	No



SITE REF: GBS_054

Site Name	Land at Hydes Brow
Post code	WA11 8NZ
Ward	Rainford
Size	22.84 hectares
Description	
Large site containing multiple fields for growing crops	

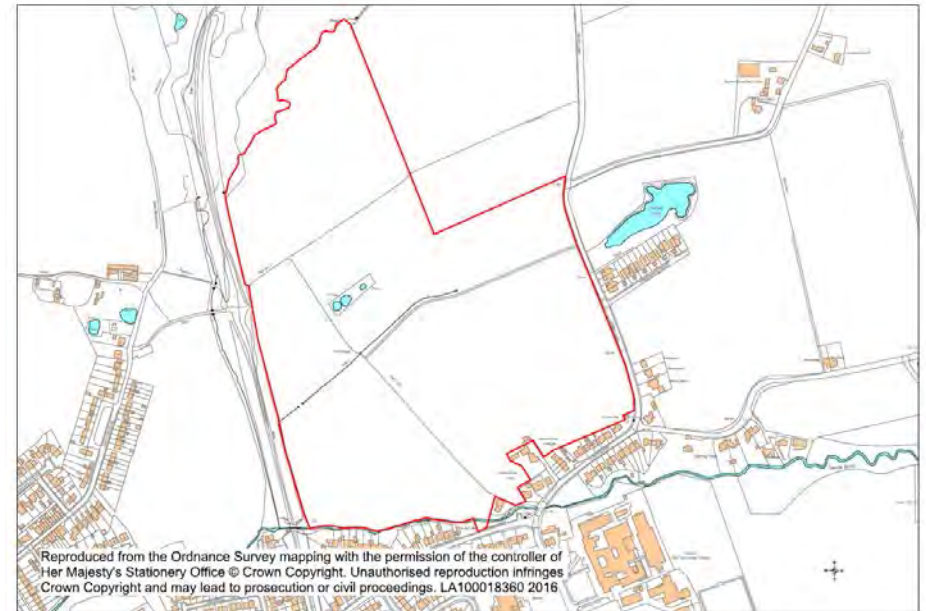
PARCEL REF: GBP_006

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Medium	High	High
Overall significance		High+

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
High+ Green Belt significance and allocation would result in encroachment and loss of gap between settlements	
Carry forward to Stage 3 Assessment?	No



SITE REF: GBS_061

Site Name	Land at Scott Clinic, Rainhill Road
Post code	WA9 5BD
Ward	Thatto Heath
Size	2.36 hectares
Description	
Half of the site is covered by buildings with mature trees, grass verge and hard standing.	

PARCEL REF: GBP_086

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Medium	High	Medium
Overall significance		High

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
Of high Green Belt significance and would result in settlements merging if removed from Green Belt. Could come forward for redevelopment of brownfield land through planning application process	
Carry forward to Stage 3 Assessment?	No



SITE REF: GBS_062

Site Name	Shippon Plot, Stanley Bank Farm
Post code	WA11 0UP
Ward	Blackbrook
Size	0.1 hectares
Description	
Small site, less than 0.25 ha	

PARCEL REF: GBP_062

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Low	Medium	Medium
Overall significance		Medium

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
Almost entire site is a LWS and is very small in size	
Carry forward to Stage 3 Assessment?	No



SITE REF: GBS_063

Site Name	Bold Heath Garden Centre, Mill Lane
Post code	WA8 3UU
Ward	Bold
Size	2.15 hectares
Description	
Agricultural field with ditch through the middle and trees to the south boundary.	

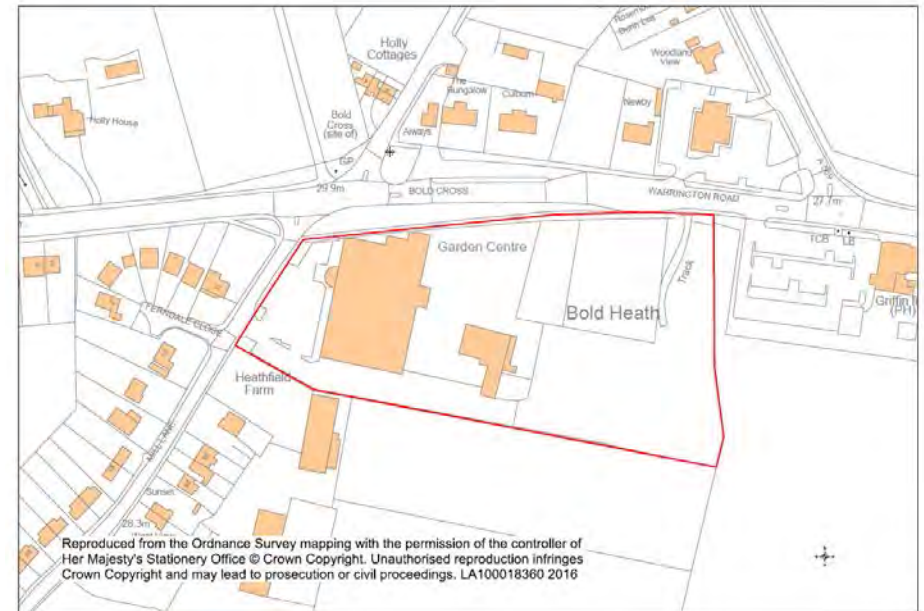
PARCEL REF: GBP_077

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Medium	High	Medium
Overall significance		High

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
Isolated Green Belt location, therefore not suitable for allocation	
Carry forward to Stage 3 Assessment?	No



SITE REF: GBS_066

Site Name	Haydock Park Borehole
Post code	WA12 0HQ
Ward	Haydock
Size	1.21 hectares
Description	
Triangular site with extensive tree coverage to north and south boundary.	

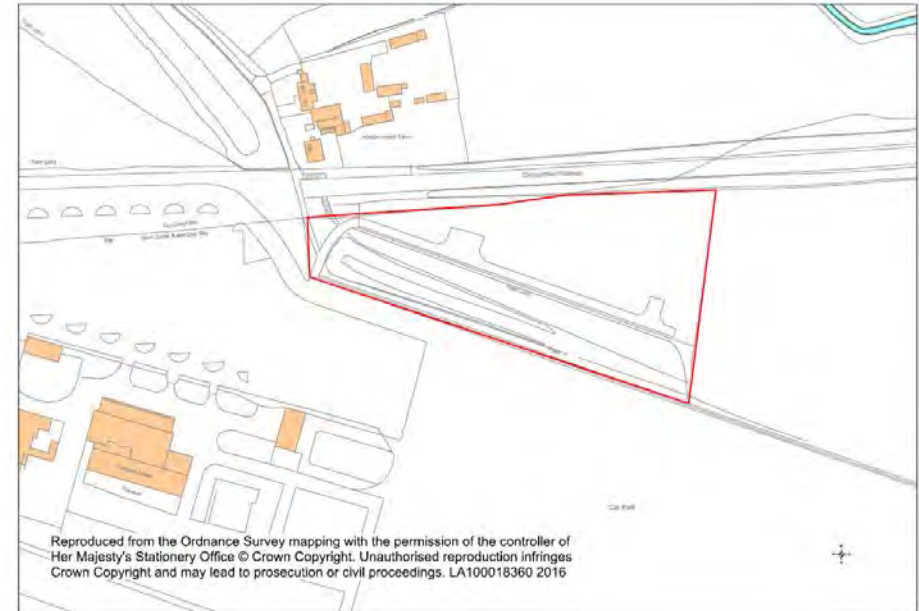
PARCEL REF: GBP_034

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Medium	High	Medium
Overall significance		High

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
Isolated Green Belt location together with extensive tree coverage, therefore not suitable for allocation	
Carry forward to Stage 3 Assessment?	No



SITE REF: GBS_072

Site Name	Land to the West of Haydock Park Racecourse
Post code	WA12 0HQ
Ward	Haydock
Size	81.35 hectares
Description	
Horse race course with woodland belt to the south and ancillary recreation buildings to the north.	

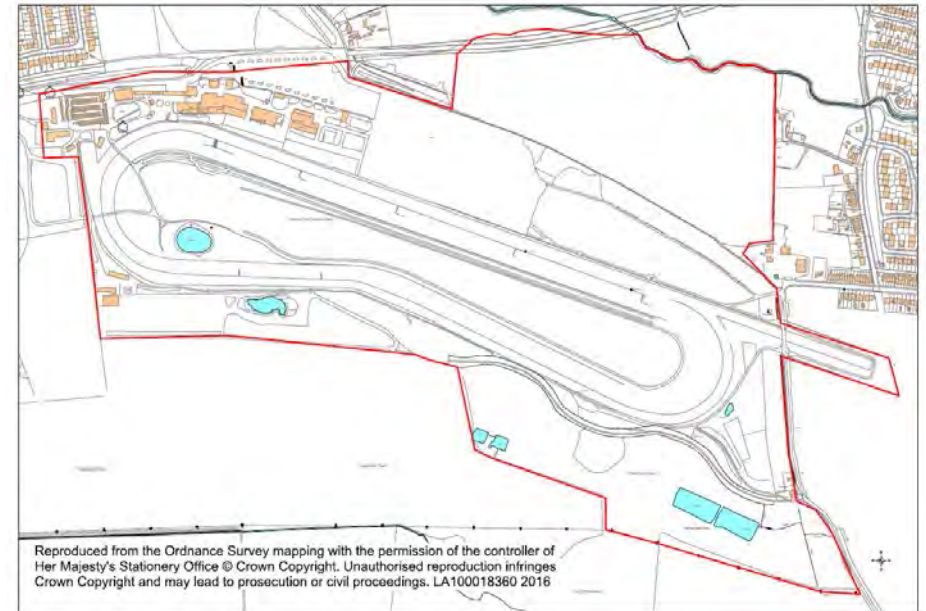
PARCEL REF: GBP_034

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Medium	High	Medium
Overall significance		High

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
Race course site with protective designation	
Carry forward to Stage 3 Assessment?	No



SITE REF: GBS_078

Site Name	Mossborough Road South K6
Post code	WA11 8QQ
Ward	Rainford
Size	9 hectares
Description	
One large agricultural field with Rainford Brook along the southwest boundary.	

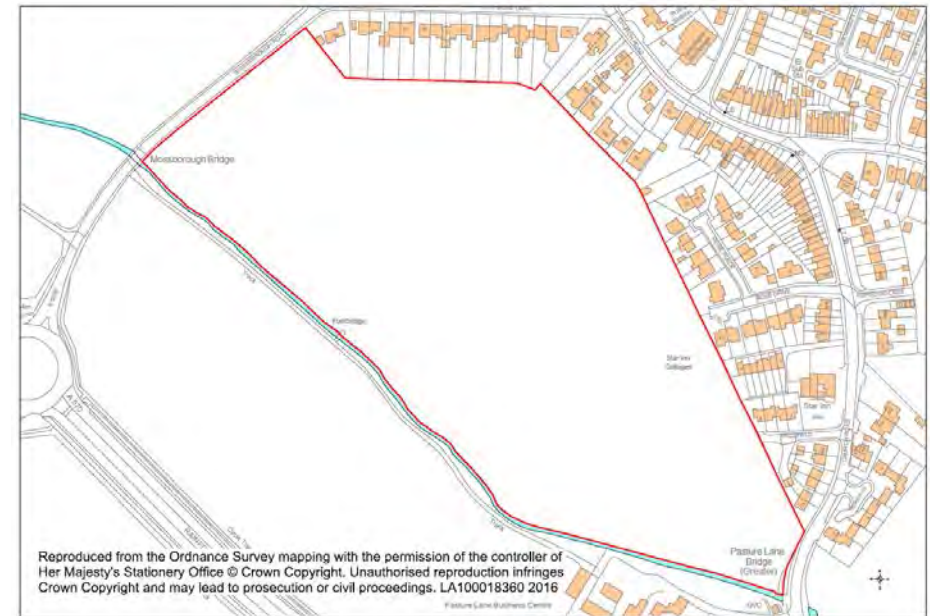
PARCEL REF: GBP_011

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Low	Low	Low
Overall significance		Low

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
Nearly 90% of site in high flood risk	
Carry forward to Stage 3 Assessment?	No



SITE REF: GBS_081

Site Name	Land forming the Car Park of The Junction Pub, News Lane
Post code	WA11 7JU
Ward	Rainford
Size	0.15 hectares
Description	
	Small site, less than 0.25 ha

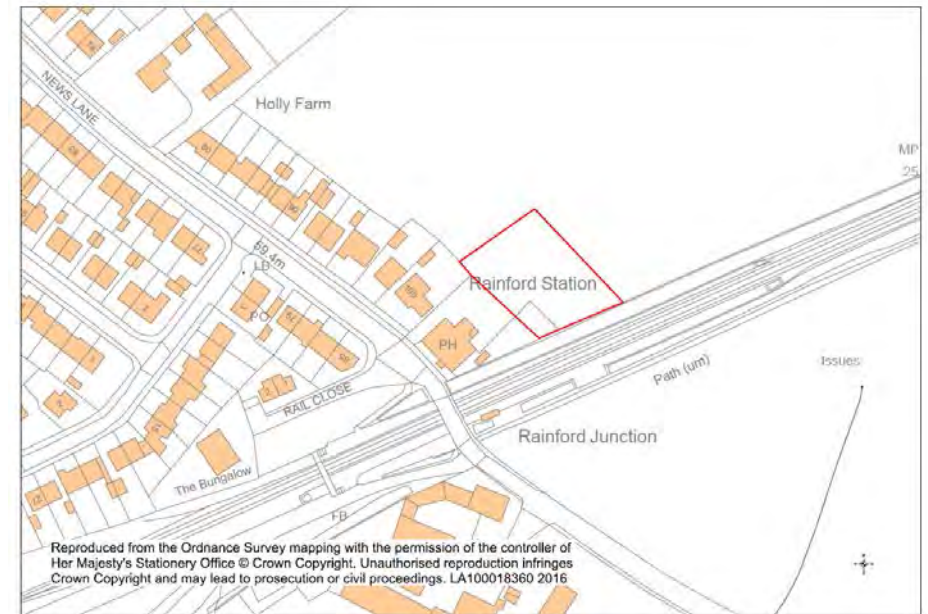
PARCEL REF: GBP_004

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Medium	Medium	High
Overall significance		High

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
Within railway safeguarding zone	
Carry forward to Stage 3 Assessment?	No



SITE REF: GBS_082

Site Name	Land to the East of The Junction Pub, News Lane
Post code	WA11 7JU
Ward	Rainford
Size	1.95 hectares
Description	
Long narrow site with open playing fields	

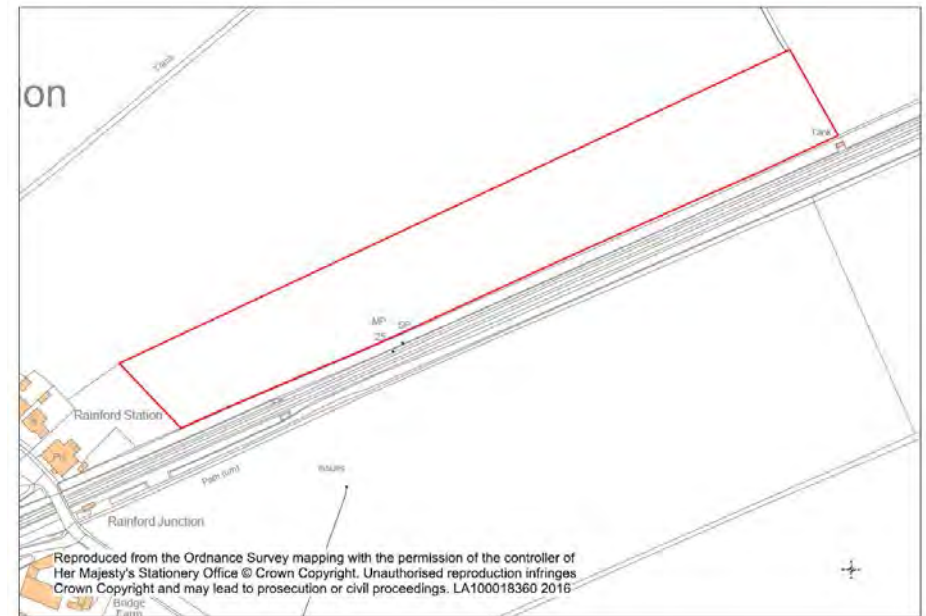
PARCEL REF: GBP_004

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Medium	Medium	High
Overall significance		High

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
Railway safeguarded land and inadequate highways access	
Carry forward to Stage 3 Assessment?	No



SITE REF: GBS_084

Site Name	Land between 299 and 307 Higher Lane, Crank
Post code	WA11 8QU
Ward	Rainford
Size	0.36 hectares
Description	Small grassland site away from the urban area which forms a gap in a row of houses.

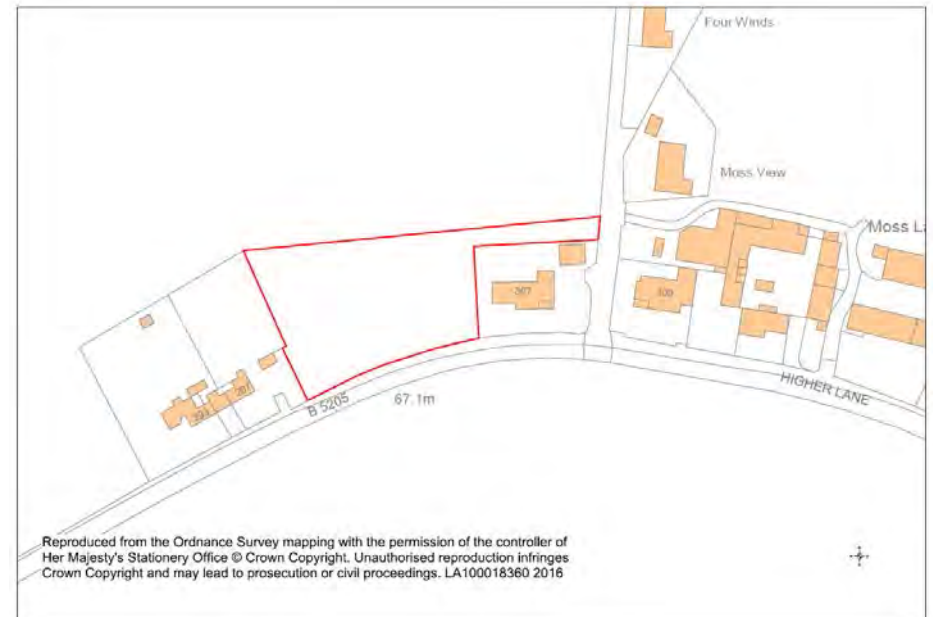
PARCEL REF: GBP_020

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Medium	Low	High
Overall significance		High

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
Small site removed from the urban area, therefore not suitable for allocation	
Carry forward to Stage 3 Assessment?	No



SITE REF: GBS_088

Site Name	Land to the rear of 168 Bushey Lane
Post code	WA11 7AN
Ward	Rainford
Size	0.72 hectares
Description	
	Small contained site with extensive vegetation and tree cover along fringes.

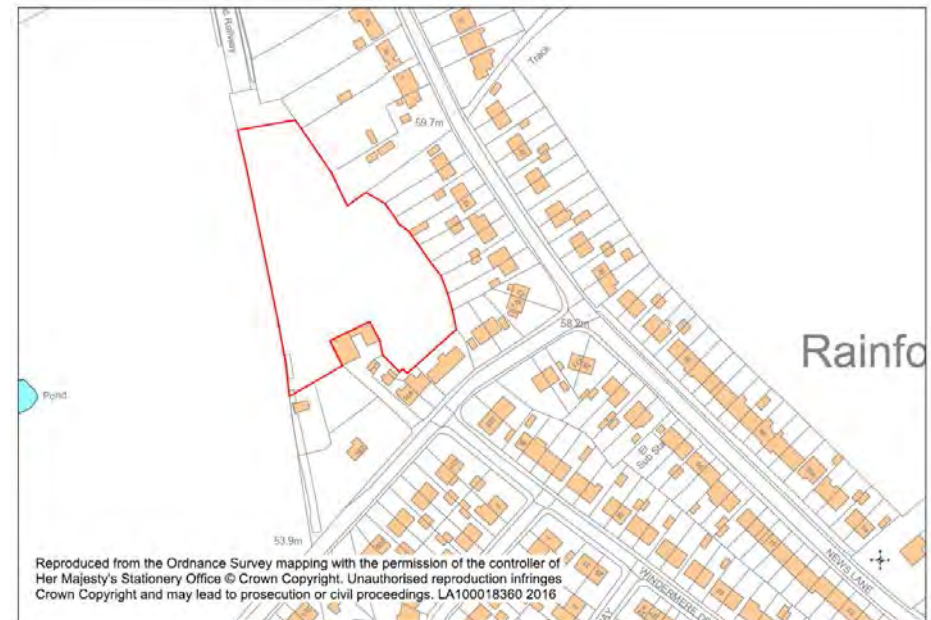
PARCEL REF: GBP_003

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Low	Low	Low
Overall significance		Low

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
Site lacks suitable access and contains mature trees along fringes	
Carry forward to Stage 3 Assessment?	No



SITE REF: GBS_091

Site Name	Lyme Tree Farm, Robins Lane, Crank Road
Post code	WA11 8RW
Ward	Rainford
Size	0.23 hectares
Description	
	Small site, less than 0.25 ha

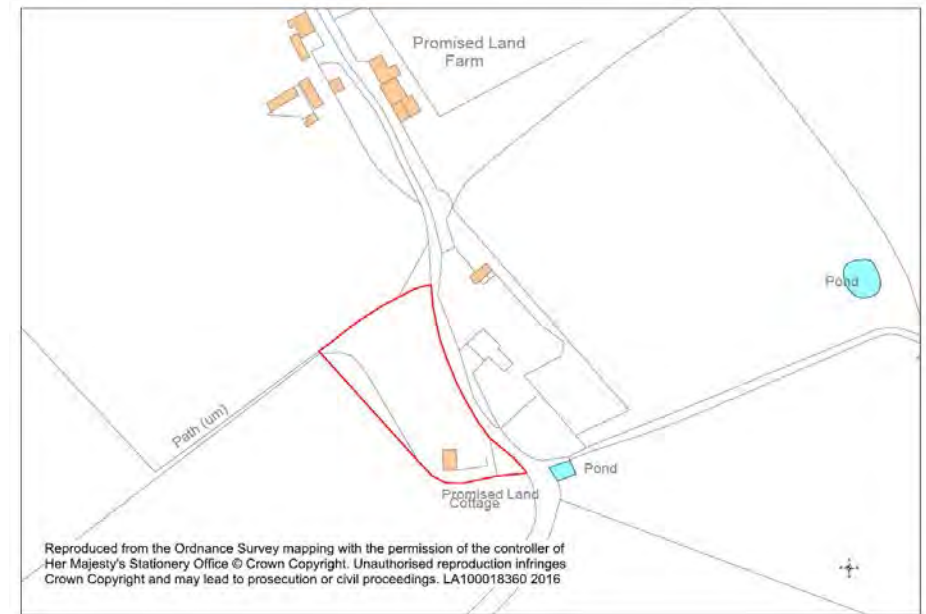
PARCEL REF: GBP_021

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Low	Low	High
Overall significance		High

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
Very small site isolated from urban area, not logical to remove from Green Belt	
Carry forward to Stage 3 Assessment?	No



SITE REF: GBS_092

Site Name	Promised Land Cottages, Robins Lane, Crank Road
Post code	WA11 8RW
Ward	Rainford
Size	0.22 hectares
Description	
	Small site, less than 0.25 ha

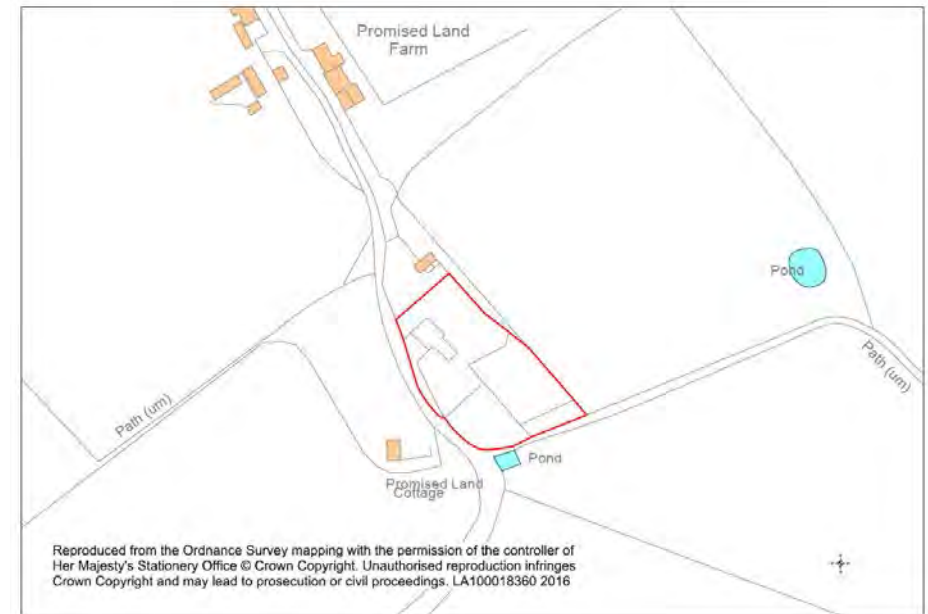
PARCEL REF: GBP_021

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Low	Low	High
Overall significance		High

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
Very small site isolated from urban area, not logical to remove from Green Belt	
Carry forward to Stage 3 Assessment?	No



SITE REF: GBS_093

Site Name	Land adjacent to 143 Billinge Road
Post code	WN4 0XH
Ward	Billinge & Seneley Green
Size	0.22 hectares
Description	
	Small site, less than 0.25 ha

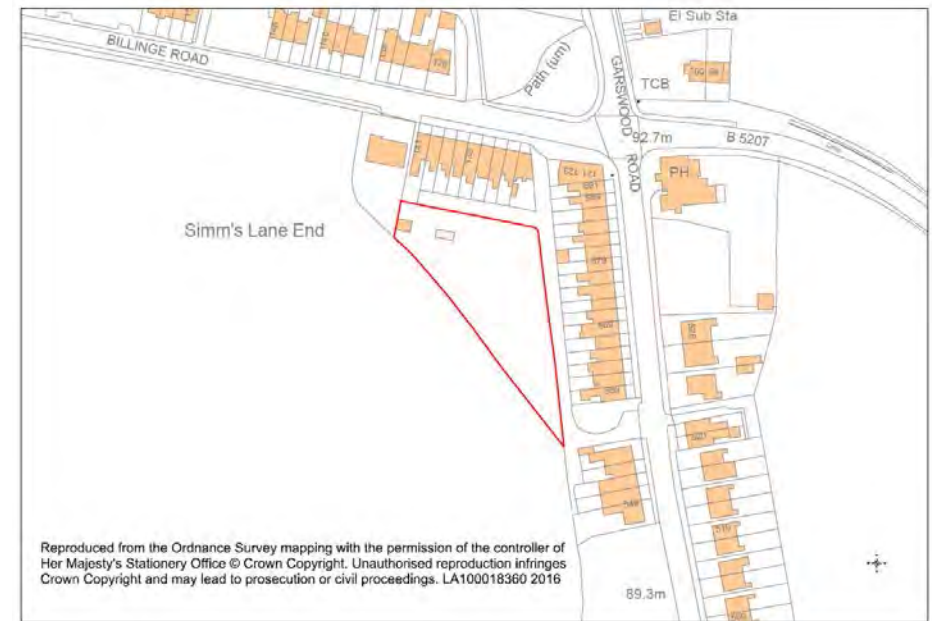
PARCEL REF: GBP_026

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Low	High	High
Overall significance		High+

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
High+ Green Belt significance. Very small site with weak boundaries to the west	
Carry forward to Stage 3 Assessment?	No



SITE REF: GBS_095

Site Name	Downall Brook Woodlands, Spindle Hillock
Post code	WN4 0PY
Ward	Billinge & Seneley Green
Size	0.12 hectares
Description	
	Small site, less than 0.25 ha

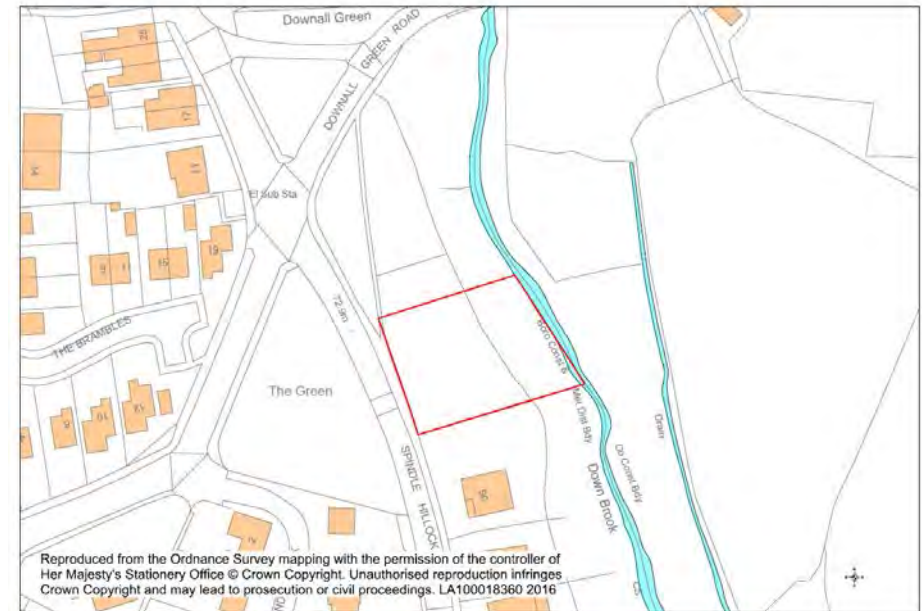
PARCEL REF: Wigan

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Overall significance		

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
Site entirely covered by mature trees	
Carry forward to Stage 3 Assessment?	No



SITE REF: GBS_101

Site Name	Land at Windle Ashes, Rainford Road
Post code	WA11 7QF
Ward	Rainford
Size	0.1 hectares
Description	
	Small site, less than 0.25 ha

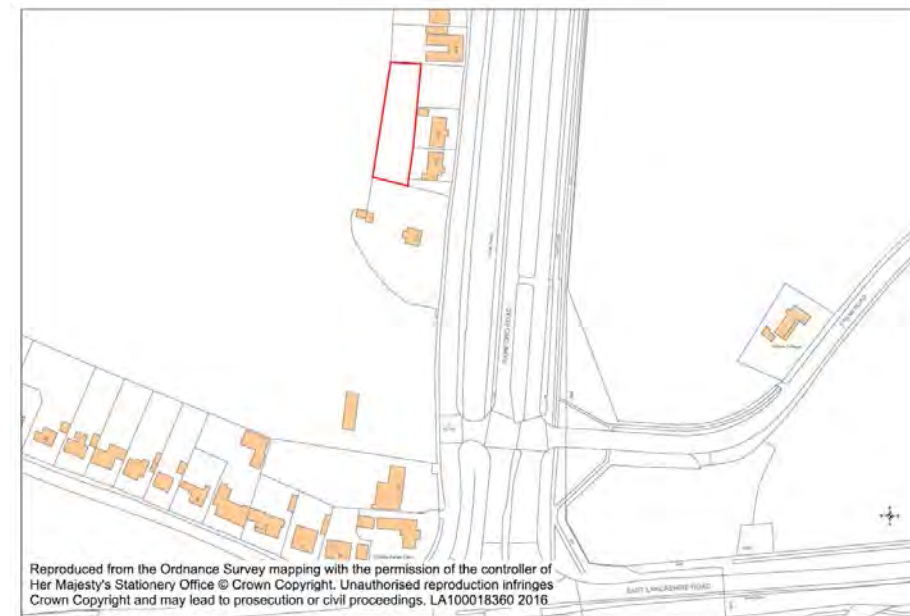
PARCEL REF: GBP_099

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Medium	Medium	High
Overall significance		High

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
Very small site, only consider taking forward if adjacent site GBS_153 is proposed for allocation. No access.	
Carry forward to Stage 3 Assessment?	No



SITE REF: GBS_105

Site Name	Eccleston Mere, Burrows Lane
Post code	L34 6JQ
Ward	Eccleston
Size	0.79 hectares
Description	
	Small site on the edge of Eccleston Mere with boat club.

PARCEL REF: GBP_095

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
High	Low	High
Overall significance		High+

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
High+ Green Belt significance, contain leisure use, and majority of the site is	
Carry forward to Stage 3 Assessment?	No



SITE REF: GBS_106

Site Name	Eccleston Mere, Burrows Lane
Post code	WA10 5AJ
Ward	Eccleston
Size	13.4 hectares
Description	
Site entirely covered by large water body.	

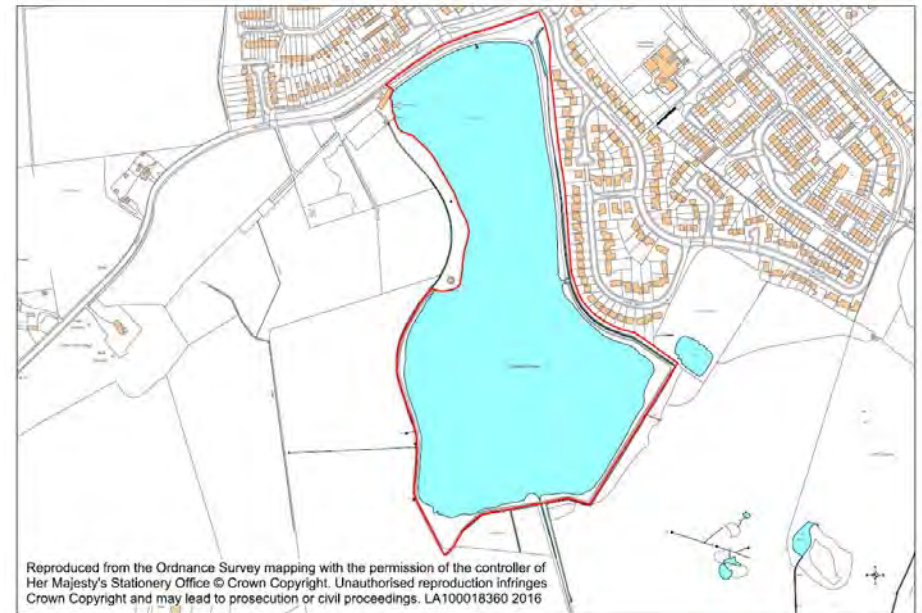
PARCEL REF: GBP_095

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
High	Low	High
Overall significance		High+

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
Almost entire site is a LWS, as well as being covered by water body	
Carry forward to Stage 3 Assessment?	No



SITE REF: GBS_107

Site Name	Mere View Farm, Burrows Lane
Post code	L34 6JW
Ward	Eccleston
Size	25.04 hectares
Description	
Large and irregular with multiple agricultural fields, hegerow verges and pond	

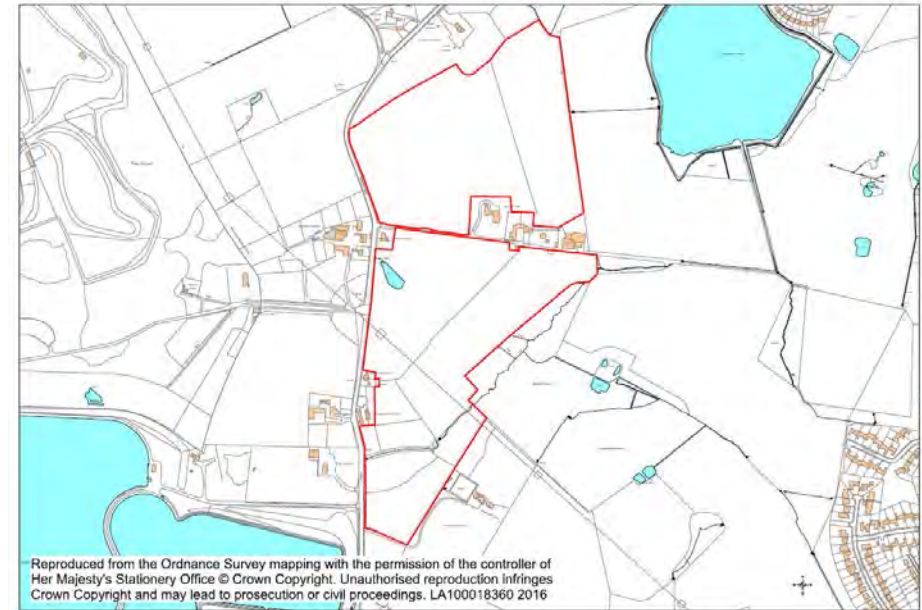
PARCEL REF: GBP_093

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Medium	High	High
Overall significance		High+

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
High significance impact on two Green Belt purposes, lacks strong boundaries and isolated from urban fringe	
Carry forward to Stage 3 Assessment?	No



SITE REF: GBS_111

Site Name	Land to the North of School Lane (including The Stables)
Post code	L35 6NW
Ward	Rainhill
Size	1.24 hectares
Description	
	Majority of site is grassed with stables and riding arena.

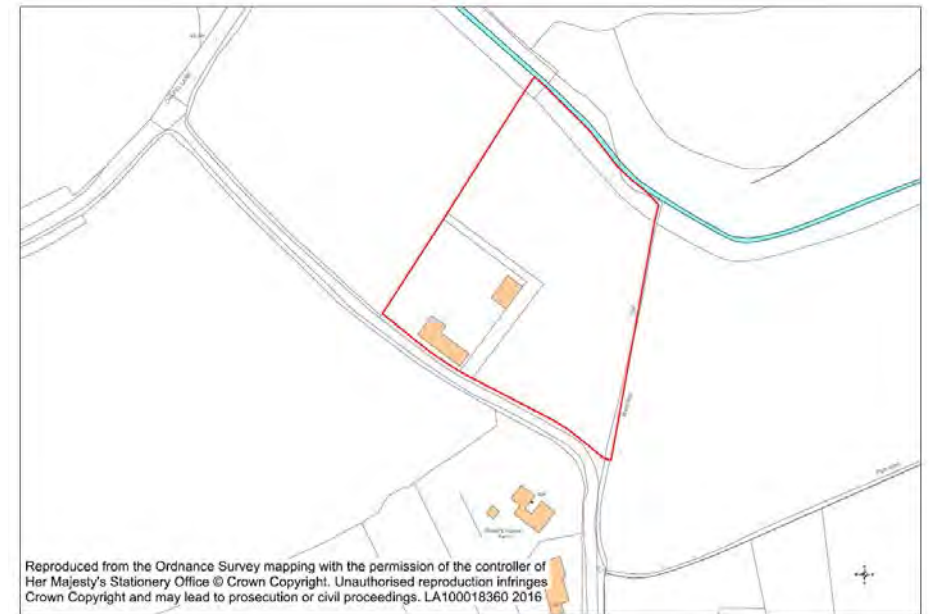
PARCEL REF: GBP_082

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Medium	Medium	Medium
Overall significance		Medium

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
School Lane is a narrow single track which is insufficient to serve more houses.	
Carry forward to Stage 3 Assessment?	No



SITE REF: GBS_114

Site Name	Land at Clough Mill, Blundell's Lane
Post code	L35 6ND
Ward	Rainhill
Size	0.53 hectares
Description	
L-shaped sited covered by buildings and hardstanding, entire site PDL.	

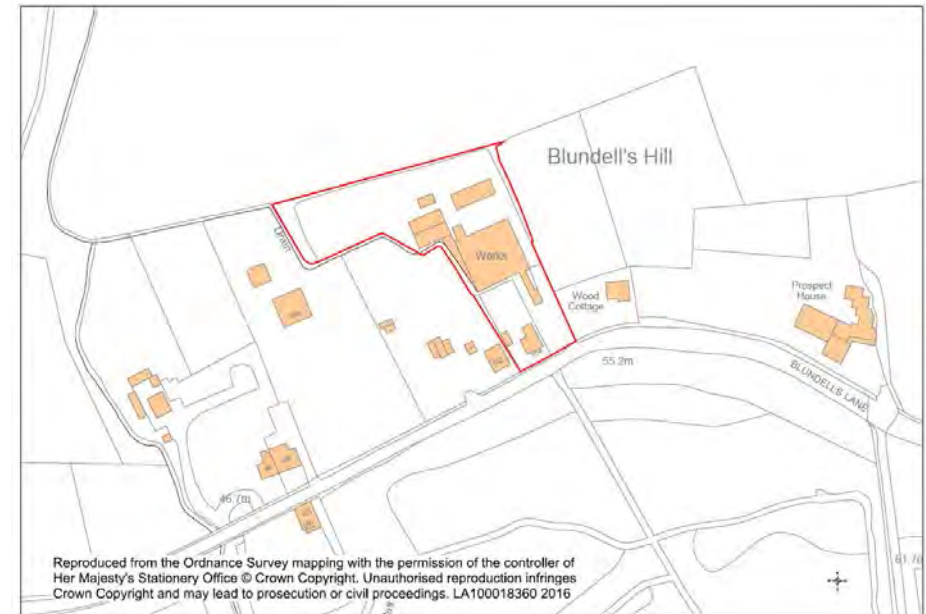
PARCEL REF: GBP_090

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Low	High	Medium
Overall significance		High

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
Small site removed from the urban area, therefore not suitable for allocation	
Carry forward to Stage 3 Assessment?	No



SITE REF: GBS_116

Site Name	Hoghton Lane Plots
Post code	WA9 3GT
Ward	Parr
Size	1.48 hectares
Description	
Majority of site PDL with storage vehicles and materials. Area of woodland to the northwest.	

PARCEL REF: GBP_070

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Medium	Low	Low
Overall significance		Medium

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
The part of the site which is in the Green Belt falls within a nature improvement area	
Carry forward to Stage 3 Assessment?	No



SITE REF: GBS_117

Site Name	Land at Gorsey Lane
Post code	WA9 4SH
Ward	Bold
Size	2.31 hectares
Description	
	Single agricultural field

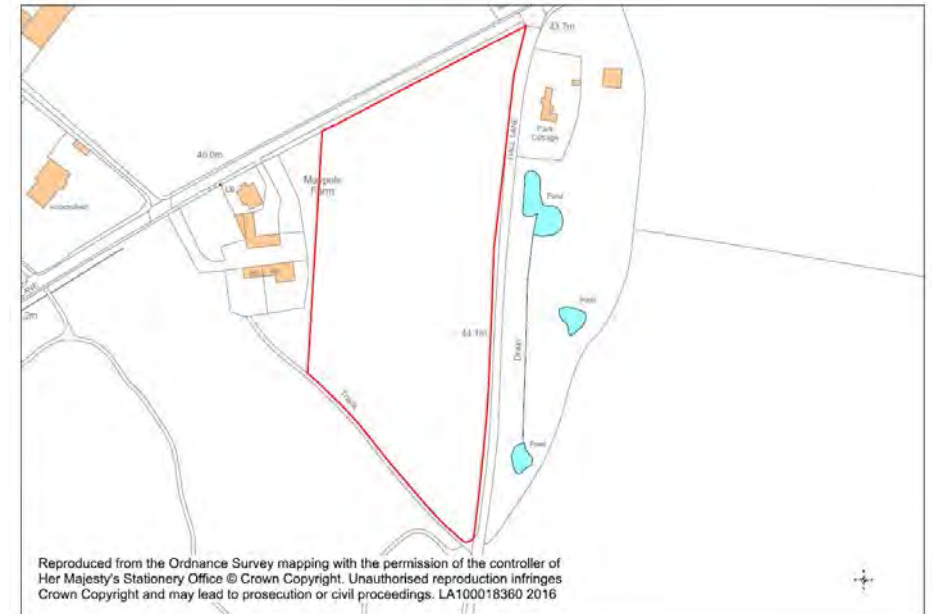
PARCEL REF: GBP_075

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Medium	High	Medium
Overall significance		High

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
Entire site is designated as public open space	
Carry forward to Stage 3 Assessment?	No



SITE REF: GBS_121

Site Name	Land to the rear of Nos.500-524 Fleet Lane
Post code	WA9 2NB
Ward	Parr
Size	3.51 hectares
Description	
Site covered by extensive vegetation including mature trees	

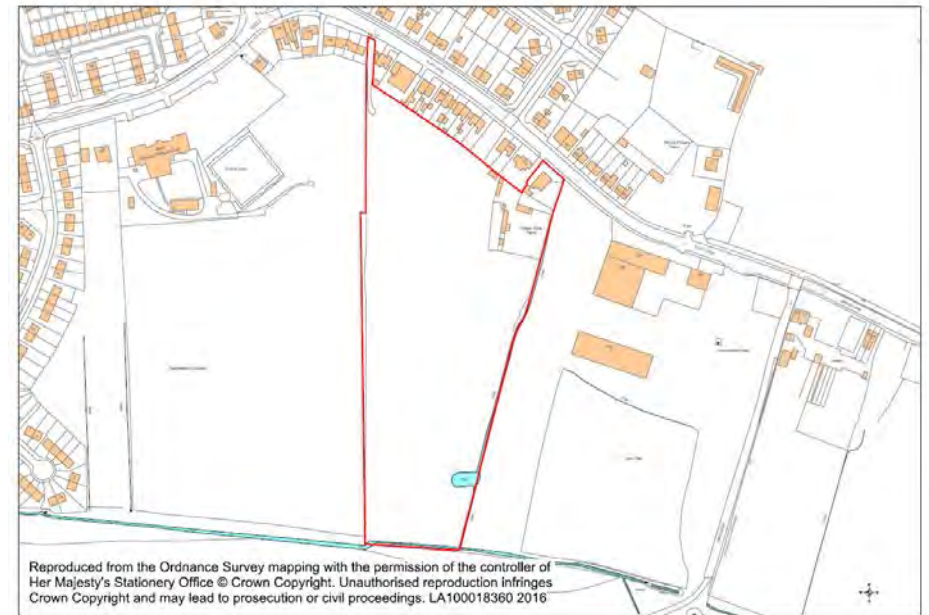
PARCEL REF: GBP_069

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Medium	Medium	Low
Overall significance		Medium

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
Almost entire site is a LWS and lacks suitable access	
Carry forward to Stage 3 Assessment?	No



SITE REF: GBS_125

Site Name	Land attached to Stanley House Farm, Blackbrook Road
Post code	WA11 0UR
Ward	Blackbrook
Size	2.57 hectares
Description	
Linear site with extensive tree cover and vegetation.	

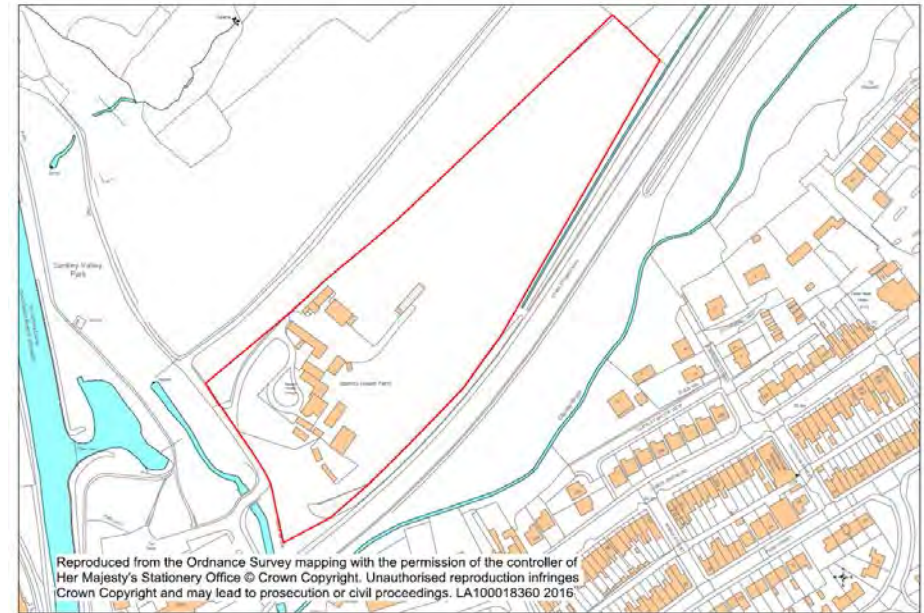
PARCEL REF: GBP_062

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Low	Medium	Medium
Overall significance		Medium

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
Existing access inadequate and very little scope to widen sufficiently due to mature woodland and brook. Significant level change to Stanley Bank Way	
Carry forward to Stage 3 Assessment?	No



SITE REF: GBS_133

Site Name	Land at Penkford Farm, Common Road
Post code	WA12 9JW
Ward	Earlestown
Size	6.31 hectares
Description	
Mostly long narrow with single agricultural field and hedgerow verge, some tree coverage to south and small area of PDL.	

PARCEL REF: GBP_057

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Medium	High	High
Overall significance		High+

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
High significance impact on two Green Belt purposes, lacks strong boundaries and poor shape would result in detrimental encroachment	
Carry forward to Stage 3 Assessment?	No



SITE REF: GBS_135

Site Name	Land at Kings Moss Lane, Kings Moss
Post code	WA11 8RF
Ward	Rainford
Size	0.15 hectares
Description	
	Small site, less than 0.25 ha

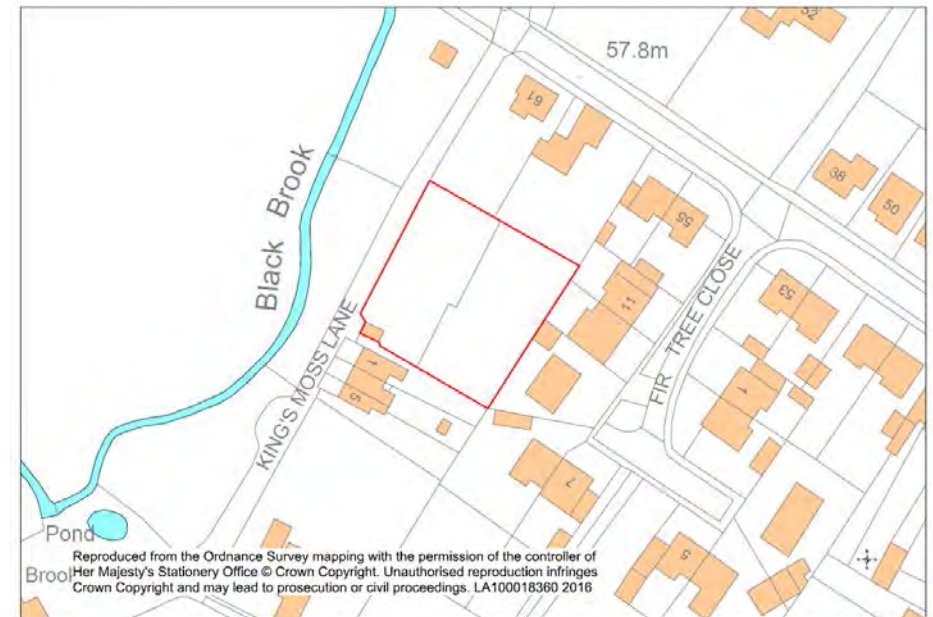
PARCEL REF: GBP_020

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Medium	Low	High
Overall significance		High

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
Small site removed from the urban area, therefore not suitable for allocation	
Carry forward to Stage 3 Assessment?	No



SITE REF: GBS_137

Site Name	Bold Heath Equestrian Centre, Warrington Road
Post code	WA8 3XT
Ward	Bold
Size	0.59 hectares
Description	Almost entire area covered by buildings (equestrian use) and hard standing

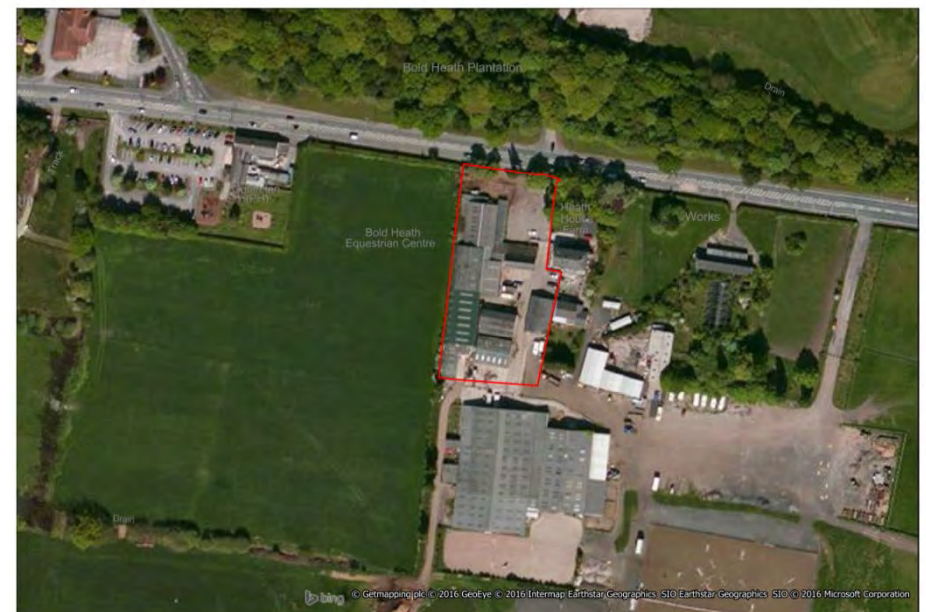
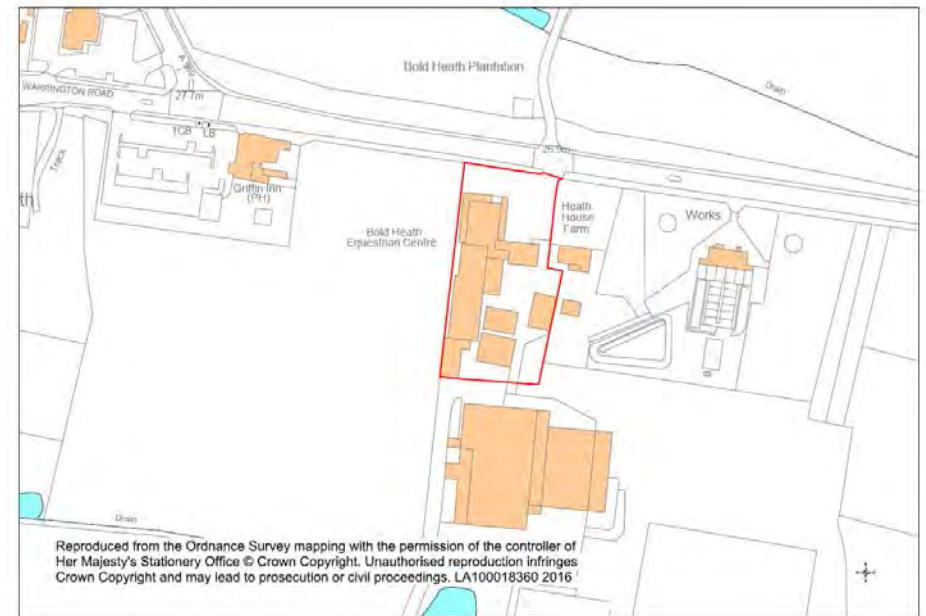
PARCEL REF: GBP_077

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Medium	High	Medium
Overall significance		High

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
Isolated Green Belt location, therefore not suitable for removal from Green Belt	
Carry forward to Stage 3 Assessment?	No



SITE REF: GBS_143

Site Name	Farmyard and Field Seneley Green Farm, Garswood Road
Post code	WN4 0TY
Ward	Garswood
Size	2.92 hectares
Description	
Contains an farmstead and the rest is a single agricultural field with hederow verges	

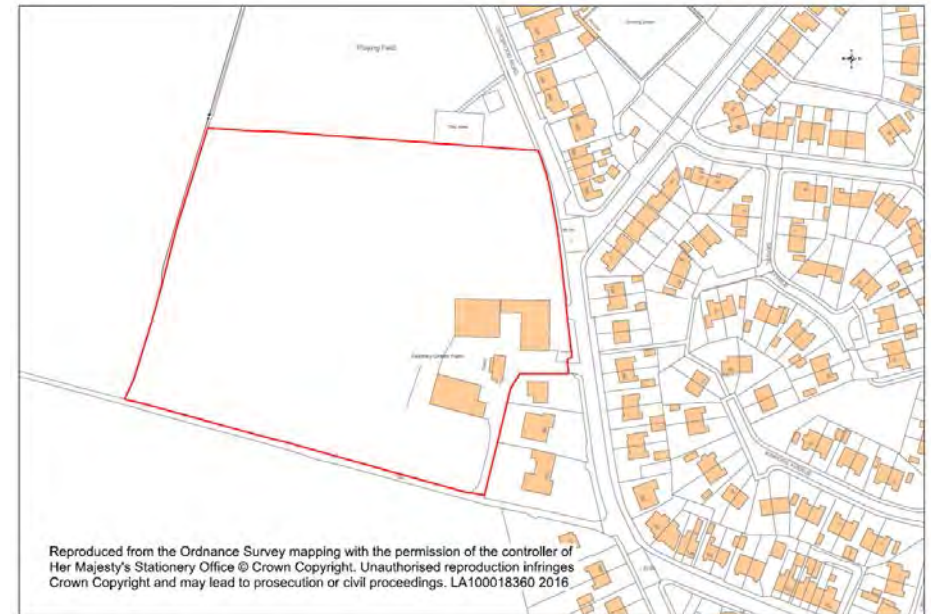
PARCEL REF: GBP_026

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Low	Hlgh	High
Overall significance		High+

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
High significance impact on two Green Belt purposes, lacks strong boundaries, and would result in protrusion into Green Belt	
Carry forward to Stage 3 Assessment?	No



SITE REF: GBS_148

Site Name	Land off A570
Post code	L35 6NX
Ward	Rainhill
Size	181.2 hectares
Description	
Very large site with A570 running through the middle and pylons across. Mainly agricultural fields but contains businesses and residential properties as well	

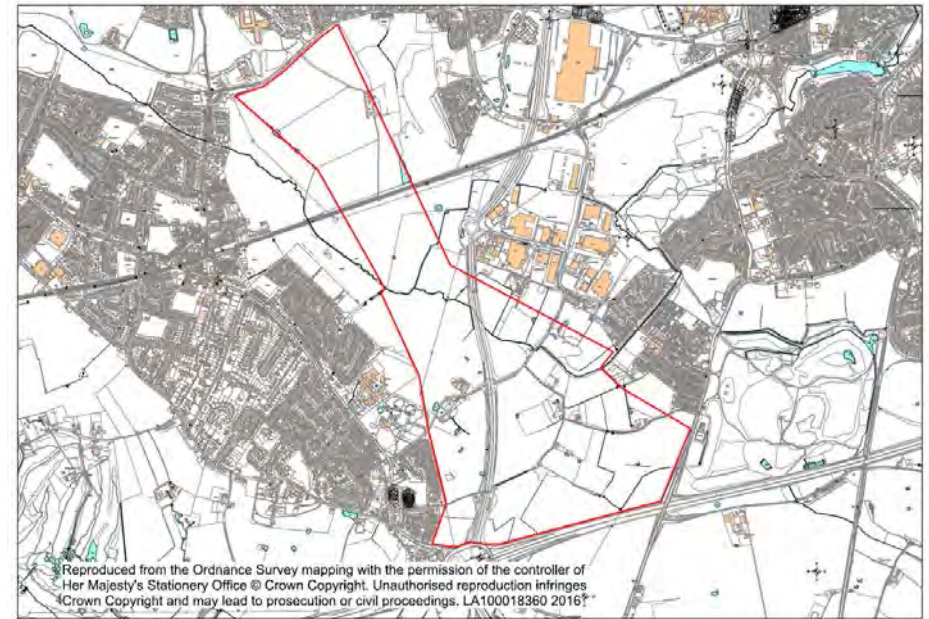
PARCEL REF: GBP_083

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Low	High	Low
Overall significance		High

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
Very large site with high significance impact on the Green Belt. The site cannot be sufficiently reduced to mitigate the impacts.	
Carry forward to Stage 3 Assessment?	No



SITE REF: GBS_155

Site Name	Land at Hill Top Farmhouse
Post code	WA11 7QX
Ward	Rainford
Size	0.5 hectares
Description	
Small grassland site, away from the urban area with woodland to the south boundary.	

PARCEL REF: GBP_099

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Medium	Medium	High
Overall significance		High

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
Small site removed from the urban area, therefore not suitable for allocation	
Carry forward to Stage 3 Assessment?	No



SITE REF: GBS_164

Site Name	Loyola Hall, Rainhill
Post code	L35 6NZ
Ward	Rainhill
Size	6.94 hectares
Description	
Contains a listed hall and extensive woodland areas in the surrounding grounds	

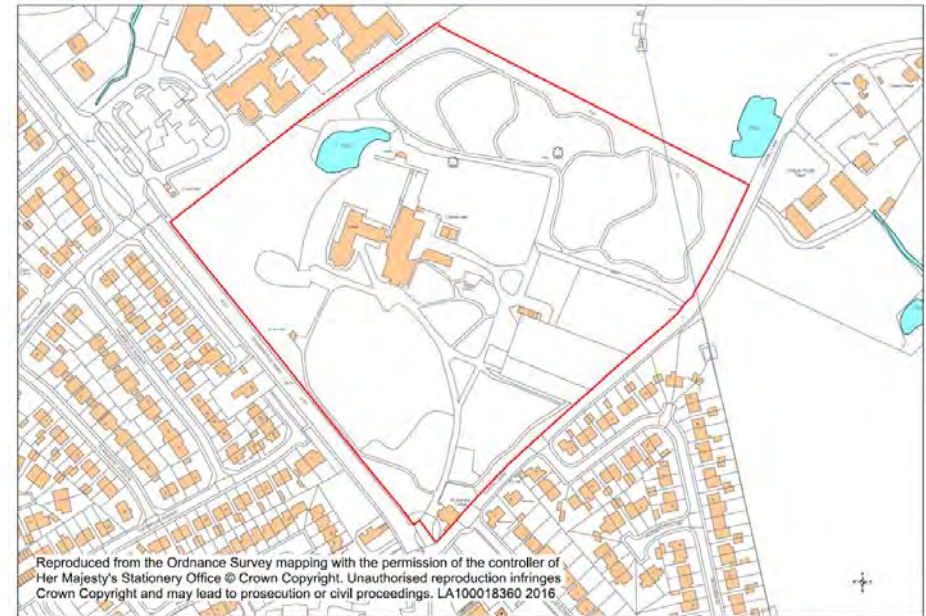
PARCEL REF: GBP_084

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Low	Low	Low
Overall significance		Low

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
More than 2/3 of site covered by mature trees and contain a listed building	
Carry forward to Stage 3 Assessment?	No



Appendix 4 – Carried forward stage 3 and 4 sites

SITE REF: GBS_005

Site Name	Land at Millfield Lane, Haydock
Post code	WN4 0YT
Ward	Haydock
Size	20.58 hectares
Description	
Agricultural field with some trees along south boundary.	

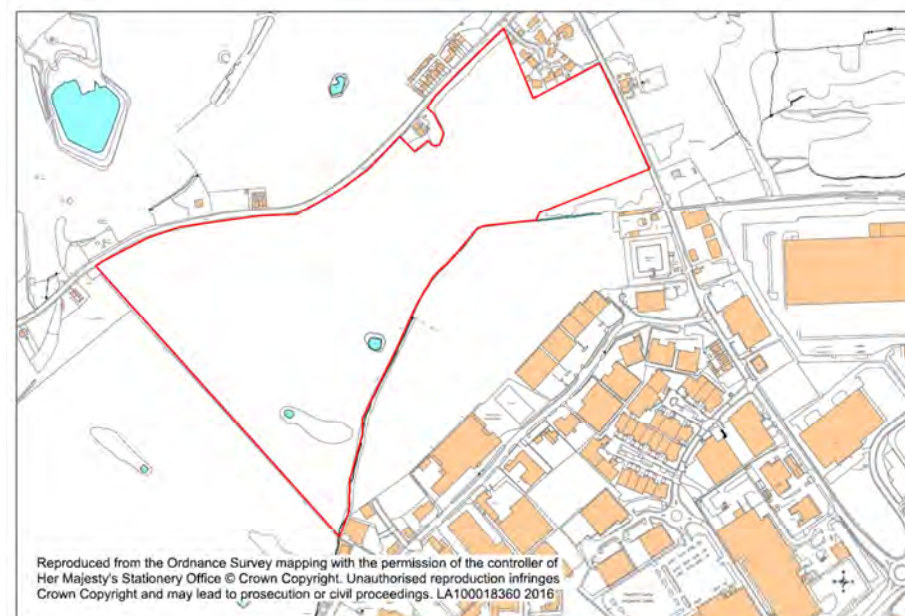
PARCEL REF: GBP_031

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Low	Medium	Low
Overall significance		Medium

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
None	
Carry forward to Stage 3 Assessment?	Yes



SITE REF: GBS_005

STAGE 3A CONSTRAINTS ASSESSMENT

Landscape	
Medium to high landscape character area and industrial development would have a significant visual impact.	
Ecology	
Some mature trees and ditch along southern boundary.	
Heritage	
Eastern edge of site within the 50m buffer of listed building	
Other constraints	
Site within pipeline buffer zone and there are some old mineshafts within the site boundary.	

STAGE 3B ACCESSIBILITY ASSESSMENT

Highways access	
Direct access possible, cumulative traffic impacts need to be considered	
Sustainable access	
Bus routes on Liverpool Road and Millfield Lane	

STAGE 3C DEVELOPABILITY ASSESSMENT

Ownership	In a trust
Gross developable area	20.58 hectares
Net developable area	15.44 hectares
Preferred main use	Employment
Notional development capacity	11.58 ha
Viability	Unknown

STAGE 4 SITE SUMMARY

Other sites with parcel	GBS_005, GBS_007, GBS_026, GBS_131
Hierarchy within parcel	4 of 4
Impact on Green Belt if site is allocated	medium
Conclusion	The wider Green Belt parcel is well contained and therefore not likely to result in unrestricted sprawl, the site is at an elevated level however with open views, and in close proximity to a listed building. This will require careful consideration at design stage and may reduce the site capacity. Cumulative traffic impacts needs to be assessed and the authority satisfied that these could be sufficiently mitigated.
Promote for allocation	

SITE REF: GBS_006

Site Name	Land at Florida Farm, Slag Lane, Haydock
Post code	WA11 0UZ
Ward	Blackbrook
Size	22.29 hectares
Description	
Agricultural fields with some trees along north and south boundary. Wraps around the existing farmhouse and outbuildings and Clipsey Brook crosses the site.	

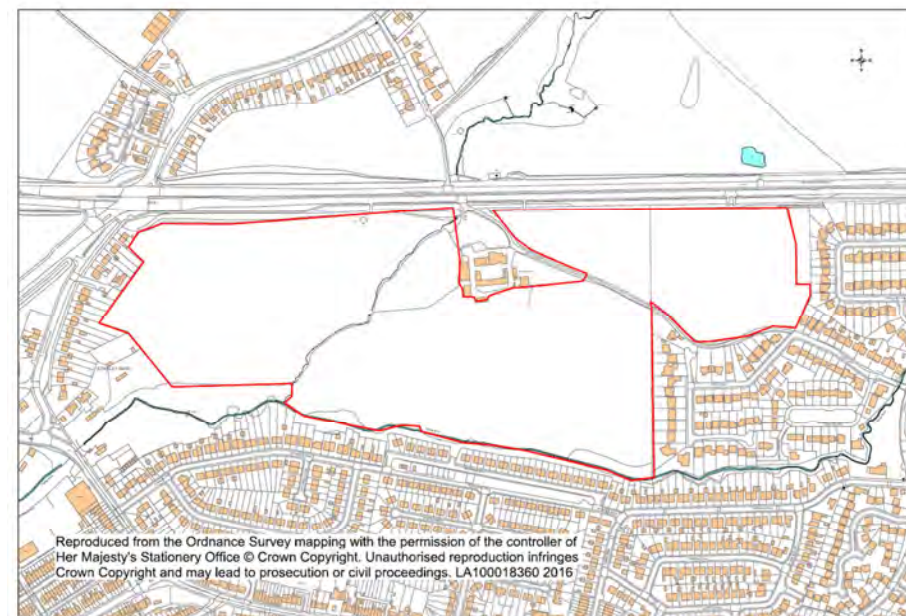
PARCEL REF: GBP_060

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Low	Low	Low
Overall significance		Low

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
None	
Carry forward to Stage 3 Assessment?	Yes



SITE REF: GBS_006

STAGE 3A CONSTRAINTS ASSESSMENT

Landscape	
Majority of site is screened from public viewpoints. Tree belts should be retained to preserve the landscape character.	
Ecology	
Some mature trees along north and south boundaries, as well as a brook which crosses the site.	
Heritage	
None	
Other constraints	
There are some old mineshafts within the site boundary.	

STAGE 3B ACCESSIBILITY ASSESSMENT

Highways access	
Sufficient highways access points can be achieved for site of this size	
Sustainable access	
Within walking distance to schools and amenities	

STAGE 3C DEVELOPABILITY ASSESSMENT

Ownership	Single ownership
Gross developable area	22.29 hectares
Net developable area	16.72 hectares
Preferred main use	Residential
Notional development capacity	502
Viability	Should have good viability.

STAGE 4 SITE SUMMARY

Other sites with parcel	GBS_006
Hierarchy within parcel	N/A
Impact on Green Belt if site is allocated	Low
Conclusion	
The site is really well contained with low Green Belt significance. Sufficient highways access appear to be feasible.	
Promote for allocation	Yes

SITE REF: GBS_007

Site Name	Land off Florida Farm, Slag Lane
Post code	WA11 9RX
Ward	Haydock
Size	35.17 hectares
Description	
Agricultural field with two small woodlands to the east and woodland area and tree belt to the west and south respectively.	

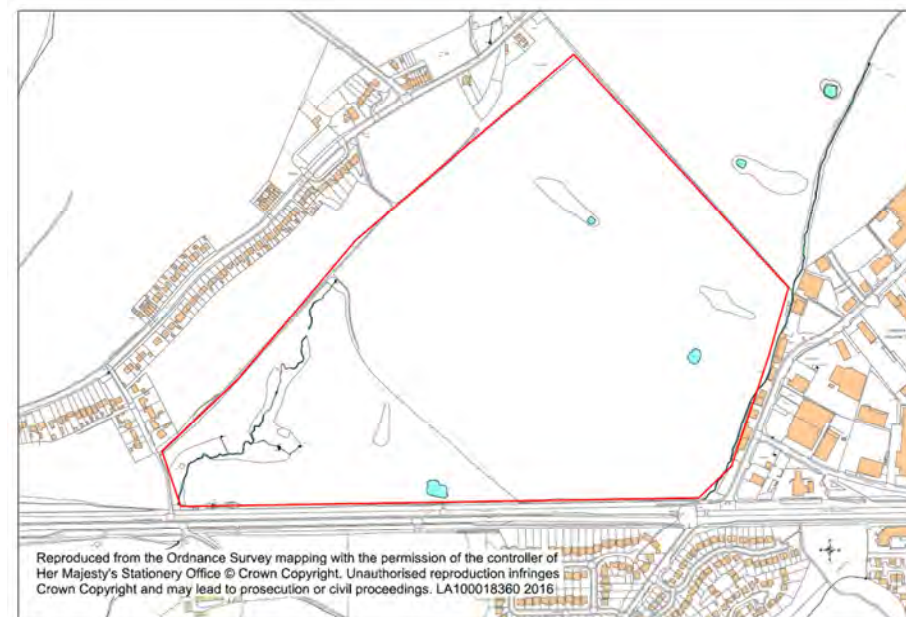
PARCEL REF: GBP_031

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Low	Medium	Low
Overall significance		Medium

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
None	
Carry forward to Stage 3 Assessment?	Yes



SITE REF: GBS_007

STAGE 3A CONSTRAINTS ASSESSMENT

Landscape	
Medium to high landscape character area, although it does border onto existing industrial area. Development would have a moderate visual impact.	
Ecology	
Some TPO woodland area to southwest.	
Heritage	
None	
Other constraints	
There are some old mineshafts within the site boundary.	

STAGE 3B ACCESSIBILITY ASSESSMENT

Highways access	
Direct access onto strategic road network possible, cumulative traffic impacts need to be considered	
Sustainable access	
Currently lacks good access to frequent bus route and train station, but has good access to cycleways.	

STAGE 3C DEVELOPABILITY ASSESSMENT

Ownership	Single ownership
Gross developable area	35.17 hectares
Net developable area	26.38 hectares
Preferred main use	Employment
Notional development capacity	26.38 ha
Viability	Significant highway infrastructure required, but should still be viable.

STAGE 4 SITE SUMMARY

Other sites with parcel	GBS_005, GBS_007, GBS_026, GBS_131
Hierarchy within parcel	2 of 4
Impact on Green Belt if site is allocated	Medium
Conclusion	
The wider Green Belt parcel is well contained and therefore not likely to result in unrestricted sprawl. Good highways access possible. Should seek to improve accessibility to the site and wider industrial estate. The site provides opportunities to reduce the risk of flooding further downstream and this should be encouraged.	
Promote for allocation	Yes

SITE REF: GBS_010

Site Name	Land at Junction Road / Stanley Avenue
Post code	WA11 8SJ
Ward	Rainford
Size	6.83 hectares
Description	
Linear site with agricultural field covering most of it, woodland belt to east.	

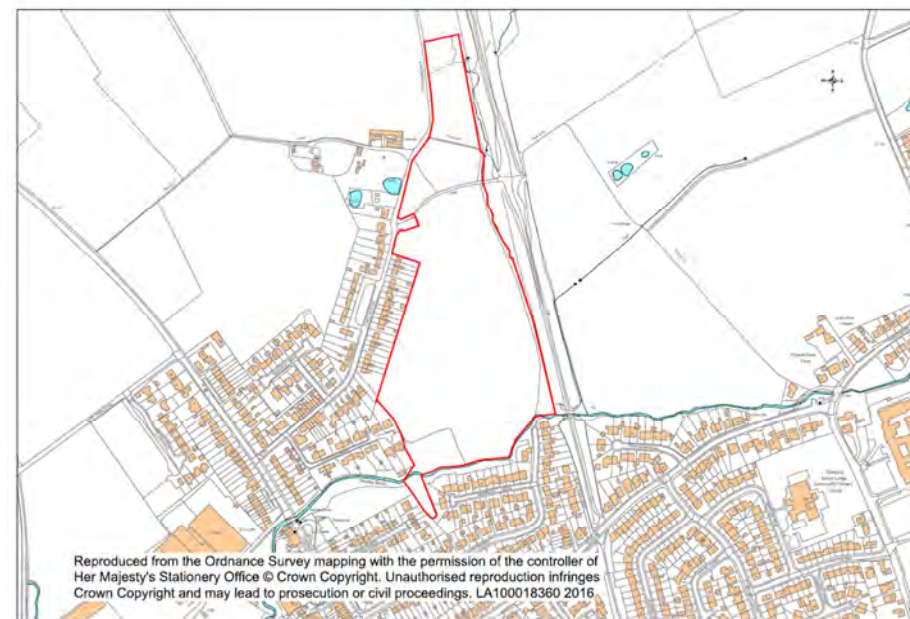
PARCEL REF: GBP_006

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Medium	High	High
Overall significance		High+

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
Wider parcel is of high Green Belt significance on two Purposes, but the majority of site could be allocated without encroaching further to the north than existing township and it is really well contained.	
Carry forward to Stage 3 Assessment?	Yes



SITE REF: GBS_010

STAGE 3A CONSTRAINTS ASSESSMENT

Landscape	
Site is well screened.	
Ecology	
Borders onto a LWS and has a TPO in south of site.	
Heritage	
None	
Other constraints	
Part of site in FZ2 and FZ3, within 250m landfill buffer and old mineshafts within the site	

STAGE 3B ACCESSIBILITY ASSESSMENT

Highways access	
Existing potential access points are through narrow residential streets which already exceed the maximum cul-de-sac length. Suitable access difficult to achieve	
Sustainable access	
Lacks accessibility to frequent bus services, but Rainford Jn station in close proximity.	

STAGE 3C DEVELOPABILITY ASSESSMENT

Ownership	Two owners
Gross developable area	6.83 hectares
Net developable area	5.12 hectares
Preferred main use	Residential
Notional development capacity	128
Viability	Should have good viability.

STAGE 4 SITE SUMMARY

Other sites with parcel	GBS_010, GBS_054
Hierarchy within parcel	1 of 2
Impact on Green Belt if site is allocated	Low
Conclusion	Part of a Green Belt parcel of high+ significance, but the site is very well contained and would not result in loss of gap between settlements if built development is limited to existing urban fringe. Whilst there are access points to the site, these appear to be of insufficient width and are located at the end of cul-de-sacs.
Promote for allocation	No

SITE REF: GBS_012

Site Name	266 Liverpool Road, Haydock
Post code	WA11 9RZ
Ward	Haydock
Size	0.44 hectares
Description	
Narrow site with stables, menage and grassed area.	

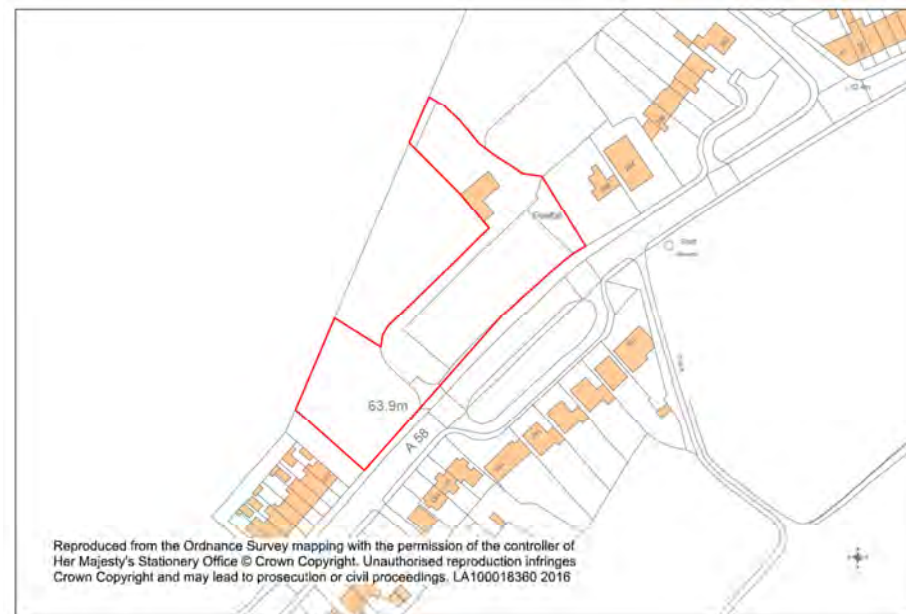
PARCEL REF: GBP_028

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Low	High	Medium
Overall significance		High

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
None	
Carry forward to Stage 3 Assessment?	Yes



SITE REF: GBS_012

STAGE 3A CONSTRAINTS ASSESSMENT

Landscape	
Small site, development would only have limited impact on landscape	
Ecology	
None	
Heritage	
None	
Other constraints	
None	

STAGE 3B ACCESSIBILITY ASSESSMENT

Highways access	
Highways access feasible.	
Sustainable access	
Site poorly located in terms of access to facilities such as shops and schools	

STAGE 3C DEVELOPABILITY ASSESSMENT

Ownership	Single ownership
Gross developable area	0.44 hectares
Net developable area	0.33 hectares
Preferred main use	Residential
Notional development capacity	8
Viability	Should have good viability.

STAGE 4 SITE SUMMARY

Other sites with parcel	GBS_012, GBS_132, GBS_144, GBS_151
Hierarchy within parcel	4 Of 4
Impact on Green Belt if site is allocated	Moderate
Conclusion	
Small site with weak boundaries to the west, would weaken Green Belt boundary if allocated, and not located close to local facilities	
Promote for allocation	No

SITE REF: GBS_018

Site Name	Land at Tunstalls Farm, Tunstalls Way
Post code	WA9 4QJ
Ward	Bold
Size	2.61 hectares
Description	
Some buildings to the west of the site but the rest is open grassland.	

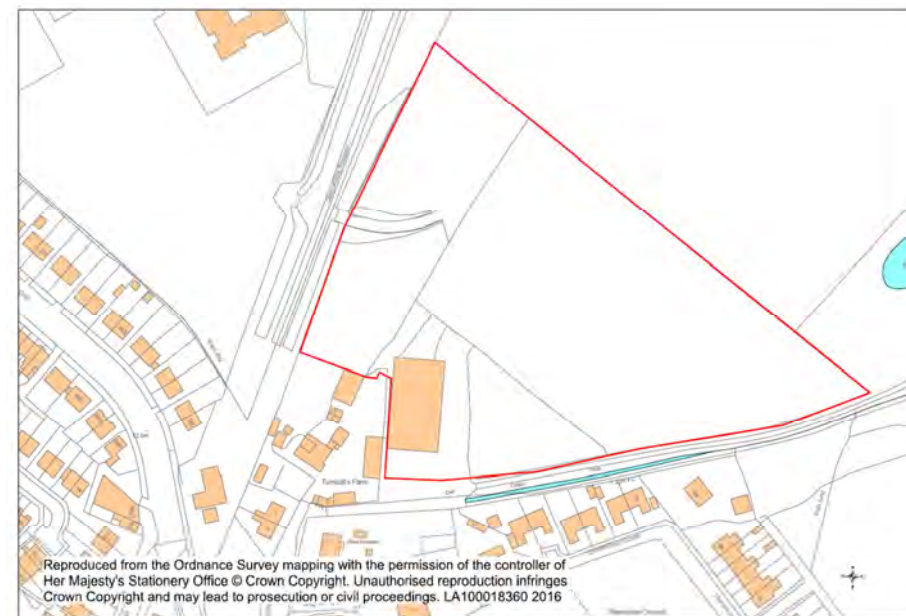
PARCEL REF: GBP_074

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Medium	Low	Medium
Overall significance		Medium

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
None	
Carry forward to Stage 3 Assessment?	Yes



SITE REF: GBS_018

STAGE 3A CONSTRAINTS ASSESSMENT

Landscape	
In low landscape character area.	
Ecology	
None	
Heritage	
None	
Other constraints	
None	

STAGE 3B ACCESSIBILITY ASSESSMENT

Highways access	
Single access option only, so this would restrict the capacity of the site.	
Sustainable access	
Good accessibility	

STAGE 3C DEVELOPABILITY ASSESSMENT

Ownership	Single ownership
Gross developable area	2.61 hectares
Net developable area	1.96 hectares
Preferred main use	Residential
Notional development capacity	59
Viability	Site preparation and access may limit viability on small site

STAGE 4 SITE SUMMARY

Other sites with parcel	GBS_018, GBS_051, GBS_118, GBS_119, GBS_120, GBS_162
Hierarchy within parcel	1 of 6
Impact on Green Belt if site is allocated	Low
Conclusion	
Allocation would have little impact on the Green Belt. Should be considered as part of wider master plan.	
Promote for allocation	Safeguarded

SITE REF: GBS_019

Site Name	Land East of M6 and West of Lodge Lane
Post code	WA12 0JQ
Ward	Haydock
Size	4.37 hectares
Description	
Agricultural field with tree belt to the west.	

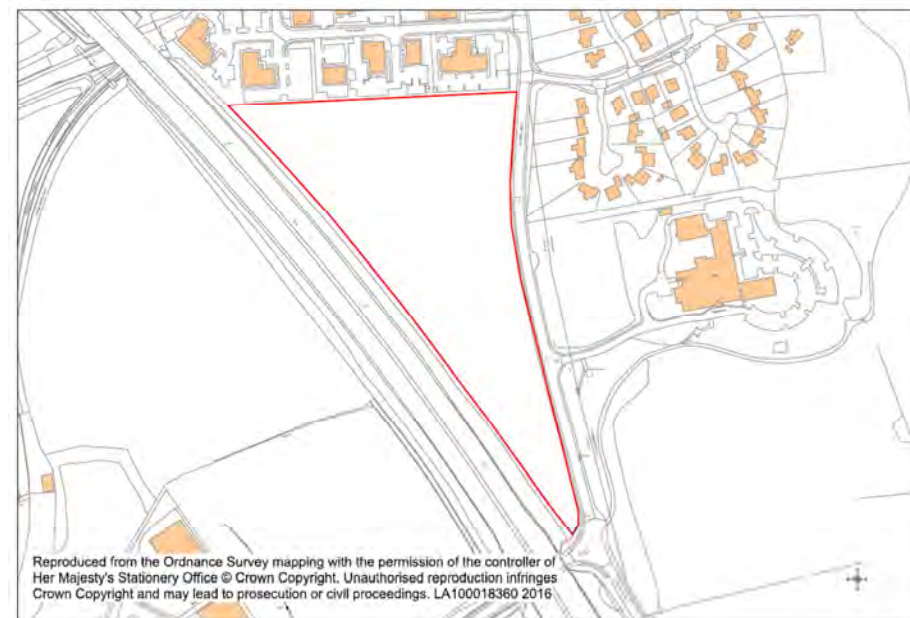
PARCEL REF: GBP_033

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Low	Medium	Low
Overall significance		Medium

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
None	
Carry forward to Stage 3 Assessment?	Yes



SITE REF: GBS_019

STAGE 3A CONSTRAINTS ASSESSMENT

Landscape	
Raised motorway adjacent, which detracts from landscape, however trees do provide some visual amenity/ screening,	
Ecology	
None	
Heritage	
None	
Other constraints	
Within pipeline buffer zone and AQMA	

STAGE 3B ACCESSIBILITY ASSESSMENT

Highways access	
Suitable access should be achievable but need to consider cumulative impacts.	
Sustainable access	
Accessibility of the site by public transport is good.	

STAGE 3C DEVELOPABILITY ASSESSMENT

Ownership	Two owners
Gross developable area	4.37 hectares
Net developable area	3.28 hectares
Preferred main use	Residential
Notional development capacity	82
Viability	Should have decent viability even if additional noise mitigation required

STAGE 4 SITE SUMMARY

Other sites with parcel	GBS_019, GBS_022, GBS_157
Hierarchy within parcel	3 of 3
Impact on Green Belt if site is allocated	Low
Conclusion	
Impact of Green Belt would be low even though the site help to provide the perception of a gap. Need to consider cumulative highways impacts. The majority of the site is in a AQMA and there are significant noise issues from motorway. Therefore not deemed suitable.	
Promote for allocation	No

SITE REF: GBS_022

Site Name	Haydock Point North
Post code	WA12 0HQ
Ward	Haydock
Size	42.31 hectares
Description	
Agricultural fields.	

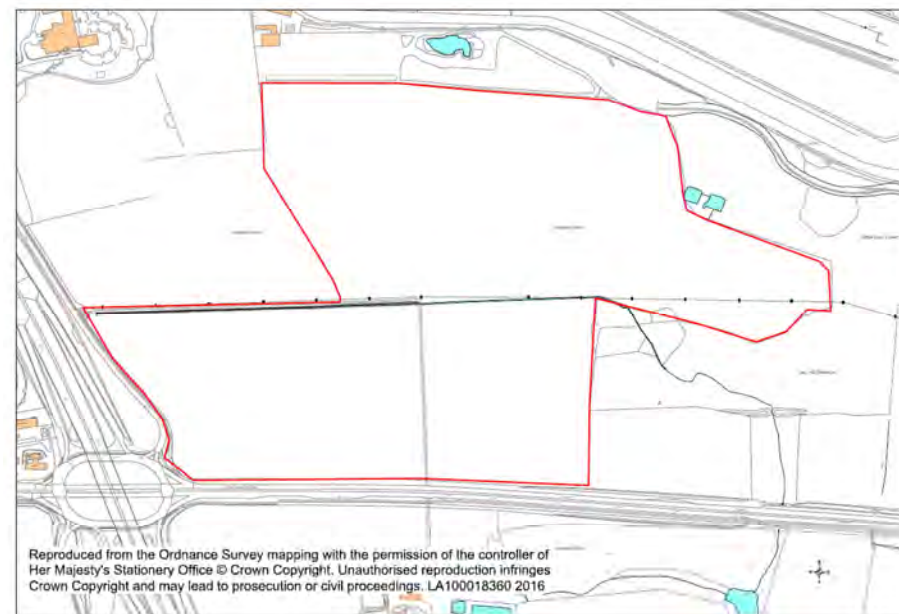
PARCEL REF: GBP_033

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Low	Medium	Low
Overall significance		Medium

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
None	
Carry forward to Stage 3 Assessment?	Yes



SITE REF: GBS_022

STAGE 3A CONSTRAINTS ASSESSMENT

Landscape	
Provides open views across the site to north. Woodland belts to east and north boundary. Landscape consideration with racecourse would be critical.	
Ecology	
Woodland to east and north with significant habitat value	
Heritage	
None	
Other constraints	
Within pipeline buffer zone	

STAGE 3B ACCESSIBILITY ASSESSMENT

Highways access	
Suitable access should be achievable but need to consider cumulative impacts.	
Sustainable access	
Would need to provide improved linkages to existing footpaths and cycleways, Good accessibility to strategic road network.	

STAGE 3C DEVELOPABILITY ASSESSMENT

Ownership	Company
Gross developable area	42.31 hectares
Net developable area	31.73 hectares
Preferred main use	Employment
Notional development capacity	31.73 ha
Viability	Should have good viability due to prime location, although infrastructure costs likely to be significant.

STAGE 4 SITE SUMMARY

Other sites with parcel	GBS_019, GBS_022, GBS_157
Hierarchy within parcel	1 of 3
Impact on Green Belt if site is allocated	Moderate to high
Conclusion	
Would weaken GB boundary and reduce strategic gap. Risk of settlement merging is however considered low as racecourse is located in the remaining gap. Cumulative highways impact need to be considered, but site provides opportunity for betterment to J23 and would bring significant employment benefit.	
Promote for allocation	Yes

SITE REF: GBS_025

Site Name	Haydock Green, Land south west of Junc 23 - M6 Haydock
Post code	WA12 0HP
Ward	Haydock
Size	32.35 hectares
Description	
The site contains a number agricultural fields. There is a brook with mature woodland across the site as well as trees along the north and south boundary	

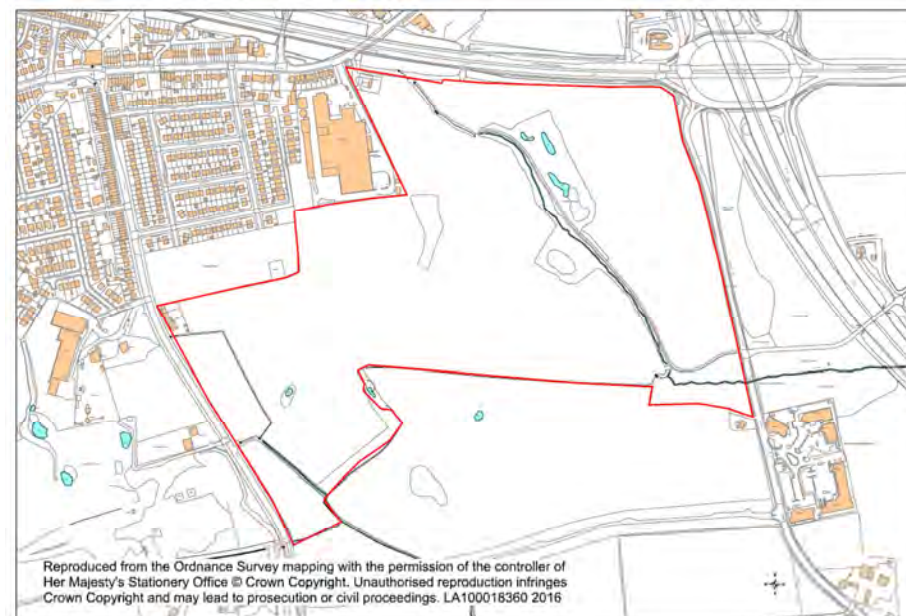
PARCEL REF: GBP_053

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Low	High	Low
Overall significance		High

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
None	
Carry forward to Stage 3 Assessment?	Yes



SITE REF: GBS_025

STAGE 3A CONSTRAINTS ASSESSMENT

Landscape	
Site bordered by busy motorways and screened from the north and east. Trees on site provide valuable visual amenity.	
Ecology	
Site affected by a number of TPO's and 9% of site is LWS.	
Heritage	
None	
Other constraints	
Within pipeline buffer zone and AQMA to east edge of site	

STAGE 3B ACCESSIBILITY ASSESSMENT

Highways access	
Suitable access should be achievable but need to consider cumulative impacts. Site provides opportunity to provide betterment to J23/ A49	
Sustainable access	
Good accessibility	

STAGE 3C DEVELOPABILITY ASSESSMENT

Ownership	Company
Gross developable area	28.46 hectares
Net developable area	21.35 hectares
Preferred main use	Residential
Notional development capacity	520
Viability	Should have good viability.

STAGE 4 SITE SUMMARY

Other sites with parcel	GBS_025, GBS_037
Hierarchy within parcel	1 of 2
Impact on Green Belt if site is allocated	High
Conclusion	Allocation would significantly reduce the gap between settlements, but perception of gap is already eroded by buildings to the east and west as well as restoration works to former mining site. Needs to be considered in conjunction with GBS_037. Provision of sports pitches proposed in remaining gap as additional safeguard and to meet identified local need.
Promote for allocation	Allocate most of site.

SITE REF: GBS_026

Site Name	Land to the West of Haydock Industrial Estate
Post code	WA11 9TH
Ward	Haydock
Size	9.58 hectares
Description	
Agricultural field with tree belt to the north and industrial buildings to the south.	

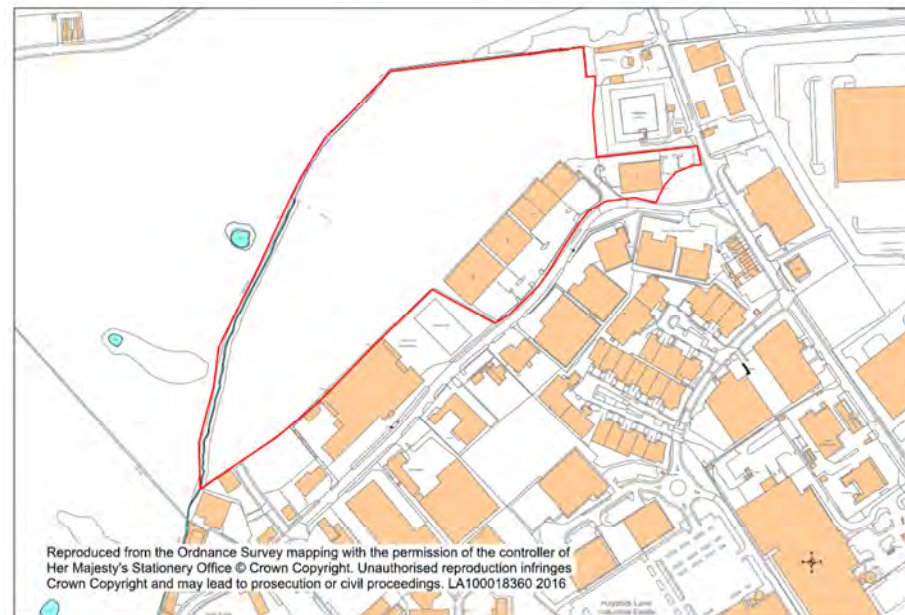
PARCEL REF: GBP_031

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Low	Medium	Low
Overall significance		Medium

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
None	
Carry forward to Stage 3 Assessment?	Yes



SITE REF: GBS_026

STAGE 3A CONSTRAINTS ASSESSMENT

Landscape	
Site reasonably open but borders onto industrial estate.	
Ecology	
None	
Heritage	
None	
Other constraints	
Within pipeline buffer zone	

STAGE 3B ACCESSIBILITY ASSESSMENT

Highways access	
Suitable access should be achievable but need to consider cumulative traffic impacts.	
Sustainable access	
In close proximity to bus stops on Millfield Lane and centre of industrial estate.	

STAGE 3C DEVELOPABILITY ASSESSMENT

Ownership	Single ownership
Gross developable area	9.58 hectares
Net developable area	7.19 hectares
Preferred main use	Employment
Notional development capacity	7.19 ha
Viability	Unknown

STAGE 4 SITE SUMMARY

Other sites with parcel	GBS_005, GBS_007, GBS_026, GBS_131
Hierarchy within parcel	1 of 4
Impact on Green Belt if site is allocated	Moderate
Conclusion	Backs onto existing industrial estate, allocation not likely to have any significant impact on the Green Belt. Suitable access possible, cumulative traffic impacts to be considered.
Promote for allocation	

SITE REF: GBS_028

Site Name	Land at Former Parkside Colliery
Post code	WA2 8ST
Ward	Newton
Size	223.69 hectares
Description	
Major site which straddles the M6. The land to the east of the M6 is characterised by agricultural farmland. The land to the west comprises a combination of PDL, large mound and selfseeded trees and grassland.	

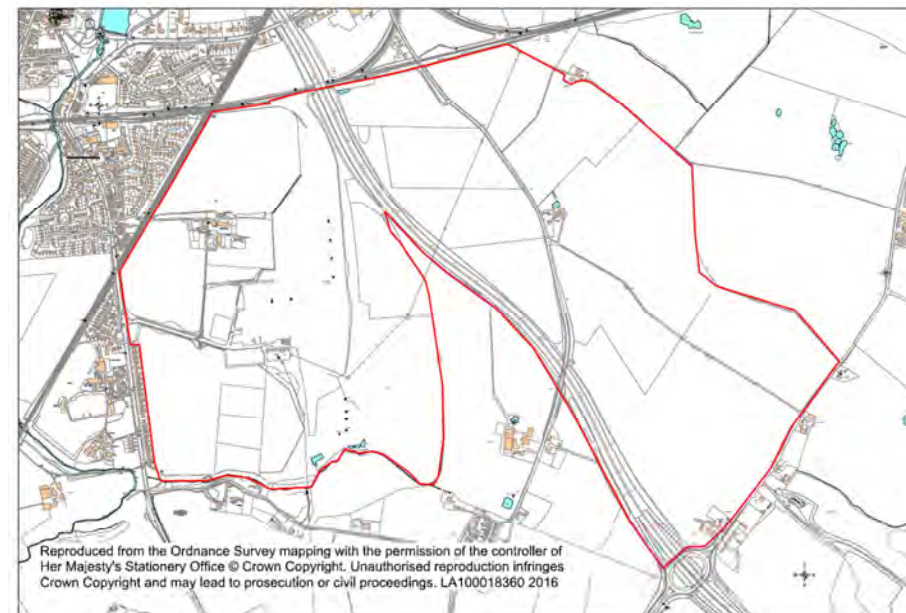
PARCEL REF: GBP_039 & 041

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Low	Low	Medium
Overall significance		Medium

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
None	
Carry forward to Stage 3 Assessment?	Yes



SITE REF: GBS_028

STAGE 3A CONSTRAINTS ASSESSMENT

Landscape	
Land west of M6 very well screened and makes little contribution to wider landscape. East of the M6 is more open and makes a positive contribution to the landscape	
Ecology	
Site affected by a number of TPO's and borders LWS	
Heritage	
Potential archeological site and it surrounds 2 listed buildings, however one is derelict.	
Other constraints	
Small part of the site is in a AQMA and part of site within 250m landfill buffer.	

STAGE 3B ACCESSIBILITY ASSESSMENT

Highways access	
West part of site has suitable existing access. Capacity of surrounding road network would however limit development capacity. Significant infrastructure required to unlock potential for wider site, but it is feasible due to close proximity to Junction 22	
Sustainable access	
Good accessibility	

STAGE 3C DEVELOPABILITY ASSESSMENT

Ownership	Multiple
Gross developable area	223.69 hectares
Net developable area	167.77 hectares
Preferred main use	Employment
Notional development capacity	167.77 ha
Viability	Significant infrastructure costs for project of regional significance.

STAGE 4 SITE SUMMARY

Other sites with parcel	GBS_028
Hierarchy within parcel	N/A
Impact on Green Belt if site is allocated	High
Conclusion	
Green Belt parcels of moderate Green Belt significance as busy M6 dissects the site. Given the sheer scale of land and proposed use and SRFI, it is acknowledged that it would a high impact on the Green Belt. Transformational site of regional significance justify exceptional circumstances	
Promote for allocation	Yes

SITE REF: GBS_030

Site Name	Land off Clock Face Road
Post code	WA9 4UW
Ward	Bold
Size	8.4 hectares
Description	
Majority of the site is covered by agricultural field with a couple of ponds.	

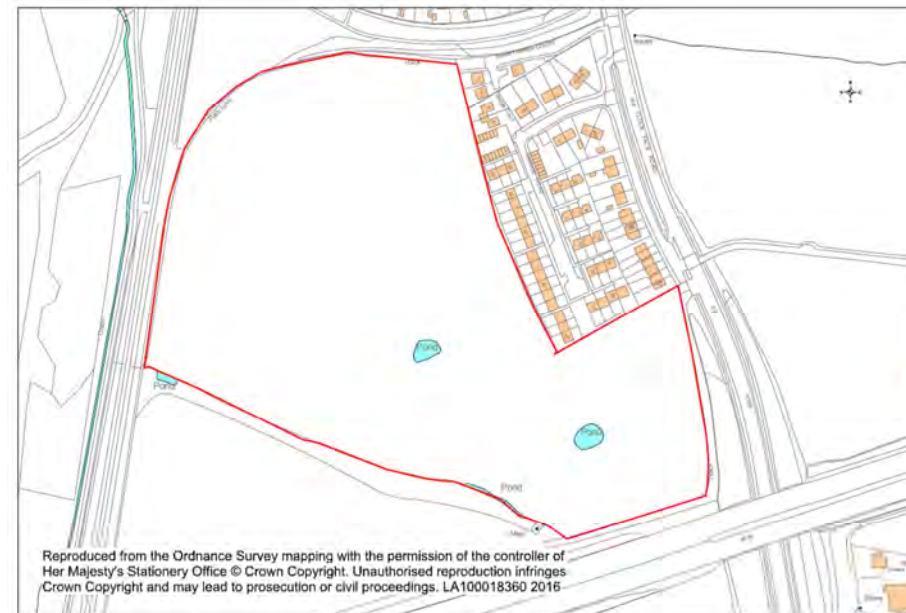
PARCEL REF: GBP_078

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Low	Low	Low
Overall significance		Low

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
None	
Carry forward to Stage 3 Assessment?	Yes



SITE REF: GBS_030

STAGE 3A CONSTRAINTS ASSESSMENT

Landscape	
Border onto housing, with motorway to the south. Limited contribution to the landscape.	
Ecology	
None	
Heritage	
None	
Other constraints	
None	

STAGE 3B ACCESSIBILITY ASSESSMENT

Highways access	
Access would be possible off Clock Face Road, but would need to be supported by the extension of the 30mph speed limit past the access junction. Likely to require ghost island right turn into site, but highway is of sufficient width to provide this.	
Sustainable access	
Close to local facilities	

STAGE 3C DEVELOPABILITY ASSESSMENT

Ownership	Single ownership
Gross developable area	5 hectares
Net developable area	3.75 hectares
Preferred main use	Residential
Notional development capacity	113
Viability	Should have good viability.

STAGE 4 SITE SUMMARY

Other sites with parcel	GBS_030
Hierarchy within parcel	N/A
Impact on Green Belt if site is allocated	Low
Conclusion	Green Belt parcel of low significance and very well contained. Allocation of site would not have significant impact on the Green Belt. Suitable access possible and close to local facilities. Site is however in close proximity to noisy motorway, which would require further consideration and reduce extent of developable area.
Promote for allocation	Safeguarded

SITE REF: GBS_032

Site Name	Land at Mill Lane, Rainhill
Post code	L35 6NQ
Ward	Rainhill
Size	0.17 hectares
Description	
Small site, less than 0.25 ha	

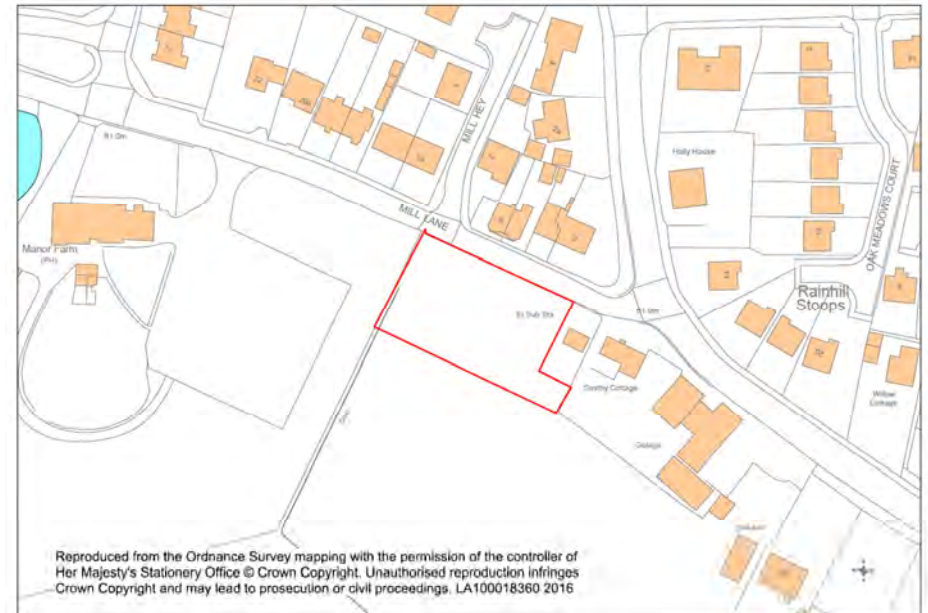
PARCEL REF: GBP_089

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Low	Medium	Low
Overall significance		Medium

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
Very small site, only consider taking forward if adjacent site GBS_135 is proposed for allocation.	
Carry forward to Stage 3 Assessment?	Yes



SITE REF: GBS_032

STAGE 3A CONSTRAINTS ASSESSMENT

Landscape	
Mature trees to edge of site which provides significant visual amenity.	
Ecology	
Mature trees to site edges.	
Heritage	
Eastern portion of site within the 50m buffer of listed building	
Other constraints	
None	

STAGE 3B ACCESSIBILITY ASSESSMENT

Highways access	
Very close to Mill Lane/ Warrington Road junction. Access will need to be considered as part of wider masterplan.	
Sustainable access	
Good accessibility, although footpath along Mill Lane need improvements.	

STAGE 3C DEVELOPABILITY ASSESSMENT

Ownership	Single ownership
Gross developable area	0.17 hectares
Net developable area	0.13 hectares
Preferred main use	Residential
Notional development capacity	2
Viability	Should have good viability.

STAGE 4 SITE SUMMARY

Other sites with parcel	GBS_032, GBS_136, GBS_160
Hierarchy within parcel	1 of 3
Impact on Green Belt if site is allocated	Low
Conclusion	
Small site which will have low impact on Green Belt. Access is an issue and important mature trees should be retained if possible. Should be considered as part of a wider masterplan.	
Promote for allocation	Safeguarded

SITE REF: GBS_034

Site Name	Land at Castle Hill and East of Rob Lane
Post code	WA12 0DU
Ward	Newton
Size	12.13 hectares
Description	
Agricultural fields with public footpath across and some trees to southwest boundary.	

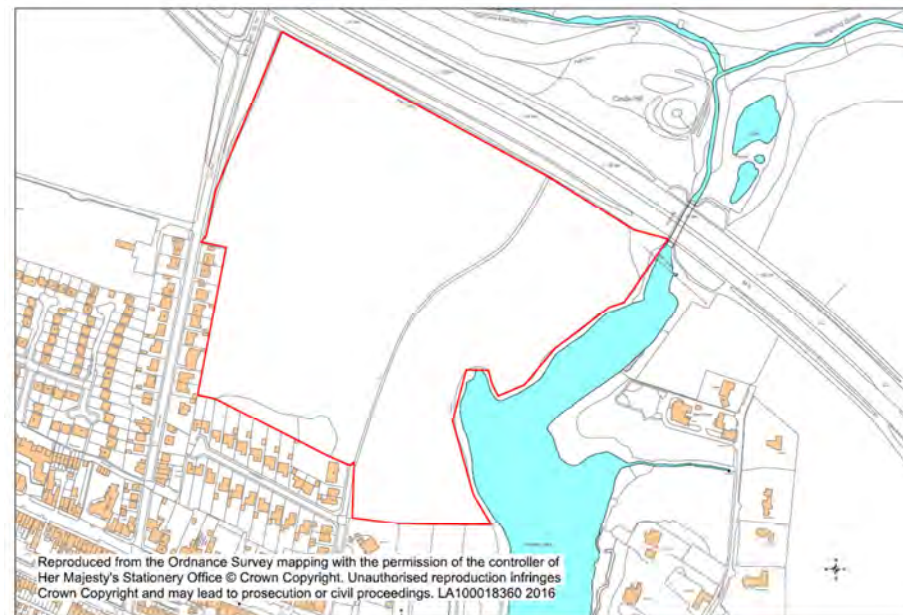
PARCEL REF: GBP_051

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Low	Low	Low
Overall significance		Low

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
None	
Carry forward to Stage 3 Assessment?	Yes



SITE REF: GBS_034

STAGE 3A CONSTRAINTS ASSESSMENT

Landscape	
Wedged between M6 and housing, only has limited landscape value.	
Ecology	
Borders LWS	
Heritage	
Eastern part of site falls within Newton-le-Willows conservation area and within the 200m buffer of an ancient monument	
Other constraints	
Eastern part of site in AQMA and part in FZ2 and FZ3.	

STAGE 3B ACCESSIBILITY ASSESSMENT

Highways access	
Suitable access possible, although highway capacity may be limited when considered with GBS_035.	
Sustainable access	
Excellent accessibility	

STAGE 3C DEVELOPABILITY ASSESSMENT

Ownership	Trust
Gross developable area	3.5 hectares
Net developable area	3.5 hectares
Preferred main use	Residential
Notional development capacity	105
Viability	Should have good viability.

STAGE 4 SITE SUMMARY

Other sites with parcel	GBS_034, GBS_035, GBS_036, GBS_123, GBS_124
Hierarchy within parcel	5 of 5
Impact on Green Belt if site is allocated	Low
Conclusion	
Green Belt parcel of low significance. Part of site in AQMA and close to noisy motorway.	
Promote for allocation	Partial safeguarded

SITE REF: GBS_035

Site Name	Land at Elms Farm, West of Rob Lane
Post code	WA12 0DR
Ward	Newton
Size	9.87 hectares
Description	
Site divided into two agricultural fields with trees along the field boundaries.	

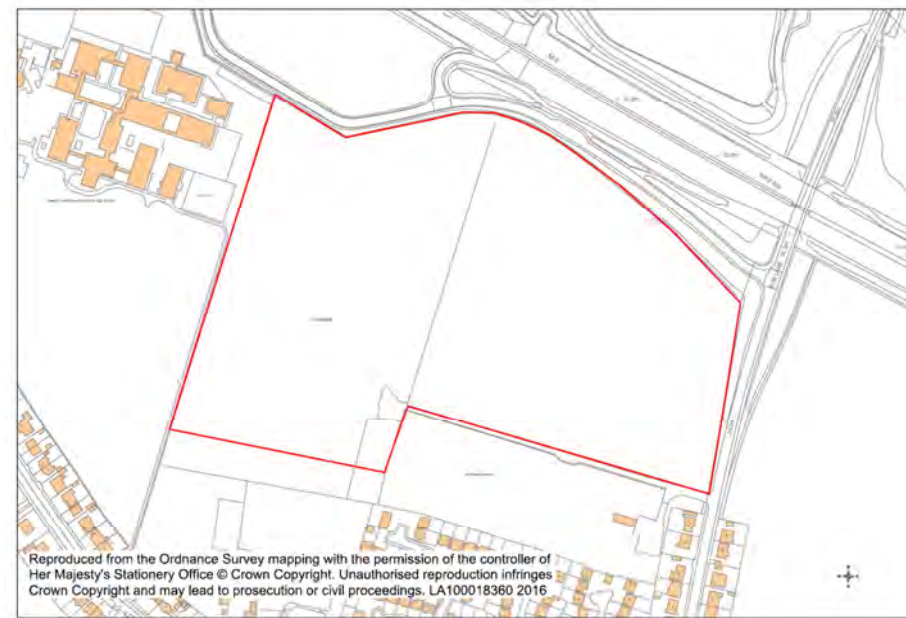
PARCEL REF: GBP_051

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Low	Low	Low
Overall significance		Low

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
None	
Carry forward to Stage 3 Assessment?	Yes



SITE REF: GBS_035

STAGE 3A CONSTRAINTS ASSESSMENT

Landscape	
Wedged between M6 and housing, only has limited landscape value.	
Ecology	
None	
Heritage	
None	
Other constraints	
Part of site within AQMA.	

STAGE 3B ACCESSIBILITY ASSESSMENT

Highways access	
Suitable access possible, although highway capacity may be limited when considered with GBS_034. Should be master planned with GBS_123 and GBS_124	
Sustainable access	
Excellent accessibility	

STAGE 3C DEVELOPABILITY ASSESSMENT

Ownership	Trust
Gross developable area	4 hectares
Net developable area	3 hectares
Preferred main use	Residential
Notional development capacity	90
Viability	Should have good viability.

STAGE 4 SITE SUMMARY

Other sites with parcel	GBS_034, GBS_035, GBS_036, GBS_123, GBS_124
Hierarchy within parcel	3 of 5
Impact on Green Belt if site is allocated	Low
Conclusion	
Should be master planned with GBS_123 and GBS_124. Low Green Belt significance, well screened but close to noisy motorway and AQMA.	
Promote for allocation	Partial safeguarded

SITE REF: GBS_036

Site Name	Land at Vista Road
Post code	WA12 0AL
Ward	Earlestown
Size	12.25 hectares
Description	
Agricultural field with a couple of derelict buildings.	

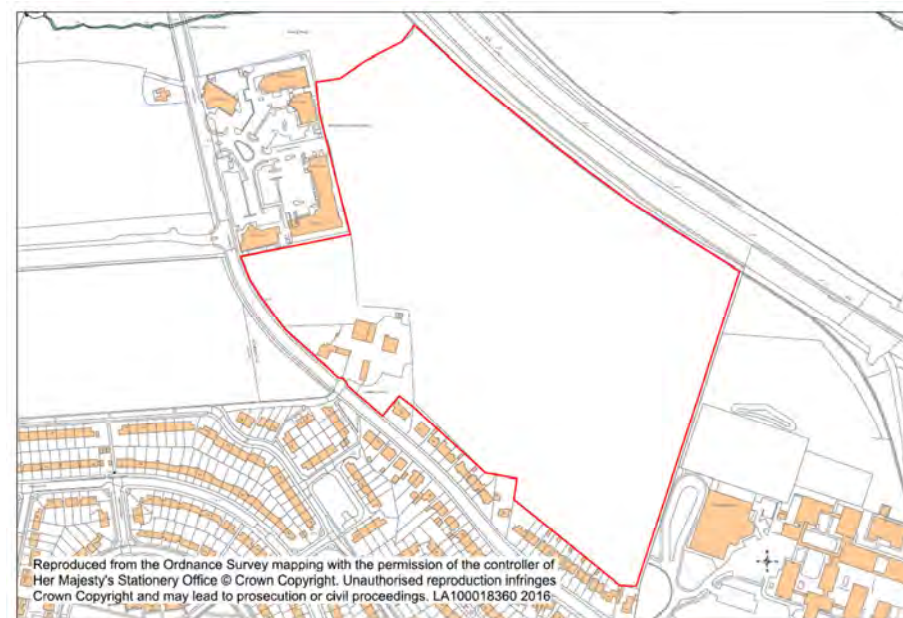
PARCEL REF: GBP_051

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Low	Low	Low
Overall significance		Low

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
None	
Carry forward to Stage 3 Assessment?	Yes



SITE REF: GBS_036

STAGE 3A CONSTRAINTS ASSESSMENT

Landscape	
Wedged between M6 and housing, only has limited landscape value.	
Ecology	
Northern tip of site is affected by a TPO	
Heritage	
None	
Other constraints	
Within pipeline buffer zone and AQMA.	

STAGE 3B ACCESSIBILITY ASSESSMENT

Highways access	
Feasible single access possible. This would limit capacity and cumulative impact on traffic needs to be considered	
Sustainable access	
Decent accessibility	

STAGE 3C DEVELOPABILITY ASSESSMENT

Ownership	Trust
Gross developable area	3.44 hectares
Net developable area	3.44 hectares
Preferred main use	Residential
Notional development capacity	113
Viability	Should have good viability.

STAGE 4 SITE SUMMARY

Other sites with parcel	GBS_034, GBS_035, GBS_036, GBS_123, GBS_124
Hierarchy within parcel	4 of 5
Impact on Green Belt if site is allocated	Moderate
Conclusion	
Impact on perception of gap between settlements can be reduced if site area is significantly reduced. Suitable highways access possible.	
Promote for allocation	Partial safeguarded

SITE REF: GBS_037

Site Name	Land at Vista Road
Post code	WA12 0AX
Ward	Earlestown
Size	21.84 hectares
Description	
Large L-shaped site with multiple agricultural fields	

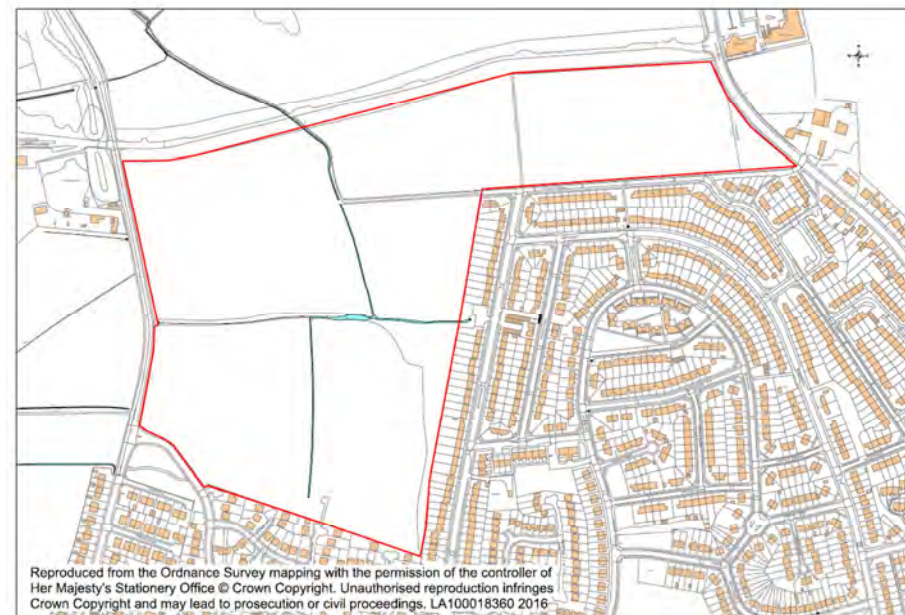
PARCEL REF: GBP_053

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Low	High	Low
Overall significance		High

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
None	
Carry forward to Stage 3 Assessment?	Yes



SITE REF: GBS_037

STAGE 3A CONSTRAINTS ASSESSMENT

Landscape	
Open site with backdrop of housing to the south and Lime and Wood Pits mound to west.	
Ecology	
None	
Heritage	
Potential for some archaeological remains	
Other constraints	
Within pipeline buffer zone as well as 250m landfill buffer.	

STAGE 3B ACCESSIBILITY ASSESSMENT

Highways access	
Suitable access points available. Cumulative impacts on highway network requires consideration	
Sustainable access	
Good accessibility	

STAGE 3C DEVELOPABILITY ASSESSMENT

Ownership	Trust
Gross developable area	17 hectares
Net developable area	12.75 hectares
Preferred main use	Residential
Notional development capacity	350
Viability	Should have good viability.

STAGE 4 SITE SUMMARY

Other sites with parcel	GBS_025, GBS_037
Hierarchy within parcel	2 of 2
Impact on Green Belt if site is allocated	High
Conclusion	
Allocation would reduce important gap between settlements. Mitigation required to retain perception of gap and protection of remaining gap.	
Promote for allocation	Partial allocation.

SITE REF: GBS_038

Site Name	Land south of Elton Head Road
Post code	WA9 5BQ
Ward	Thatto Heath
Size	11.39 hectares
Description	
Agricultural field with woodland to the south.	

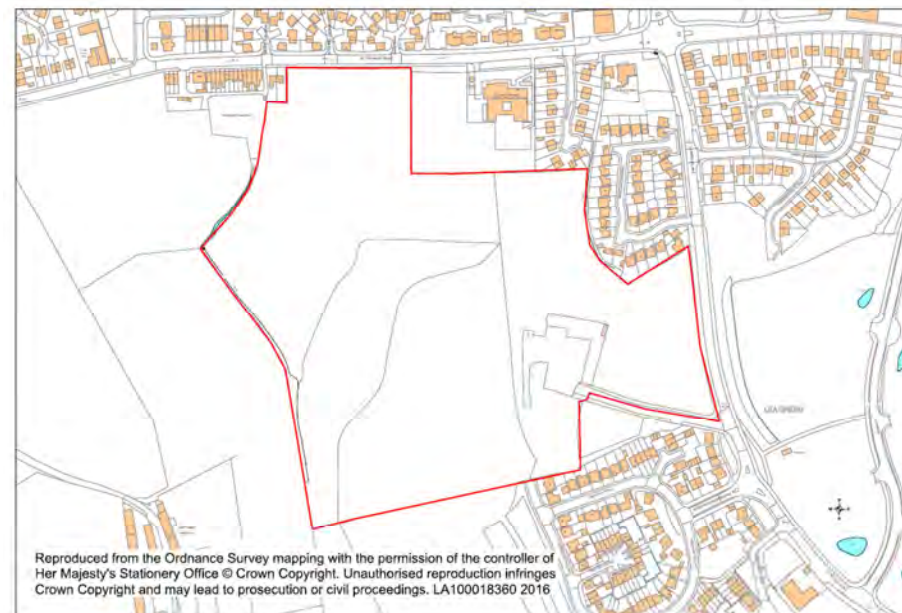
PARCEL REF: GBP_085

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Low	High	Low
Overall significance		High

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
None	
Carry forward to Stage 3 Assessment?	Yes



SITE REF: GBS_038

STAGE 3A CONSTRAINTS ASSESSMENT

Landscape	
Well screened by buildings and woodlands.	
Ecology	
Large part of site covered by woodland.	
Heritage	
None	
Other constraints	
Within 250m landfill buffer.	

STAGE 3B ACCESSIBILITY ASSESSMENT

Highways access	
Suitable access possible.	
Sustainable access	
Good accessibility to local facilities.	

STAGE 3C DEVELOPABILITY ASSESSMENT

Ownership	Single ownership
Gross developable area	11.39 hectares
Net developable area	3.99 hectares
Preferred main use	Residential
Notional development capacity	100
Viability	Should have good viability.

STAGE 4 SITE SUMMARY

Other sites with parcel	GBS_038, GBS_070, GBS_113, GBS_115, GBS_148
Hierarchy within parcel	1 of 5
Impact on Green Belt if site is allocated	Low
Conclusion	
Well screened, low Green Belt impact if released. Big woodland on site which would need to be retained. Master plan of wider site preferred.	
Promote for allocation	Safeguarded

SITE REF: GBS_044

Site Name	Eccleston Park Golf Club, Rainhill Road
Post code	L35 4PG
Ward	Eccleston
Size	49.67 hectares
Description	
Golf course with pylons crossing the site as well as watercourse along south and a cluster of buildings at the centre of the site.	

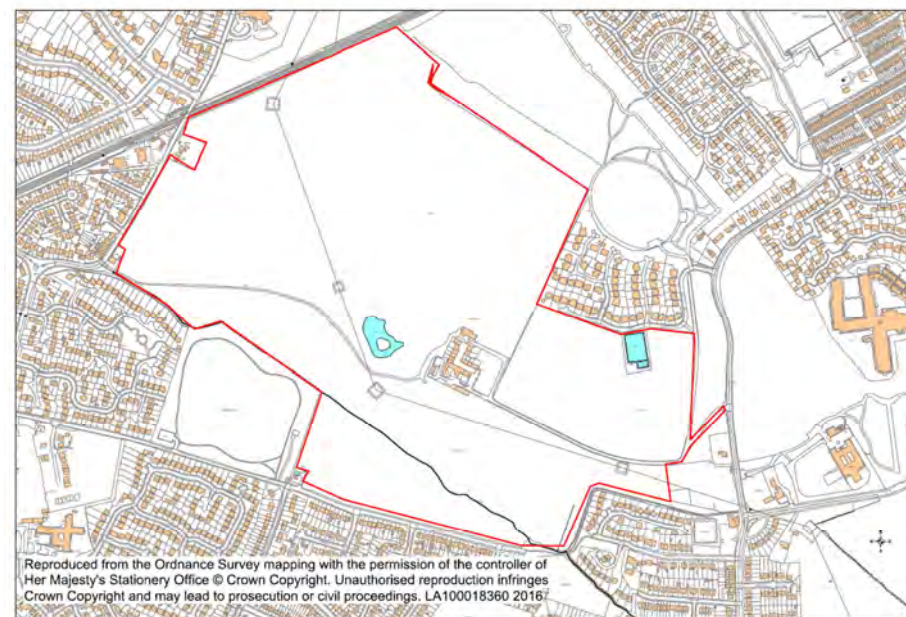
PARCEL REF: GBP_087

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Low	Medium	Low
Overall significance		Medium

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
Development would mean loss of sport facility, however a borough wide assessment concludes golf provision is currently in surplus.	
Carry forward to Stage 3 Assessment?	Yes



SITE REF: GBS_044

STAGE 3A CONSTRAINTS ASSESSMENT

Landscape	
Site in a low to medium character area with pylons across the site.	
Ecology	
Only small part of site affected by a TPO.	
Heritage	
None	
Other constraints	
None	

STAGE 3B ACCESSIBILITY ASSESSMENT

Highways access	
<p>Existing access into golf course is provided via Rainhill Road. However, this would need to be increased in size to support a development of this size. Possible second access off Portico Lane, but it is narrow and would need to be carefully managed / planned.</p> <p>Two Butt Lane / Holt Lane / Wedgewood Gardens are narrow. Would need to demonstrate that traffic impacts on surrounding road network can be mitigated.</p>	
Sustainable access	
Site is in a very sustainable location with bus stops provided along Rainhill Road and Portico Lane, nearby train station and close to local facilities.	

STAGE 3C DEVELOPABILITY ASSESSMENT

Ownership	Company
Gross developable area	49.67 hectares
Net developable area	32.29 hectares
Preferred main use	Residential
Notional development capacity	968
Viability	Should have good viability, although significant highway infrastructure works may be required, as well as contribution to education infrastructure.

STAGE 4 SITE SUMMARY

Other sites with parcel	GBS_044
Hierarchy within parcel	N/A
Impact on Green Belt if site is allocated	Moderate
Conclusion	
Site located in very sustainable location. Green Belt parcel is of moderate significance as the settlement has already merged and it is well contained. Site capacity would depend on highways access and traffic impacts.	
Promote for allocation	Yes

SITE REF: GBS_047

Site Name	Land adjacent to Pennington's Farm, Newton Road
Post code	WA9 2JY
Ward	Parr
Size	1.49 hectares
Description	
Rectangular site which forms part of a larger agricultural field.	

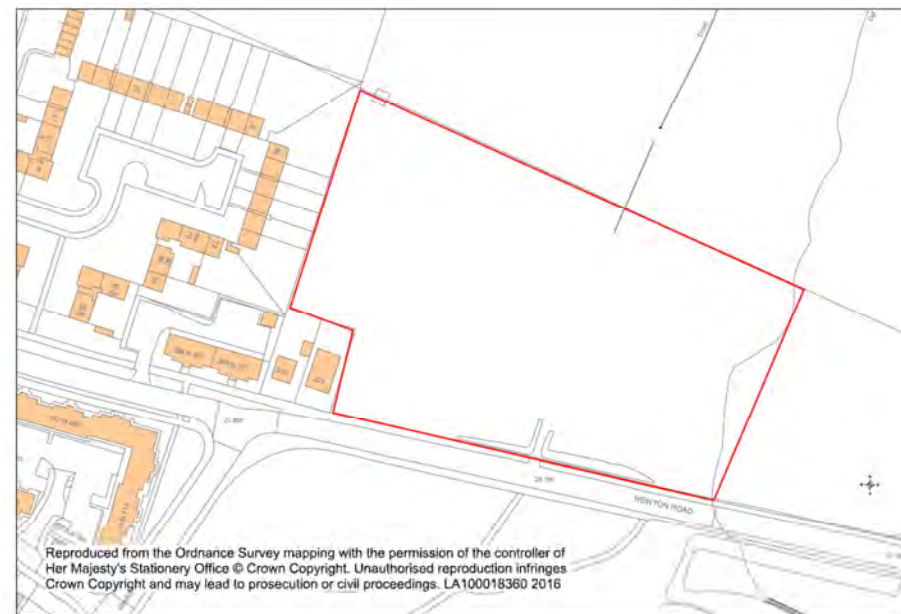
PARCEL REF: GBP_066

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Medium	Medium	Medium
Overall significance		Medium

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
Classified as natural and semi-natural green space, could consider allocation if in surplus	
Carry forward to Stage 3 Assessment?	Yes



SITE REF: GBS_047

STAGE 3A CONSTRAINTS ASSESSMENT

Landscape	
Reasonably small site which does provide a moderate contribution to the landscape quality.	
Ecology	
None	
Heritage	
None	
Other constraints	
Within 250m landfill buffer.	

STAGE 3B ACCESSIBILITY ASSESSMENT

Highways access	
Suitable access possible	
Sustainable access	
Decent accessibility	

STAGE 3C DEVELOPABILITY ASSESSMENT

Ownership	Public Sector
Gross developable area	1.49 hectares
Net developable area	1.12 hectares
Preferred main use	Residential
Notional development capacity	28
Viability	Should have moderate viability

STAGE 4 SITE SUMMARY

Other sites with parcel	GBS_047
Hierarchy within parcel	N/A
Impact on Green Belt if site is allocated	Moderate
Conclusion	Site lacks strong boundaries and would weaken the Green Belt boundary. It is designated as a green space.
Promote for allocation	No

SITE REF: GBS_048

Site Name	Smithy Manor Pub, Jubitts Lane
Post code	WA9 4BB
Ward	Bold
Size	0.8 hectares
Description	
Rectangular site with more than half of it containing buildings and hard standing, and bowling green to the south.	

PARCEL REF: GBP_079

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Medium	Medium	Low
Overall significance		Medium

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
Contains bowling green, which will need to be retained, unless demonstrated it is not required or can be mitigated.	
Carry forward to Stage 3 Assessment?	Yes



SITE REF: GBS_048

STAGE 3A CONSTRAINTS ASSESSMENT

Landscape	
Redevelopment of pub not likely to have any significant impact on the landscape.	
Ecology	
None	
Heritage	
None	
Other constraints	
None	

STAGE 3B ACCESSIBILITY ASSESSMENT

Highways access	
Suitable access possible	
Sustainable access	
Good accessibility	

STAGE 3C DEVELOPABILITY ASSESSMENT

Ownership	Single ownership
Gross developable area	0.8 hectares
Net developable area	0.6 hectares
Preferred main use	Residential
Notional development capacity	15
Viability	Should have good viability.

STAGE 4 SITE SUMMARY

Other sites with parcel	GBS_048
Hierarchy within parcel	N/A
Impact on Green Belt if site is allocated	Moderate
Conclusion	
PDL, not likely to be removed from Green Belt as it would weaken the Green Belt boundary	
Promote for allocation	No

SITE REF: GBS_049

Site Name	Bell Lane (Various Plots)
Post code	WA9 4BE
Ward	Bold
Size	3.83 hectares
Description	
Hexagon shaped site with established vegetation and does not appear to be in active agricultural use.	

PARCEL REF: GBP_082

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Medium	Medium	Medium
Overall significance		Medium

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
None	
Carry forward to Stage 3 Assessment?	Yes



SITE REF: GBS_049

STAGE 3A CONSTRAINTS ASSESSMENT

Landscape	
No significant contribution to landscape.	
Ecology	
None	
Heritage	
None	
Other constraints	
None	

STAGE 3B ACCESSIBILITY ASSESSMENT

Highways access	
Suitable access possible off Milton Street.	
Sustainable access	
A number of local facilities are accessible from the site.	

STAGE 3C DEVELOPABILITY ASSESSMENT

Ownership	Multiple
Gross developable area	3.83 hectares
Net developable area	2.87 hectares
Preferred main use	Residential
Notional development capacity	80
Viability	Should have good viability.

STAGE 4 SITE SUMMARY

Other sites with parcel	GBS_049, GBS_111, GBS_140
Hierarchy within parcel	2 of 3
Impact on Green Belt if site is allocated	Moderate
Conclusion	Site in multiple ownership which could hamper deliverability. The site is partially contained but lack strong boundaries to the south and west. Likely to have a moderate impact on the Green Belt. Suitable access possible.
Promote for allocation	Safeguarded

SITE REF: GBS_050

Site Name	Land at Gartons Lane
Post code	WA9 4RB
Ward	Bold
Size	19.8 hectares
Description	
Rectangular site with mainly open grassland and agricultural field and woodland belt along the south.	

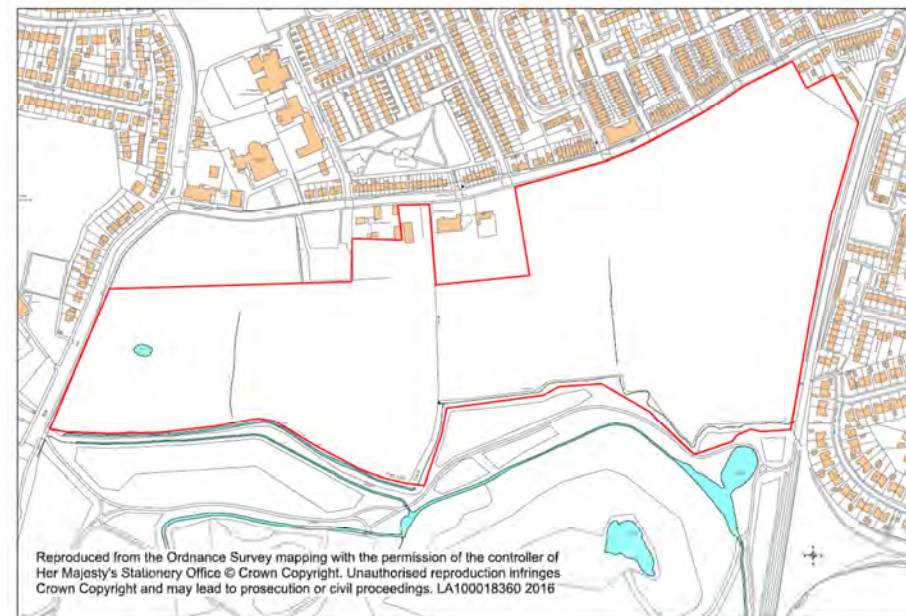
PARCEL REF: GBP_080

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Low	Low	Low
Overall significance		Low

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
None	
Carry forward to Stage 3 Assessment?	Yes



SITE REF: GBS_050

STAGE 3A CONSTRAINTS ASSESSMENT

Landscape	
Site is well screened, any redevelopment should preserve prominent vistas to the Dream Sculpture.	
Ecology	
None	
Heritage	
None	
Other constraints	
None	

STAGE 3B ACCESSIBILITY ASSESSMENT

Highways access	
3 accesses possible off Gartons Lane and B5419.	
Sustainable access	
Site has good levels of access by sustainable modes.	

STAGE 3C DEVELOPABILITY ASSESSMENT

Ownership	Single ownership
Gross developable area	19.8 hectares
Net developable area	14.85 hectares
Preferred main use	Residential
Notional development capacity	446
Viability	Should have good viability.

STAGE 4 SITE SUMMARY

Other sites with parcel	GBS_050, GBS_138
Hierarchy within parcel	2 of 2
Impact on Green Belt if site is allocated	Low
Conclusion	
Site is well contained, with low Green Belt significance. Good accessibility and highways access.	
Promote for allocation	Yes

SITE REF: GBS_051

Site Name	Gorsey Lane, Clock Face
Post code	WA9 4SE
Ward	Bold
Size	8.49 hectares
Description	
Open field which does not appear to be in active use.	

PARCEL REF: GBP_074

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Medium	Low	Medium
Overall significance		Medium

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
None	
Carry forward to Stage 3 Assessment?	Yes



SITE REF: GBS_051

STAGE 3A CONSTRAINTS ASSESSMENT

Landscape	
In low landscape character area but the site retains a good level of openness.	
Ecology	
None	
Heritage	
None	
Other constraints	
None	

STAGE 3B ACCESSIBILITY ASSESSMENT

Highways access	
Access would be possible off Gorsey Lane, although this would need to be supported by the extension of the 30mph speed limit past the site. Cumulative traffic impacts need to be considered.	
Sustainable access	
Local facilities are available within a reasonable walking / cycling distance of the site. Buses run along Gorsey Lane.	

STAGE 3C DEVELOPABILITY ASSESSMENT

Ownership	Company
Gross developable area	8.49 hectares
Net developable area	6.37 hectares
Preferred main use	Residential
Notional development capacity	159
Viability	Should have good viability.

STAGE 4 SITE SUMMARY

Other sites with parcel	GBS_018, GBS_051, GBS_119, GBS_120, GBS_162
Hierarchy within parcel	3 of 5
Impact on Green Belt if site is allocated	Moderate
Conclusion	
The wider parcel is only of moderate significance, but the site lacks strong boundaries and would therefore still have a moderate impact on the Green Belt. Should ideally be considered as part of wider master plan.	
Promote for allocation	Safeguarded

SITE REF: GBS_052

Site Name	Land West of News Lane
Post code	WA11 7LA
Ward	Rainford
Size	0.5 hectares
Description	
Small agricultural field with mature tree belts along east and west boundary.	

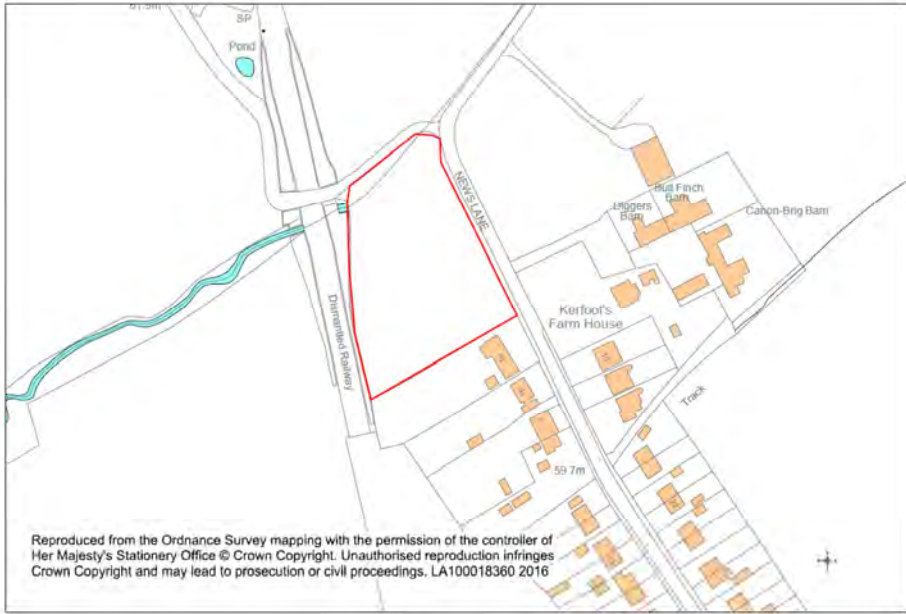
PARCEL REF: GBP_001

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Medium	Low	Medium
Overall significance		Medium

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
None	
Carry forward to Stage 3 Assessment?	Yes



SITE REF: GBS_052

STAGE 3A CONSTRAINTS ASSESSMENT

Landscape	
In medium to high landscape character area and trees offer significant visual amenity.	
Ecology	
Very small agricultural field with mature trees along two boundaries.	
Heritage	
None	
Other constraints	
None	

STAGE 3B ACCESSIBILITY ASSESSMENT

Highways access	
Highway lacks footpaths, would require widening, resulting in tree loss	
Sustainable access	
Poor access with no frequent bus service, and not close to facilities such as local centre or primary schools.	

STAGE 3C DEVELOPABILITY ASSESSMENT

Ownership	Religious institution
Gross developable area	0.5 hectares
Net developable area	0.38 hectares
Preferred main use	Residential
Notional development capacity	10
Viability	Should have good viability.

STAGE 4 SITE SUMMARY

Other sites with parcel	GBS_052, GBS_073
Hierarchy within parcel	1
Impact on Green Belt if site is allocated	Moderate
Conclusion	
Classed as Grade 1 agricultural land, with poor accessibility and highways constraints. Mature trees prohibit development capacity	
Promote for allocation	No

SITE REF: GBS_053

Site Name	Land East of News Lane
Post code	WA11 7TL
Ward	Rainford
Size	0.87 hectares
Description	
Small site, very open agricultural field with one small agricultural type building.	

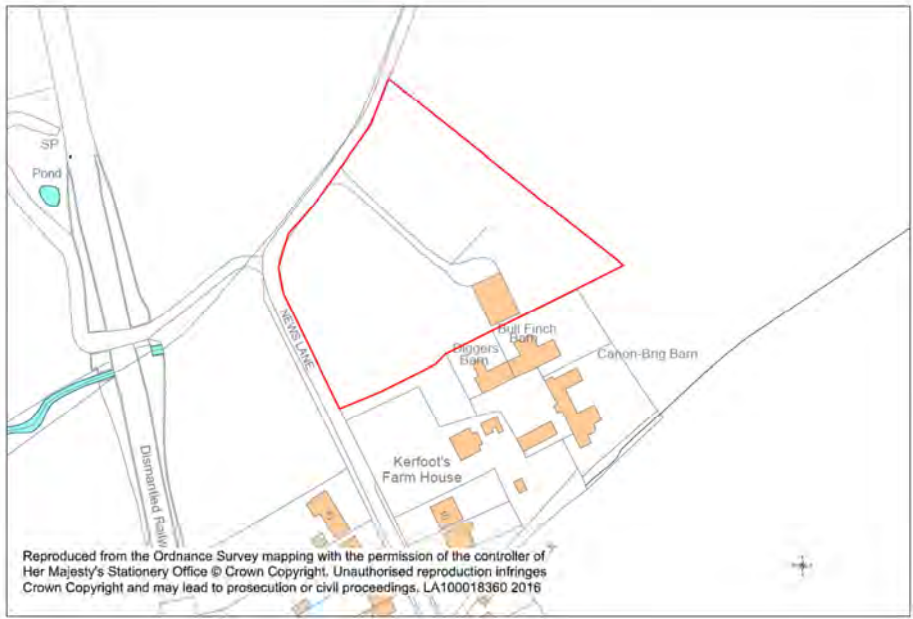
PARCEL REF: GBP_004

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Medium	Medium	High
Overall significance		High

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
None	
Carry forward to Stage 3 Assessment?	Yes



SITE REF: GBS_053

STAGE 3A CONSTRAINTS ASSESSMENT

Landscape	
In medium to high landscape character area and open site contributes to rural character.	
Ecology	
High quality agricultural field.	
Heritage	
None	
Other constraints	
None	

STAGE 3B ACCESSIBILITY ASSESSMENT

Highways access	
Highway lacks footpaths, would require widening.	
Sustainable access	
Poor access with no frequent bus service, and not close to facilities such as local centre or primary schools.	

STAGE 3C DEVELOPABILITY ASSESSMENT

Ownership	Religious institution
Gross developable area	0.87 hectares
Net developable area	0.65 hectares
Preferred main use	Residential
Notional development capacity	16
Viability	Should have good viability.

STAGE 4 SITE SUMMARY

Other sites with parcel	GBS_053, GBS_081, GBS_082, GBS_134
Hierarchy within parcel	1
Impact on Green Belt if site is allocated	High
Conclusion	
Open site with Grade 1 agricultural land and poor accessibility and highways constraints. Allocation would have significant harmful impact on the Green Belt.	
Promote for allocation	No

SITE REF: GBS_055

Site Name	Land South of Henderson Drive
Post code	WA11 9PQ
Ward	Rainford
Size	0.45 hectares
Description	
Small rectangular site wedged between rows of houses and which forms part of a larger agricultural field.	

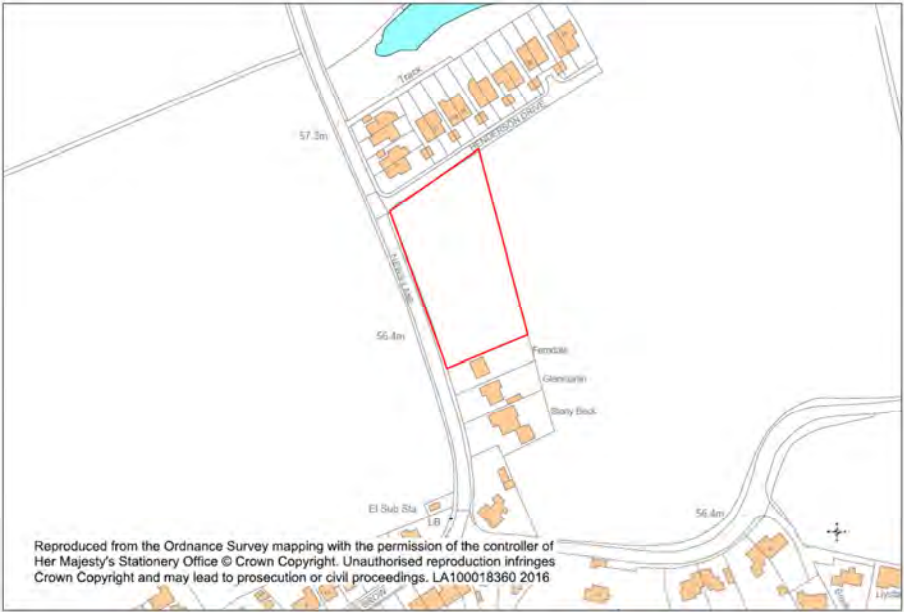
PARCEL REF: GBP_007

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Medium	Low	High
Overall significance		High

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
None	
Carry forward to Stage 3 Assessment?	Yes



SITE REF: GBS_055

STAGE 3A CONSTRAINTS ASSESSMENT

Landscape	
Open views to east and west, medium to high landscape character.	
Ecology	
Grade 1 agricultural land.	
Heritage	
None	
Other constraints	
None	

STAGE 3B ACCESSIBILITY ASSESSMENT

Highways access	
Suitable access possible	
Sustainable access	
Decent accessibility to public transport and close to schools.	

STAGE 3C DEVELOPABILITY ASSESSMENT

Ownership	Religious institution
Gross developable area	0.45 hectares
Net developable area	0.34 hectares
Preferred main use	Residential
Notional development capacity	9
Viability	Should have good viability.

STAGE 4 SITE SUMMARY

Other sites with parcel	GBS_055, GBS_056, GBS_057
Hierarchy within parcel	1 of 3
Impact on Green Belt if site is allocated	High
Conclusion	
Lacks strong boundaries to east and west, would weaken Green Belt boundary. Grade 1 agricultural land.	
Promote for allocation	No

SITE REF: GBS_056

Site Name	Land East of Henderson Drive
Post code	WA11 8PH
Ward	Rainford
Size	6.61 hectares
Description	
Rectangular agricultural field which wraps around the row of houses on Henderson Drive.	

PARCEL REF: GBP_007

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Medium	Low	High
Overall significance		High

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
None	
Carry forward to Stage 3 Assessment?	Yes



SITE REF: GBS_056

STAGE 3A CONSTRAINTS ASSESSMENT

Landscape	
Very open and retains strong rural character.	
Ecology	
Grade 1 agricultural land.	
Heritage	
North eastern corner of site is within the 50m buffer of a listed building	
Other constraints	
None	

STAGE 3B ACCESSIBILITY ASSESSMENT

Highways access	
Suitable access possible but would require upgrade to existing highways	
Sustainable access	
Decent accessibility to public transport and close to schools	

STAGE 3C DEVELOPABILITY ASSESSMENT

Ownership	Religious institution
Gross developable area	6.61 hectares
Net developable area	4.96 hectares
Preferred main use	Residential
Notional development capacity	124
Viability	Should have good viability.

STAGE 4 SITE SUMMARY

Other sites with parcel	GBS_055, GBS_056, GBS_057
Hierarchy within parcel	3 of 3
Impact on Green Belt if site is allocated	High
Conclusion	
Lacks strong boundaries to east and west, would weaken Green Belt boundary. Classed as Grade 1 agricultural land.	
Promote for allocation	No

SITE REF: GBS_057

Site Name	Land North of Spring Vale
Post code	WA11 8PQ
Ward	Rainford
Size	0.69 hectares
Description	
Small irregular shaped site which forms part of a larger agricultural field.	

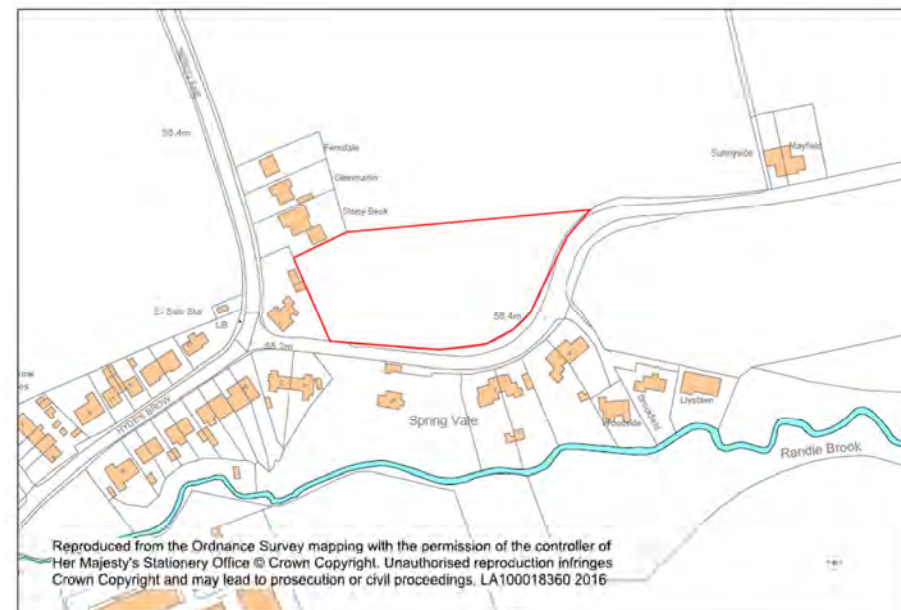
PARCEL REF: GBP_007

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Medium	Low	High
Overall significance		High

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
None	
Carry forward to Stage 3 Assessment?	Yes



SITE REF: GBS_057

STAGE 3A CONSTRAINTS ASSESSMENT

Landscape	
Enclosed on two sides, open to the north.	
Ecology	
Grade 1 agricultural land.	
Heritage	
None	
Other constraints	
None	

STAGE 3B ACCESSIBILITY ASSESSMENT

Highways access	
Access could be provided but no footpath connection possible without third party land.	
Sustainable access	
Decent accessibility to public transport and close to schools, although footpaths are inadequate to link to these services.	

STAGE 3C DEVELOPABILITY ASSESSMENT

Ownership	Religious institution
Gross developable area	0.69 hectares
Net developable area	0.52 hectares
Preferred main use	Residential
Notional development capacity	13
Viability	Should have good viability.

STAGE 4 SITE SUMMARY

Other sites with parcel	GBS_055, GBS_056, GBS_057
Hierarchy within parcel	2 of 3
Impact on Green Belt if site is allocated	Moderate
Conclusion	
Reasonably well enclosed, but part of larger Grade 1 agricultural field and no footpath facilities.	
Promote for allocation	No

SITE REF: GBS_058

Site Name	Land to the rear of Higher Lane
Post code	WA11 8BQ
Ward	Rainford
Size	5.1 hectares
Description	
Rectangular shaped site with large single agricultural field.	

PARCEL REF: GBP_020

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Medium	Low	High
Overall significance		High

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
None	
Carry forward to Stage 3 Assessment?	Yes



SITE REF: GBS_058

STAGE 3A CONSTRAINTS ASSESSMENT

Landscape	
Majority of site well enclosed, and limited view points from the east.	
Ecology	
Grade 1 agricultural land.	
Heritage	
Northern part of site is within the 50m buffer of a listed building	
Other constraints	
None	

STAGE 3B ACCESSIBILITY ASSESSMENT

Highways access	
Scope to widen and improve White House Lane to suitable standard	
Sustainable access	
Lacks access to public transport but in walking distance to schools and facilities.	

STAGE 3C DEVELOPABILITY ASSESSMENT

Ownership	Religious institution
Gross developable area	5.1 hectares
Net developable area	3.83 hectares
Preferred main use	Residential
Notional development capacity	96
Viability	Should have good viability.

STAGE 4 SITE SUMMARY

Other sites with parcel	GBS_058, GBS_059, GBS_060, GBS_074, GBS_076, GBS_084, GBS_135
Hierarchy within parcel	1 of 7
Impact on Green Belt if site is allocated	Low
Conclusion	
Site more than 50% contained with limited views from the east due to topography. Allocation would have low impact. Sufficient land in applicant's control to improve the access along White House Lane.	
Promote for allocation	Safeguarded

SITE REF: GBS_059

Site Name	Land South of Muncaster Drive
Post code	WA11 8NL
Ward	Rainford
Size	0.87 hectares
Description	
Small agricultural field.	

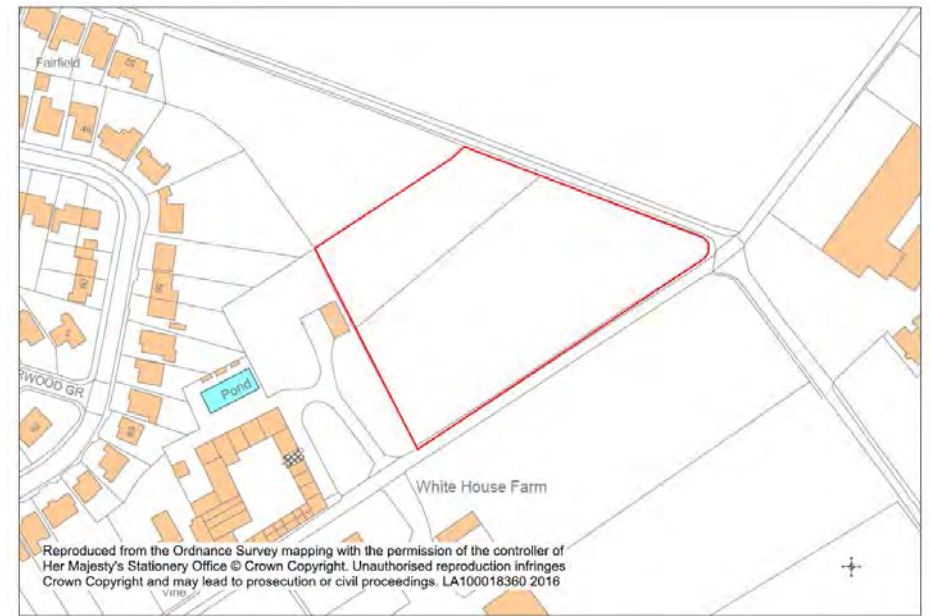
PARCEL REF: GBP_020

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Medium	Low	High
Overall significance		High

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
Depends on access from White House Lane.	
Carry forward to Stage 3 Assessment?	Yes



SITE REF: GBS_059

STAGE 3A CONSTRAINTS ASSESSMENT

Landscape	
Well enclosed to north and west, and limited view points from the east.	
Ecology	
Northern tip of site is affected by a TPO and it is Grade 1 agricultural land.	
Heritage	
Western part of site is within the 50m buffer of a listed building	
Other constraints	
None	

STAGE 3B ACCESSIBILITY ASSESSMENT

Highways access	
Suitable access possible if GBS_058 and GBS_060 come forward.	
Sustainable access	
Lacks access to public transport but in walking distance to schools and facilities	

STAGE 3C DEVELOPABILITY ASSESSMENT

Ownership	Religious institution
Gross developable area	0.87 hectares
Net developable area	0.65 hectares
Preferred main use	Residential
Notional development capacity	16
Viability	Should have good viability.

STAGE 4 SITE SUMMARY

Other sites with parcel	GBS_058, GBS_059, GBS_060, GBS_074, GBS_076, GBS_084, GBS_135
Hierarchy within parcel	2 of 7
Impact on Green Belt if site is allocated	Low
Conclusion	
Approximately 50% contained. Allocation would have low impact. Access would be dependant on other land, namely in GBS_058, which is under the control of the same owner.	
Promote for allocation	Safeguarded

SITE REF: GBS_060

Site Name	Land at White House Farm, Higher Lane
Post code	WA11 8NW
Ward	Rainford
Size	5.05 hectares
Description	
	Rectangular site with fields for grazing.

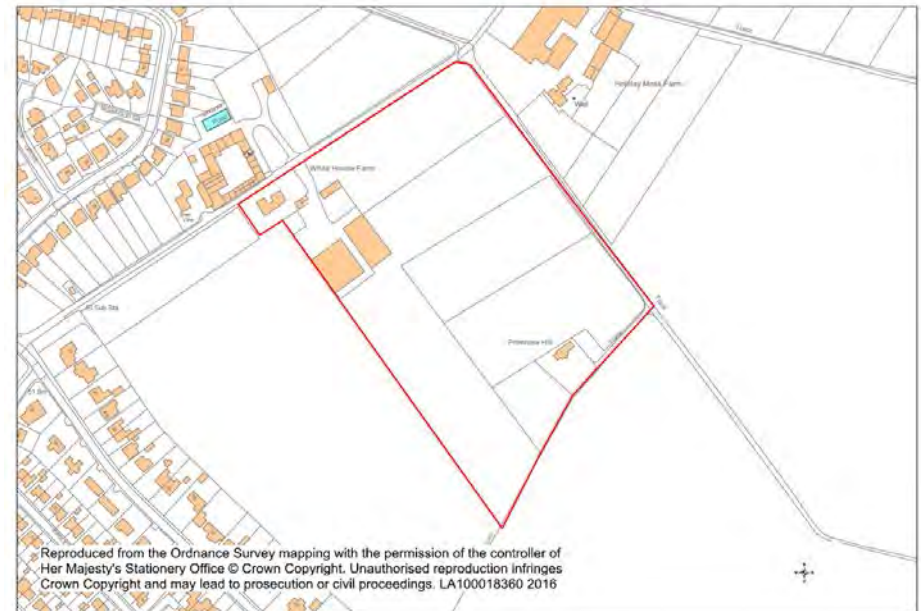
PARCEL REF: GBP_020

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Medium	Low	High
Overall significance		High

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
Depends on access from White House Lane.	
Carry forward to Stage 3 Assessment?	Yes



SITE REF: GBS_060

STAGE 3A CONSTRAINTS ASSESSMENT

Landscape	
Site mainly open but limited views to the site.	
Ecology	
Grade 1 agricultural land.	
Heritage	
North western part of site is within the 50m buffer of a listed building	
Other constraints	
None	

STAGE 3B ACCESSIBILITY ASSESSMENT

Highways access	
Suitable access possible if GBS_058 come forward	
Sustainable access	
Lacks access to public transport but in walking distance to schools and facilities	

STAGE 3C DEVELOPABILITY ASSESSMENT

Ownership	Religious institution
Gross developable area	5.05 hectares
Net developable area	3.79 hectares
Preferred main use	Residential
Notional development capacity	95
Viability	Should have good viability.

STAGE 4 SITE SUMMARY

Other sites with parcel	GBS_058, GBS_059, GBS_060, GBS_074, GBS_076, GBS_084, GBS_135
Hierarchy within parcel	3 of 7
Impact on Green Belt if site is allocated	Moderate
Conclusion	
Site mainly open limited but with limited views from further afield. Allocation would have low impact. Access would be dependant on other land, namely in GBS_058, which is under the control of the same owner.	
Promote for allocation	Safeguarded

SITE REF: GBS_064

Site Name	Land South of Station Road
Post code	WA11 0GU
Ward	Haydock
Size	5.67 hectares
Description	
Semi-natural site with mature trees to the edge of the site and a pond.	

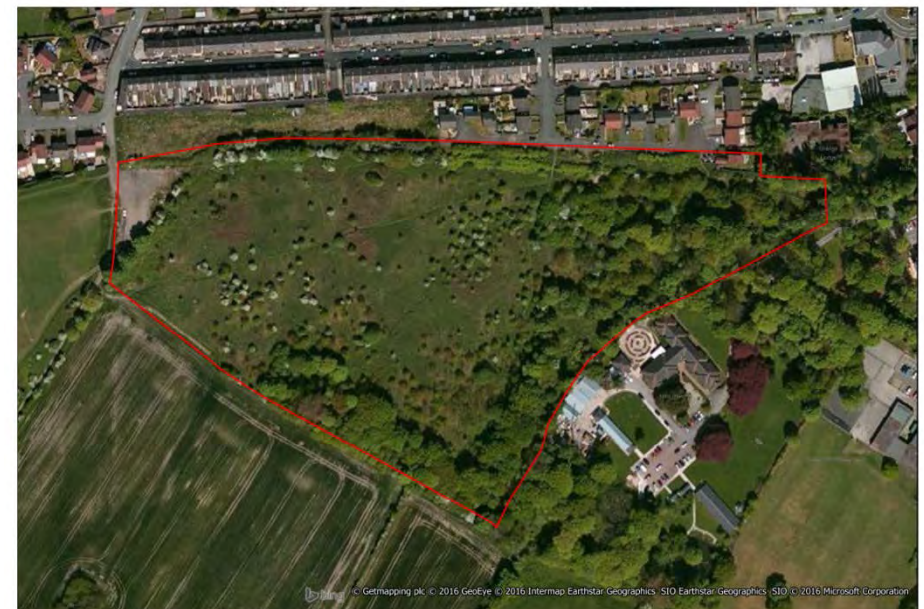
PARCEL REF: GBP_058

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Low	Low	Low
Overall significance		Low

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
No	
Carry forward to Stage 3 Assessment?	Yes



SITE REF: GBS_064

STAGE 3A CONSTRAINTS ASSESSMENT

Landscape	
Site really well screened, mature woodland and trees provide significant visual amenity.	
Ecology	
3 TPO's on the eastern perimeter of site	
Heritage	
None	
Other constraints	
Old mineshafts within site	

STAGE 3B ACCESSIBILITY ASSESSMENT

Highways access	
Suitable access possible.	
Sustainable access	
Good accessibility	

STAGE 3C DEVELOPABILITY ASSESSMENT

Ownership	Company
Gross developable area	5.67 hectares
Net developable area	3.4 hectares
Preferred main use	Residential
Notional development capacity	85
Viability	Should have good viability.

STAGE 4 SITE SUMMARY

Other sites with parcel	GBS_064
Hierarchy within parcel	N/A
Impact on Green Belt if site is allocated	Low
Conclusion	
Parcel of low Green Belt significance, development would have low impact, mature woodland belts to be protected and opportunity to provide improved entrance to Sankey Valley Park	
Promote for allocation	Partial safeguarded

SITE REF: GBS_065

Site Name	Land South of Penny Lane
Post code	WA11 9SE
Ward	Haydock
Size	2.15 hectares
Description	
Single agricultural field with ditch through the middle.	

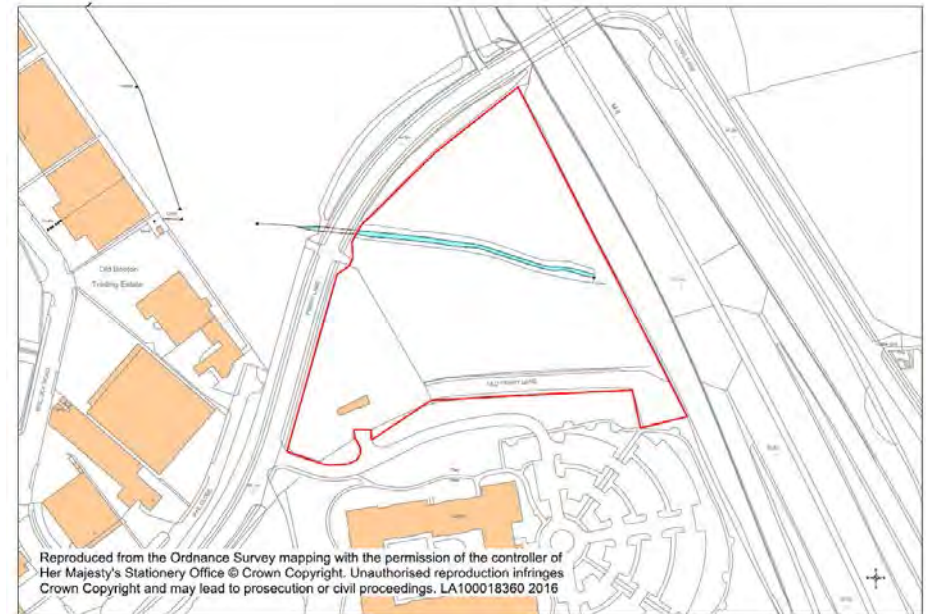
PARCEL REF: GBP_032

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Low	Medium	Low
Overall significance		Medium

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
No	
Carry forward to Stage 3 Assessment?	Yes



SITE REF: GBS_065

STAGE 3A CONSTRAINTS ASSESSMENT

Landscape	
Low landscape significance.	
Ecology	
None	
Heritage	
None	
Other constraints	
Within pipeline buffer zone and AQMA.	

STAGE 3B ACCESSIBILITY ASSESSMENT

Highways access	
Direct highways access possible. Careful consideration required on visibility splays and cumulative highways impact.	
Sustainable access	
Access to frequent bus service.	

STAGE 3C DEVELOPABILITY ASSESSMENT

Ownership	Multiple
Gross developable area	2.15 hectares
Net developable area	1.61 hectares
Preferred main use	Employment
Notional development capacity	1.61 ha
Viability	Unknown

STAGE 4 SITE SUMMARY

Other sites with parcel	GBS_027, GBS_065
Hierarchy within parcel	2 of 2
Impact on Green Belt if site is allocated	Low
Conclusion	
Site completely contained and suitable access deemed possible.	
Promote for allocation	Yes

SITE REF: GBS_067

Site Name	Land to East of Newlands Grange
Post code	WA12 8NS
Ward	Newton
Size	15.56 hectares
Description	
	Linear agricultural field

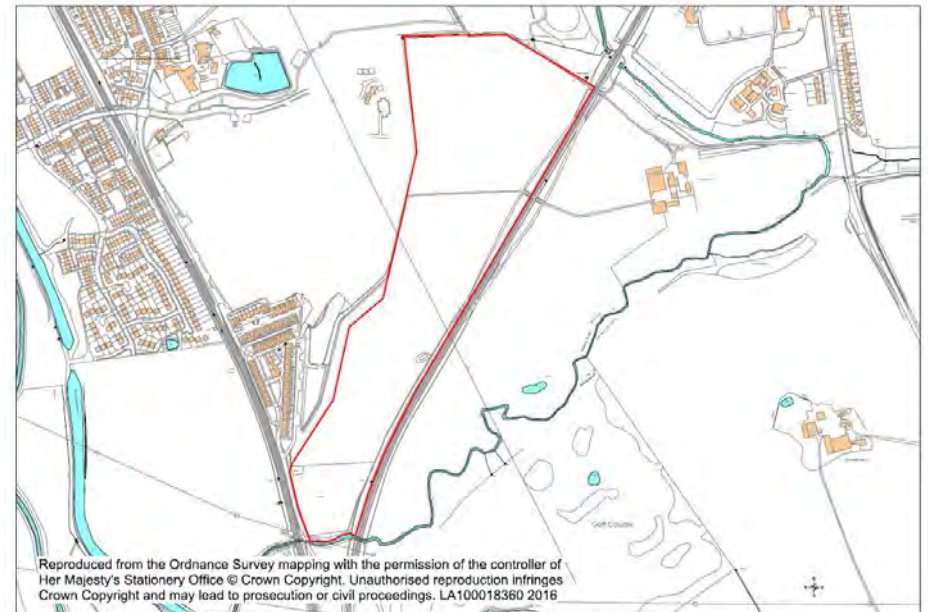
PARCEL REF: GBP_044

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Low	Low	Low
Overall significance		Low

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
None	
Carry forward to Stage 3 Assessment?	Yes



SITE REF: GBS_067

STAGE 3A CONSTRAINTS ASSESSMENT

Landscape	
Site remains open to east, and has moderate landscape value.	
Ecology	
Borders a LWS.	
Heritage	
None	
Other constraints	
Small part of site in flood risk area and part of site in 250m landfill buffer zone.	

STAGE 3B ACCESSIBILITY ASSESSMENT

Highways access	
Narrow bridge under railway line on Alder Root Lane. Access possible off Wargrave Road, but second access would have to be provided via Vulcan Park Way, which may be trickier to provide full access junction. Development would need 2 access junctions.	
Sustainable access	
Lacks good accessibility to public transport and to facilities	

STAGE 3C DEVELOPABILITY ASSESSMENT

Ownership	Single ownership
Gross developable area	15.56 hectares
Net developable area	11.67 hectares
Preferred main use	Residential
Notional development capacity	291
Viability	Should have good viability.

STAGE 4 SITE SUMMARY

Other sites with parcel	GBS_067
Hierarchy within parcel	N/A
Impact on Green Belt if site is allocated	Low
Conclusion	
Green Belt parcel is well contained and of low significance. The site does however provide some landscape value and currently lacks good accessibility.	
Promote for allocation	Safeguarded

SITE REF: GBS_068

Site Name	Lords Fold, Rainford
Post code	WA11 8AB
Ward	Rainford
Size	2.95 hectares
Description	
Rectangular site with grassland and brook along the western and eastern boundaries.	

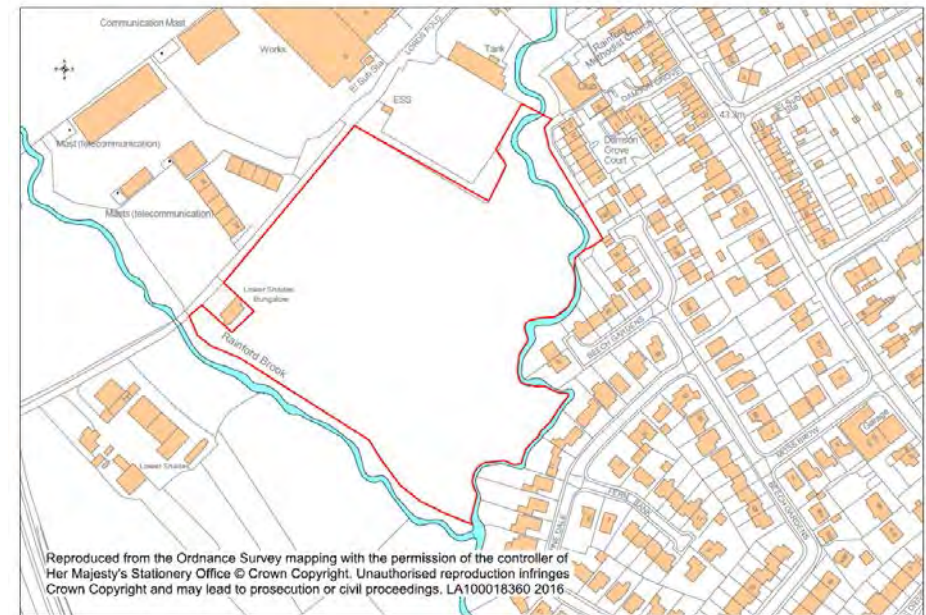
PARCEL REF: GBP_010

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Low	Low	Low
Overall significance		Low

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
None	
Carry forward to Stage 3 Assessment?	Yes



SITE REF: GBS_068

STAGE 3A CONSTRAINTS ASSESSMENT

Landscape	
Some trees along the edge of the site which should be retained, otherwise the site makes little contribution to the landscape.	
Ecology	
Offset would be required from LWS along brook and protected trees. Classed as Grade 1 agricultural land but site does not appear to be actively farmed.	
Heritage	
None	
Other constraints	
Within pipeline buffer zone but further removed than existing properties to the west, including a residential property	

STAGE 3B ACCESSIBILITY ASSESSMENT

Highways access	
Access off Lords Folds, an existing industrial road. Highway provides sufficient width to enable development.	
Sustainable access	
Existing bus stop at Lords Folds / Ormskirk Road junction and village centre within 15 minutes walking distance.	

STAGE 3C DEVELOPABILITY ASSESSMENT

Ownership	Company
Gross developable area	2.45 hectares
Net developable area	1.84 hectares
Preferred main use	Residential
Notional development capacity	55
Viability	Should have good viability.

STAGE 4 SITE SUMMARY

Other sites with parcel	GBS_068, GBS_077, GBS_152,
Hierarchy within parcel	1 of 3
Impact on Green Belt if site is allocated	Low
Conclusion	
Site within well contained Green Belt parcel, loss would have low impact. Direct highways access possible with good accessibility to local services.	
Promote for allocation	Yes

SITE REF: GBS_069

Site Name	Land at Rookery Lane
Post code	WA11 8EF
Ward	Rainford
Size	0.88 hectares
Description	
	Small agricultural field which is well contained

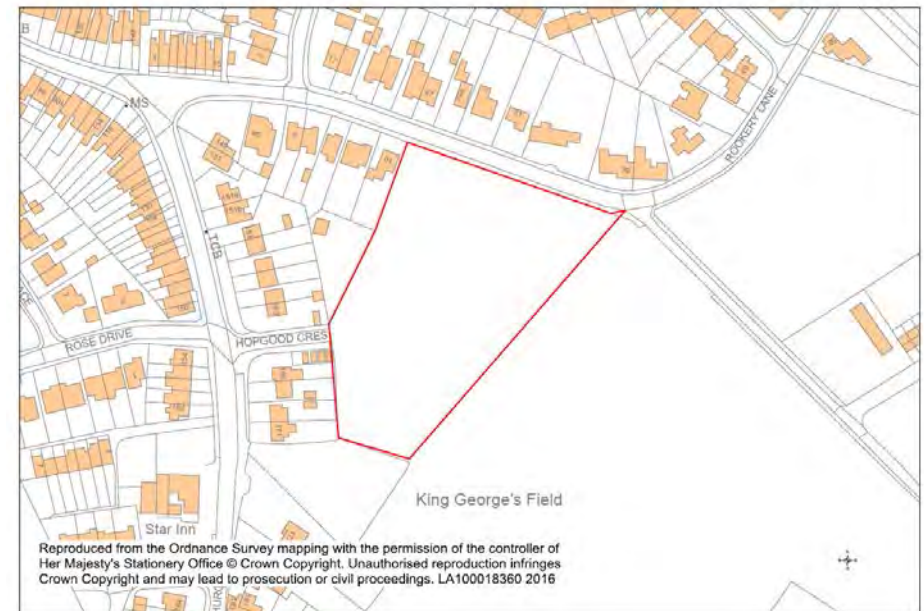
PARCEL REF: GBP_011

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Low	Low	Low
Overall significance		Low

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
None	
Carry forward to Stage 3 Assessment?	Yes



SITE REF: GBS_069

STAGE 3A CONSTRAINTS ASSESSMENT

Landscape	
Small site and mostly contained.	
Ecology	
Grade 1 agricultural land.	
Heritage	
None	
Other constraints	
None	

STAGE 3B ACCESSIBILITY ASSESSMENT

Highways access	
Suitable access possible, but junction(s) need to be carefully considered as part of wider site.	
Sustainable access	
Good accessibility	

STAGE 3C DEVELOPABILITY ASSESSMENT

Ownership	Single ownership
Gross developable area	0.88 hectares
Net developable area	0.66 hectares
Preferred main use	Residential
Notional development capacity	18
Viability	Really good.

STAGE 4 SITE SUMMARY

Other sites with parcel	GBS_042, GBS_069, GBS_078, GBS_080
Hierarchy within parcel	1 Of 4
Impact on Green Belt if site is allocated	Low
Conclusion	
Well contained and low Green Belt significance. Should be considered as part of wider masterplan.	
Promote for allocation	Safeguarded

SITE REF: GBS_070

Site Name	Land at Elton Head Farm
Post code	WA9 5BY
Ward	Thatto Heath
Size	62.18 hectares
Description	
Large irregular site with agricultural fields and farmstead. A railway line and electricity pylons cross the site.	

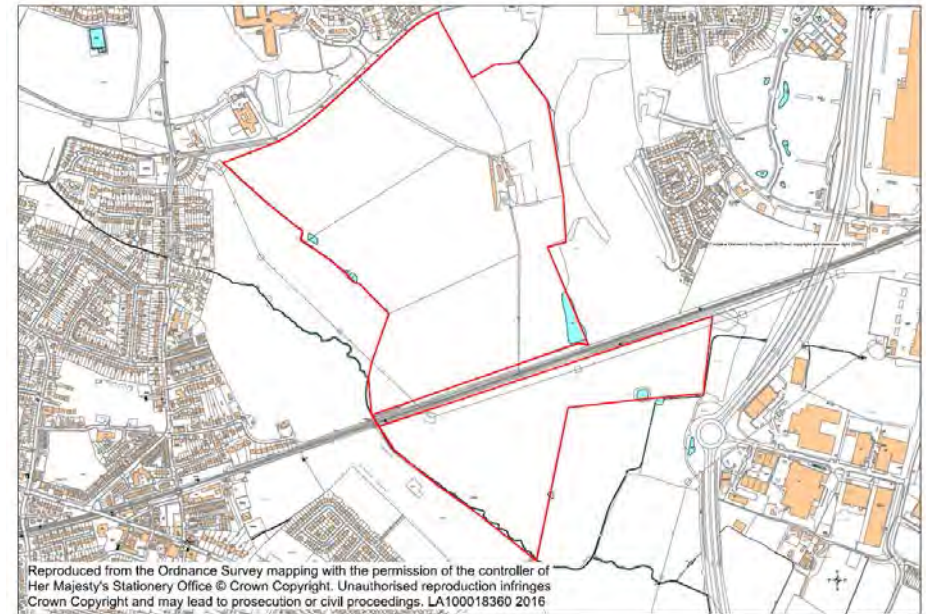
PARCEL REF: GBP_085 & 083

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Low	High	Low
Overall significance		High

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
None	
Carry forward to Stage 3 Assessment?	Yes



SITE REF: GBS_070

STAGE 3A CONSTRAINTS ASSESSMENT

Landscape	
High landscape value with distant open views to the south.	
Ecology	
South east tip of site affected by a TPO and borders a LWS.	
Heritage	
Sothorn parts of site fall within the 50m buffer of a listed building and the 200m buffer of an ancient monument.	
Other constraints	
Small part of site inn flood risk area and part of site in 250m landfill buffer zone.	

STAGE 3B ACCESSIBILITY ASSESSMENT

Highways access	
Suitable access possible.	
Sustainable access	
Good accessibility	

STAGE 3C DEVELOPABILITY ASSESSMENT

Ownership	Company
Gross developable area	4.5 hectares
Net developable area	3.38 hectares
Preferred main use	Residential
Notional development capacity	84
Viability	Good

STAGE 4 SITE SUMMARY

Other sites with parcel	Spans 2 parcels, which include GBS_008, GBS_038, GBS_070, GBS_071, GBS_112, GBS_113, GBS_115, GBS_146, GBS_148
Hierarchy within parcel	5 of 9
Impact on Green Belt if site is allocated	High
Conclusion	
Impact on Green Belt can be mitigated by signifcantly reducing site size to small area in east.	
Promote for allocation	Partial safeguarded

SITE REF: GBS_071

Site Name	Land rear of Deepdale Drive, Rainhill
Post code	L35 4NW
Ward	Rainhill
Size	2.56 hectares
Description	
Site covered by trees and vegetation.	

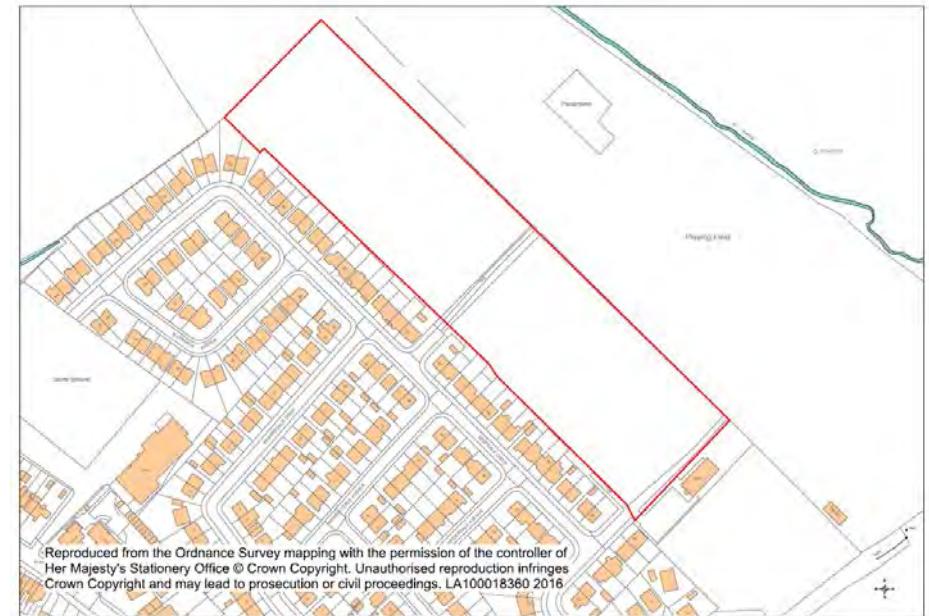
PARCEL REF: GBP_083

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Low	High	Low
Overall significance		High

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
None	
Carry forward to Stage 3 Assessment?	Yes



SITE REF: GBS_071

STAGE 3A CONSTRAINTS ASSESSMENT

Landscape	
Trees and vegetation of significant visual amenity value on urban edge.	
Ecology	
Site provides good habitat value with extensive trees and vegetation.	
Heritage	
South western part of site falls within the 200m buffer of an ancient monument	
Other constraints	
None	

STAGE 3B ACCESSIBILITY ASSESSMENT

Highways access	
Existing access would be sufficient to serve a small number of dwellings.	
Sustainable access	
Within walking distance to schools and amenities	

STAGE 3C DEVELOPABILITY ASSESSMENT

Ownership	Company
Gross developable area	2.56 hectares
Net developable area	0.51 hectares
Preferred main use	Residential
Notional development capacity	13
Viability	Really good.

STAGE 4 SITE SUMMARY

Other sites with parcel	GBS_008, GBS_070, GBS_071, GBS_112, GBS_146, GBS_148
Hierarchy within parcel	1 of 5
Impact on Green Belt if site is allocated	Moderate
Conclusion	
Site lacks strong boundaries, resulting in moderate impact on wider parcel. Extensive tree and habitat across the site.	
Promote for allocation	No

SITE REF: GBS_073

Site Name	Bushey Lane North, Rainford
Post code	WA11 7TD
Ward	Rainford
Size	13.33 hectares
Description	
	Substantial linear shaped field used for growing crops.

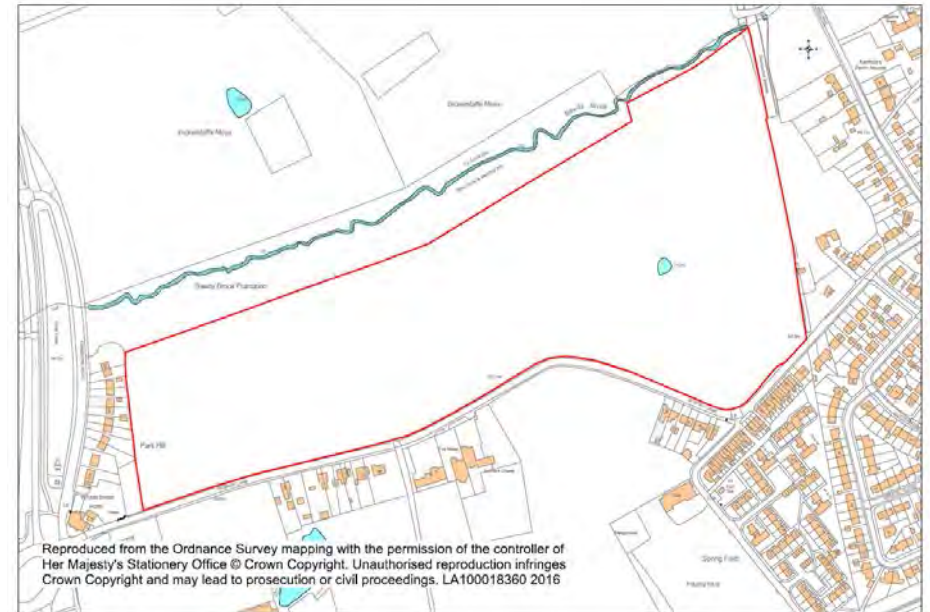
PARCEL REF: GBP_001

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Medium	Low	Medium
Overall significance		Medium

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
None	
Carry forward to Stage 3 Assessment?	Yes



SITE REF: GBS_073

STAGE 3A CONSTRAINTS ASSESSMENT

Landscape	
Site retains strong rural character.	
Ecology	
High quality agricultural field which border onto LWS and woodland.	
Heritage	
None	
Other constraints	
Old mineshafts within site boundary	

STAGE 3B ACCESSIBILITY ASSESSMENT

Highways access	
Adequate highways access is not deemed to be feasible.	
Sustainable access	
Good access apart from bus	

STAGE 3C DEVELOPABILITY ASSESSMENT

Ownership	Company
Gross developable area	13.3 hectares
Net developable area	9.98 hectares
Preferred main use	Residential
Notional development capacity	250
Viability	Very good.

STAGE 4 SITE SUMMARY

Other sites with parcel	GBS_052, GBS_073
Hierarchy within parcel	2 of 2
Impact on Green Belt if site is allocated	Moderate
Conclusion	Excellent quality agricultural field with strong countryside character. Allocation would have moderate impact on Green Belt, but would result in disproportionate growth of settlement
Promote for allocation	No

SITE REF: GBS_074

Site Name	Land North of Muncaster Drive
Post code	WA11 8NS
Ward	Rainford
Size	7.71 hectares
Description	
Linear site with single crop field across the entire site.	

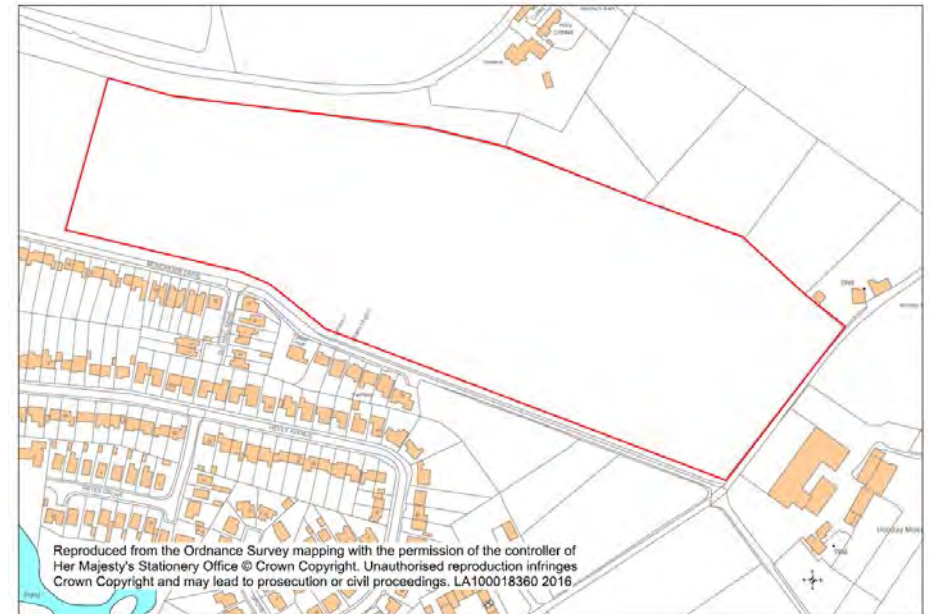
PARCEL REF: GBP_020

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Medium	Low	High
Overall significance		High

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
None	
Carry forward to Stage 3 Assessment?	Yes



SITE REF: GBS_074

STAGE 3A CONSTRAINTS ASSESSMENT

Landscape	
Half of site well screened, wider views limited.	
Ecology	
Grade 1 agricultural land.	
Heritage	
None	
Other constraints	
None	

STAGE 3B ACCESSIBILITY ASSESSMENT

Highways access	
Access option is off Muncaster Drive, which is narrow and don't provide sufficient width to enable further residential development. Opportunities to widen either highway are restricted due to land ownership.	
Sustainable access	
Access to bus stop is acceptable. Footways are provided along Higher Lane, but not along either White House Lane or Muncaster Drive.	

STAGE 3C DEVELOPABILITY ASSESSMENT

Ownership	Religious institution
Gross developable area	7.71 hectares
Net developable area	1.93 hectares
Preferred main use	Residential
Notional development capacity	60
Viability	Very good.

STAGE 4 SITE SUMMARY

Other sites with parcel	GBS_058, GBS_059, GBS_060, GBS_074, GBS_076, GBS_084, GBS_135
Hierarchy within parcel	5 of 7
Impact on Green Belt if site is allocated	Moderate to high
Conclusion	
Green Belt parcel of high significance and the site lacks strong boundaries to the east. The western half of the site could be allocated without significant impact but the site also lacks feasible highways and pedestrian access and is Grade 1 agricultural land.	
Promote for allocation	No

SITE REF: GBS_075

Site Name	Land between Ormskirk Road and Junction Road
Post code	WA11 8SJ
Ward	Rainford
Size	28.55 hectares
Description	
Site mainly consist of agricultural fields ans is of substantial size.	

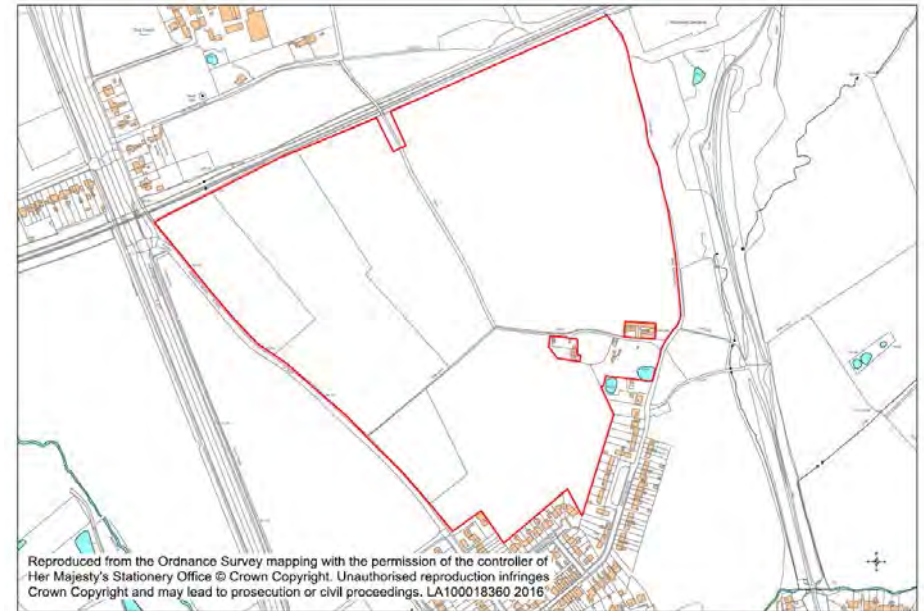
PARCEL REF: GBP_005

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Low	High	Low
Overall significance		High

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
None	
Carry forward to Stage 3 Assessment?	Yes



SITE REF: GBS_075

STAGE 3A CONSTRAINTS ASSESSMENT

Landscape	
Site retains strong rural character with open views across it and to the west.	
Ecology	
Classed as Grade 1 agricultural land and south eastern portion of site affected by a TPO.	
Heritage	
None	
Other constraints	
Within 250m landfill buffer as well as pipeline buffer, old mineshafts within the site.	

STAGE 3B ACCESSIBILITY ASSESSMENT

Highways access	
Suitable access should be achievable.	
Sustainable access	
Decent accessibility with bus routes on Ormskirk Road and Rainford Bypass, Rainford Junction station is within 800m.	

STAGE 3C DEVELOPABILITY ASSESSMENT

Ownership	Company
Gross developable area	28.55 hectares
Net developable area	21.41 hectares
Preferred main use	Residential
Notional development capacity	535
Viability	Very good.

STAGE 4 SITE SUMMARY

Other sites with parcel	GBS_075, GBS_083, GBS_087
Hierarchy within parcel	2 of 3
Impact on Green Belt if site is allocated	High
Conclusion	
High Green Belt significance, allocation would result in loss of gap between settlements. Large site (>10 ha) Grade 1 agricultural land.	
Promote for allocation	No

SITE REF: GBS_076

Site Name	Muncaster Drive, Rainford
Post code	WA11 8NT
Ward	Rainford
Size	1.55 hectares
Description	
Rectangular site with agricultural grassland and mature trees along half the boundaries.	

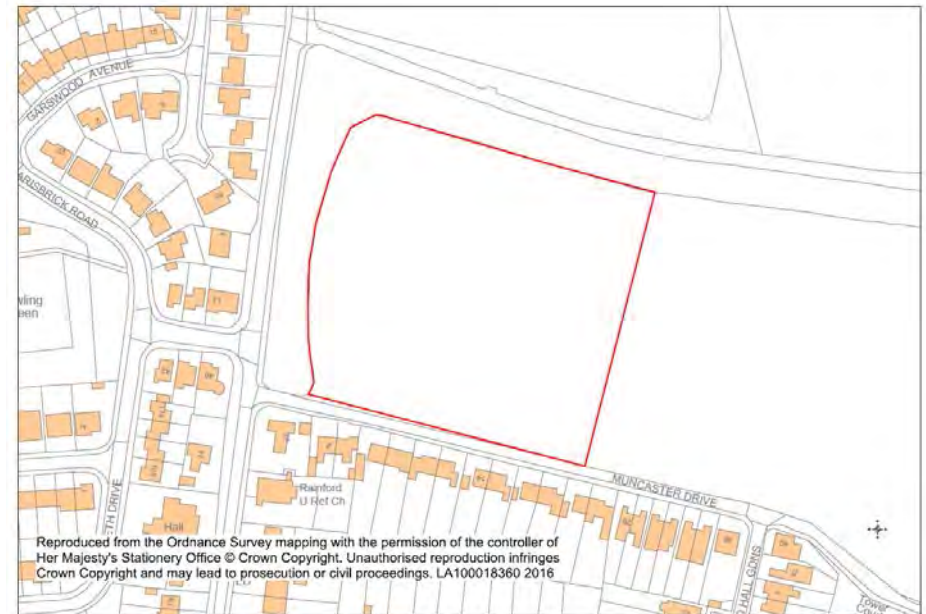
PARCEL REF: GBP_020

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Medium	Low	High
Overall significance		High

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
None	
Carry forward to Stage 3 Assessment?	Yes



SITE REF: GBS_076

STAGE 3A CONSTRAINTS ASSESSMENT

Landscape	
Woodland belt along Higher Lane and north of site provides significant visual amenity.	
Ecology	
Grade 1 agricultural land and mature woodland belt.	
Heritage	
None	
Other constraints	
None	

STAGE 3B ACCESSIBILITY ASSESSMENT

Highways access	
Adequate highways access is not deemed to be feasible due to proximity of existing junctions and onsite constraints.	
Sustainable access	
Lacks accessibility to frequent public transport services but in walking distance to schools and facilities	

STAGE 3C DEVELOPABILITY ASSESSMENT

Ownership	Company
Gross developable area	1.55 hectares
Net developable area	1.16 hectares
Preferred main use	Residential
Notional development capacity	29
Viability	Very good.

STAGE 4 SITE SUMMARY

Other sites with parcel	GBS_058, GBS_059, GBS_060, GBS_074, GBS_076, GBS_084, GBS_135
Hierarchy within parcel	4 of 7
Impact on Green Belt if site is allocated	Low
Conclusion	
Site is well contained, but acceptable highways access is not deemed to be feasible without loss of prominent mature woodland and officers have concerns with the proximity with other junctions	
Promote for allocation	No

SITE REF: GBS_077

Site Name	Land North of Mossborough Road
Post code	WA11 8AF
Ward	Rainford
Size	6.23 hectares
Description	
Site contains two agricultural fields with hedgerow verges and Rainford Brook along the southwest boundary.	

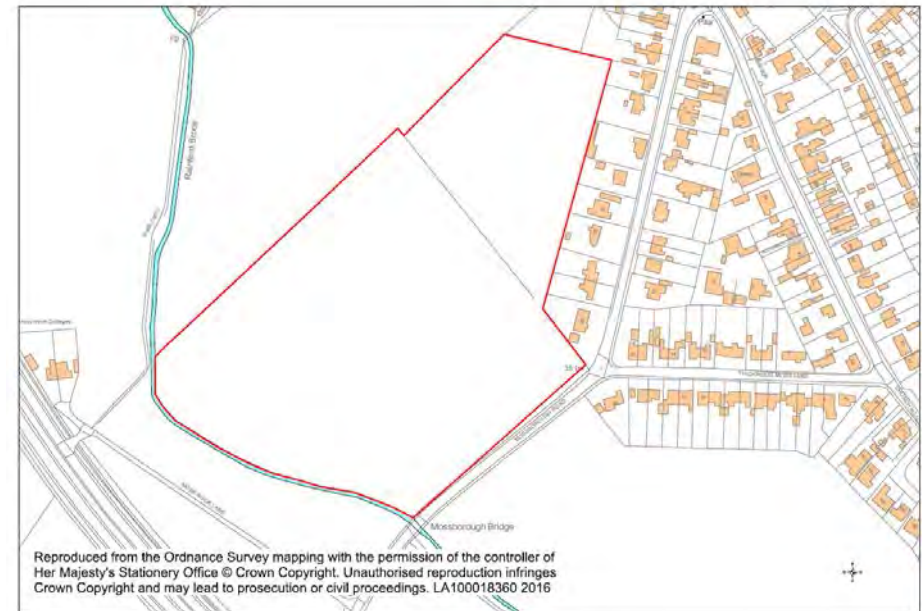
PARCEL REF: GBP_010

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Low	Low	Low
Overall significance		Low

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
None	
Carry forward to Stage 3 Assessment?	Yes



SITE REF: GBS_077

STAGE 3A CONSTRAINTS ASSESSMENT

Landscape	
Open agricultural fields, contribute to rural character.	
Ecology	
Grade 1 agricultural land.	
Heritage	
North eastern perimeter borders Rainford Conservation Area	
Other constraints	
Within 250m landfill buffer as well as pipeline buffer, and approximately 40% in FZ2	

STAGE 3B ACCESSIBILITY ASSESSMENT

Highways access	
Adequate highways access possible.	
Sustainable access	
Good proximity to local centre and schools.	

STAGE 3C DEVELOPABILITY ASSESSMENT

Ownership	Company
Gross developable area	6.23 hectares
Net developable area	3.74 hectares
Preferred main use	Residential
Notional development capacity	94
Viability	Very good.

STAGE 4 SITE SUMMARY

Other sites with parcel	GBS_068, GBS_077, GBS_152,
Hierarchy within parcel	2 of 3
Impact on Green Belt if site is allocated	Low
Conclusion	
Well contained Green Belt parcel of low Green Belt value. Site itself does however lack strong boundaries and contribute to rural landscape, 41% in FZ2 and high quality agricultural land.	
Promote for allocation	No

SITE REF: GBS_079

Site Name	Land South of Higher Lane
Post code	WA11 8NH
Ward	Rainford
Size	11.62 hectares
Description	
Large site with two agricultural fields and one woodland area and Rainford Linear Park to the southwest boundary.	

PARCEL REF: GBP_019

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Low	Low	Low
Overall significance		Low

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
None	
Carry forward to Stage 3 Assessment?	Yes



SITE REF: GBS_079

STAGE 3A CONSTRAINTS ASSESSMENT

Landscape	
Really well screened, limited contribution to wider landscape.	
Ecology	
South eastern perimeter affected by a TPO and Grade 1 agricultural land.	
Heritage	
Northern part of site is within the 50m buffer of two listed buildings.	
Other constraints	
None	

STAGE 3B ACCESSIBILITY ASSESSMENT

Highways access	
Suitable access possible, may need to contribute to off-site highway improvements	
Sustainable access	
Reasonably accessible with bus stops close by and linear park footway and cycleway.	

STAGE 3C DEVELOPABILITY ASSESSMENT

Ownership	Company
Gross developable area	11.62 hectares
Net developable area	6.97 hectares
Preferred main use	Residential
Notional development capacity	174
Viability	Really good.

STAGE 4 SITE SUMMARY

Other sites with parcel	GBS_079, GBS_149, GBS_166
Hierarchy within parcel	1 of 3
Impact on Green Belt if site is allocated	Low
Conclusion	
Really well contained, low Green Belt impact, suitable access, Grade 1 agricultural land.	
Promote for allocation	Yes

SITE REF: GBS_080

Site Name	Rookery Lane, Rainford
Post code	WA11 8EQ
Ward	Rainford
Size	19.49 hectares
Description	
Large low lying agricultural field with Rainford Brook to southwest boundary and small part of site covered by a woodland area.	

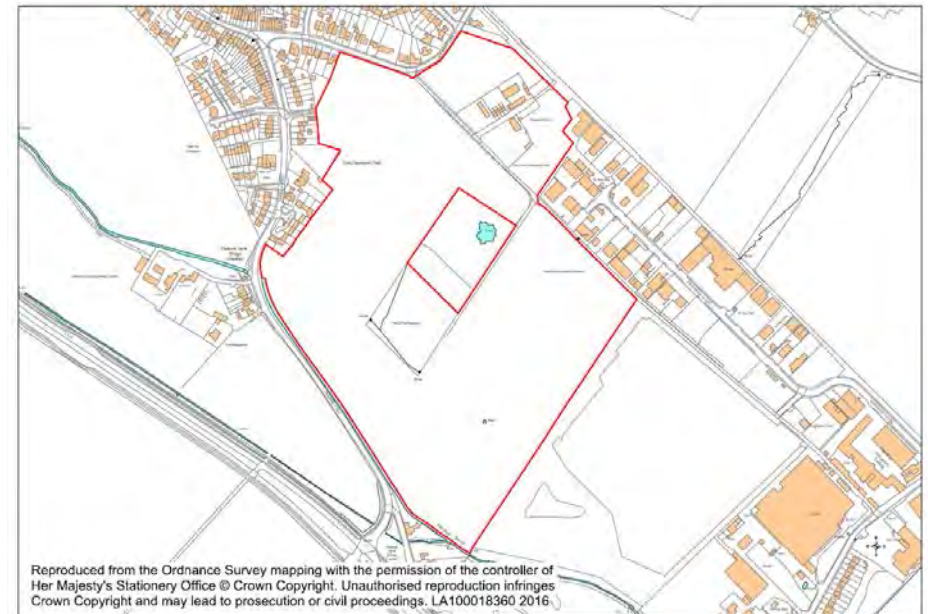
PARCEL REF: GBP_011

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Low	Low	Low
Overall significance		Low

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
None	
Carry forward to Stage 3 Assessment?	Yes



SITE REF: GBS_080

STAGE 3A CONSTRAINTS ASSESSMENT

Landscape	
Retains openness to west but with industrial backdrop to east.	
Ecology	
Borders a LWS and is classed as Grade 1 agricultural land.	
Heritage	
North western perimeter borders Rainford Conservation Area	
Other constraints	
Approximately half the site in FZ2 and 3 and within pipeline buffer	

STAGE 3B ACCESSIBILITY ASSESSMENT

Highways access	
Suitable access possible, crossing across brook required and need masterplan with GBS_069	
Sustainable access	
Reasonably accessible with bus stops close by and linear park footway and cycleway.	

STAGE 3C DEVELOPABILITY ASSESSMENT

Ownership	Company
Gross developable area	19.49 hectares
Net developable area	5.85 hectares
Preferred main use	Residential
Notional development capacity	120
Viability	Excellent, slightly higher highways cost and watercourse/ flood improvements

STAGE 4 SITE SUMMARY

Other sites with parcel	GBS_042, GBS_069, GBS_078, GBS_080
Hierarchy within parcel	2 of 4
Impact on Green Belt if site is allocated	Moderate
Conclusion	
Green Belt parcel of low significance but site retains element of openness to west. Part of site in high flood risk	
Promote for allocation	Partial Safeguarded

SITE REF: GBS_083

Site Name	Land to the South East of Dairy Farm Road
Post code	WA11 8SD
Ward	Rainford
Size	0.81 hectares
Description	Small narrow site which is grassed over and contains a small stable building.

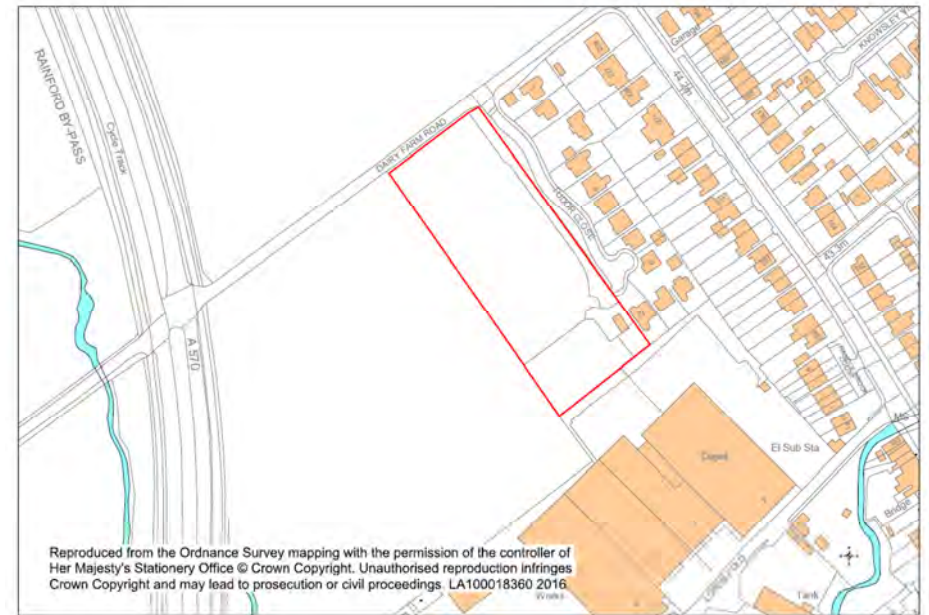
PARCEL REF: GBP_005

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Low	High	Low
Overall significance		High

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
None	
Carry forward to Stage 3 Assessment?	Yes



SITE REF: GBS_083

STAGE 3A CONSTRAINTS ASSESSMENT

Landscape	
Screened to east and south. Small site with limited landscape value.	
Ecology	
Grade 1 agricultural land.	
Heritage	
None	
Other constraints	
Part of site within 250m landfill buffer	

STAGE 3B ACCESSIBILITY ASSESSMENT

Highways access	
Highways improvements required to site frontage. Access should be feasible for small development	
Sustainable access	
Reasonably accessible with bus stops close by and footway and cycleway along Bypass.	

STAGE 3C DEVELOPABILITY ASSESSMENT

Ownership	Multiple
Gross developable area	0.81 hectares
Net developable area	0.61 hectares
Preferred main use	Residential
Notional development capacity	15
Viability	Really good.

STAGE 4 SITE SUMMARY

Other sites with parcel	GBS_075, GBS_083, GBS_087
Hierarchy within parcel	1 of 3
Impact on Green Belt if site is allocated	Low
Conclusion	Green Belt parcel of low significance but site retains element of openness to west. Site does not appear to wide enough to accommodate two rows of houses to avoid properties backing on to the front of existing properties or the open fields to the west.
Promote for allocation	No

SITE REF: GBS_085

Site Name	Bushey Lane South, Rainford
Post code	WA11 7LN
Ward	Rainford
Size	5.77 hectares
Description	Irregular shaped field in agricultural use with woodland along south boundary.

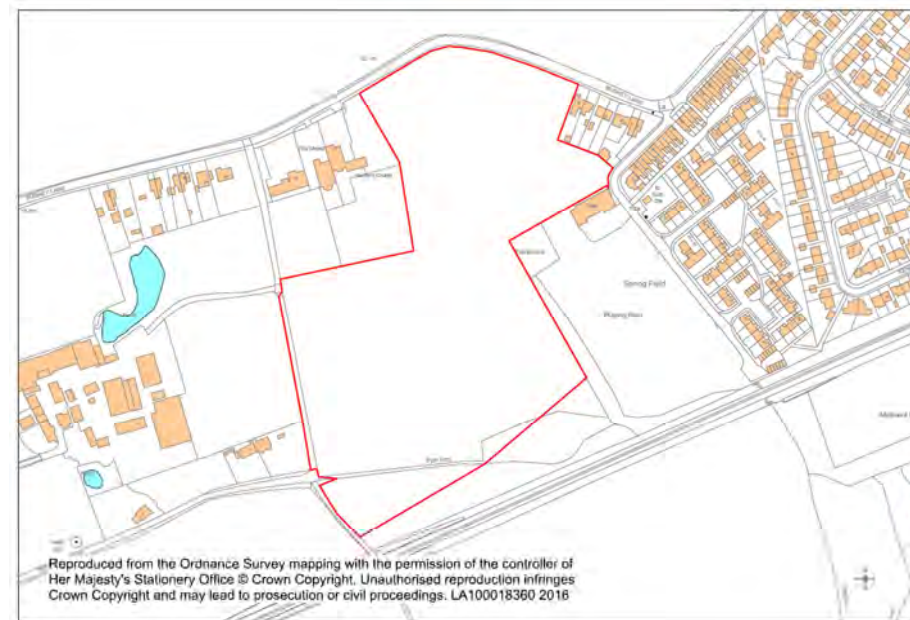
PARCEL REF: GBP_002

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Low	Low	Low
Overall significance		Low

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
None	
Carry forward to Stage 3 Assessment?	Yes



SITE REF: GBS_085

STAGE 3A CONSTRAINTS ASSESSMENT

Landscape	
Site makes limited contribution to wider landscape character and woodland can be retained.	
Ecology	
Classified as high quality agricultural field which border onto woodland.	
Heritage	
None	
Other constraints	
None	

STAGE 3B ACCESSIBILITY ASSESSMENT

Highways access	
Appropriate facilities for pedestrians and cyclists is required, but possibilities do exist.	
Sustainable access	
Decent accessibility with bus routes on Bushey Lane and Rainford Bypass.	

STAGE 3C DEVELOPABILITY ASSESSMENT

Ownership	Company
Gross developable area	5.77 hectares
Net developable area	4.33 hectares
Preferred main use	Residential
Notional development capacity	108
Viability	Really good.

STAGE 4 SITE SUMMARY

Other sites with parcel	GBS_085, GBS_086
Hierarchy within parcel	1
Impact on Green Belt if site is allocated	Low
Conclusion	
Site within well contained Green Belt parcel, loss would have low impact. Decent access possible, should be considered as part of wider masterplan to maximise opportunities	
Promote for allocation	Safeguarded

SITE REF: GBS_086

Site Name	Red Delph Farm
Post code	WA11 7SY
Ward	Rainford
Size	2.89 hectares
Description	
L-shaped site, with majority as crop field, and the remainder grassed field and hedgerow splitting the site	

PARCEL REF: GBP_002

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Low	Low	Low
Overall significance		Low

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
None	
Carry forward to Stage 3 Assessment?	Yes



SITE REF: GBS_086

STAGE 3A CONSTRAINTS ASSESSMENT

Landscape	
Site makes limited contribution to wider landscape character as it is well screened.	
Ecology	
Classified as high quality agricultural field which border onto woodland and tree belt	
Heritage	
None	
Other constraints	
Old mineshafts within site boundary	

STAGE 3B ACCESSIBILITY ASSESSMENT

Highways access	
Site access is constrained, however adjacent site to the east is being promoted by same owner.	
Sustainable access	
Decent accessibility with bus routes on Bushey Lane and Rainford Bypass. Opportunities for improved linkages	

STAGE 3C DEVELOPABILITY ASSESSMENT

Ownership	Company
Gross developable area	2.89 hectares
Net developable area	1.73 hectares
Preferred main use	Residential
Notional development capacity	43
Viability	Really good.

STAGE 4 SITE SUMMARY

Other sites with parcel	GBS_085, GBS_086
Hierarchy within parcel	2
Impact on Green Belt if site is allocated	Low
Conclusion	
Site within well contained Green Belt parcel, loss would have low impact. Decent access possible, should be considered as part of wider masterplan to maximise opportunities	
Promote for allocation	Safeguarded

SITE REF: GBS_087

Site Name	West of Ormskirk Road, Rainford
Post code	WA11 8SD
Ward	Rainford
Size	6.76 hectares
Description	
Triangular site with agricultural field.	

PARCEL REF: GBP_005

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Low	High	Low
Overall significance		High

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
None	
Carry forward to Stage 3 Assessment?	Yes



SITE REF: GBS_087

STAGE 3A CONSTRAINTS ASSESSMENT

Landscape	
In medium to high landscape character area, site makes significant contribution to village setting.	
Ecology	
Grade 1 agricultural land in excess of 5 hectares.	
Heritage	
None	
Other constraints	
Small part in FZ2	

STAGE 3B ACCESSIBILITY ASSESSMENT

Highways access	
Suitable highways access possible	
Sustainable access	
Reasonably accessible with bus stops close by and footway and cycleway along Bypass.	

STAGE 3C DEVELOPABILITY ASSESSMENT

Ownership	Company
Gross developable area	6.76 hectares
Net developable area	5.07 hectares
Preferred main use	Residential
Notional development capacity	127
Viability	Really good.

STAGE 4 SITE SUMMARY

Other sites with parcel	GBS_075, GBS_083, GBS_087
Hierarchy within parcel	3 of 3
Impact on Green Belt if site is allocated	High
Conclusion	Large open site with high Green Belt significance. Makes valuable contribution to rural landscape setting of Rainford. Grade 1 agricultural land.
Promote for allocation	

SITE REF: GBS_089

Site Name	Land adjoining Ash Grove Farm, Beacon Road
Post code	WN5 7HE
Ward	Billinge & Seneley Green
Size	20.97 hectares
Description	
Large undulating triangular site of agricultural fields with woodland belt and pond at the centre and watercourse to the west	

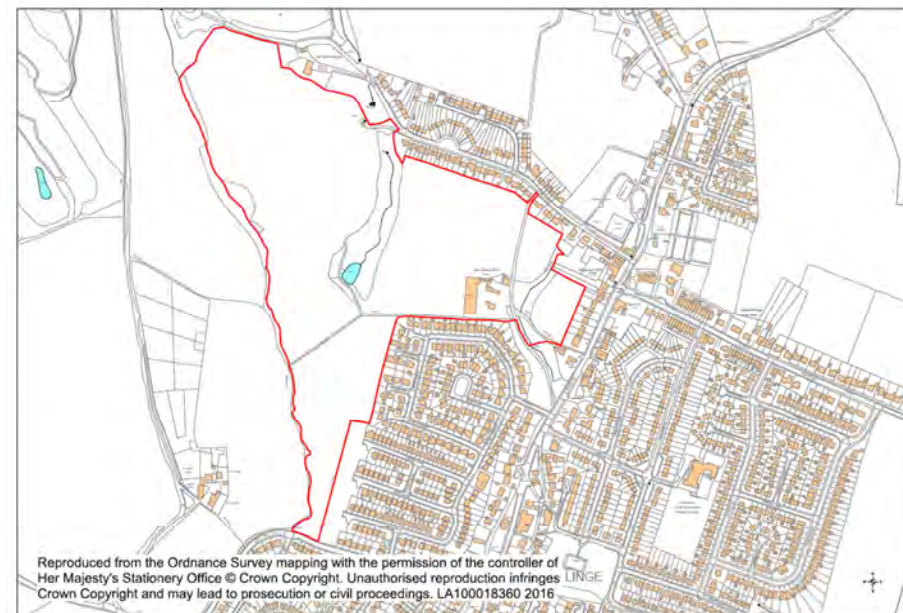
PARCEL REF: GBP_022

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Medium	High	High
Overall significance		High+

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
High+ Green Belt significance but part of site is well screened and could be allocated without significant harm to the Green Belt.	
Carry forward to Stage 3 Assessment?	Yes



SITE REF: GBS_089

STAGE 3A CONSTRAINTS ASSESSMENT

Landscape	
Undulating site with high landscape value, especially to the north west of the site.	
Ecology	
TPO trees in east of site and LWS down the centre of the site	
Heritage	
Potential for some archaeological significance	
Other constraints	
Part of site in 250m landfill buffer.	

STAGE 3B ACCESSIBILITY ASSESSMENT

Highways access	
Existing access not adequate, and site capacity may be limited unless resolved.	
Sustainable access	
Good access to frequent bus route and within walking distance of local shops and schools.	

STAGE 3C DEVELOPABILITY ASSESSMENT

Ownership	Single ownership
Gross developable area	8.7 hectares
Net developable area	6.53 hectares
Preferred main use	Residential
Notional development capacity	163
Viability	Should have good viability.

STAGE 4 SITE SUMMARY

Other sites with parcel	GBS_089
Hierarchy within parcel	N/A
Impact on Green Belt if site is allocated	High, although this is significantly mitigated if only half the site is allocated.
Conclusion	
In prominent elevated location and site is of high Green Belt significance for two Purposes. Eastern half of site is well contained however and deemed suitable for release. Highways access to be resolved as well but it is the only site currently promoted in Billinge.	
Promote for allocation	Partial allocation.

SITE REF: GBS_090

Site Name	Land at Martindale Road, Carr Mill
Post code	WA11 7NG
Ward	Moss Bank
Size	1.45 hectares
Description	
Sloping site covered by grassland	

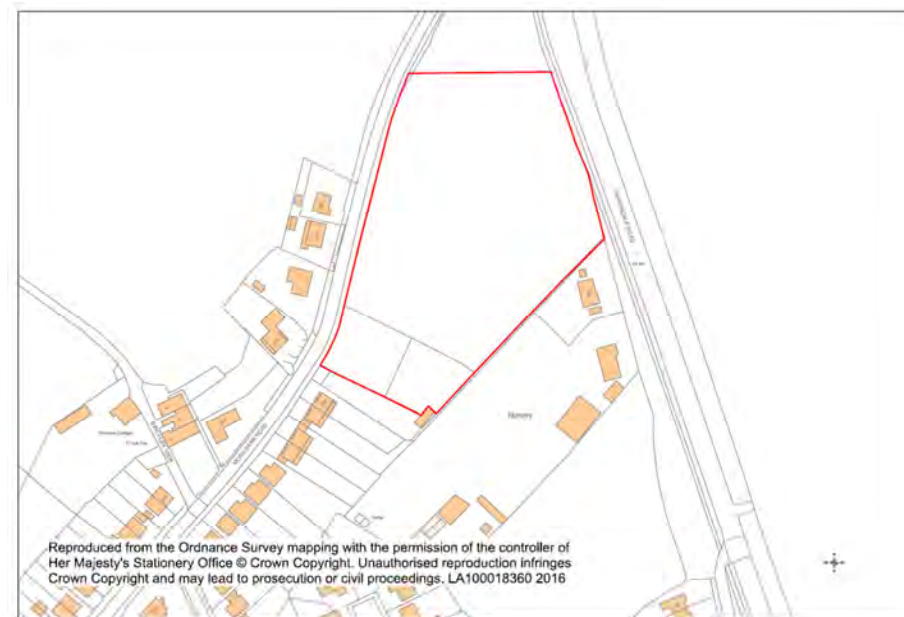
PARCEL REF: GBP_017

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Low	Low	Low
Overall significance		Low

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
None	
Carry forward to Stage 3 Assessment?	Yes



SITE REF: GBS_090

STAGE 3A CONSTRAINTS ASSESSMENT

Landscape	
Small site and well contained.	
Ecology	
None	
Heritage	
None	
Other constraints	
Within pipeline buffer zone	

STAGE 3B ACCESSIBILITY ASSESSMENT

Highways access	
Suitable access possible	
Sustainable access	
Good access to frequent bus route.	

STAGE 3C DEVELOPABILITY ASSESSMENT

Ownership	Public Sector
Gross developable area	1.45 hectares
Net developable area	1.09 hectares
Preferred main use	Residential
Notional development capacity	25
Viability	Should have good viability.

STAGE 4 SITE SUMMARY

Other sites with parcel	GBS_090
Hierarchy within parcel	N/A
Impact on Green Belt if site is allocated	Low
Conclusion	Low Green Belt significance, reasonable accessibility, design to take account of level change across site.
Promote for allocation	
	Safeguarded

SITE REF: GBS_094

Site Name	Land at Weathercock Hill Farm, Garswood Road
Post code	WN4 0XJ
Ward	Billinge & Seneley Green
Size	9.58 hectares
Description	
	Single large agricultural field

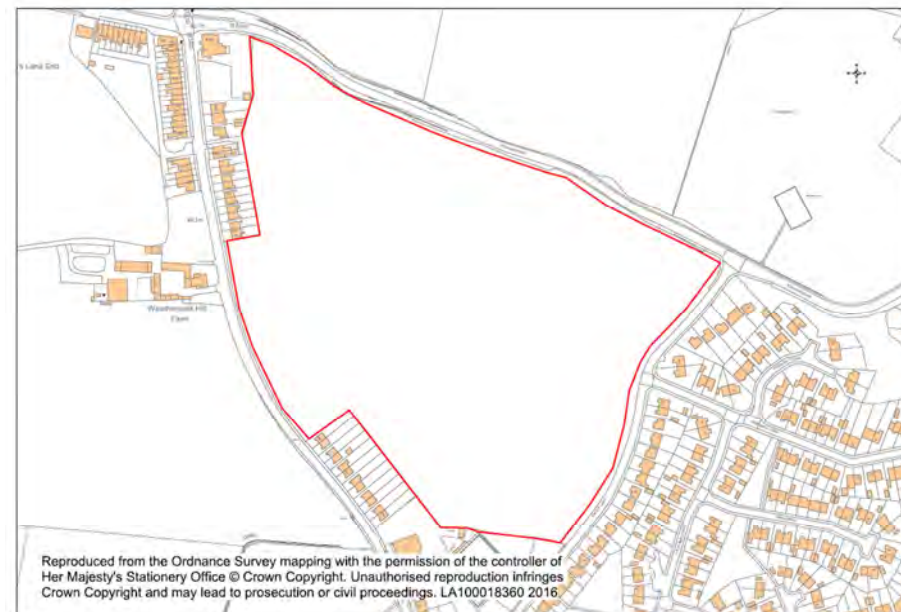
PARCEL REF: GBP_025

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Medium	Low	Medium
Overall significance		Medium

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
None	
Carry forward to Stage 3 Assessment?	Yes



SITE REF: GBS_094

STAGE 3A CONSTRAINTS ASSESSMENT

Landscape	
Majority of site well enclosed, but does make moderate contribution to landscape.	
Ecology	
None	
Heritage	
None	
Other constraints	
None	

STAGE 3B ACCESSIBILITY ASSESSMENT

Highways access	
Suitable access possible	
Sustainable access	
Good access to local facilities.	

STAGE 3C DEVELOPABILITY ASSESSMENT

Ownership	Single ownership
Gross developable area	9.58 hectares
Net developable area	7.19 hectares
Preferred main use	Residential
Notional development capacity	179
Viability	Very good.

STAGE 4 SITE SUMMARY

Other sites with parcel	GBS_094, GBS_096
Hierarchy within parcel	1 of 2
Impact on Green Belt if site is allocated	Low
Conclusion	Green Belt parcel of moderate significance, but site is well contained and allocation would not have significant impact. Suitable access possible.
Promote for allocation	Yes

SITE REF: GBS_096

Site Name	Land at Leyland Green Farm
Post code	WN4 0XA
Ward	Billinge & Seneley Green
Size	12.99 hectares
Description	
Single large agricultural field.	

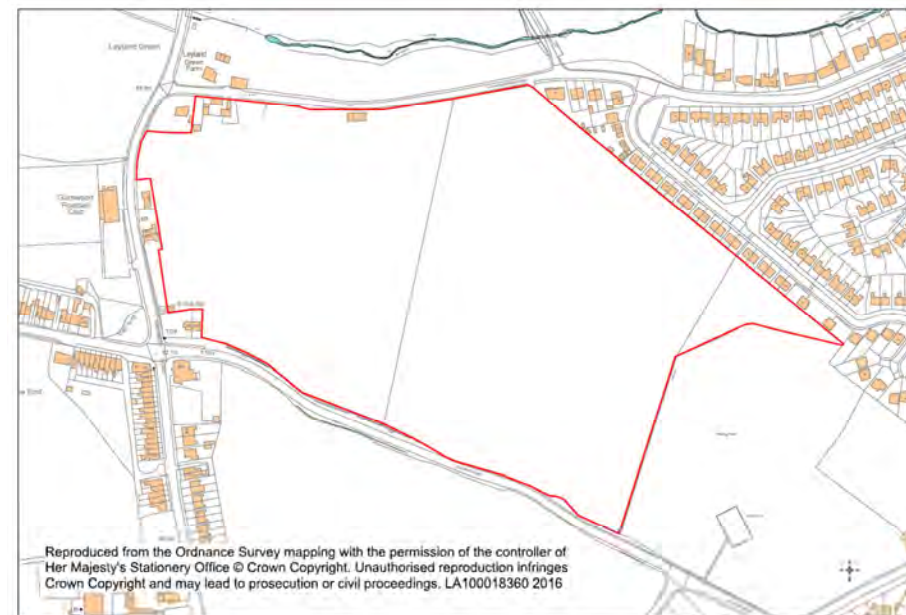
PARCEL REF: GBP_025

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Medium	Low	Medium
Overall significance		Medium

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
None	
Carry forward to Stage 3 Assessment?	Yes



SITE REF: GBS_096

STAGE 3A CONSTRAINTS ASSESSMENT

Landscape	
Site mostly open and contributes to landscape character.	
Ecology	
None	
Heritage	
None	
Other constraints	
Old mineshafts within site.	

STAGE 3B ACCESSIBILITY ASSESSMENT

Highways access	
Suitable access possible.	
Sustainable access	
Good access to local facilities.	

STAGE 3C DEVELOPABILITY ASSESSMENT

Ownership	Company
Gross developable area	12.99 hectares
Net developable area	9.74 hectares
Preferred main use	Residential
Notional development capacity	240
Viability	Very good.

STAGE 4 SITE SUMMARY

Other sites with parcel	GBS_094, GBS_096
Hierarchy within parcel	2 Of 2
Impact on Green Belt if site is allocated	Moderate
Conclusion	Green Belt parcel of moderate significance and site only partially contained. Allocation would have moderate impact. Suitable access possible.
Promote for allocation	Safeguarded

SITE REF: GBS_097

Site Name	Land at Moss Bank Farm
Post code	WA11 7DA
Ward	Moss Bank
Size	6.61 hectares
Description	
Triangular site with single large agricultural field.	

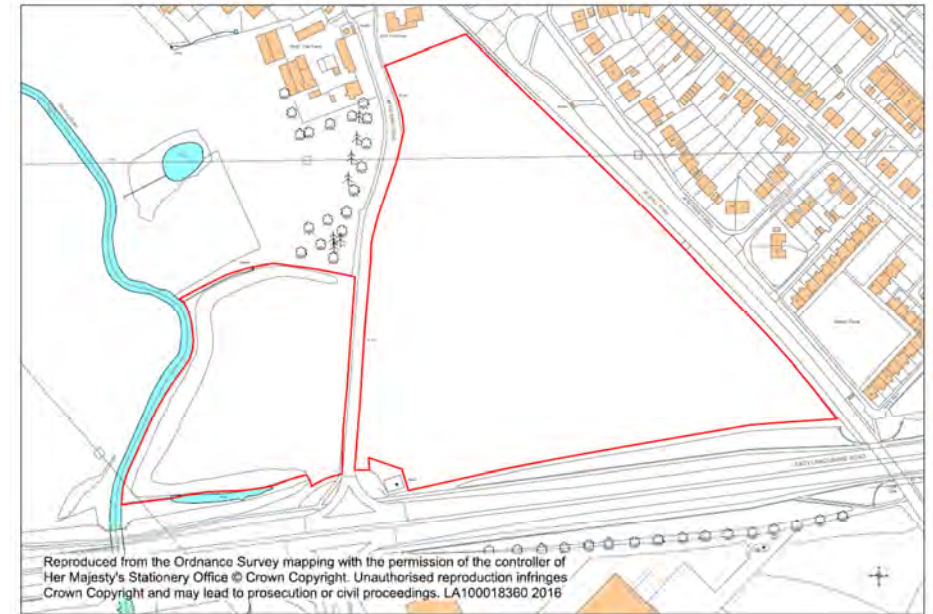
PARCEL REF: GBP_015

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Low	Low	Low
Overall significance		Low

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
Large part of site covered by FZ2 and FZ3, but at least 2.5ha developable	
Carry forward to Stage 3 Assessment?	Yes



SITE REF: GBS_097

STAGE 3A CONSTRAINTS ASSESSMENT

Landscape	
Majority of site screened by trees and housing to east.	
Ecology	
Borders a LWS and is classified as Grade 1 agricultural land.	
Heritage	
None	
Other constraints	
Part of site in 250m landfill buffer and majority in FZ2 and FZ3.	

STAGE 3B ACCESSIBILITY ASSESSMENT

Highways access	
Suitable access possible.	
Sustainable access	
Access to frequent bus route, and walking distance to schools and facilities.	

STAGE 3C DEVELOPABILITY ASSESSMENT

Ownership	Public Sector
Gross developable area	2.68 hectares
Net developable area	2.01 hectares
Preferred main use	Residential
Notional development capacity	50
Viability	Good.

STAGE 4 SITE SUMMARY

Other sites with parcel	GBS_097
Hierarchy within parcel	N/A
Impact on Green Belt if site is allocated	Low
Conclusion	
Low Green Belt significance, well contained, reasonable accessibility, good access possible. Site area should be reduced to avoid areas at risk of flooding.	
Promote for allocation	Partial safeguarded

SITE REF: GBS_098

Site Name	Higher Barrowfield Farm, Houghton's Lane
Post code	WA10 5LD
Ward	Eccleston
Size	0.78 hectares
Description	
Contains a farmstead, substation, some mature trees and open grassed field.	

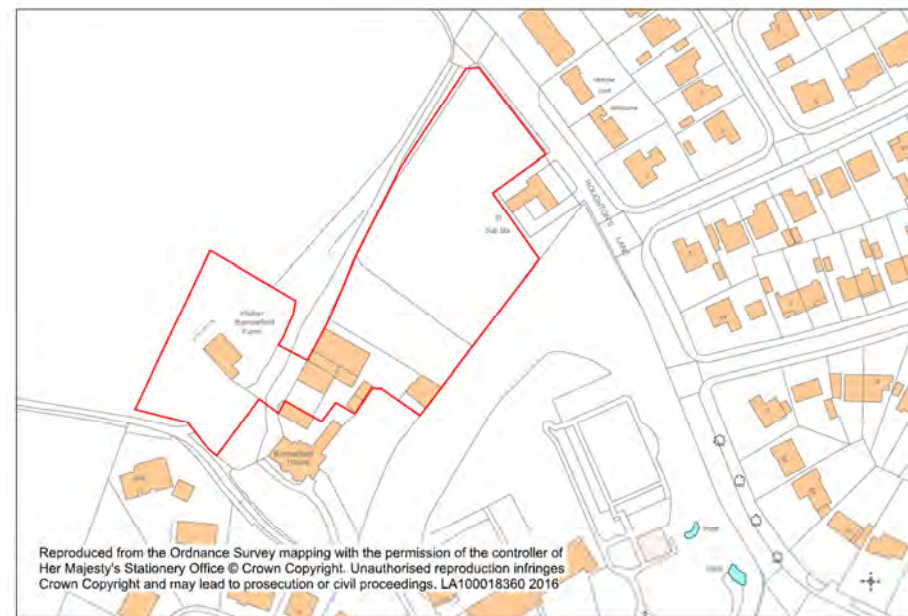
PARCEL REF: GBP_097

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
High	Low	Medium
Overall significance		High

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
None	
Carry forward to Stage 3 Assessment?	Yes



SITE REF: GBS_098

STAGE 3A CONSTRAINTS ASSESSMENT

Landscape	
Low landscape significance.	
Ecology	
South western part of site is affected by TPO's	
Heritage	
None	
Other constraints	
None	

STAGE 3B ACCESSIBILITY ASSESSMENT

Highways access	
Suitable access could be provided to bring dwellings forward on the site.	
Sustainable access	
Public transport is limited at present.	

STAGE 3C DEVELOPABILITY ASSESSMENT

Ownership	Single ownership
Gross developable area	0.78 hectares
Net developable area	0.59 hectares
Preferred main use	Residential
Notional development capacity	8
Viability	Very good.

STAGE 4 SITE SUMMARY

Other sites with parcel	GBS_098, GBS_100, GBS_104
Hierarchy within parcel	1 of 3
Impact on Green Belt if site is allocated	Low
Conclusion	
Well contained and very small. Low impact if allocated.	
Promote for allocation	Yes

SITE REF: GBS_100

Site Name	Land East of Catchdale Moss Lane
Post code	WA10 5QQ
Ward	Eccleston
Size	88.94 hectares
Description	
Very large site with raised land levels and multiple agricultural fields, hedgerow verges, ponds and one woodland area.	

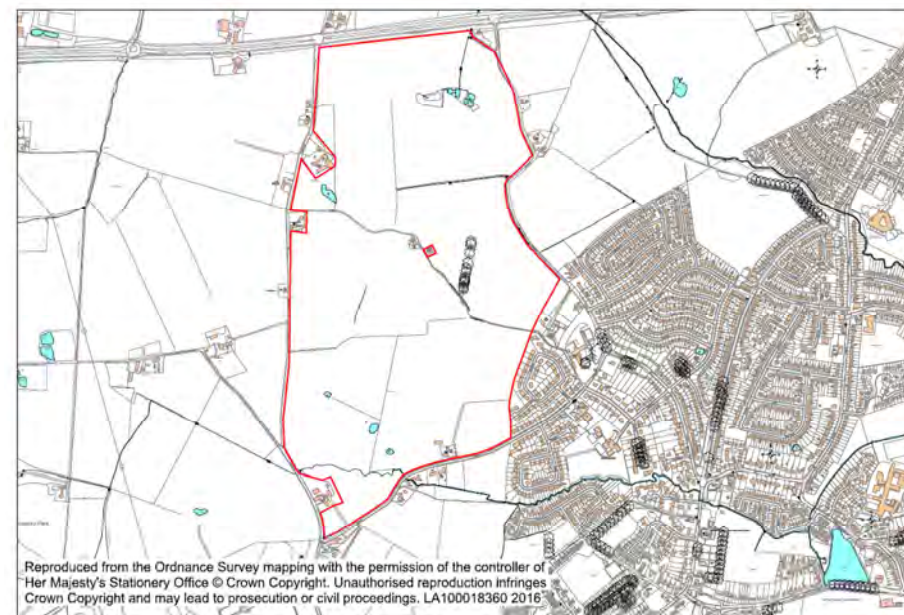
PARCEL REF: GBP_097

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
High	Low	Medium
Overall significance		High

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
None	
Carry forward to Stage 3 Assessment?	Yes



SITE REF: GBS_100

STAGE 3A CONSTRAINTS ASSESSMENT

Landscape	
High landscape value, prominent and very open.	
Ecology	
Northern part of site is affected by a TPO and the land is classified as Grade 1 agricultural land.	
Heritage	
Potential archeological site	
Other constraints	
None	

STAGE 3B ACCESSIBILITY ASSESSMENT

Highways access	
Highways access feasible but would require significant infrastructure for such a large site.	
Sustainable access	
Poor access to public transport	

STAGE 3C DEVELOPABILITY ASSESSMENT

Ownership	Company
Gross developable area	88.94 hectares
Net developable area	66.71 hectares
Preferred main use	Residential
Notional development capacity	1668
Viability	Very good but would require significant infrastructure

STAGE 4 SITE SUMMARY

Other sites with parcel	GBS_098, GBS_100, GBS_104
Hierarchy within parcel	3 of 3
Impact on Green Belt if site is allocated	High
Conclusion	
Very large open site with high Green Belt visual significance. It is also classed as Grade 1 and 2 agricultural land.	
Promote for allocation	No

SITE REF: GBS_102

Site Name	Eccleston Vale - Land south of East Lancs
Post code	WA10 6QX
Ward	Windle
Size	54.27 hectares
Description	
Very large triangular site with brook across the centre. The site is recessed below the level of the A580 and gently slopes down to the south.	

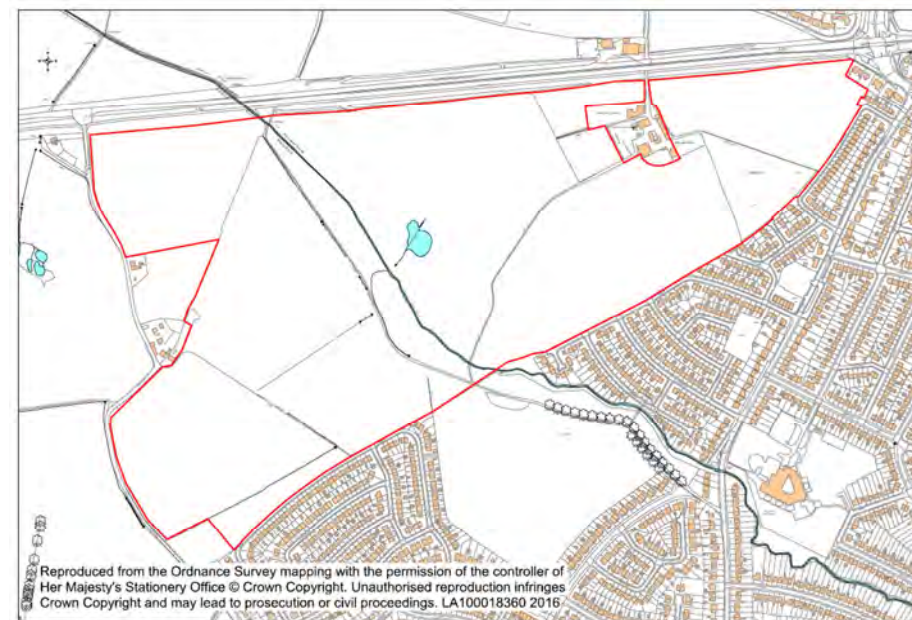
PARCEL REF: GBP_098

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Low	Low	Low
Overall significance		Low

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
None	
Carry forward to Stage 3 Assessment?	Yes



SITE REF: GBS_102

STAGE 3A CONSTRAINTS ASSESSMENT

Landscape	
More than 2/3 of site well contained and at lower level than A580 to the north. Does still make a significant contribution to the landscape character.	
Ecology	
LWS site (1%) runs through centre of site and Grade 1 agricultural land.	
Heritage	
Potential archeological site	
Other constraints	
Small part of site in FZ2 and 3 and old mineshafts within site.	

STAGE 3B ACCESSIBILITY ASSESSMENT

Highways access	
Principle of access from A580 okay, detailed consideration of surrounding road network required due to size of site. Windle Island junction constrained.	
Sustainable access	
Good proximity to local shops and schools. Public transport would need improvement.	

STAGE 3C DEVELOPABILITY ASSESSMENT

Ownership	Multiple
Gross developable area	54.27 hectares
Net developable area	32.56 hectares
Preferred main use	Residential
Notional development capacity	977
Viability	Very good but would require significant infrastructure (highways and education provision or contributions)

STAGE 4 SITE SUMMARY

Other sites with parcel	GBS_102
Hierarchy within parcel	N/A
Impact on Green Belt if site is allocated	Moderate
Conclusion	
Very large site with views across but Green Belt parcel of low significance. Grade 1 and 2 agricultural land, small area at risk of flooding and also LWS. Good access to strategic road network possible.	
Promote for allocation	Yes

SITE REF: GBS_104

Site Name	Land South of Howards Lane
Post code	WA10 5QB
Ward	Eccleston
Size	36.2 hectares
Description	
Very large site lying in a depression and rising back up to the south with multiple agricultural fields.	

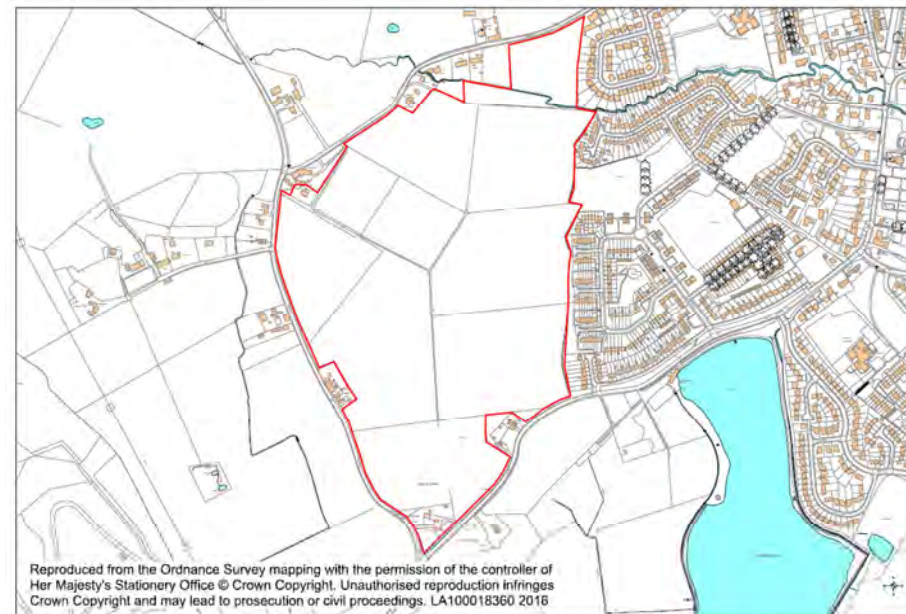
PARCEL REF: GBP_097

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
High	Low	Medium
Overall significance		High

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
None	
Carry forward to Stage 3 Assessment?	Yes



SITE REF: GBS_104

STAGE 3A CONSTRAINTS ASSESSMENT

Landscape	
Open landscape interrupted with groupings of buildings along the edge of the site, which reduce open character. Site not as prominent as some of surrounding areas with raised levels.	
Ecology	
None	
Heritage	
Potential archaeological site	
Other constraints	
Old mineshafts within site.	

STAGE 3B ACCESSIBILITY ASSESSMENT

Highways access	
Given significant size of the site it, highways access would require detailed consideration and off-site improvement likely to be required, as well as possible connection up to A580.	
Sustainable access	
Decent accessibility	

STAGE 3C DEVELOPABILITY ASSESSMENT

Ownership	Company
Gross developable area	36.2 hectares
Net developable area	27.15 hectares
Preferred main use	Residential
Notional development capacity	678
Viability	Very good but would require significant infrastructure

STAGE 4 SITE SUMMARY

Other sites with parcel	GBS_098, GBS_100, GBS_104
Hierarchy within parcel	2 of 3
Impact on Green Belt if site is allocated	High
Conclusion	
Parcel of high Green Belt significance and site lacks strong boundaries to north and west. Site does however have discernable boundaries which would limit the potential for further sprawl. Very large expanse of Green Belt remain to the west.	
Promote for allocation	Safeguarded

SITE REF: GBS_108

Site Name	Land off Burrows Lane
Post code	L34 6JQ
Ward	Eccleston
Size	18.92 hectares
Description	
Irregular shape with established vegetation and established woodland area in the north of the site	

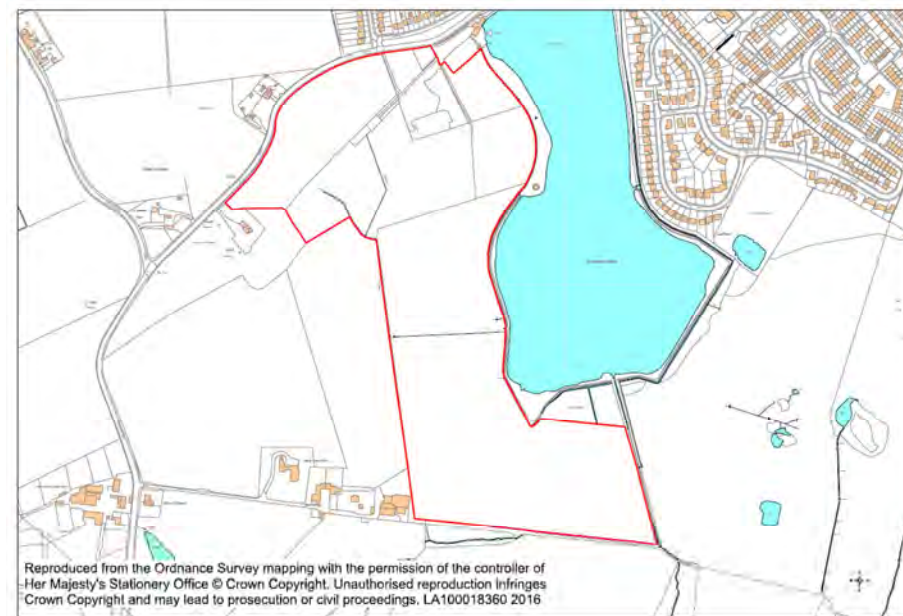
PARCEL REF: GBP_093

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Medium	High	High
Overall significance		High+

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
High significance impact on two Green Belt purposes, but on urban fringe with mostly strong boundaries to northern part of the site and this area could be safeguarded without significant impact on gap between settlements.	
Carry forward to Stage 3 Assessment?	Yes



SITE REF: GBS_108

STAGE 3A CONSTRAINTS ASSESSMENT

Landscape	
Site makes a significant contribution to the landscape.	
Ecology	
Northern portion of site is affected by a TPO and borders LWS.	
Heritage	
None	
Other constraints	
Old mineshafts within site.	

STAGE 3B ACCESSIBILITY ASSESSMENT

Highways access	
Highways access may be feasible but visibility splays in particular would need careful consideration due to curvature of Burrows Lane.	
Sustainable access	
Decent accessibility.	

STAGE 3C DEVELOPABILITY ASSESSMENT

Ownership	Single ownership
Gross developable area	7 hectares
Net developable area	5.25 hectares
Preferred main use	Residential
Notional development capacity	131
Viability	Very good.

STAGE 4 SITE SUMMARY

Other sites with parcel	GBS_107, GBS_108, GBS_109
Hierarchy within parcel	1 of 3
Impact on Green Belt if site is allocated	High
Conclusion	
The northern part of the site is reasonably well contained and could be released without too great an impact on the Green Belt, especially if GBS_104 is released as well.	
Promote for allocation	Partial safeguarded

SITE REF: GBS_109

Site Name	Land at Eccleston
Post code	L34 6JW
Ward	Eccleston
Size	29.97 hectares
Description	
Irregular site consisting mainly of three large agricultural fields	

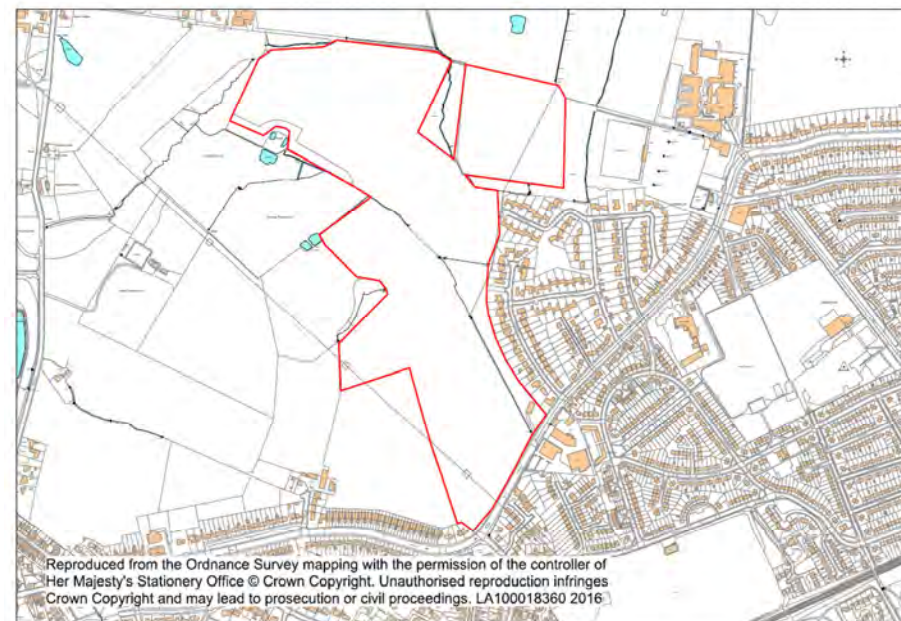
PARCEL REF: GBP_093

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Medium	High	High
Overall significance		High+

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
High significance impact on two Green Belt purposes, but on urban fringe. Site worthy of further consideration	
Carry forward to Stage 3 Assessment?	Yes



SITE REF: GBS_109

STAGE 3A CONSTRAINTS ASSESSMENT

Landscape	
Very large site which make a significant contribution to the high landscape character of this area and with open views across it.	
Ecology	
South western tip of site is affected by a TPO and 10% in LWS	
Heritage	
None	
Other constraints	
None	

STAGE 3B ACCESSIBILITY ASSESSMENT

Highways access	
Suitable access possible, but capacity may be limited depending on how many access points can be achieved.	
Sustainable access	
Good accessibility.	

STAGE 3C DEVELOPABILITY ASSESSMENT

Ownership	Single ownership
Gross developable area	29.97 hectares
Net developable area	22.48 hectares
Preferred main use	Residential
Notional development capacity	562
Viability	Very good.

STAGE 4 SITE SUMMARY

Other sites with parcel	GBS_107, GBS_108, GBS_109
Hierarchy within parcel	2 Of 3
Impact on Green Belt if site is allocated	High
Conclusion	Parcel of high Green Belt significance for two Purposes and site lacks strong boundaries to north and west. Allocation would have significant adverse impact on the Green Belt as well as landscape.
Promote for allocation	No

SITE REF: GBS_112

Site Name	Land to the West of Eurolink and St.Helens Linkway
Post code	WA9 4TT
Ward	Bold
Size	17.45 hectares
Description	Majority of the site is covered by grassland with some agricultural land . There is a woodland to the east.

PARCEL REF: GBP_083

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Low	High	Low
Overall significance		High

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
None	
Carry forward to Stage 3 Assessment?	Yes



SITE REF: GBS_112

STAGE 3A CONSTRAINTS ASSESSMENT

Landscape	
Low to moderate landscape significance only.	
Ecology	
9% within Ansdells Wood wildlife site	
Heritage	
None	
Other constraints	
Part of site in FZ2 and 3	

STAGE 3B ACCESSIBILITY ASSESSMENT

Highways access	
Good highways access direct onto St. Helens Linkway.	
Sustainable access	
Lacks accesibility by public transport	

STAGE 3C DEVELOPABILITY ASSESSMENT

Ownership	Single ownership
Gross developable area	17.45 hectares
Net developable area	13.09 hectares
Preferred main use	Employment
Notional development capacity	13.09 ha
Viability	Should have reasonable viability.

STAGE 4 SITE SUMMARY

Other sites with parcel	GBS_008, GBS_070, GBS_071, GBS_112, GBS_146, GBS_148
Hierarchy within parcel	4 of 6
Impact on Green Belt if site is allocated	High
Conclusion	
Irregular shaped site which would erode most of the gap between the settlements. A significantly reduced site in conjunction with GBS_070 which is limited to the east may be more acceptable.	
Promote for allocation	No

SITE REF: GBS_113

Site Name	Land at Hanging Bridge Farm, Ellaby Road
Post code	L35 4NZ
Ward	Rainhill
Size	16.87 hectares
Description	
Part of the site covered by agricultural field and the rest grassland with ditch through the middle and pylons.	

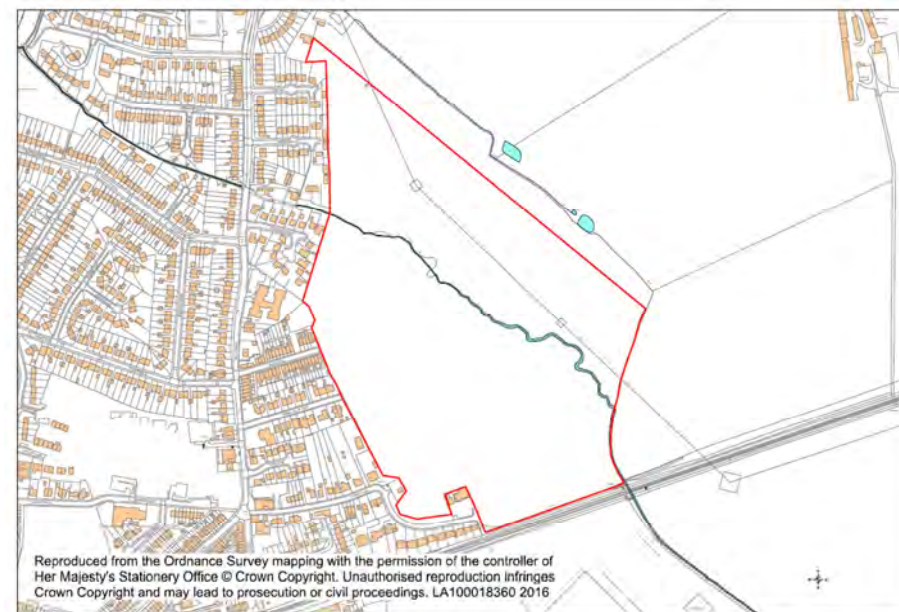
PARCEL REF: GBP_085

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Low	High	Low
Overall significance		High

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
None	
Carry forward to Stage 3 Assessment?	Yes



SITE REF: GBS_113

STAGE 3A CONSTRAINTS ASSESSMENT

Landscape	
Low to moderate landscape significance only.	
Ecology	
LWS runs through the centre of the site. (2% of site)	
Heritage	
None	
Other constraints	
Part of site in FZ2 and 4	

STAGE 3B ACCESSIBILITY ASSESSMENT

Highways access	
Couple of possible existing access points but these appear to be very restricted and may be subject to ransom strips. Main access off Elton Head Road would likely provide better solution.	
Sustainable access	
Very good accessibility.	

STAGE 3C DEVELOPABILITY ASSESSMENT

Ownership	Company
Gross developable area	16.87 hectares
Net developable area	12.65 hectares
Preferred main use	Residential
Notional development capacity	300
Viability	Very good

STAGE 4 SITE SUMMARY

Other sites with parcel	GBS_038, GBS_070, GBS_113, GBS_115, GBS_148
Hierarchy within parcel	3 of 5
Impact on Green Belt if site is allocated	Moderate to high
Conclusion	
Allocation of the site would reduce the gap between Rainhill and Thatto Heath, but a reasonable space would remain. Access would need to be addressed to avoid significant limitations to site capacity.	
Promote for allocation	Safeguarded

SITE REF: GBS_115

Site Name	Land at Elton Head Road
Post code	WA9 5BU
Ward	Thatto Heath
Size	2.88 hectares
Description	
Regular shaped site with grassland.	

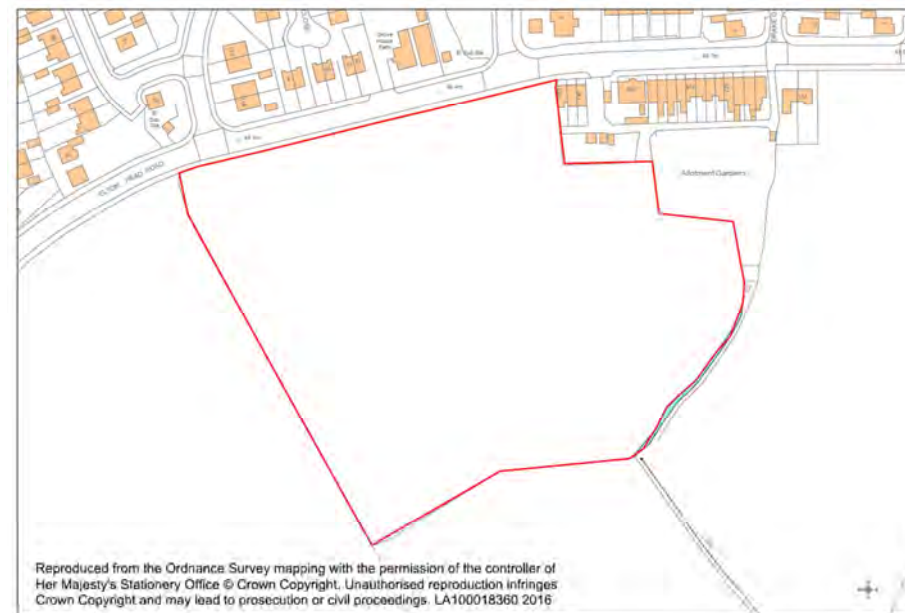
PARCEL REF: GBP_085

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Low	High	Low
Overall significance		High

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
None	
Carry forward to Stage 3 Assessment?	Yes



SITE REF: GBS_115

STAGE 3A CONSTRAINTS ASSESSMENT

Landscape	
Low to moderate landscape significance only.	
Ecology	
None	
Heritage	
None	
Other constraints	
Site within 250m landfill buffer	

STAGE 3B ACCESSIBILITY ASSESSMENT

Highways access	
Could provide access off Elton Head Road. Access junction would need to be situated in centre of site to ensure sufficient separation distance from both The Broads and Nutgrove Hall Drive. Sufficient visibility and width provided.	
Sustainable access	
Existing bus stops along Elton Head Road and footways on both sides. Pedestrian island suggests that pedestrian permeability is not good.	

STAGE 3C DEVELOPABILITY ASSESSMENT

Ownership	Single ownership
Gross developable area	2.88 hectares
Net developable area	2.16 hectares
Preferred main use	Residential
Notional development capacity	54
Viability	Very good

STAGE 4 SITE SUMMARY

Other sites with parcel	GBS_038, GBS_070, GBS_113, GBS_115, GBS_148
Hierarchy within parcel	2 of 5
Impact on Green Belt if site is allocated	Moderate
Conclusion	
Allocation would only have a moderate impact on the Green Belt. Suitable access is feasible but site should preferably be considered with GBS_038 and part of GBS_070	
Promote for allocation	Safeguarded

SITE REF: GBS_118

Site Name	Travers Farm, Neills Road / Travers Entry
Post code	WA9 4TF
Ward	Bold
Size	13.7 hectares
Description	
Majority of the site covered by two agricultural fields and some grassland. Also contains a pylon.	

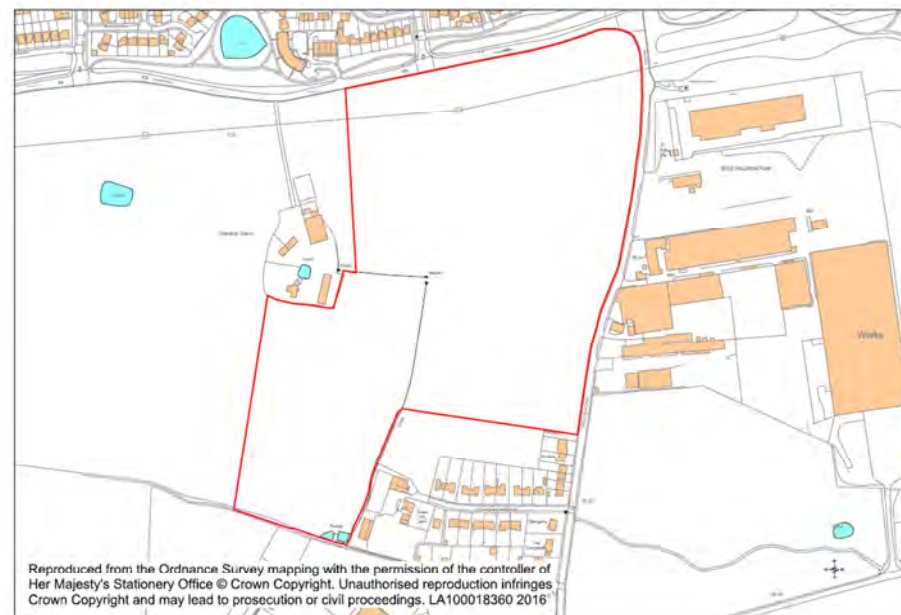
PARCEL REF: GBP_073 & 074

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Low	Low	Low
Overall significance		Low

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
None	
Carry forward to Stage 3 Assessment?	Yes



SITE REF: GBS_118

STAGE 3A CONSTRAINTS ASSESSMENT

Landscape	
In low landscape character area.	
Ecology	
None	
Heritage	
None	
Other constraints	
None	

STAGE 3B ACCESSIBILITY ASSESSMENT

Highways access	
2 accesses would be required, but could be provided off Neills Road and B5204. Would require a right-turn ghost island off B5204, but there would be sufficient space to provide this. Cumulative impact should be considered.	
Sustainable access	
Number of bus stops adjacent to the site and St. Helens Junction station is within walking distance.	

STAGE 3C DEVELOPABILITY ASSESSMENT

Ownership	Single ownership
Gross developable area	13.7 hectares
Net developable area	10.28 hectares
Preferred main use	Residential
Notional development capacity	257
Viability	Good.

STAGE 4 SITE SUMMARY

Other sites with parcel	GBS_118
Hierarchy within parcel	N/A
Impact on Green Belt if site is allocated	Low
Conclusion	
Low impact if allocated but should be considered as part of wider master plan.	
Promote for allocation	Safeguarded

SITE REF: GBS_119

Site Name	Land at Reginald Road
Post code	WA9 4HY
Ward	Bold
Size	21 hectares
Description	
Very large site covered by single agricultural field	

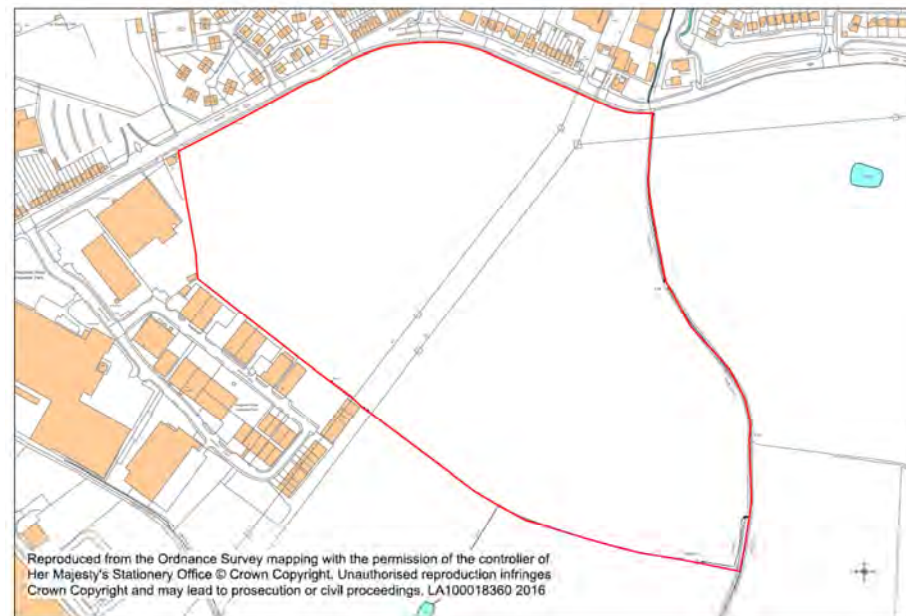
PARCEL REF: GBP_074

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Medium	Low	Medium
Overall significance		Medium

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
None	
Carry forward to Stage 3 Assessment?	Yes



SITE REF: GBS_119

STAGE 3A CONSTRAINTS ASSESSMENT

Landscape	
In low landscape character area.	
Ecology	
None	
Heritage	
None	
Other constraints	

STAGE 3B ACCESSIBILITY ASSESSMENT

Highways access	
Access would be possible off B5204 with a right-turn ghost island. There would be sufficient space to provide this. The development would require 1 access plus emergency. Emergency access would also need to be provided off B5204, but it would be possible to provide sufficient distance between the accesses.	
Sustainable access	
Site is accessible by public transport.	

STAGE 3C DEVELOPABILITY ASSESSMENT

Ownership	Public Sector
Gross developable area	21 hectares
Net developable area	15.75 hectares
Preferred main use	Residential
Notional development capacity	394
Viability	Good.

STAGE 4 SITE SUMMARY

Other sites with parcel	GBS_018, GBS_051, GBS_119, GBS_120, GBS_162
Hierarchy within parcel	2 of 5
Impact on Green Belt if site is allocated	Low to moderate
Conclusion	
Approximately half the site can be allocated to round the Green Belt off with little impact on the Green Belt. The wider site area may have a moderate impact. Possibly consider as part of a wider master plan. Suitable access is possible.	
Promote for allocation	Partial, remaining area safeguarded

SITE REF: GBS_120

Site Name	Land to North West side of Gorsey Lane
Post code	WA9 4SE
Ward	Bold
Size	7.49 hectares
Description	
Long rectangular site consisting of two agricultural fields.	

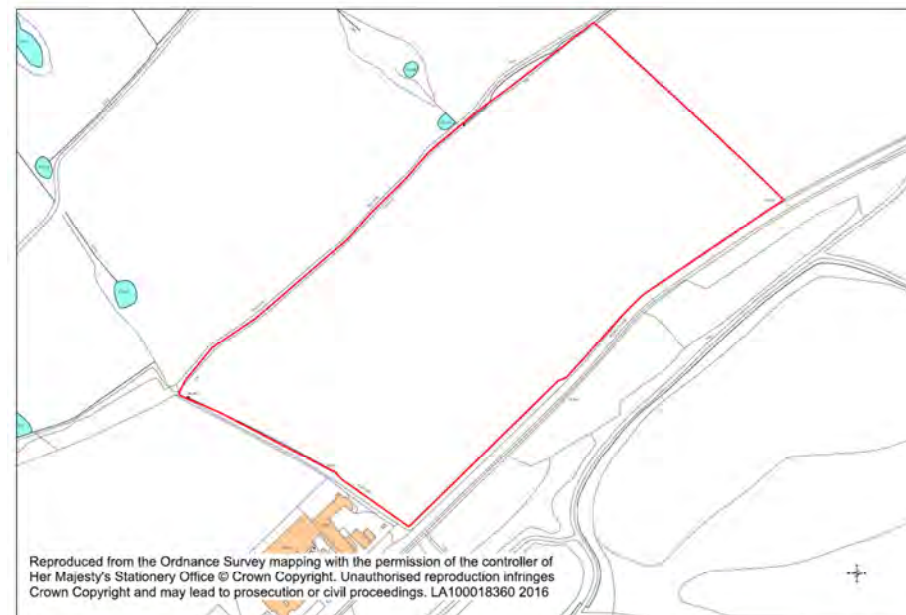
PARCEL REF: GBP_074

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Medium	Low	Medium
Overall significance		Medium

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
None	
Carry forward to Stage 3 Assessment?	Yes



SITE REF: GBS_120

STAGE 3A CONSTRAINTS ASSESSMENT

Landscape	
In low landscape character area.	
Ecology	
None	
Heritage	
None	
Other constraints	
None	

STAGE 3B ACCESSIBILITY ASSESSMENT

Highways access	
Suitable highways access deemed possible.	
Sustainable access	
Lacks accesibility by public transport	

STAGE 3C DEVELOPABILITY ASSESSMENT

Ownership	Single ownership
Gross developable area	7.49 hectares
Net developable area	5.62 hectares
Preferred main use	Residential
Notional development capacity	140
Viability	Good.

STAGE 4 SITE SUMMARY

Other sites with parcel	GBS_018, GBS_051, GBS_119, GBS_120, GBS_162
Hierarchy within parcel	4 of 5
Impact on Green Belt if site is allocated	Moderate
Conclusion	Site lacks strong boundaries and would have moderate impact on the Green Belt if allocated. To be considered as part of the wider site.
Promote for allocation	Safeguarded

SITE REF: GBS_123

Site Name	Land at Elms Farm, Ashton Road
Post code	WA12 0AB
Ward	Newton
Size	0.39 hectares
Description	
	Small irregular shaped site

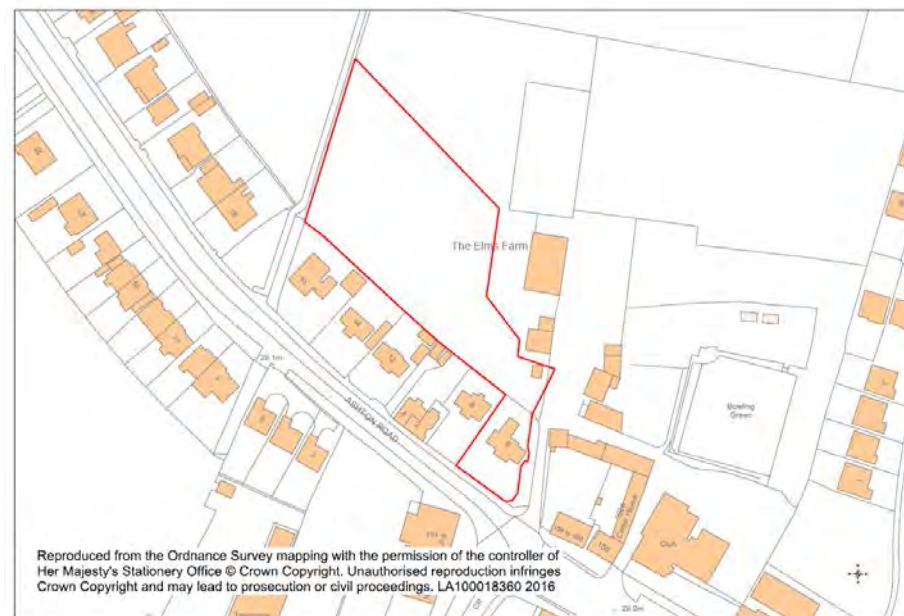
PARCEL REF: GBP_051

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Low	Low	Low
Overall significance		Low

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
None	
Carry forward to Stage 3 Assessment?	Yes



SITE REF: GBS_123

STAGE 3A CONSTRAINTS ASSESSMENT

Landscape	
Low landscape significance.	
Ecology	
None	
Heritage	
Southern part of site falls within Newton-le-Willows Conservation Area and the 50m buffer of a listed building	
Other constraints	
Within AMQA.	

STAGE 3B ACCESSIBILITY ASSESSMENT

Highways access	
Access should be consider in conjunction with GBS_124 andGBS_035.	
Sustainable access	
Good access to frequent bus service and close to local facilities	

STAGE 3C DEVELOPABILITY ASSESSMENT

Ownership	Single ownership
Gross developable area	0.39 hectares
Net developable area	0.29 hectares
Preferred main use	Residential
Notional development capacity	7
Viability	Very good.

STAGE 4 SITE SUMMARY

Other sites with parcel	GBS_034, GBS_035, GBS_036, GBS_123, GBS_124
Hierarchy within parcel	1 of 5
Impact on Green Belt if site is allocated	Low
Conclusion	
Low Green Belt significance but in AQMA and access needs to be resolved. Should be master planned with GBS_124 and GBS_035	
Promote for allocation	Safeguarded

SITE REF: GBS_124

Site Name	The Elms Farm Farmhouse, 162 High Street
Post code	WA12 0AB
Ward	Newton
Size	1.17 hectares
Description	
Irregular shaped site with a building and grassland to the rest of the site. Mature trees along the southern boundary.	

PARCEL REF: GBP_051

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Low	Low	Low
Overall significance		Low

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
None	
Carry forward to Stage 3 Assessment?	Yes



SITE REF: GBS_124

STAGE 3A CONSTRAINTS ASSESSMENT

Landscape	
Low landscape significance.	
Ecology	
None	
Heritage	
Southern part of site falls within Newton-le-Willows Conservation Area and the 50m buffer of a listed building	
Other constraints	
Within AMQA	

STAGE 3B ACCESSIBILITY ASSESSMENT

Highways access	
Access should be consider in conjunction with GBS_123 and GBS_035.	
Sustainable access	
Good access to frequent bus service and close to local facilities	

STAGE 3C DEVELOPABILITY ASSESSMENT

Ownership	Single ownership
Gross developable area	1.17 hectares
Net developable area	0.88 hectares
Preferred main use	Residential
Notional development capacity	22
Viability	Very good.

STAGE 4 SITE SUMMARY

Other sites with parcel	GBS_034, GBS_035, GBS_036, GBS_123, GBS_124
Hierarchy within parcel	2 of 5
Impact on Green Belt if site is allocated	Low
Conclusion	
Low Green Belt significance but in AQMA and access needs to be resolved. Should be master planned with GBS_123 and GBS_036	
Promote for allocation	Safeguarded

SITE REF: GBS_128

Site Name	Land to the South of former Central Works, Ballerapon Way
Post code	WA11 0TJ
Ward	Haydock
Size	6.59 hectares
Description	
Single agricultural field with mature trees along south and east boundaries. (Part of the site is not in the Green Belt).	

PARCEL REF: GBP_056

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Low	Low	Low
Overall significance		Low

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
None	
Carry forward to Stage 3 Assessment?	Yes



SITE REF: GBS_128

STAGE 3A CONSTRAINTS ASSESSMENT

Landscape	
In low landscape character area.	
Ecology	
Southern tip is affected by a TPO and borders LWS	
Heritage	
None	
Other constraints	
Part of site in 250m landfill buffer and contains old mineshafts	

STAGE 3B ACCESSIBILITY ASSESSMENT

Highways access	
Access would need to be provided from Bellerophon Way. Site not currently connected to the highway	
Sustainable access	
Good access to frequent bus service and close to local facilities	

STAGE 3C DEVELOPABILITY ASSESSMENT

Ownership	Company
Gross developable area	6.59 hectares
Net developable area	4.94 hectares
Preferred main use	Residential
Notional development capacity	120
Viability	Good.

STAGE 4 SITE SUMMARY

Other sites with parcel	GBS_128
Hierarchy within parcel	N/A
Impact on Green Belt if site is allocated	Low
Conclusion	Site can be released without any significant impact on the Green Belt. Site access needs to be resolved. May require 3rd party land to connect to roundabout to the north. Woodland along site edge to be protected.
Promote for allocation	
	Safeguarded

SITE REF: GBS_129

Site Name	Land at Old Hey Farm
Post code	WA12 8SR
Ward	Newton
Size	12.01 hectares
Description	
Single large agricultural field	

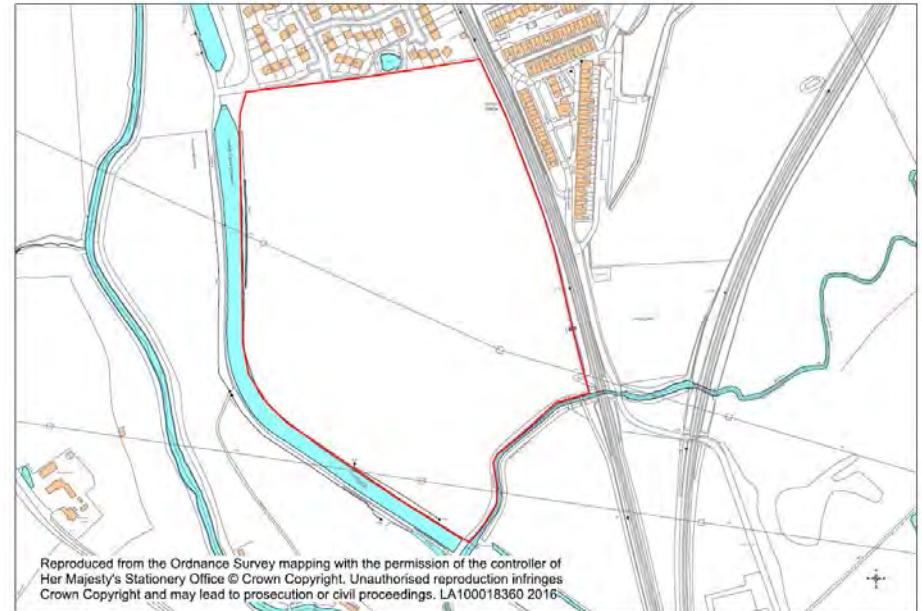
PARCEL REF: GBP_046

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Medium	Low	Medium
Overall significance		Medium

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
None	
Carry forward to Stage 3 Assessment?	Yes



SITE REF: GBS_129

STAGE 3A CONSTRAINTS ASSESSMENT

Landscape	
Medium to high landscape character area and site makes positive contribution to this landscape.	
Ecology	
Site borders Newton Brook wildlife site	
Heritage	
None	
Other constraints	
Small part of the site in FZ2 and 3	

STAGE 3B ACCESSIBILITY ASSESSMENT

Highways access	
Tyrer Way has limited capacity to serve additional dwellings. Access off Wargrave Road would require a bridge across the railway line.	
Sustainable access	
Lacks good accessibility to public transport and facilities.	

STAGE 3C DEVELOPABILITY ASSESSMENT

Ownership	Public Sector
Gross developable area	12.01 hectares
Net developable area	9.01 hectares
Preferred main use	Residential
Notional development capacity	225
Viability	Very good , but access issues may be costly to resolve.

STAGE 4 SITE SUMMARY

Other sites with parcel	GBS_129
Hierarchy within parcel	N/A
Impact on Green Belt if site is allocated	Moderate
Conclusion	
Site is well contained, with only moderate Green Belt significance but requires further consideration on access and does make a positive contribution to the landscape.	
Promote for allocation	Safeguarded

SITE REF: GBS_130

Site Name	NHS Sims Ward, Bradlegh Road
Post code	WA12 8RA
Ward	Newton
Size	2.01 hectares
Description	Site contains buildings to the east with open greenspace to the rear and trees along the boundaries.

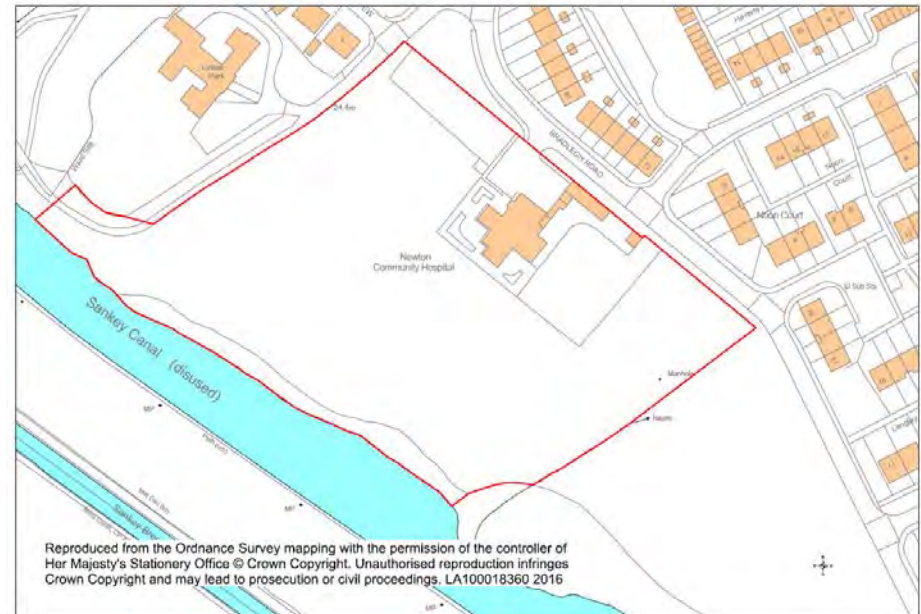
PARCEL REF: GBP_048

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Low	Low	Low
Overall significance		Low

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
None, although the site does provide a POS function, it has never been formally designated and is privately owned.	
Carry forward to Stage 3 Assessment?	Yes



SITE REF: GBS_130

STAGE 3A CONSTRAINTS ASSESSMENT

Landscape	
Medium to high landscape character area and site makes positive contribution to this landscape.	
Ecology	
Eastern portion of site is affected by a number of TPO's and 1/5 is LWS	
Heritage	
None	
Other constraints	
Site within 250m landfill buffer	

STAGE 3B ACCESSIBILITY ASSESSMENT

Highways access	
Suitable access possible.	
Sustainable access	
Good accessibility.	

STAGE 3C DEVELOPABILITY ASSESSMENT

Ownership	Public Sector
Gross developable area	2.01 hectares
Net developable area	1.51 hectares
Preferred main use	Residential
Notional development capacity	20
Viability	Reasonable viability.

STAGE 4 SITE SUMMARY

Other sites with parcel	GBS_130
Hierarchy within parcel	N/A
Impact on Green Belt if site is allocated	Low
Conclusion	Site is well contained, with only low Green Belt significance. Majority of the site currently used as public open space although it has never been designated as open space.
Promote for allocation	

SITE REF: GBS_131

Site Name	Land adjacent 85 Liverpool Road
Post code	WA11 9SD
Ward	Haydock
Size	0.14 hectares
Description	
	Small site, less than 0.25 ha

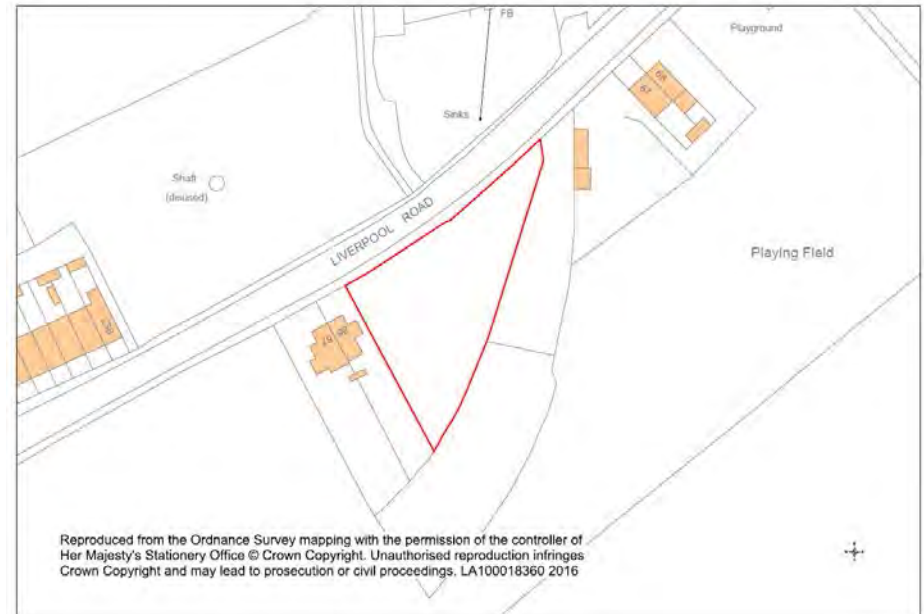
PARCEL REF: GBP_031

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Low	Medium	Low
Overall significance		Medium

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
Very small site with mature trees further limiting capacity. Give further consideration if GBS_007 is brought forward.	
Carry forward to Stage 3 Assessment?	Yes



SITE REF: GBS_131

STAGE 3A CONSTRAINTS ASSESSMENT

Landscape	
Trees make significant contribution to visual amenity.	
Ecology	
None	
Heritage	
None	
Other constraints	
None	

STAGE 3B ACCESSIBILITY ASSESSMENT

Highways access	
Suitable access possible.	
Sustainable access	
Site poorly located in terms of access to facilities such as shops and schools	

STAGE 3C DEVELOPABILITY ASSESSMENT

Ownership	Single ownership
Gross developable area	0.14 hectares
Net developable area	0.11 hectares
Preferred main use	Residential
Notional development capacity	N/A
Viability	Good.

STAGE 4 SITE SUMMARY

Other sites with parcel	GBS_005, GBS_007, GBS_026, GBS_131
Hierarchy within parcel	2 of 4
Impact on Green Belt if site is allocated	Low
Conclusion	
Very small site with mature trees further limiting development capacity. Does not score well in terms of accessibility but does have bus stop nearby. Would not be suitable for removal from the Green Belt in isolation, unless linked to wider site release.	
Promote for allocation	No

SITE REF: GBS_132

Site Name	Farmyard at Garswood Gates Farm, Liverpool Road
Post code	WA11 9RP
Ward	Haydock
Size	0.68 hectares
Description	
	Farmyard and agricultural buildings

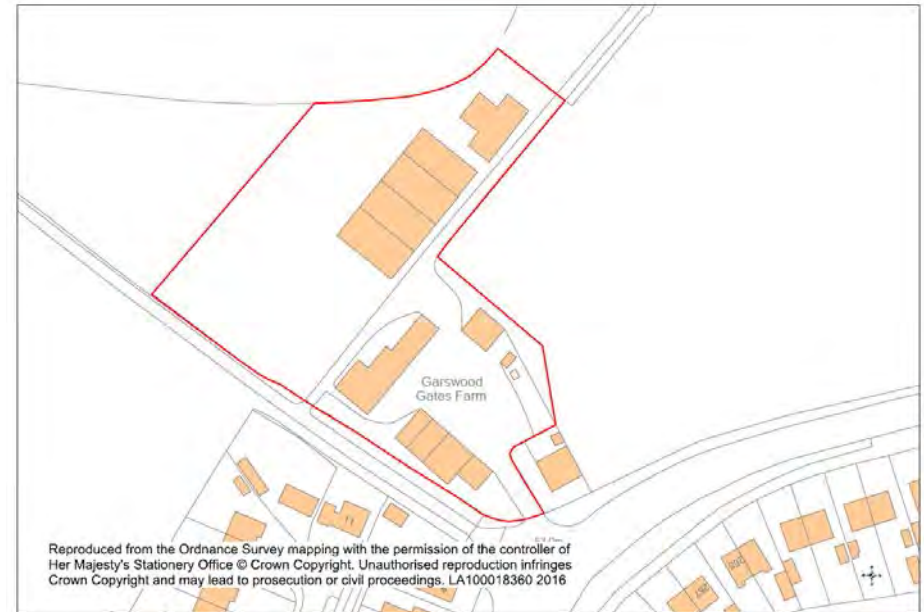
PARCEL REF: GBP_028

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Low	High	Medium
Overall significance		High

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
None	
Carry forward to Stage 3 Assessment?	Yes



SITE REF: GBS_132

STAGE 3A CONSTRAINTS ASSESSMENT

Landscape	
Low landscape significance.	
Ecology	
None	
Heritage	
None	
Other constraints	
None	

STAGE 3B ACCESSIBILITY ASSESSMENT

Highways access	
Feasible highways access possible	
Sustainable access	
Site poorly located in terms of access to facilities such as shops and schools	

STAGE 3C DEVELOPABILITY ASSESSMENT

Ownership	Single ownership
Gross developable area	0.68 hectares
Net developable area	0.51 hectares
Preferred main use	Residential
Notional development capacity	13
Viability	Good.

STAGE 4 SITE SUMMARY

Other sites with parcel	GBS_012, GBS_132, GBS_144, GBS_151
Hierarchy within parcel	3 of 4
Impact on Green Belt if site is allocated	High
Conclusion	
Allocation in this isolated Green Belt location would have significant harmful impact on the Green Belt. Site lacks strong boundaries as well.	
Promote for allocation	No

SITE REF: GBS_134

Site Name	Holly Farm Yard, Holly Farm, Rainford
Post code	WA11 7JT
Ward	Rainford
Size	0.2 hectares
Description	
Small site, less than 0.25 ha	

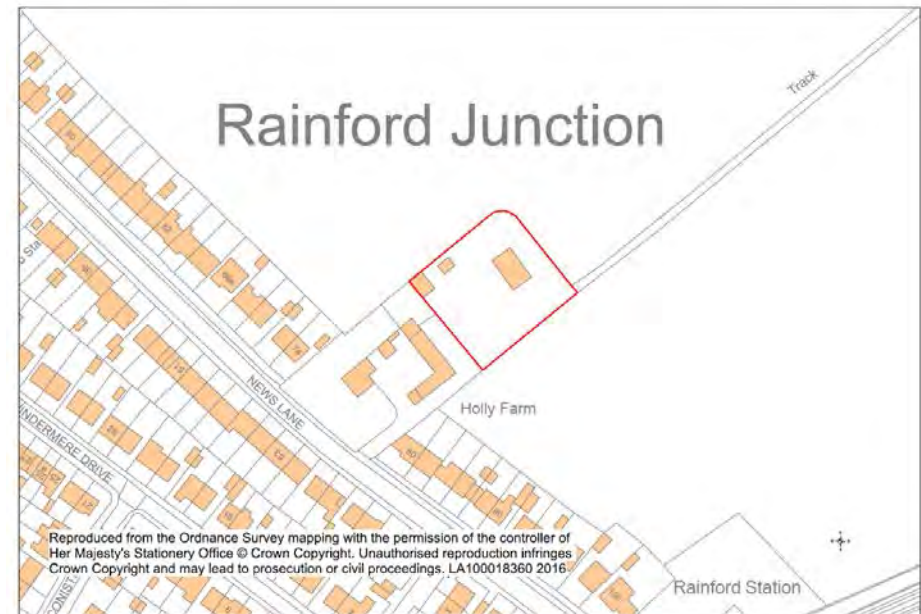
PARCEL REF: GBP_004

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Medium	Medium	High
Overall significance		High

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
None	
Carry forward to Stage 3 Assessment?	Yes



SITE REF: GBS_134

STAGE 3A CONSTRAINTS ASSESSMENT

Landscape	
High landscape value and very open site.	
Ecology	
Grade 1 agricultural land	
Heritage	
None	
Other constraints	
None	

STAGE 3B ACCESSIBILITY ASSESSMENT

Highways access	
Very small site but it is uncertain if suitable access could actually be achieved.	
Sustainable access	
Very close to train station	

STAGE 3C DEVELOPABILITY ASSESSMENT

Ownership	Company
Gross developable area	0.2 hectares
Net developable area	0.15 hectares
Preferred main use	Residential
Notional development capacity	N/A
Viability	Very good.

STAGE 4 SITE SUMMARY

Other sites with parcel	GBS_053, GBS_081, GBS_082, GBS_134
Hierarchy within parcel	3 of 4
Impact on Green Belt if site is allocated	High
Conclusion	
Very small site in area of high Green Belt significance and poor boundaries.	
Promote for allocation	No

SITE REF: GBS_136

Site Name	Land at Manor Farm, Mill Lane, Rainhill
Post code	L35 6NE
Ward	Rainhill
Size	27.1 hectares
Description	
Large triangular site with agricultural fields	

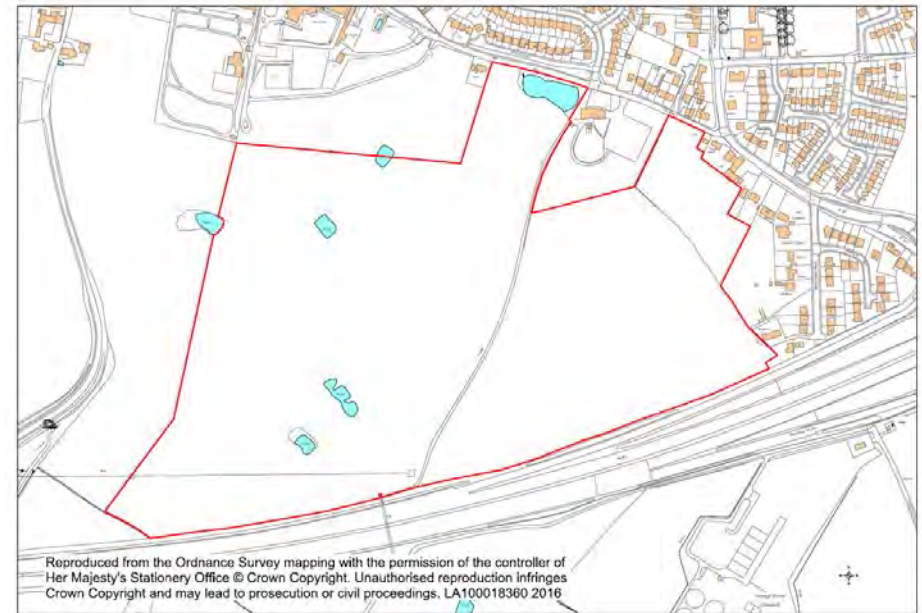
PARCEL REF: GBP_089

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Low	Medium	Low
Overall significance		Medium

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
None	
Carry forward to Stage 3 Assessment?	Yes



SITE REF: GBS_136

STAGE 3A CONSTRAINTS ASSESSMENT

Landscape	
In medium landscape character area, sloping down to M62 in south. Motorway and pylons prominent in landscape.	
Ecology	
Northern part of site is affected by a TPO.	
Heritage	
Northern tip of site falls within the 50m buffer of a listed building.	
Other constraints	
None	

STAGE 3B ACCESSIBILITY ASSESSMENT

Highways access	
Significant highway challenges, but may provide opportunity to address existing highway and pedestrian safety issues	
Sustainable access	
Decent proximity to facilities and bus routes, however cycleway and footpath provision is poor.	

STAGE 3C DEVELOPABILITY ASSESSMENT

Ownership	Single ownership
Gross developable area	27.1 hectares
Net developable area	20.33 hectares
Preferred main use	Residential
Notional development capacity	508
Viability	Excellent viability, however significant highway improvements likely to be required.

STAGE 4 SITE SUMMARY

Other sites with parcel	GBS_032, GBS_136, GBS_160
Hierarchy within parcel	2 of 3
Impact on Green Belt if site is allocated	moderate
Conclusion	
Parcel is of moderate significance and the site is well contained and deemed suitable for Green Belt release. Access needs to be addressed and site should be considered with GBS_160. Sufficient offset required from M62.	
Promote for allocation	Safeguarded

SITE REF: GBS_138

Site Name	Former St Theresa's Social Club, Gartons Lane, Clockface
Post code	WA9 4RB
Ward	Bold
Size	0.46 hectares
Description	
Small site with PDL and some semi-mature trees in the north of the site.	

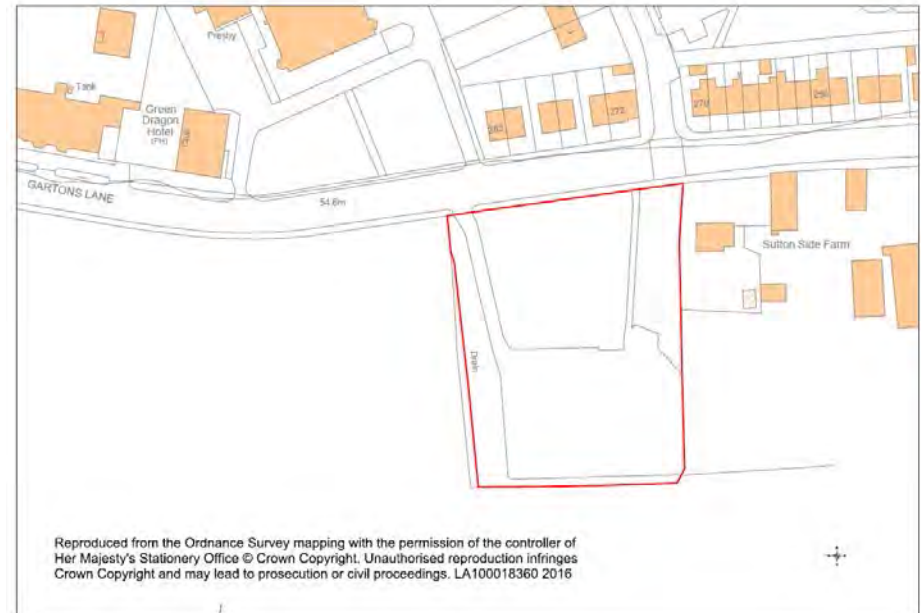
PARCEL REF: GBP_080

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Low	Low	Low
Overall significance		Low

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
None	
Carry forward to Stage 3 Assessment?	Yes



SITE REF: GBS_138

STAGE 3A CONSTRAINTS ASSESSMENT

Landscape	
Low landscape significance.	
Ecology	
None	
Heritage	
None	
Other constraints	
None	

STAGE 3B ACCESSIBILITY ASSESSMENT

Highways access	
Access onto Gartons Lane would be acceptable. Suitable visibility splays and junction spacing (with Cannon Street junction) could be provided if designed carefully.	
Sustainable access	
Existing bus stops exist along Gartons Lane, with footways provided along both sides of the carriageway.	

STAGE 3C DEVELOPABILITY ASSESSMENT

Ownership	Religious institution
Gross developable area	0.46 hectares
Net developable area	0.46 hectares
Preferred main use	Residential
Notional development capacity	14
Viability	Good viability.

STAGE 4 SITE SUMMARY

Other sites with parcel	GBS_050, GBS_138
Hierarchy within parcel	1 of 2
Impact on Green Belt if site is allocated	Low
Conclusion	
Small site suitable release together with GBS_050.	
Promote for allocation	Yes

SITE REF: GBS_139

Site Name	Red Bank Community Home, Winwick Road
Post code	WA12 8AE
Ward	Newton
Size	8.03 hectares
Description	
Majority of site covered by buildings with some grassland in between	

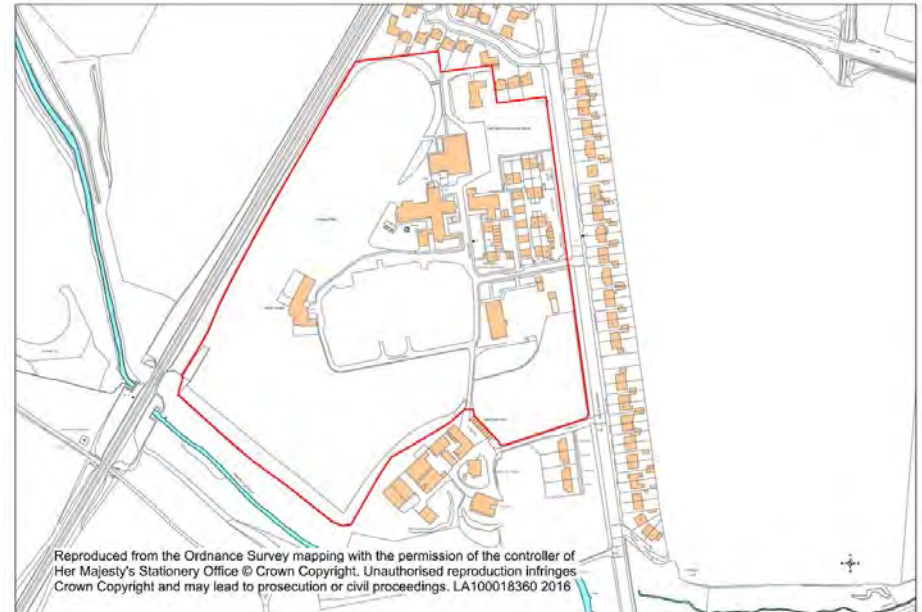
PARCEL REF: GBP_042

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Low	Low	Low
Overall significance		Low

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
None	
Carry forward to Stage 3 Assessment?	Yes



SITE REF: GBS_139

STAGE 3A CONSTRAINTS ASSESSMENT

Landscape	
Low landscape significance.	
Ecology	
Northern tip of site borders a TPO	
Heritage	
None	
Other constraints	
Small part of the site in FZ2 and FZ3 and within 250m landfill buffer.	

STAGE 3B ACCESSIBILITY ASSESSMENT

Highways access	
Existing access provides good visibility, but would need to be widened to provide access to a number of dwellings.	
Sustainable access	
Good accessibility.	

STAGE 3C DEVELOPABILITY ASSESSMENT

Ownership	Public Sector
Gross developable area	8.03 hectares
Net developable area	6.02 hectares
Preferred main use	Residential
Notional development capacity	150
Viability	Very good.

STAGE 4 SITE SUMMARY

Other sites with parcel	GBS_139
Hierarchy within parcel	N/A
Impact on Green Belt if site is allocated	Low
Conclusion	
Majority of the site is PDL and it is well contained. Redevelopment would have low Green Belt impact.	
Promote for allocation	Yes

SITE REF: GBS_140

Site Name	Land East of Chapel Lane
Post code	WA9 4AQ
Ward	Bold
Size	7.33 hectares
Description	
Site contains a large woodland area to the south and west with the remainder is a argicultural field	

PARCEL REF: GBP_082

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Medium	Medium	Medium
Overall significance		Medium

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
None	
Carry forward to Stage 3 Assessment?	Yes



SITE REF: GBS_140

STAGE 3A CONSTRAINTS ASSESSMENT

Landscape	
Woodland trees provide significant visual amenity value. Provided these are retained the landscape impact would be low.	
Ecology	
Western side of site is affected by a large TPO and borders LWS	
Heritage	
Northern portion of the site falls within the 200m buffer of an ancient monument	
Other constraints	
Small part of the site in FZ2 and 3.	

STAGE 3B ACCESSIBILITY ASSESSMENT

Highways access	
Suitable access possible subject impacts on trees being addressed.	
Sustainable access	
Good accessibility.	

STAGE 3C DEVELOPABILITY ASSESSMENT

Ownership	Single ownership
Gross developable area	4.25 hectares
Net developable area	3.19 hectares
Preferred main use	Residential
Notional development capacity	95
Viability	Good viability.

STAGE 4 SITE SUMMARY

Other sites with parcel	GBS_049, GBS_111, GBS_140
Hierarchy within parcel	1 of 3
Impact on Green Belt if site is allocated	Low
Conclusion	
Low Green Belt impact provided woodland is preserved which screens the site from the west.	
Promote for allocation	Yes

SITE REF: GBS_141

Site Name	Land off Winwick Road, Newton-Le-Willows
Post code	WA12 8DG
Ward	Newton
Size	12.83 hectares
Description	
Triangular agricultural field	

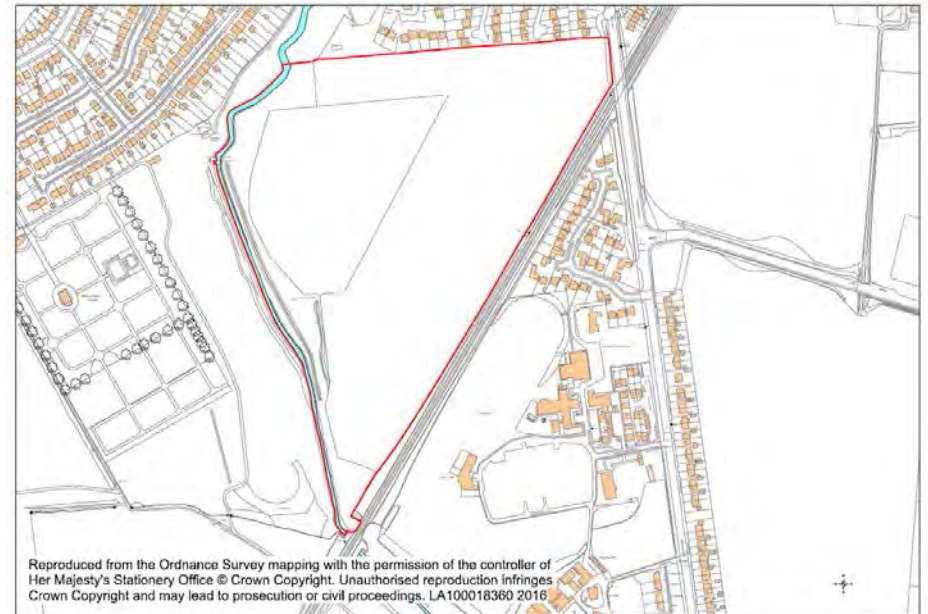
PARCEL REF: GBP_045

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Low	Low	Low
Overall significance		Low

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
None	
Carry forward to Stage 3 Assessment?	Yes



SITE REF: GBS_141

STAGE 3A CONSTRAINTS ASSESSMENT

Landscape	
Very limited public views into the site as it is well screened. Low landscape contribution, except for trees on site edge.	
Ecology	
13% within Newton Brook wildlife site	
Heritage	
None	
Other constraints	
Small part of the site in FZ2 and FZ3 and within 250m landfill buffer.	

STAGE 3B ACCESSIBILITY ASSESSMENT

Highways access	
Access possible off A49. If second/ emergency access is not achieved, it would reduce site capacity. Need to consider cumulative impacts on highway network.	
Sustainable access	
Good accessibility.	

STAGE 3C DEVELOPABILITY ASSESSMENT

Ownership	
Gross developable area	12.83 hectares
Net developable area	9.62 hectares
Preferred main use	Residential
Notional development capacity	255
Viability	Very good.

STAGE 4 SITE SUMMARY

Other sites with parcel	GBS_141
Hierarchy within parcel	N/A
Impact on Green Belt if site is allocated	Low
Conclusion	
Low Green Belt impact if allocated and in a sustainable location. Second/ emergency access need to be resolved to avoid reduced capacity.	
Promote for allocation	Safeguarded

SITE REF: GBS_142

Site Name	Land off Strange Road, Garswood
Post code	WN4 0RX
Ward	Haydock
Size	4.45 hectares
Description	
Triangular site with predominantly grassland but also established trees to the south and northwest boundary of the site.	

PARCEL REF: GBP_029

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Low	High	Low
Overall significance		High

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
None	
Carry forward to Stage 3 Assessment?	Yes



SITE REF: GBS_142

STAGE 3A CONSTRAINTS ASSESSMENT

Landscape	
Mature trees to north boundary, and western half of site contain various semi-mature trees. All contribute to the landscape by screening railway line and industrial site to the west.	
Ecology	
None	
Heritage	
None	
Other constraints	
None	

STAGE 3B ACCESSIBILITY ASSESSMENT

Highways access	
Suitable highways access should be possible.	
Sustainable access	
Close to train station and local facilities	

STAGE 3C DEVELOPABILITY ASSESSMENT

Ownership	
Gross developable area	4.45 hectares
Net developable area	3.34 hectares
Preferred main use	Residential
Notional development capacity	83
Viability	Good viability.

STAGE 4 SITE SUMMARY

Other sites with parcel	GBS_142, GBS_150
Hierarchy within parcel	1 of 2
Impact on Green Belt if site is allocated	Moderate
Conclusion	
Part of Green Belt parcel which is of high significance. The site is reasonably small and can be released without high impact.	
Promote for allocation	Safeguarded

SITE REF: GBS_144

Site Name	Land to the west of industrial estate and north of Gibbons Road
Post code	WN4 0YA
Ward	Haydock
Size	1.7 hectares
Description	
Narrow site which is covered by vegetation.	

PARCEL REF: GBP_028

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Low	High	Medium
Overall significance		High

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
None	
Carry forward to Stage 3 Assessment?	Yes



SITE REF: GBS_144

STAGE 3A CONSTRAINTS ASSESSMENT

Landscape	
Trees on site makes significant contribution to the landscape as it screens the industrial estate to the east.	
Ecology	
Contains extensive mature vegetation, including trees	
Heritage	
None	
Other constraints	
None	

STAGE 3B ACCESSIBILITY ASSESSMENT

Highways access	
Highways access should be possible.	
Sustainable access	
Train station and local facilities within walking distance.	

STAGE 3C DEVELOPABILITY ASSESSMENT

Ownership	Two owners
Gross developable area	1.7 hectares
Net developable area	1.28 hectares
Preferred main use	Residential
Notional development capacity	32
Viability	Good viability.

STAGE 4 SITE SUMMARY

Other sites with parcel	GBS_012, GBS_132, GBS_144, GBS_151
Hierarchy within parcel	1 of 4
Impact on Green Belt if site is allocated	Moderate
Conclusion	Located next to noisy neighbouring use, lacks strong boundaries to the west and contains mature trees and vegetation.
Promote for allocation	No

SITE REF: GBS_145

Site Name	Land to west of Omega South (HCA)
Post code	WA5 3AD
Ward	Bold
Size	31.22 hectares
Description	
Very large site and contain a multiple agricultural fields and ponds, and woodlands along the east and west boundaries	

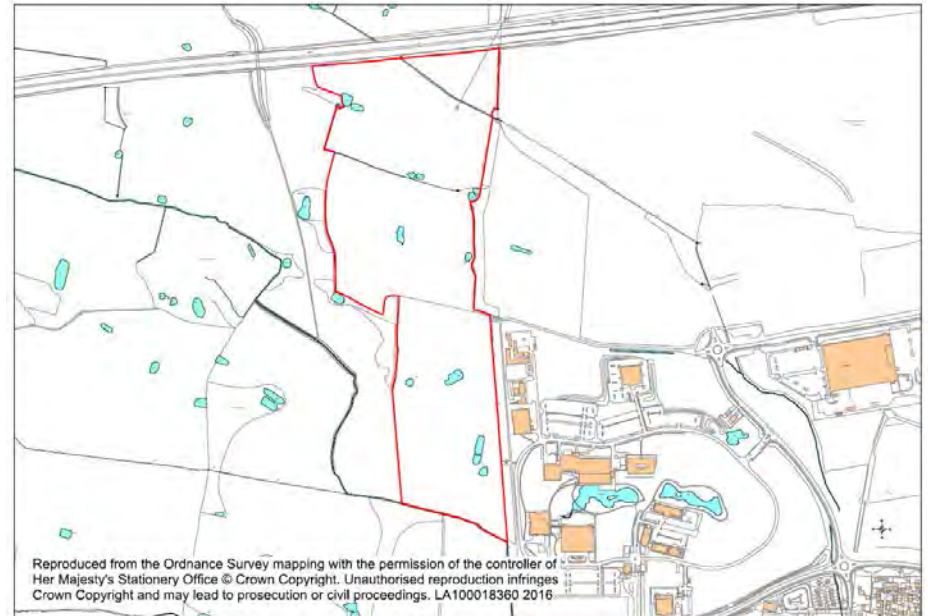
PARCEL REF: GBP_076

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Low	Medium	Low
Overall significance		Medium

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
None	
Carry forward to Stage 3 Assessment?	Yes



SITE REF: GBS_145

STAGE 3A CONSTRAINTS ASSESSMENT

Landscape	
Adjacent to M62 and large warehouses, but still makes a moderate to high contribution to the landscape.	
Ecology	
Western side of site is affected by a number of TPO's	
Heritage	
None	
Other constraints	
Within pipeline buffer zone.	

STAGE 3B ACCESSIBILITY ASSESSMENT

Highways access	
Access possible through existing Omega site, but cumulative impact would have to be considered, especially on J8 of M62, and further discussion required with Warrington BC.	
Sustainable access	
Accessibility is currently lacking but wider Omega site may provide bus improvements.	

STAGE 3C DEVELOPABILITY ASSESSMENT

Ownership	Public Sector
Gross developable area	31.22 hectares
Net developable area	23.42 hectares
Preferred main use	Residential
Notional development capacity	23.42 ha
Viability	Considered to be viable.

STAGE 4 SITE SUMMARY

Other sites with parcel	GBS_039, GBS_045, GBS_145, GBS_165
Hierarchy within parcel	1 of 4
Impact on Green Belt if site is allocated	Moderate
Conclusion	
Green Belt parcel of moderate significance, such a large site would have some impact on openness, but would be continuation of Omega and would have suitable highways access.	
Promote for allocation	Yes

SITE REF: GBS_146

Site Name	Rainhill High School
Post code	L35 6NY
Ward	Rainhill
Size	10.81 hectares
Description	L-shaped site with school buildings to the west and playing fields to the east.

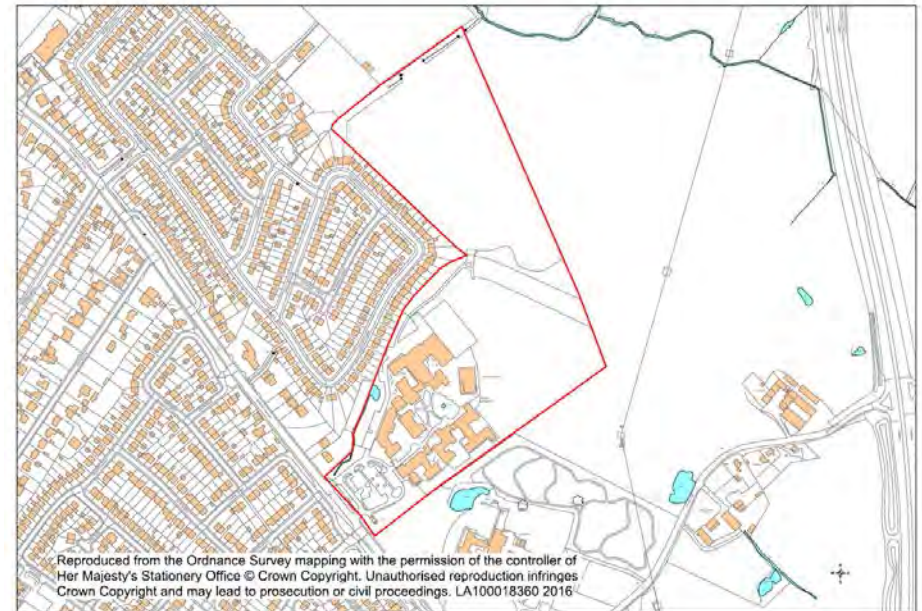
PARCEL REF: GBP_083

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Low	High	Low
Overall significance		High

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
School playing grounds and TPO trees	
Carry forward to Stage 3 Assessment?	Yes



SITE REF: GBS_146

STAGE 3A CONSTRAINTS ASSESSMENT

Landscape	
Playing fields to the east make a significant contribution to the landscape.	
Ecology	
There are a number of TPO's outside the south western perimeter of the site	
Heritage	
None	
Other constraints	
None	

STAGE 3B ACCESSIBILITY ASSESSMENT

Highways access	
Access to 34 dwellings would require single access point, which would have to be provided via the high school, which would not be acceptable. Access off Bishopdale Drive would only be possible if 2 of the dwellings were purchased and knocked down. There are no other potential accesses into the site.	
Sustainable access	
Good accessibility.	

STAGE 3C DEVELOPABILITY ASSESSMENT

Ownership	Trust
Gross developable area	10.81 hectares
Net developable area	8.11 hectares
Preferred main use	Residential
Notional development capacity	203
Viability	Very good.

STAGE 4 SITE SUMMARY

Other sites with parcel	GBS_008, GBS_070, GBS_071, GBS_112, GBS_146, GBS_148
Hierarchy within parcel	3 of 6
Impact on Green Belt if site is allocated	High
Conclusion	
School buildings suitable for release from the Green Belt, but not the playing fields as that would weaken the Green Belt boundary and lead to encroachment into an important gap.	
Promote for allocation	Partial release.

SITE REF: GBS_147

Site Name	Land bounded by Cherry Tree Lane and Moss Bank Road
Post code	WA11 7DQ
Ward	Moss Bank
Size	8.64 hectares
Description	
Part of larger agricultural field	

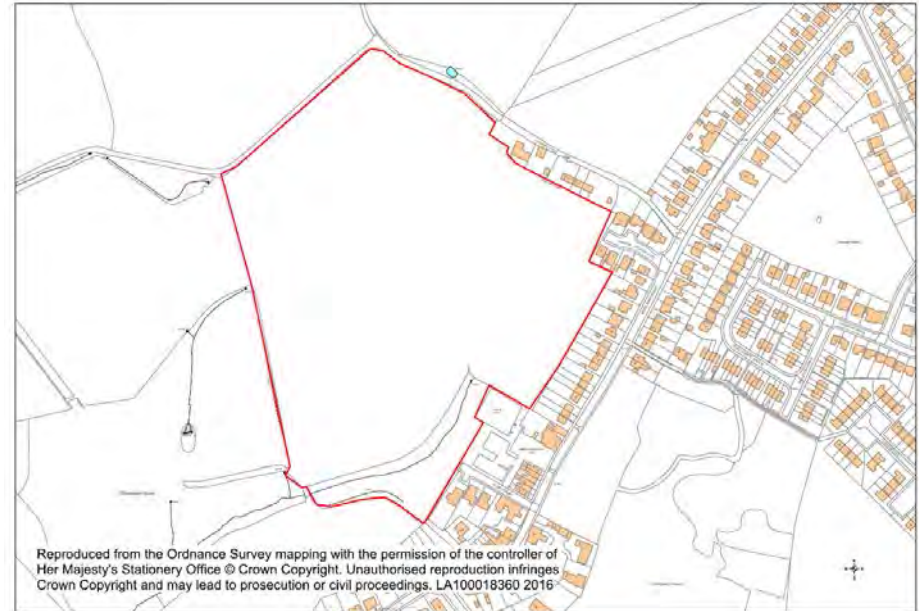
PARCEL REF: GBP_016

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
High	Medium	High
Overall significance		High+

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
High significance on two Green Belt purposes, but on urban fringe with mostly strong boundaries.	
Carry forward to Stage 3 Assessment?	Yes



SITE REF: GBS_147

STAGE 3A CONSTRAINTS ASSESSMENT

Landscape	
Retains rural character and makes a significant contribution to the landscape.	
Ecology	
Southern portion of site is affected by a TPO	
Heritage	
None	
Other constraints	
Within pipeline buffer zone.	

STAGE 3B ACCESSIBILITY ASSESSMENT

Highways access	
Access would have to be from Manor House Close, which may have a ransom strip.	
Sustainable access	
Number of bus stops along Moss Bank Road. Within acceptable travel distance to schools and facilities	

STAGE 3C DEVELOPABILITY ASSESSMENT

Ownership	Company
Gross developable area	8.64 hectares
Net developable area	6.48 hectares
Preferred main use	Residential
Notional development capacity	162
Viability	Really good.

STAGE 4 SITE SUMMARY

Other sites with parcel	GBS_013, GBS_014, GBS_016, GBS_147
Hierarchy within parcel	2 of 4
Impact on Green Belt if site is allocated	High
Conclusion	
Green Belt parcel of high significance on 2 Purposes, allocation would have a significant harmful impact on the Green Belt as well as the landscape. Access may be subject to a ransom strip.	
Promote for allocation	No

SITE REF: GBS_149

Site Name	Land at Mill lane
Post code	WA11 8LY
Ward	Rainford
Size	6.14 hectares
Description	
Rectangular site which forms part of a larger agricultural field.	

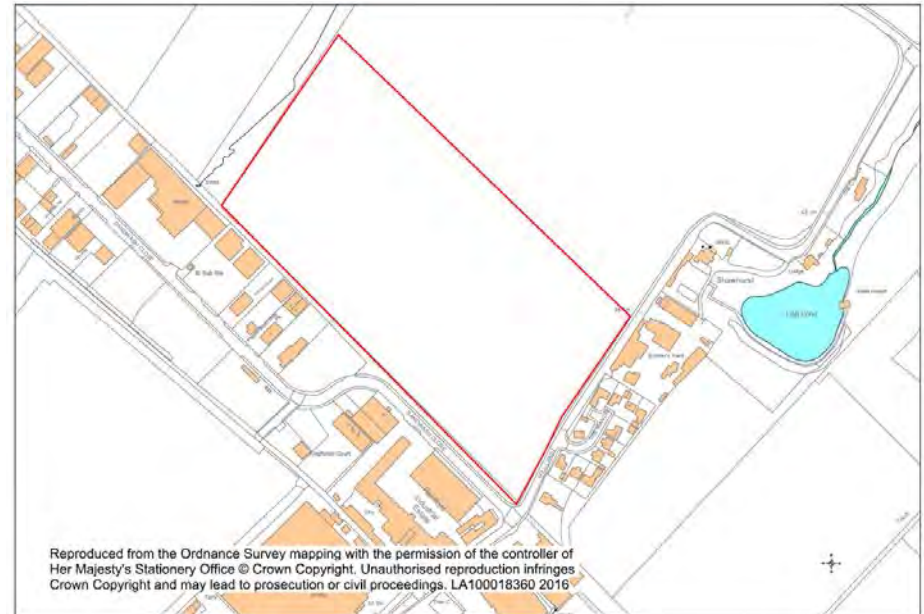
PARCEL REF: GBP_019

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Low	Low	Low
Overall significance		Low

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
None	
Carry forward to Stage 3 Assessment?	Yes



SITE REF: GBS_149

STAGE 3A CONSTRAINTS ASSESSMENT

Landscape	
75% of site well screened. Makes limited contribution to the wider landscape character.	
Ecology	
North western tip of site is affected by a TPO, and Grade 1 agricultural land.	
Heritage	
None	
Other constraints	
None	

STAGE 3B ACCESSIBILITY ASSESSMENT

Highways access	
Suitable access possible from Mill Lane, opportunities to improve footways, public transport links and master plan with adjoining site should be considered.	
Sustainable access	
Lacks good accessibility	

STAGE 3C DEVELOPABILITY ASSESSMENT

Ownership	Company
Gross developable area	6.14 hectares
Net developable area	4.61 hectares
Preferred main use	Residential
Notional development capacity	115
Viability	Very good.

STAGE 4 SITE SUMMARY

Other sites with parcel	GBS_079, GBS_149, GBS_166
Hierarchy within parcel	2 of 3
Impact on Green Belt if site is allocated	Low
Conclusion	Parcel of low Green Belt significance and well contained. Site suitable for release, but should ideally be master planned with GBS_166 and consider wider highway improvement benefits.
Promote for allocation	Safeguarded

SITE REF: GBS_150

Site Name	Land at Liverpool Road/Camp Road
Post code	WN4 0PA
Ward	Haydock
Size	29.68 hectares
Description	
Very large with two agricultural fields and two mature woodland areas within the site.	

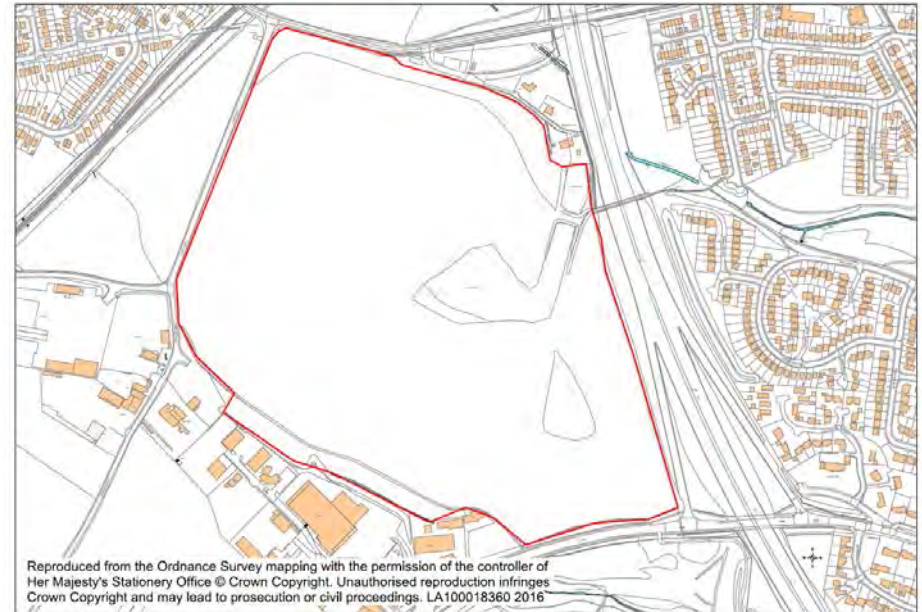
PARCEL REF: GBP_029

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Low	High	Low
Overall significance		High

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
None	
Carry forward to Stage 3 Assessment?	Yes



SITE REF: GBS_150

STAGE 3A CONSTRAINTS ASSESSMENT

Landscape	
Open views across the site but it is bordered by an industrial estate to the west and motorway to the east, therefore only moderate landscape character.	
Ecology	
None	
Heritage	
None	
Other constraints	
Old mineshafts within site	

STAGE 3B ACCESSIBILITY ASSESSMENT

Highways access	
Currently access only appears to be possible from Camp Road, which does not appear to be sufficient to serve a large scale development. There is a significant level change to the A58 to the south.	
Sustainable access	
Close to train station and local facilities	

STAGE 3C DEVELOPABILITY ASSESSMENT

Ownership	Multiple
Gross developable area	29.68 hectares
Net developable area	22.26 hectares
Preferred main use	Residential
Notional development capacity	557
Viability	Good viability.

STAGE 4 SITE SUMMARY

Other sites with parcel	GBS_142, GBS_150
Hierarchy within parcel	2 Of 2
Impact on Green Belt if site is allocated	High
Conclusion	
The site forms an important gap between settlements and is of high Green Belt significance. Release would have a significant impact.	
Promote for allocation	No

SITE REF: GBS_151

Site Name	Land at Liverpool Road / Tithebarn Road / Gibbons Road
Post code	WN4 0YU
Ward	Haydock
Size	10.69 hectares
Description	
	Single large agricultural field with small woodland area in centre

PARCEL REF: GBP_028

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Low	High	Medium
Overall significance		High

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
None	
Carry forward to Stage 3 Assessment?	Yes



SITE REF: GBS_151

STAGE 3A CONSTRAINTS ASSESSMENT

Landscape	
Open views across the site to the west and south and it makes a significant contribution to the landscape character.	
Ecology	
South eastern perimeter affected by a TPO.	
Heritage	
None	
Other constraints	
Within pipeline buffer zone.	

STAGE 3B ACCESSIBILITY ASSESSMENT

Highways access	
Suitable access should be possible.	
Sustainable access	
Close to train station and local facilities.	

STAGE 3C DEVELOPABILITY ASSESSMENT

Ownership	Company
Gross developable area	10.69 hectares
Net developable area	8.02 hectares
Preferred main use	Residential
Notional development capacity	201
Viability	Good viability.

STAGE 4 SITE SUMMARY

Other sites with parcel	GBS_012, GBS_132, GBS_144, GBS_151
Hierarchy within parcel	2 of 4
Impact on Green Belt if site is allocated	High
Conclusion	
The site forms part of an important gap between settlements and is of high Green Belt significance. Release would have a significant impact.	
Promote for allocation	No

SITE REF: GBS_152

Site Name	Land West of Beech Gardens
Post code	WA11 8AB
Ward	Rainford
Size	11.32 hectares
Description	
Large open agricultural field with some more established vegetation to the east boundary of the site.	

PARCEL REF: GBP_010

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Low	Low	Low
Overall significance		Low

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
None	
Carry forward to Stage 3 Assessment?	Yes



SITE REF: GBS_152

STAGE 3A CONSTRAINTS ASSESSMENT

Landscape	
Open views across the site to the west and south and it makes a significant contribution to the landscape character and setting of Rainford in the countryside.	
Ecology	
Site borders LWS	
Heritage	
None	
Other constraints	
Within pipeline buffer zone, partly in 250m landfill buffer and small part in FZ2 and FZ3.	

STAGE 3B ACCESSIBILITY ASSESSMENT

Highways access	
Access off Beech Gardens would require the brook to be negotiated. Proximity of Beech Gardens highway to the brook may make this difficult. Access off Lords Fold would not be viable due to proximity of the junction to both the Rainford Bypass access junc	
Sustainable access	
Lacks good accessibility to public transport.	

STAGE 3C DEVELOPABILITY ASSESSMENT

Ownership	Company
Gross developable area	11.32 hectares
Net developable area	8.49 hectares
Preferred main use	Residential
Notional development capacity	212
Viability	Very good.

STAGE 4 SITE SUMMARY

Other sites with parcel	GBS_068, GBS_077, GBS_152,
Hierarchy within parcel	3 of 3
Impact on Green Belt if site is allocated	Low
Conclusion	
Green Belt parcel of low significance as it is well contained and not in an important gap. The site does make a significant contribution to the landscape of the area and Rainford Village. Difficult to see how suitable access could be achieved, the land is grade 1 agricultural land and within a buffer zone for a major pipeline.	
Promote for allocation	No

SITE REF: GBS_153

Site Name	Windle Moss
Post code	WA11 7HU
Ward	Rainford
Size	196.82 hectares
Description	
Very large site which contain multiple agricultural fields, a number of farmsteads, and sport facilities.	

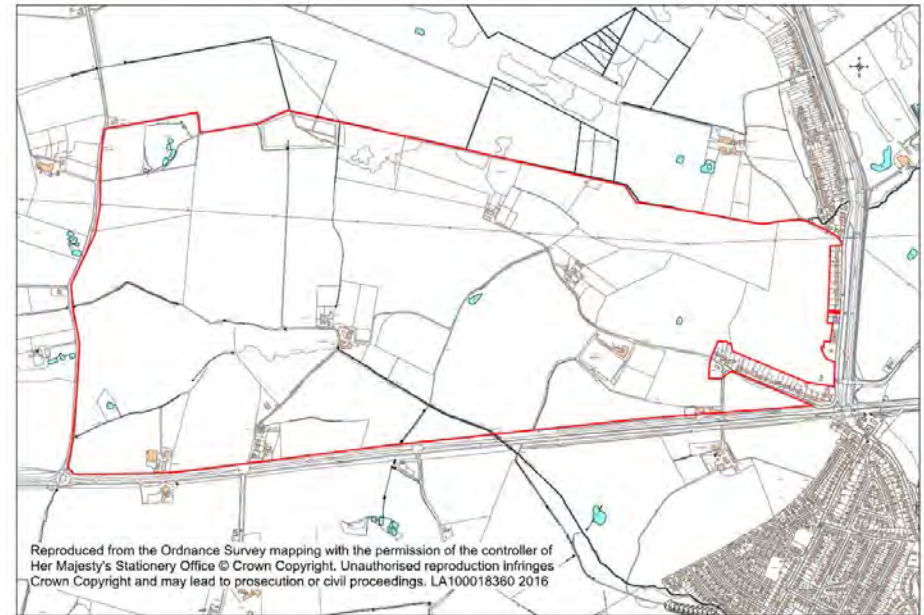
PARCEL REF: GBP_099

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Medium	Medium	High
Overall significance		High

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
None	
Carry forward to Stage 3 Assessment?	Yes



SITE REF: GBS_153

STAGE 3A CONSTRAINTS ASSESSMENT

Landscape	
Site makes significant contribution to landscape character.	
Ecology	
LWS runs through the centre of the site and Grade 1 agricultural land.	
Heritage	
Potential archeological site	
Other constraints	
Within pipeline buffer zone, old mineshafts in site boundary and small part in FZ2 and 3.	

STAGE 3B ACCESSIBILITY ASSESSMENT

Highways access	
Feasible highways access may be possible due to location next to A580, although detailed consideration would be required.	
Sustainable access	
Lacks good accessibility to public transport.	

STAGE 3C DEVELOPABILITY ASSESSMENT

Ownership	Company
Gross developable area	196.82 hectares
Net developable area	118.09 hectares
Preferred main use	Employment
Notional development capacity	118.09 ha
Viability	Unknown

STAGE 4 SITE SUMMARY

Other sites with parcel	GBS_017, GBS_031, GBS_101, GBS_153, GBS_155
Hierarchy within parcel	5 of 5
Impact on Green Belt if site is allocated	High
Conclusion	
Release would have a significant harmful impact on the Green Belt, given the size of the site and its countryside character.	
Promote for allocation	No

SITE REF: GBS_156

Site Name	Gorsey Lane, Clock Face
Post code	WA9 4XB
Ward	Bold
Size	0.65 hectares
Description	
Small and narrow field.	

PARCEL REF: GBP_075

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Medium	High	Medium
Overall significance		High

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
None	
Carry forward to Stage 3 Assessment?	Yes



SITE REF: GBS_156

STAGE 3A CONSTRAINTS ASSESSMENT

Landscape	
Moderate landscape value, site open to the north and south	
Ecology	
None	
Heritage	
None	
Other constraints	
None	

STAGE 3B ACCESSIBILITY ASSESSMENT

Highways access	
Suitable access should be possible.	
Sustainable access	
Existing bus services / stops along Gorsey Lane / Crawford Street with footway along southern section of Gorsey Lane.	

STAGE 3C DEVELOPABILITY ASSESSMENT

Ownership	Single ownership
Gross developable area	0.65 hectares
Net developable area	0.49 hectares
Preferred main use	Residential
Notional development capacity	12
Viability	Good viability.

STAGE 4 SITE SUMMARY

Other sites with parcel	GBS_029, GBS_117, GBS_156, GBS_159
Hierarchy within parcel	2 of 4
Impact on Green Belt if site is allocated	Moderate
Conclusion	
Green Belt parcel is of high significance. Release of small site would not have a great impact on this large parcel, but the site lacks strong boundary to the south.	
Promote for allocation	No

SITE REF: GBS_157

Site Name	Land to the West of Haydock Park Racecourse
Post code	WA12 0JF
Ward	Haydock
Size	4.88 hectares
Description	
Approx 50-60% covered by mature woodland, the rest is cleared service area for racecourse	

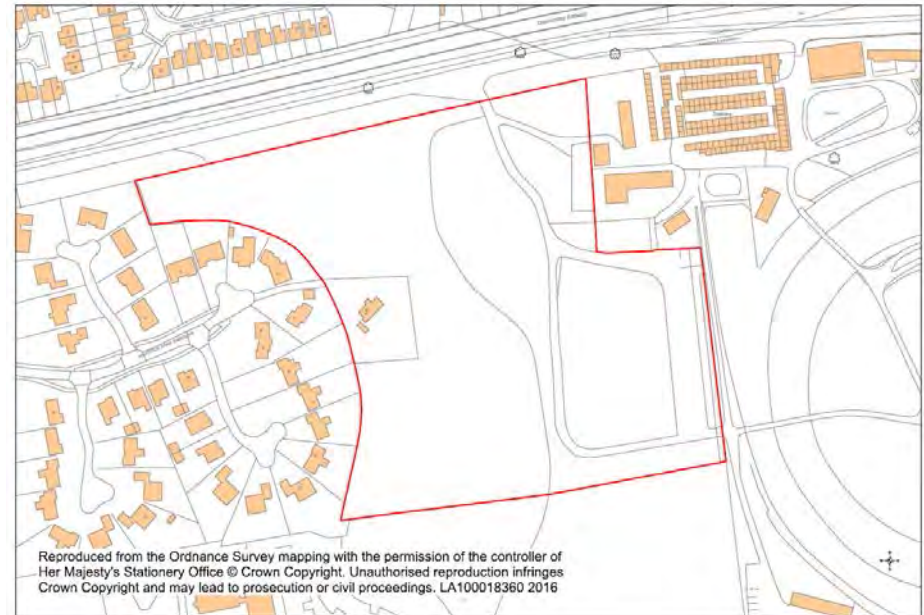
PARCEL REF: GBP_033

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Low	Medium	Low
Overall significance		Medium

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
Majority of site contains mature woodland	
Carry forward to Stage 3 Assessment?	Yes



SITE REF: GBS_157

STAGE 3A CONSTRAINTS ASSESSMENT

Landscape	
Trees within the site provides significant visual amenity value.	
Ecology	
Large western portions of this site are affected by TPO's	
Heritage	
None	
Other constraints	
None	

STAGE 3B ACCESSIBILITY ASSESSMENT

Highways access	
Access could be provided over racecourse entrance route, but the access gates would need to be relocated. There is no obvious opportunity to extend Haydock Park Gardens without purchasing one of the existing dwellings.	
Sustainable access	
Access by non-car modes of transport is good and bus stops are located along A49.	

STAGE 3C DEVELOPABILITY ASSESSMENT

Ownership	Company
Gross developable area	4.88 hectares
Net developable area	3.66 hectares
Preferred main use	Residential
Notional development capacity	92
Viability	Good viability.

STAGE 4 SITE SUMMARY

Other sites with parcel	GBS_019, GBS_022, GBS_157
Hierarchy within parcel	2 of 3
Impact on Green Belt if site is allocated	Low
Conclusion	
Site is well contained and unlikely to have any significant impact on the Green Belt if allocated. The majority of the site is however covered by mature trees with TPO's and proposed access arrangement with racecourse is unclear.	
Promote for allocation	No

SITE REF: GBS_158

Site Name	Swan Road, Newton-le-willows
Post code	WA12 9HF
Ward	Earlestown
Size	7.09 hectares
Description	
Southeast part of the site contains a significant number of trees and a pond, whilst the remainder of the site cuts across a number of agricultural fields. (Part of site not in the Green Belt).	

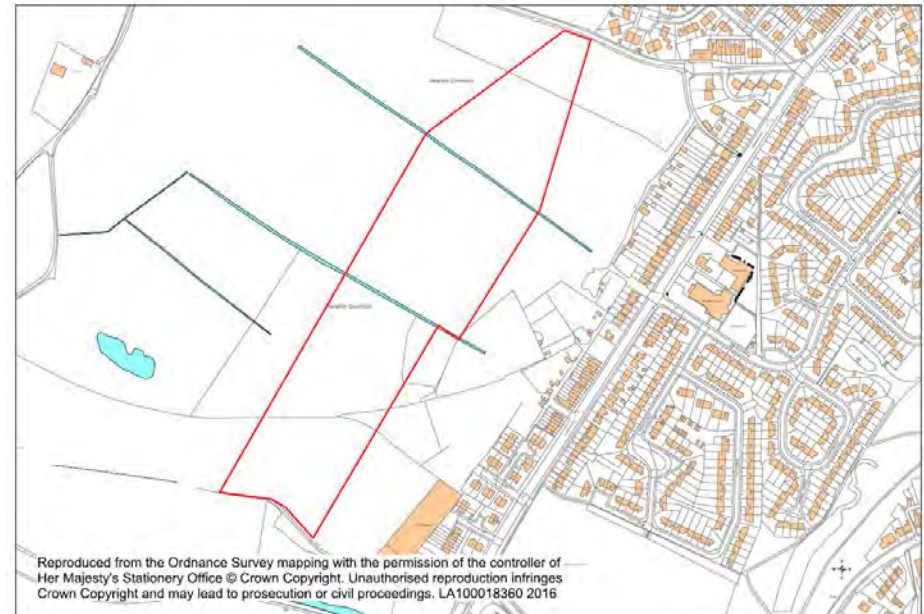
PARCEL REF: GBP_057

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Medium	High	High
Overall significance		High+

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
High+ Green Belt significance but site aligns with urban fringe and could be allocated without loss of important gap.	
Carry forward to Stage 3 Assessment?	Yes



SITE REF: GBS_158

STAGE 3A CONSTRAINTS ASSESSMENT

Landscape	
There are open views across the site and it makes a moderate to significant contribution to the landscape.	
Ecology	
None	
Heritage	
None	
Other constraints	
Within pipeline buffer zone and partly in 250m landfill buffer.	

STAGE 3B ACCESSIBILITY ASSESSMENT

Highways access	
Highways improvements would be required and should be considered as part of a master plan with existing site to the south.	
Sustainable access	
Good accessibility exist.	

STAGE 3C DEVELOPABILITY ASSESSMENT

Ownership	Company
Gross developable area	3.56 hectares
Net developable area	3.56 hectares
Preferred main use	Residential
Notional development capacity	107
Viability	Should have reasonable viability.

STAGE 4 SITE SUMMARY

Other sites with parcel	GBS_133, GBS_158
Hierarchy within parcel	1 Of 2
Impact on Green Belt if site is allocated	Moderate
Conclusion	
The Green Belt parcel is of high significance on two Purposes, but site is on the Urban fringe, part of the site could potentially be released without significant harm, if considered along existing site to the east and carefully designed.	
Promote for allocation	Safeguarded

SITE REF: GBS_159

Site Name	'Omega Extension' - land north of M62
Post code	WA9 4SS
Ward	Bold
Size	29.98 hectares
Description	
Very large with two agricultural fields and a couple of ponds	

PARCEL REF: GBP_075

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Medium	High	Medium
Overall significance		High

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
None	
Carry forward to Stage 3 Assessment?	Yes



SITE REF: GBS_159

STAGE 3A CONSTRAINTS ASSESSMENT

Landscape	
Open views across the site but it is bordered by an industrial estate to the east and motorway to the south, therefore only moderate landscape character.	
Ecology	
Western perimeter of site is affected by a TPO	
Heritage	
None	
Other constraints	
Within pipeline buffer zone.	

STAGE 3B ACCESSIBILITY ASSESSMENT

Highways access	
May be able to provide access off Lockheed Road, although it is likely that this contains a random strip.	
Sustainable access	
Accessibility of the site depends on the sustainable transport infrastructure provided via Omega development.	

STAGE 3C DEVELOPABILITY ASSESSMENT

Ownership	
Gross developable area	29.98 hectares
Net developable area	22.49 hectares
Preferred main use	Employment
Notional development capacity	22.49 ha
Viability	Good viability.

STAGE 4 SITE SUMMARY

Other sites with parcel	GBS_029, GBS_117, GBS_156, GBS_159
Hierarchy within parcel	4 of 4
Impact on Green Belt if site is allocated	Moderate
Conclusion	
Enclosed on 2 sides, could be released from Parcel 75 without significant impact on parcel as a whole	
Promote for allocation	Safeguarded

SITE REF: GBS_160

Site Name	Land to the east of Hall Lane
Post code	L35 6NP
Ward	Rainhill
Size	8.78 hectares
Description	
Linear site consisting of agricultural fields and one pond	

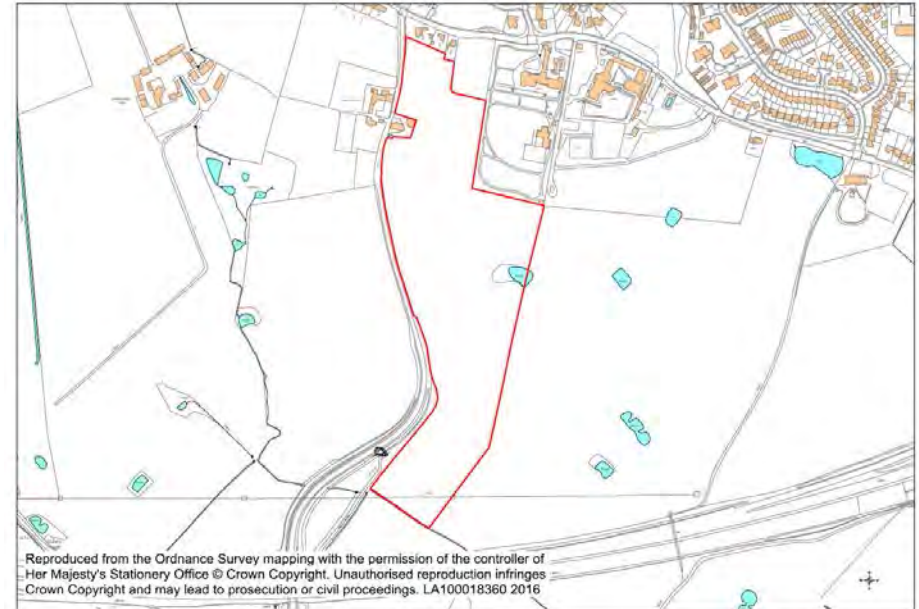
PARCEL REF: GBP_089

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Low	Medium	Low
Overall significance		Medium

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
None.	
Carry forward to Stage 3 Assessment?	Yes



SITE REF: GBS_160

STAGE 3A CONSTRAINTS ASSESSMENT

Landscape	
Adjacent to M62, only has moderate landscape value.	
Ecology	
TPO trees to northeast corner of site	
Heritage	
Within buffer zone for ancient monument.	
Other constraints	
None.	

STAGE 3B ACCESSIBILITY ASSESSMENT

Highways access	
Hall Lane would not provide suitable access. Need to be considered with GBS_136.	
Sustainable access	
Good proximity to schools but connectivity to other facilities and public transport are lacking.	

STAGE 3C DEVELOPABILITY ASSESSMENT

Ownership	Trust
Gross developable area	8.78 hectares
Net developable area	6.59 hectares
Preferred main use	Residential
Notional development capacity	165
Viability	Excellent viability, however significant highway improvements likely to be required.

STAGE 4 SITE SUMMARY

Other sites with parcel	GBS_032, GBS_136, GBS_160
Hierarchy within parcel	3 of 3
Impact on Green Belt if site is allocated	Moderate
Conclusion	
Parcel is of moderate significance and the site is well contained and deemed suitable for Green Belt release. Access needs to be addressed and site should be considered with GBS_136. Sufficient offset required from M62.	
Promote for allocation	Safeguarded

SITE REF: GBS_161

Site Name	Land north of Blundells Lane
Post code	L35 6NA
Ward	Rainhill
Size	7.92 hectares
Description	
Agricultural field	

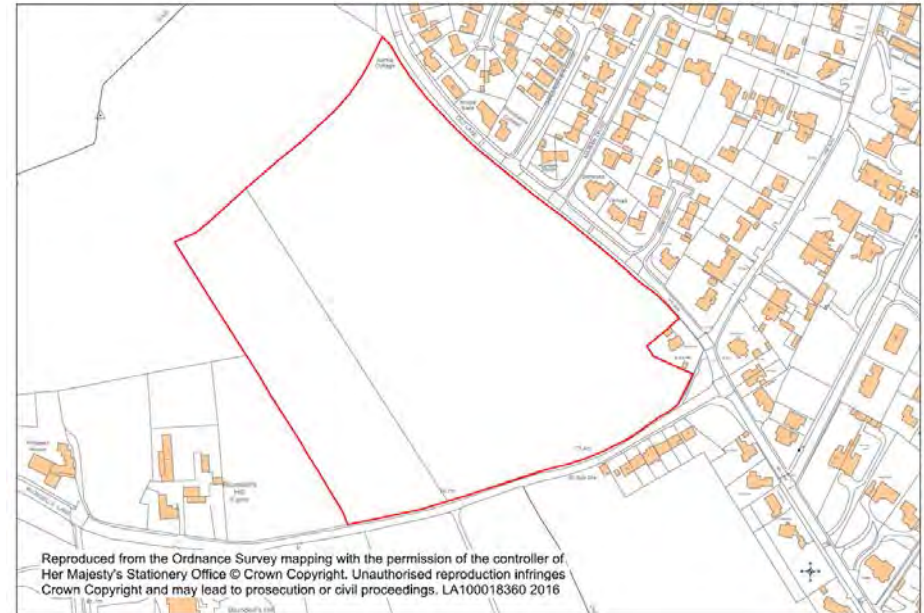
PARCEL REF: GBP_090

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Low	High	Medium
Overall significance		High

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
None	
Carry forward to Stage 3 Assessment?	Yes



SITE REF: GBS_161

STAGE 3A CONSTRAINTS ASSESSMENT

Landscape	
Very open site, lacks strong boundaries apart from the east	
Ecology	
None	
Heritage	
None	
Other constraints	
None.	

STAGE 3B ACCESSIBILITY ASSESSMENT

Highways access	
Good access possible	
Sustainable access	
Good accessibility to public transport and local facilities	

STAGE 3C DEVELOPABILITY ASSESSMENT

Ownership	Single ownership
Gross developable area	7.92 hectares
Net developable area	5.94 hectares
Preferred main use	Residential
Notional development capacity	180
Viability	Excellent viability

STAGE 4 SITE SUMMARY

Other sites with parcel	GBS_114, GBS_161, GBS_163, GBS_168
Hierarchy within parcel	3 Of 4
Impact on Green Belt if site is allocated	High
Conclusion	
Site lacks strong boundaries, would result in encroachment into important gap	
Promote for allocation	No

SITE REF: GBS_162

Site Name	Various parcels north of Gorsey Lane
Post code	WA9 4SF
Ward	Bold
Size	79.77 hectares
Description	
Mainly open agricultral fields	

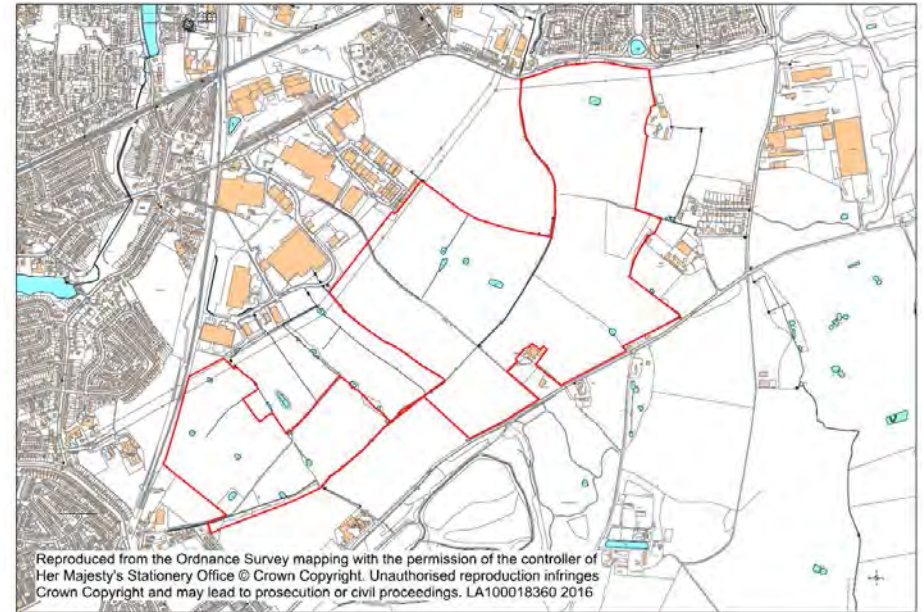
PARCEL REF: GBP_074

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Medium	Low	Medium
Overall significance		Medium

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
None	
Carry forward to Stage 3 Assessment?	Yes



SITE REF: GBS_162

STAGE 3A CONSTRAINTS ASSESSMENT

Landscape	
Low to medium landscape significance.	
Ecology	
Southern central perimeter is affected by TPO's	
Heritage	
None	
Other constraints	
None.	

STAGE 3B ACCESSIBILITY ASSESSMENT

Highways access	
Suitable access is likely to be achievable if considered as part of a wider master plan.	
Sustainable access	
Good accessibility	

STAGE 3C DEVELOPABILITY ASSESSMENT

Ownership	Multiple
Gross developable area	79.79 hectares
Net developable area	47.87 hectares
Preferred main use	Residential
Notional development capacity	1441
Viability	Should have good viability.

STAGE 4 SITE SUMMARY

Other sites with parcel	GBS_018, GBS_051, GBS_119, GBS_120, GBS_162
Hierarchy within parcel	5 of 5
Impact on Green Belt if site is allocated	Moderate
Conclusion	
Parcel is well contained, in close proximity to St. Helens core spatail area.	
Promote for allocation	Safeguarded

SITE REF: GBS_163

Site Name	Land at Shirebrook, Foxes Bank Lane
Post code	L35 3SS
Ward	Rainhill
Size	5.14 hectares
Description	
Consists mainly of grazing fields, riding area and some buildings in southwest corner.	

PARCEL REF: GBP_090

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Low	High	Medium
Overall significance		High

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
None	
Carry forward to Stage 3 Assessment?	Yes



SITE REF: GBS_163

STAGE 3A CONSTRAINTS ASSESSMENT

Landscape	
Medium landscape significance	
Ecology	
None	
Heritage	
None	
Other constraints	
None.	

STAGE 3B ACCESSIBILITY ASSESSMENT

Highways access	
Adequate highways access may be possible, but highways improvements would be required, especially footpaths, which may require 3rd party land.	
Sustainable access	
Lacks good accessibility to public transport and facilities	

STAGE 3C DEVELOPABILITY ASSESSMENT

Ownership	Single ownership
Gross developable area	5.14 hectares
Net developable area	3.86 hectares
Preferred main use	Residential
Notional development capacity	96
Viability	Should have good viability.

STAGE 4 SITE SUMMARY

Other sites with parcel	GBS_114, GBS_161, GBS_163, GBS_168
Hierarchy within parcel	4 Of 4
Impact on Green Belt if site is allocated	High
Conclusion	
Site lacks strong boundaries and would result in encroachment into important gap	
Promote for allocation	No

SITE REF: GBS_165

Site Name	Omega South 2
Post code	
Ward	Bold
Size	30.30 hectares
Description	
Large triangular site with two agricultural fields and small woodland to the centre of the site and brook to south boundary.	

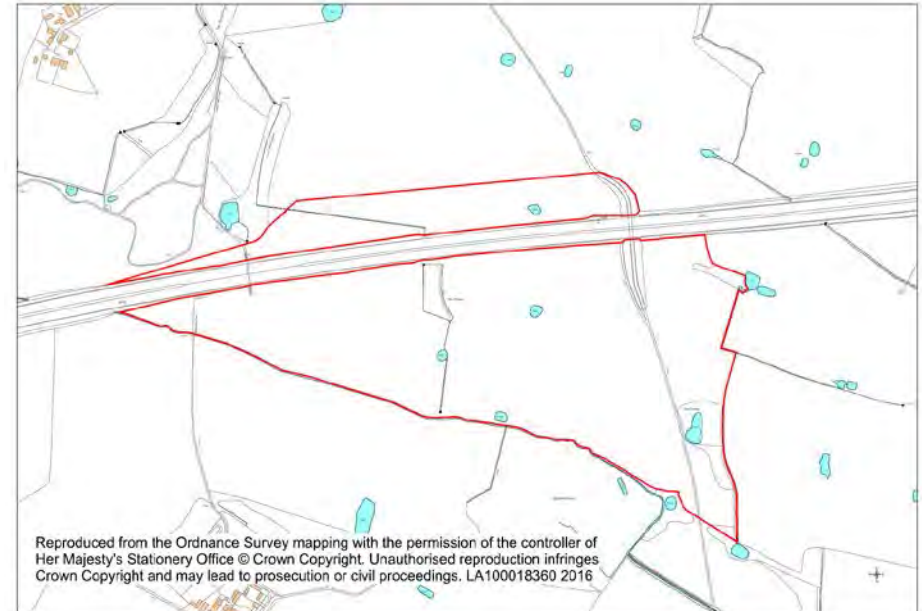
PARCEL REF: GBP_075 & GBP_076

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Low	Medium	Low
Overall significance		Medium

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
None	
Carry forward to Stage 3 Assessment?	Yes



SITE REF: GBS_165

STAGE 3A CONSTRAINTS ASSESSMENT

Landscape	
Open landscape, however site borders on M62 and consented Omega site.	
Ecology	
Small area in centre of sites affected by TPO's.	
Heritage	
None	
Other constraints	
Within pipeline buffer zone	

STAGE 3B ACCESSIBILITY ASSESSMENT

Highways access	
Cumulative assessment required but provide opportunities to improve access arrangements to existing Omega development,	
Sustainable access	
Opportunity for pedestrian and cyclist connectivity across M62	

STAGE 3C DEVELOPABILITY ASSESSMENT

Ownership	Single ownership
Gross developable area	30.3 hectares
Net developable area	18.18 hectares
Preferred main use	Employment
Notional development capacity	18.18
Viability	Deemed reasonable

STAGE 4 SITE SUMMARY

Other sites with parcel	GBS_039, GBS_045, GBS_145, GBS_165
Hierarchy within parcel	2 of 4
Impact on Green Belt if site is allocated	Moderate to high
Conclusion	Green Belt parcel of moderate significance, such a large site would have some impact on openness. Opportunities for enhanced accessibility and highways access for Omega.
Promote for allocation	Safeguarded

SITE REF: GBS_166

Site Name	Land at the corner of Higher Lane and Mill Lane
Post code	WA11 8NF
Ward	Rainford
Size	9.49 hectares
Description	
	Rectangular with single agricultural field

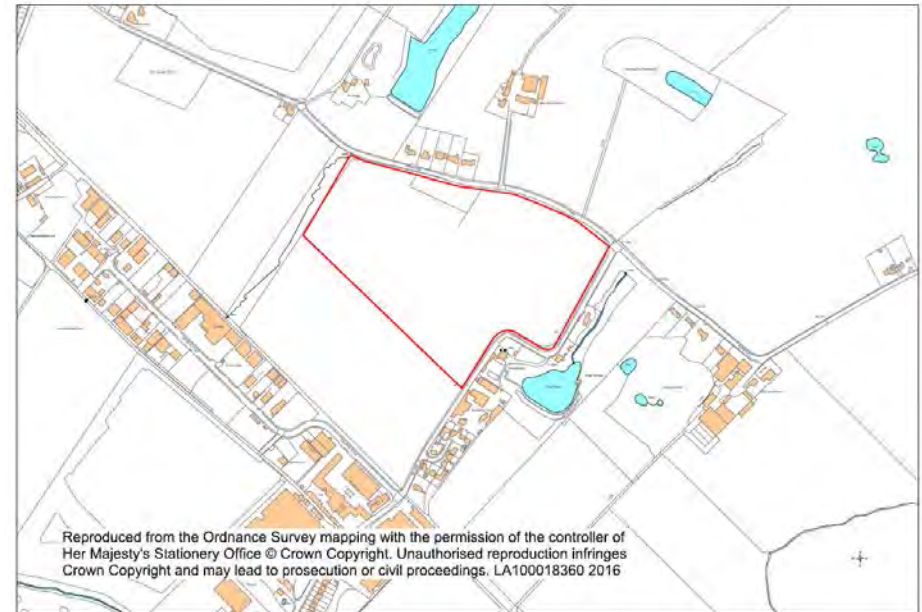
PARCEL REF: GBP_019

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Low	Low	Low
Overall significance		Low

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
None	
Carry forward to Stage 3 Assessment?	Yes



SITE REF: GBS_166

STAGE 3A CONSTRAINTS ASSESSMENT

Landscape	
Site retains strong rural character	
Ecology	
TPO woodland to northwest boundary, Grade 1 agricultural land.	
Heritage	
None	
Other constraints	
None	

STAGE 3B ACCESSIBILITY ASSESSMENT

Highways access	
Improvements required to Mill Lane geomerty and site provides opportunity to address existing issue.	
Sustainable access	
Lacks good accessibility to public transport and facilities	

STAGE 3C DEVELOPABILITY ASSESSMENT

Ownership	
Gross developable area	9.49 hectares
Net developable area	7.12 hectares
Preferred main use	Residential
Notional development capacity	178
Viability	Excellent viability

STAGE 4 SITE SUMMARY

Other sites with parcel	GBS_079, GBS_149, GBS_166
Hierarchy within parcel	3 of 3
Impact on Green Belt if site is allocated	Moderate
Conclusion	
Retains rural character but wider Green Belt parcel is of low significance. Opportunity to provide highway improvements	
Promote for allocation	Safeguarded

SITE REF: GBS_168

Site Name	Land adj 98 Blundells Lane
Post code	L35 6NA
Ward	Rainhill
Size	1.87 hectares
Description	
Linear site consisting of 3 fields used for grazing/ keeping horses.	

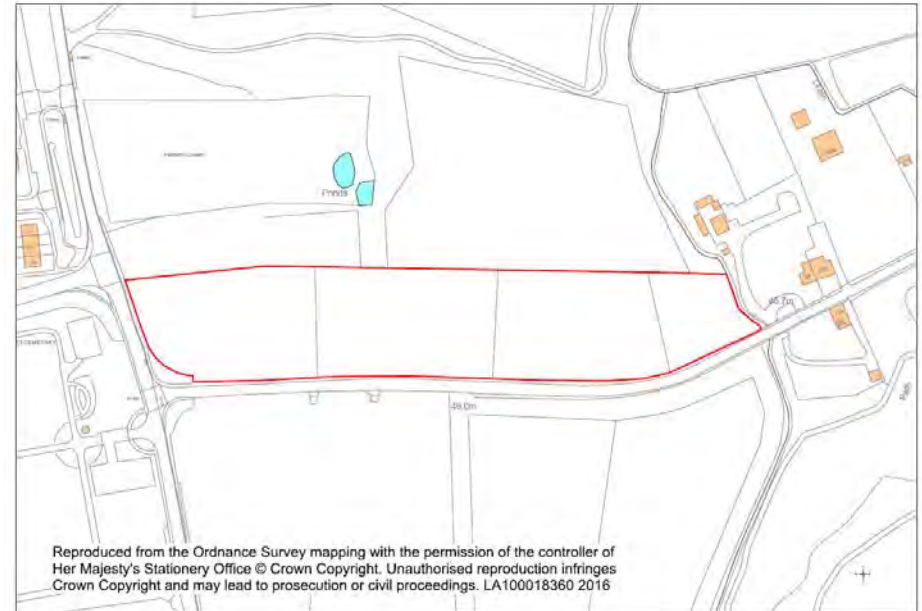
PARCEL REF: GBP_090

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Low	High	Medium
Overall significance		High

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
None	
Carry forward to Stage 3 Assessment?	Yes



SITE REF: GBS_168

STAGE 3A CONSTRAINTS ASSESSMENT

Landscape	
Moderate landscape value, site open to the south	
Ecology	
None	
Heritage	
None	
Other constraints	
None	

STAGE 3B ACCESSIBILITY ASSESSMENT

Highways access	
Adequate highways access may be possible, but highways improvements would be required, especially footpaths, which may require 3rd party land.	
Sustainable access	
Lacks good accessibility to public transport and facilities	

STAGE 3C DEVELOPABILITY ASSESSMENT

Ownership	Single ownership
Gross developable area	1.87 hectares
Net developable area	1.4 hectares
Preferred main use	Residential
Notional development capacity	42
Viability	Should have good viability.

STAGE 4 SITE SUMMARY

Other sites with parcel	GBS_114, GBS_161, GBS_163, GBS_168
Hierarchy within parcel	2 of 4
Impact on Green Belt if site is allocated	High
Conclusion	
Site lacks strong boundaries to south and east, would result in encroachment into important gap	
Promote for allocation	No

SITE REF: GBS_169

Site Name	Land west of Red Delph Farm
Post code	WA11 7SY
Ward	Rainford
Size	3 hectares
Description	
L-shaped site, with majority as agricultural fields	

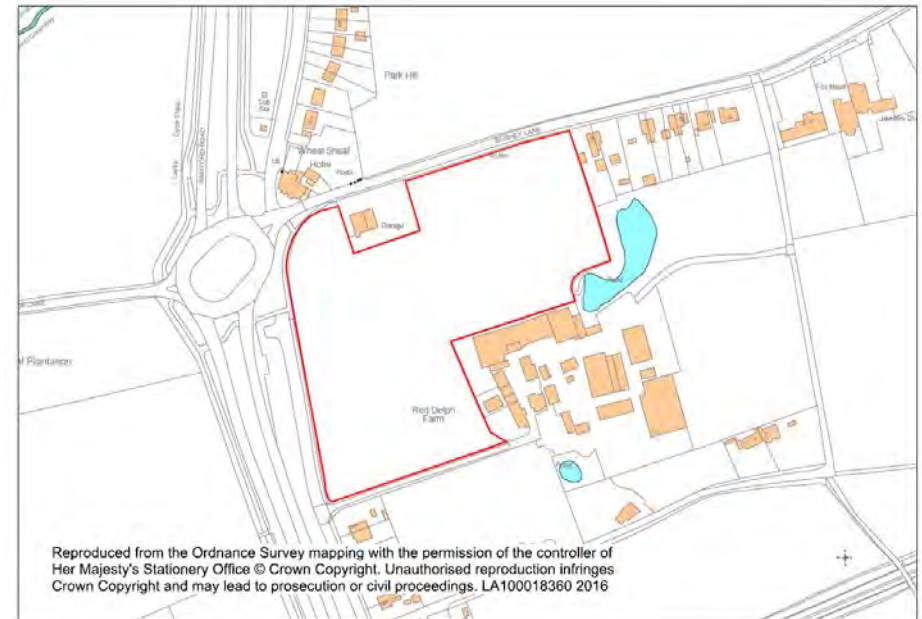
PARCEL REF: GBP_002

STAGE 1B PARCEL ASSESSMENT SCORES

Purpose 1	Purpose 2	Purpose 3
Low	Low	Low
Overall significance		Low

STAGE 2 SITE ASSESSMENT OF PROHIBITIVE CONSTRAINTS

Prohibitive constraints present	
None	
Carry forward to Stage 3 Assessment?	Yes



SITE REF: GBS_169

STAGE 3A CONSTRAINTS ASSESSMENT

Landscape	
Site makes limited contribution to wider landscape character as it is partly screened and has busy A570 to the west.	
Ecology	
Classified as high quality agricultural field which borders onto woodland and pond to the east.	
Heritage	
None	
Other constraints	
Old mineshafts may be present within site boundary	

STAGE 3B ACCESSIBILITY ASSESSMENT

Highways access	
Access could be gained from Bushey Lane and possibly Ormskirk Road. Should ideally be considered as part of a wider master plan.	
Sustainable access	
Decent accessibility with bus routes on Bushey Lane and Rainford Bypass. Opportunities for improved linkages. Rainford Junction station is not far away either.	

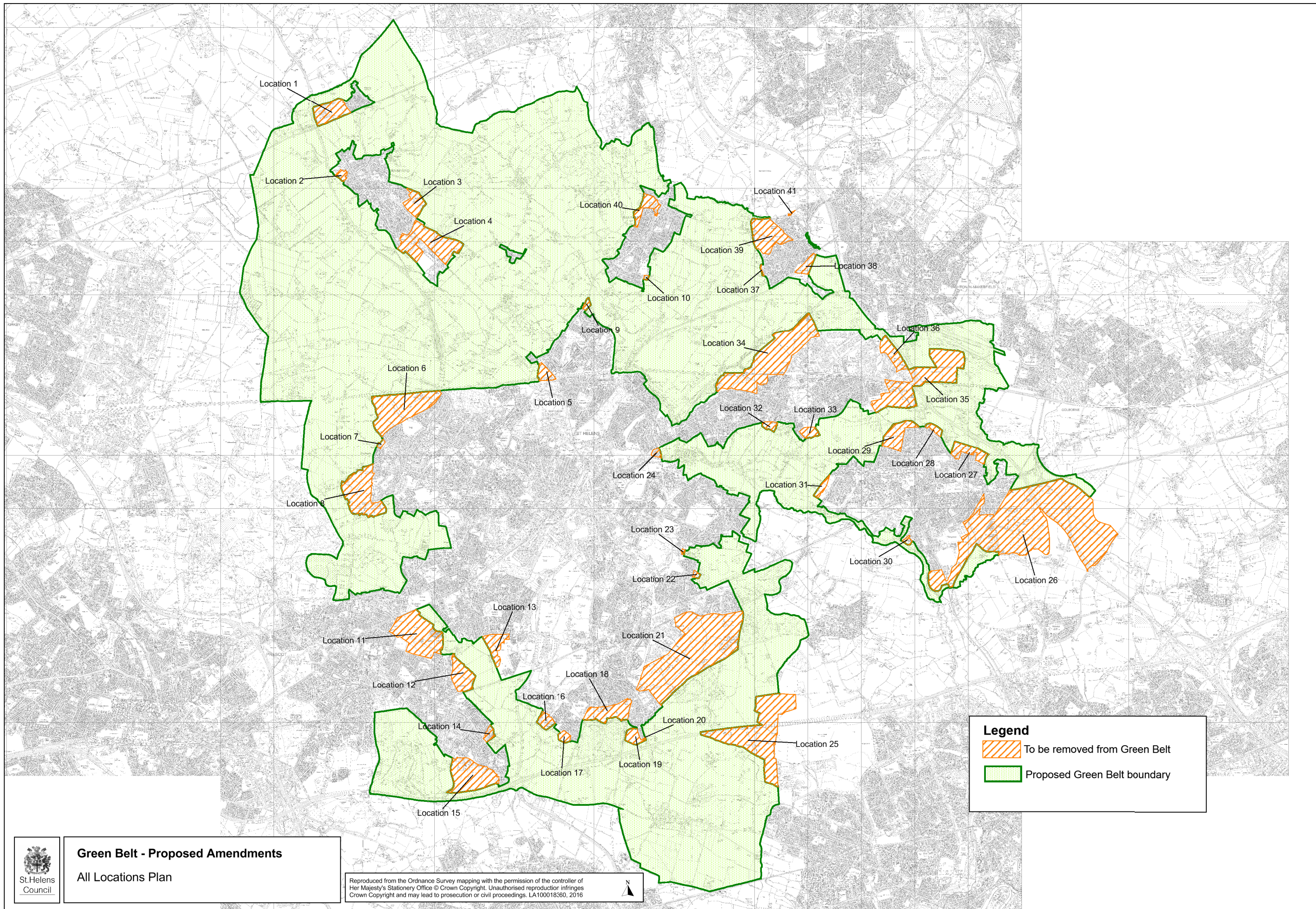
STAGE 3C DEVELOPABILITY ASSESSMENT

Ownership	Company
Gross developable area	3 hectares
Net developable area	1.73 hectares
Preferred main use	Residential
Notional development capacity	56
Viability	Really good.

STAGE 4 SITE SUMMARY

Other sites with parcel	GBS_085, GBS_086
Hierarchy within parcel	2 Of 3
Impact on Green Belt if site is allocated	Low
Conclusion	
Site within well contained Green Belt parcel, loss would have low impact. Decent access possible, should be considered as part of wider masterplan to maximise opportunities	
Promote for allocation	Safeguarded

Appendix 5 – Map showing locations of proposed green belt changes



Location 1

Location 2

Location 3

Location 4

Location 40

Location 41

Location 39

Location 38

Location 37

Location 10

Location 9

Location 34

Location 36

Location 6

Location 5

Location 32

Location 33

Location 35

Location 7

Location 8

Location 29

Location 28

Location 27

Location 24

Location 31

Location 26

Location 30

Location 23

Location 22

Location 13

Location 11

Location 21

Location 12

Location 18

Location 14

Location 16

Location 20

Location 25


Location 17

Location 19

Location 15

Legend

 To be removed from Green Belt

 Proposed Green Belt boundary



Green Belt - Proposed Amendments

All Locations Plan

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Appendix 6 – Detailed plans for proposed green belt changes

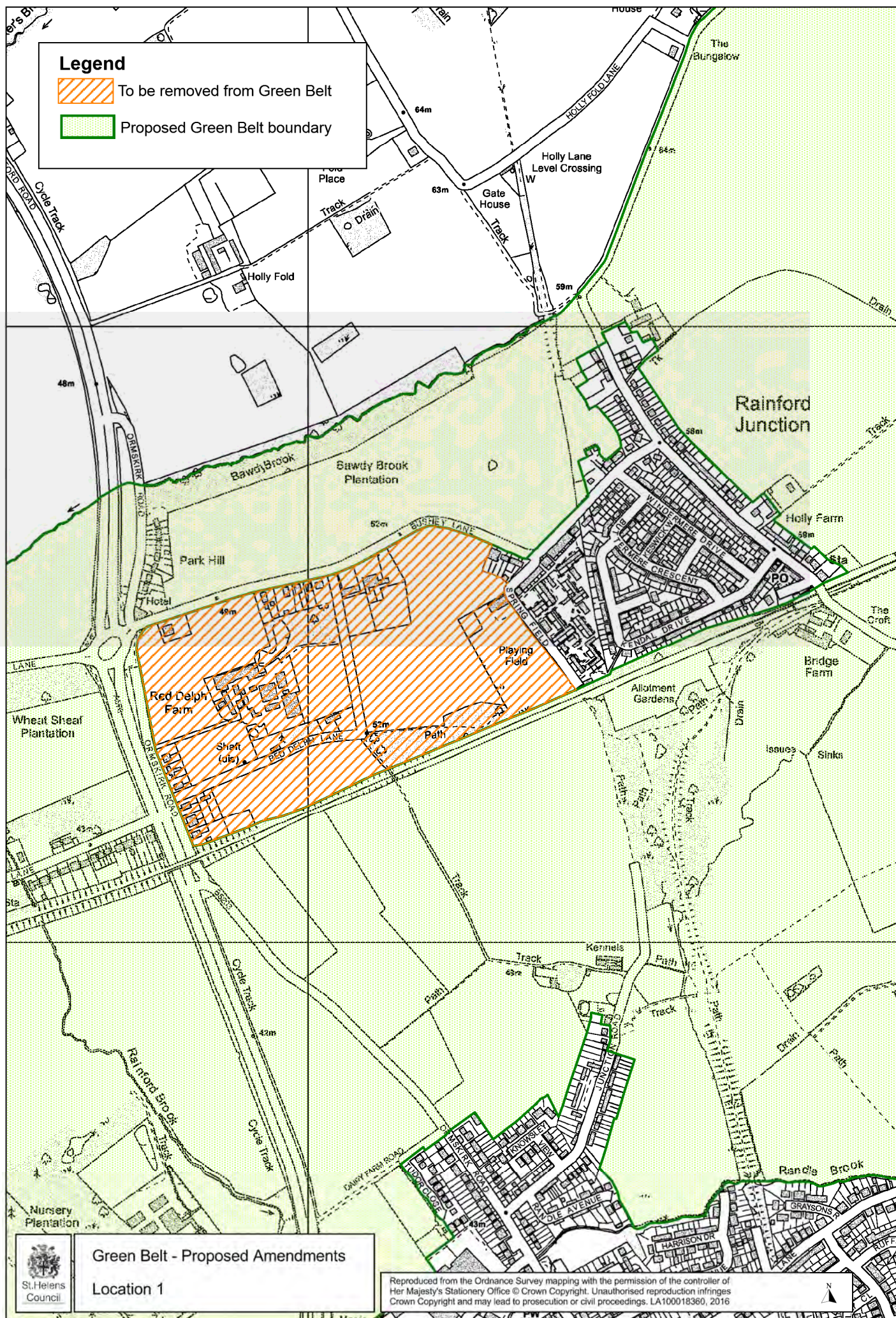
Legend



To be removed from Green Belt



Proposed Green Belt boundary



Green Belt - Proposed Amendments

Location 1

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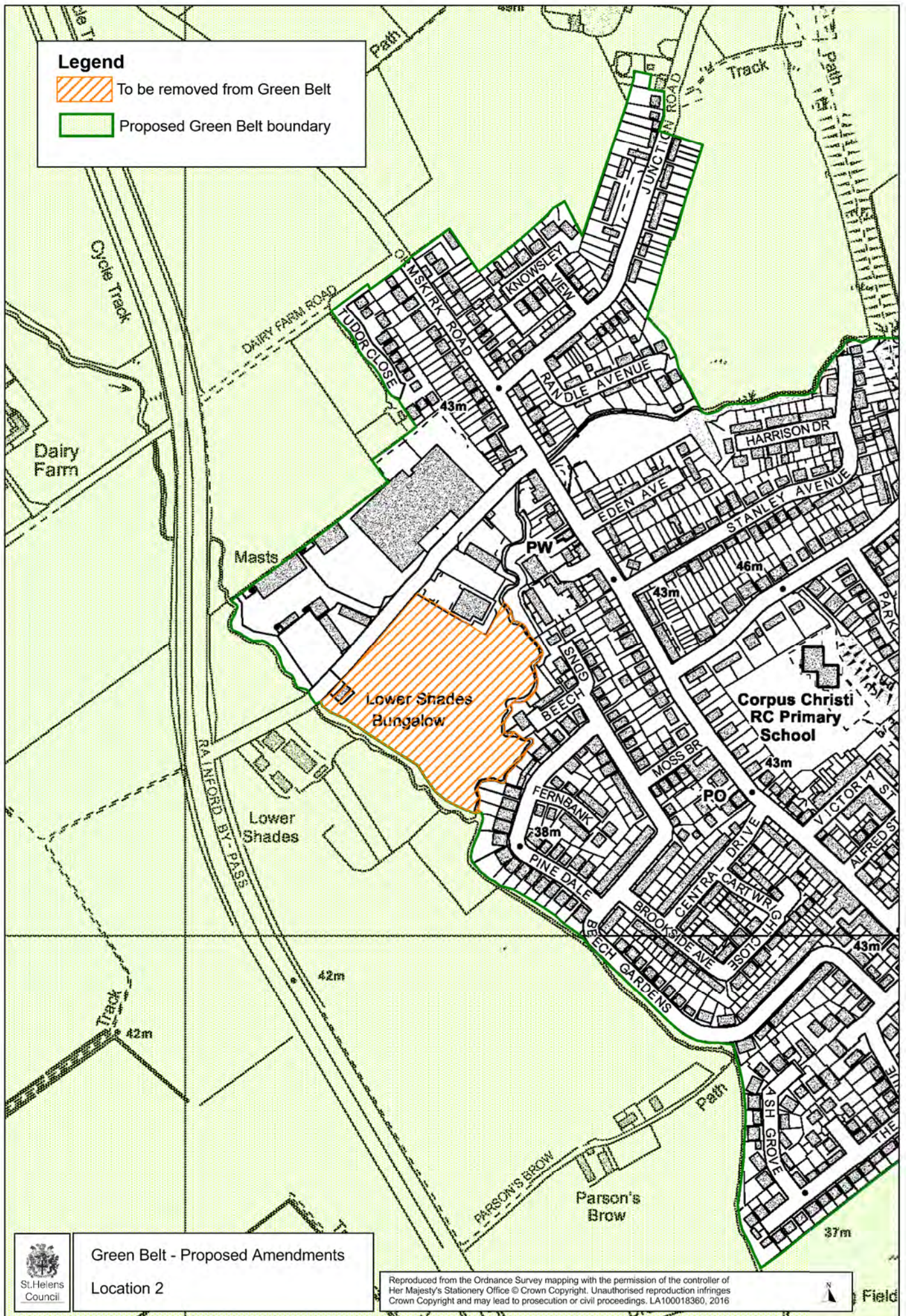
Legend



To be removed from Green Belt



Proposed Green Belt boundary



Green Belt - Proposed Amendments

Location 2

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Field

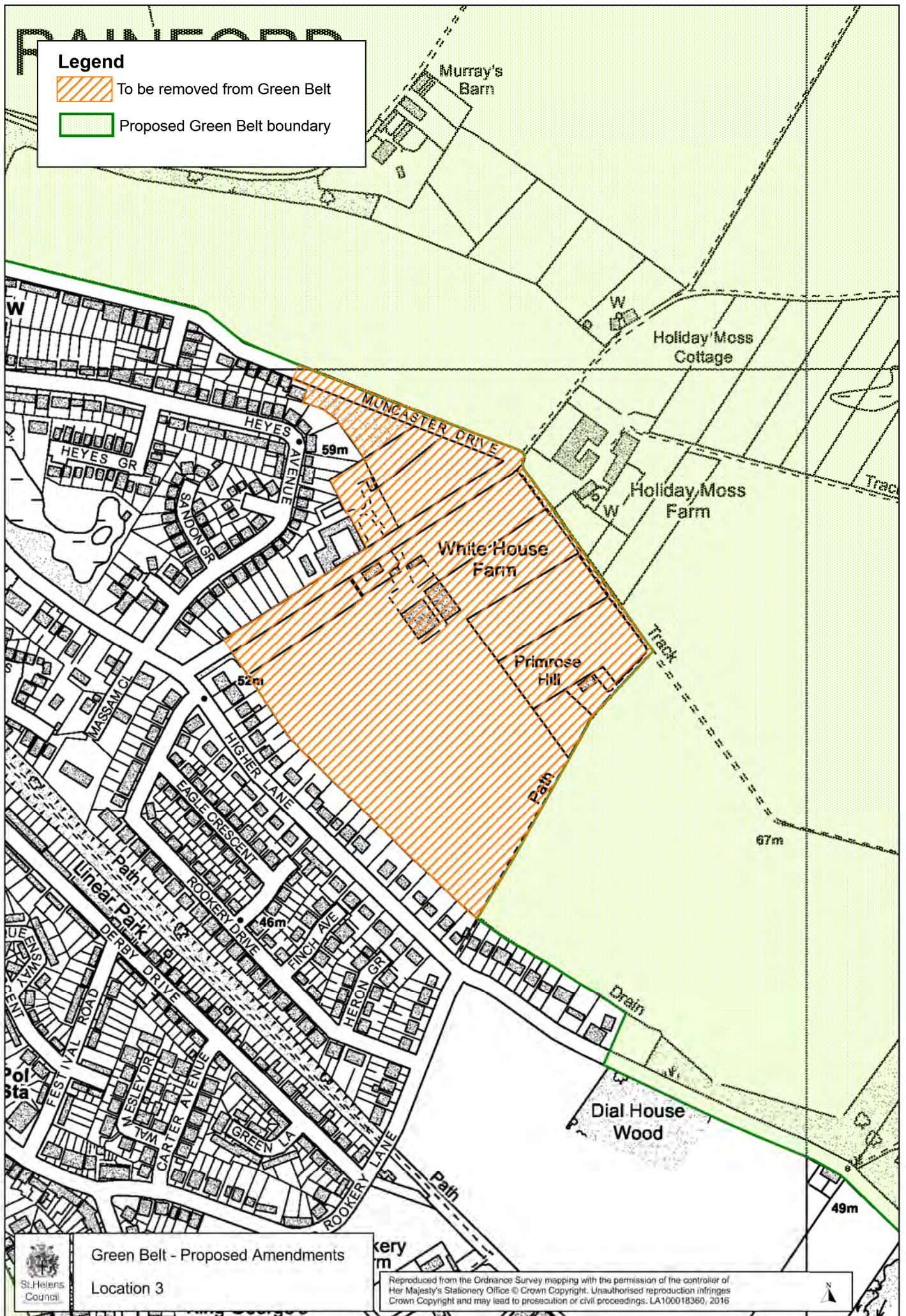
Legend



To be removed from Green Belt



Proposed Green Belt boundary

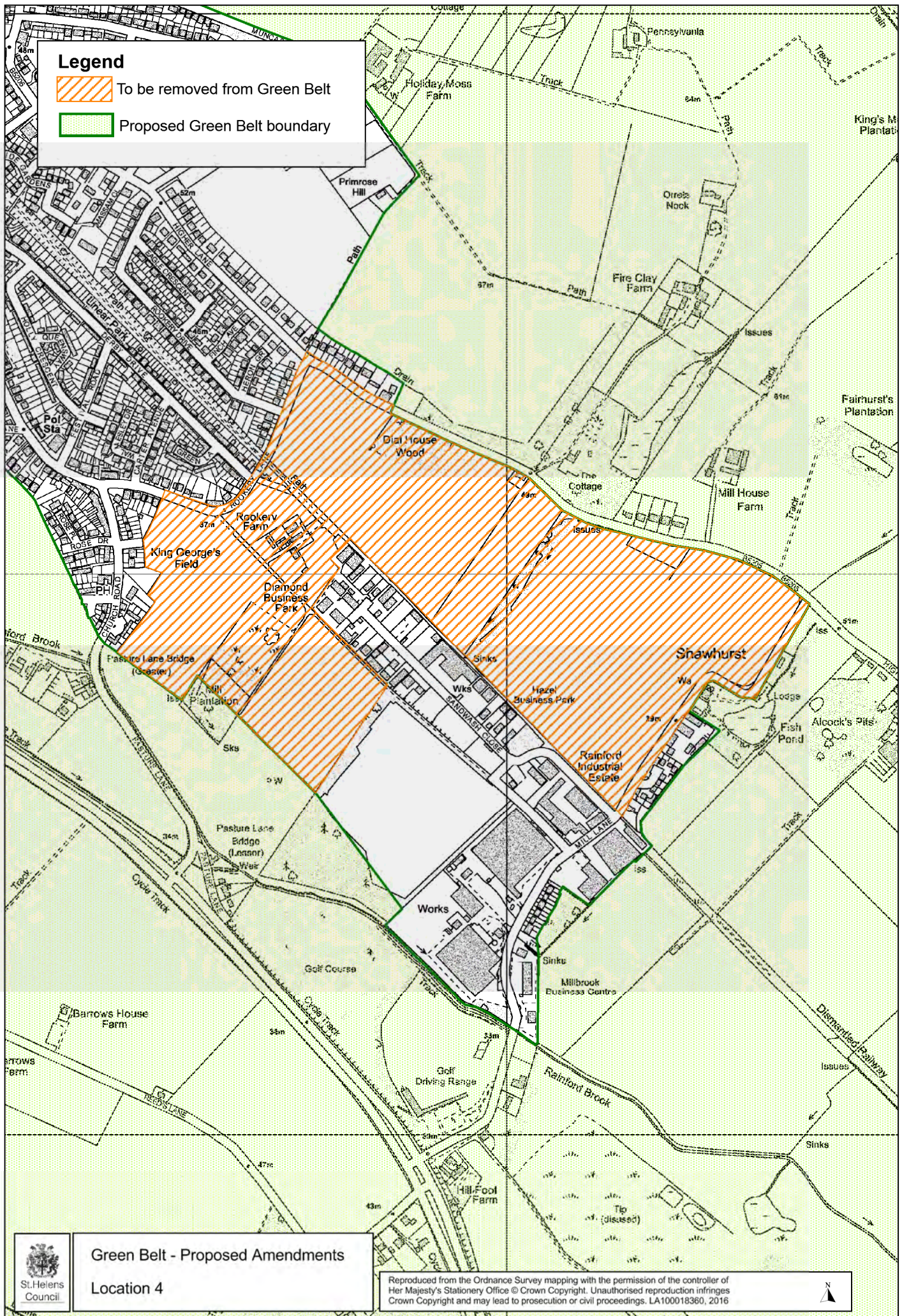


Green Belt - Proposed Amendments

Location 3

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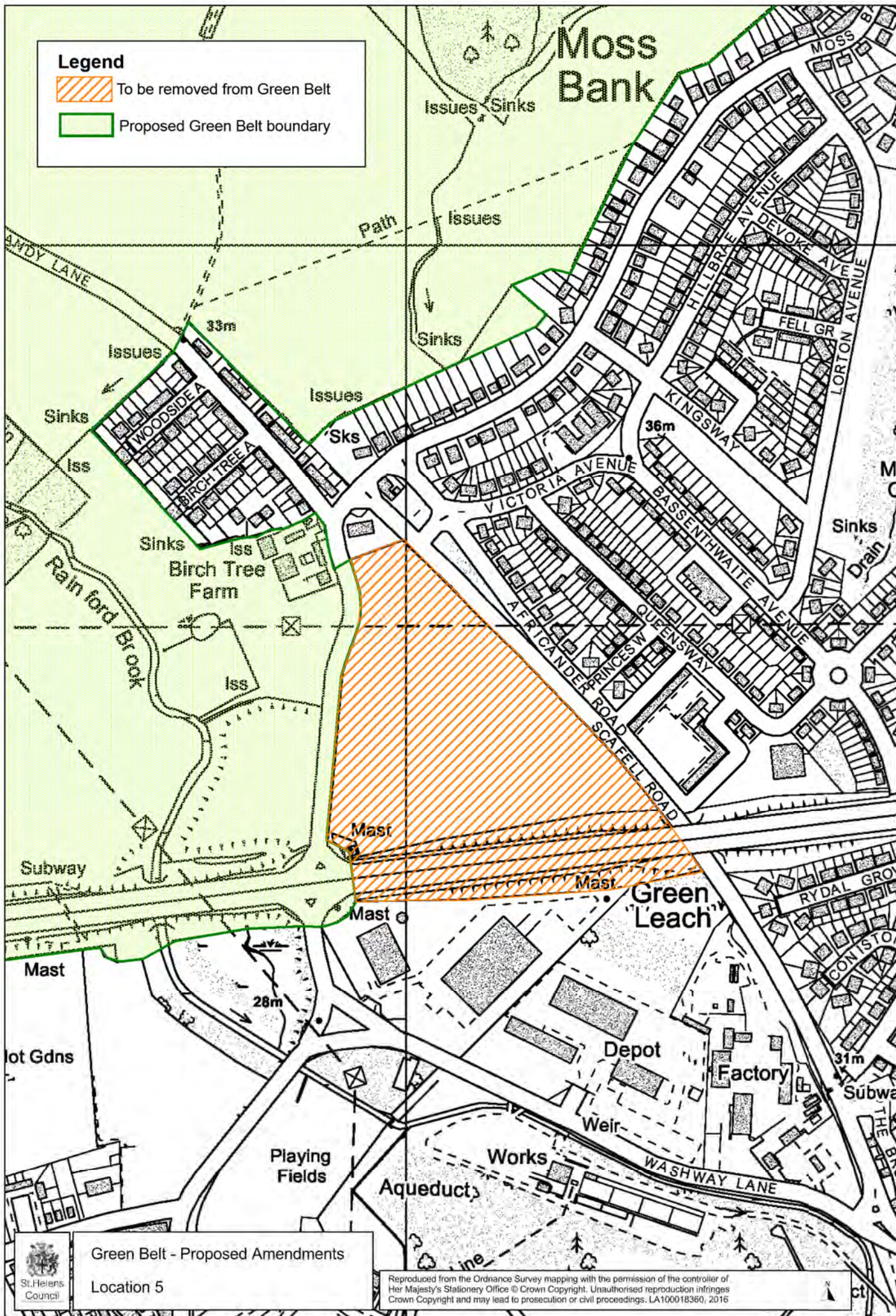


Green Belt - Proposed Amendments

Location 4

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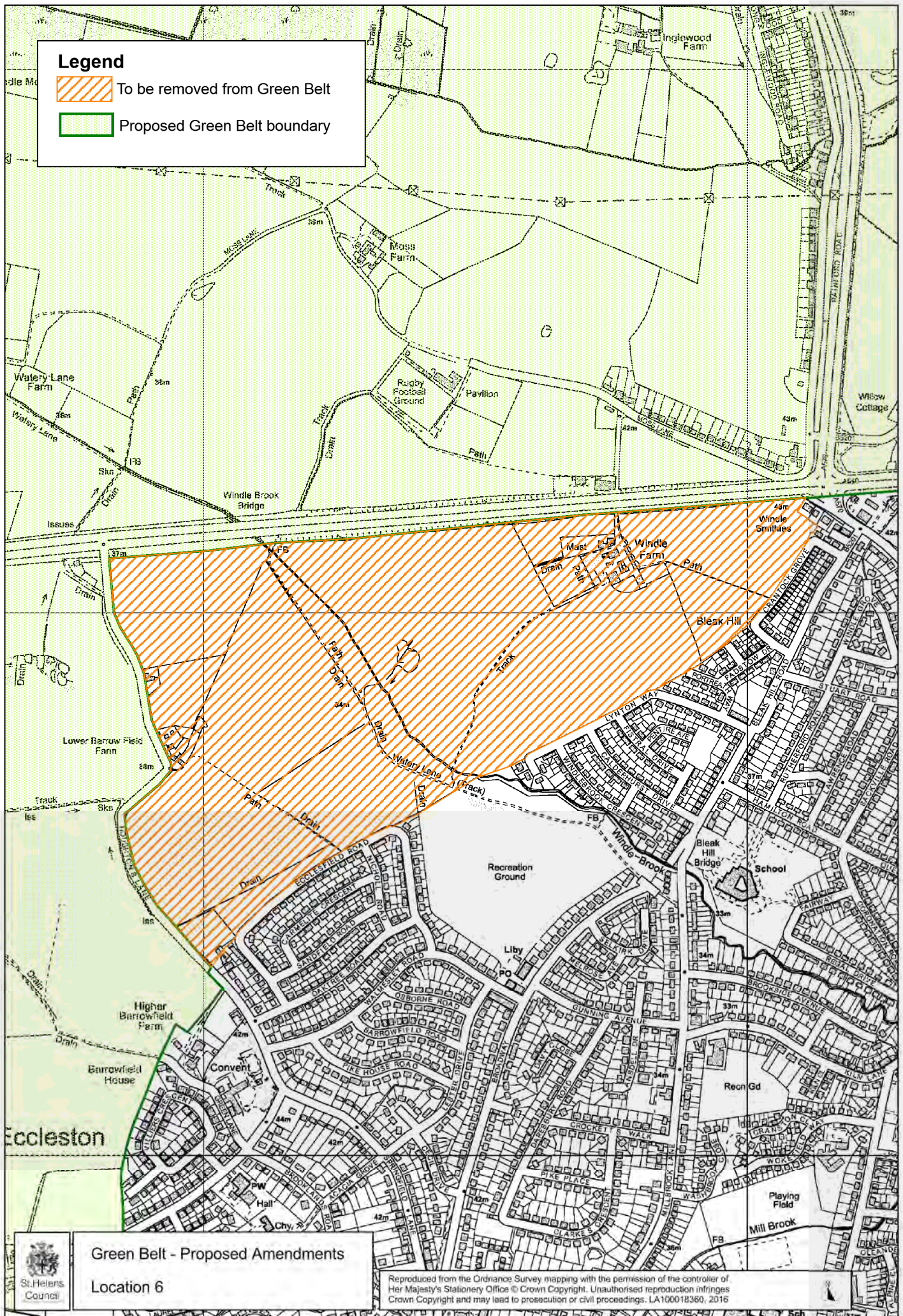
Legend



To be removed from Green Belt



Proposed Green Belt boundary

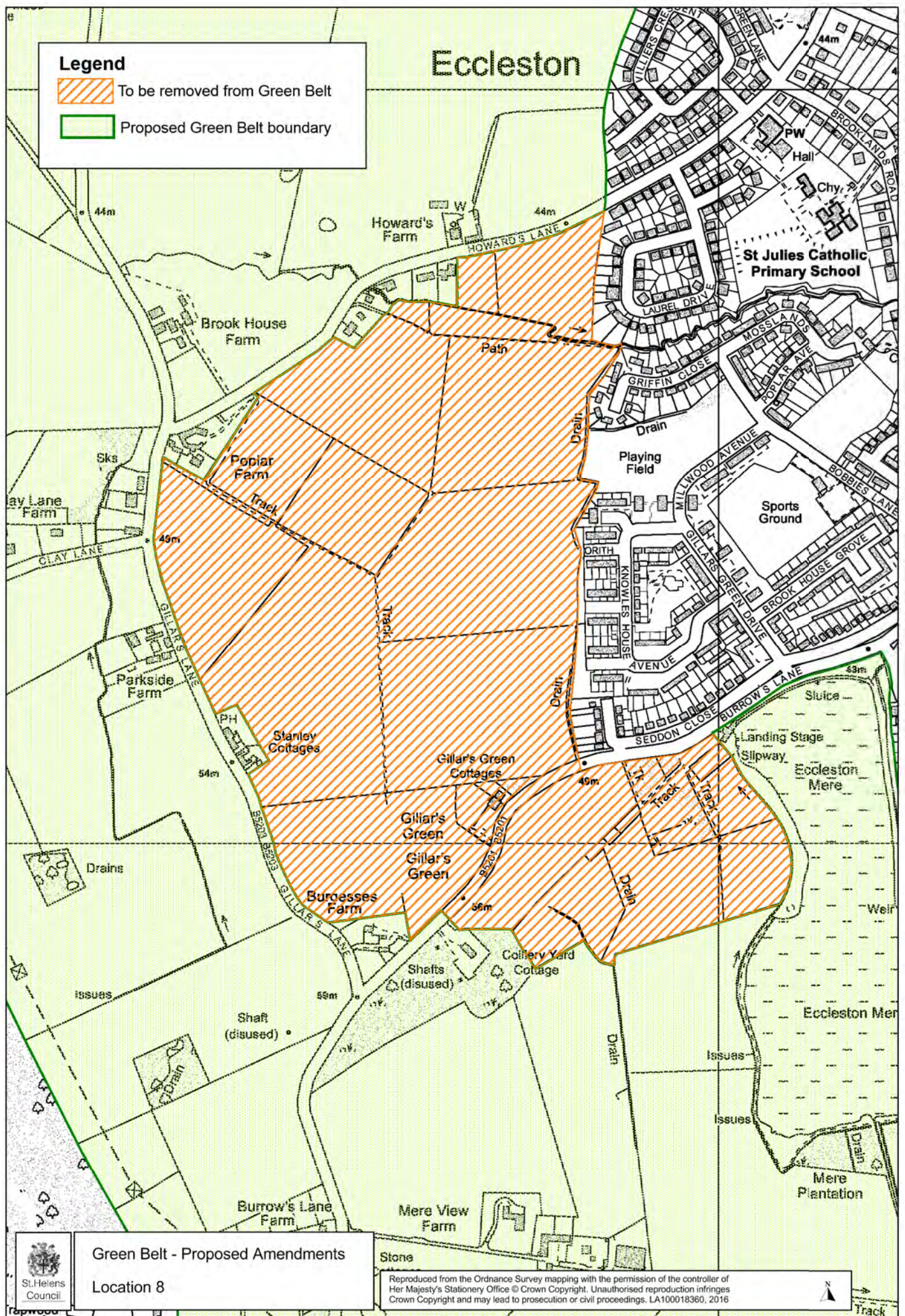


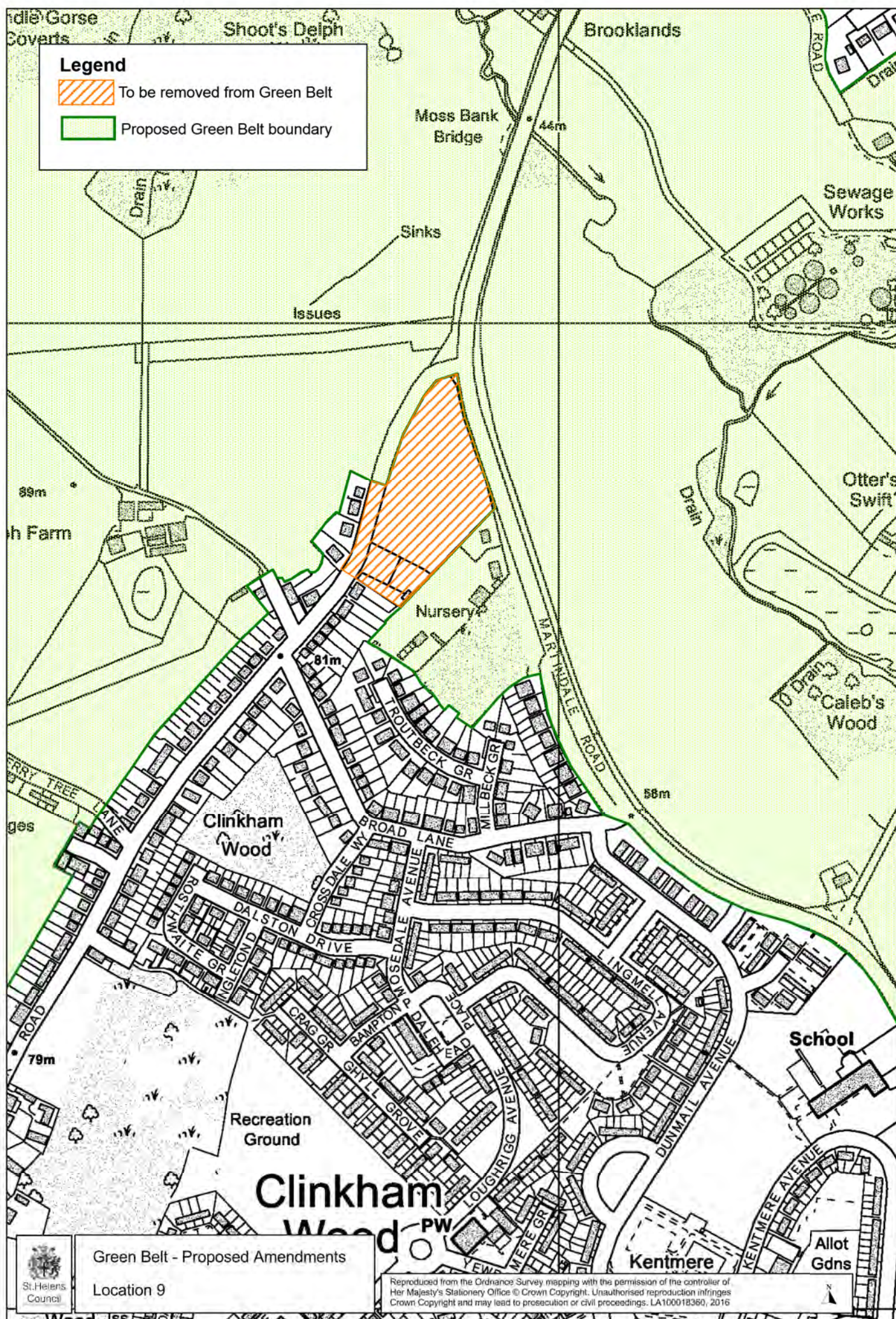
Green Belt - Proposed Amendments

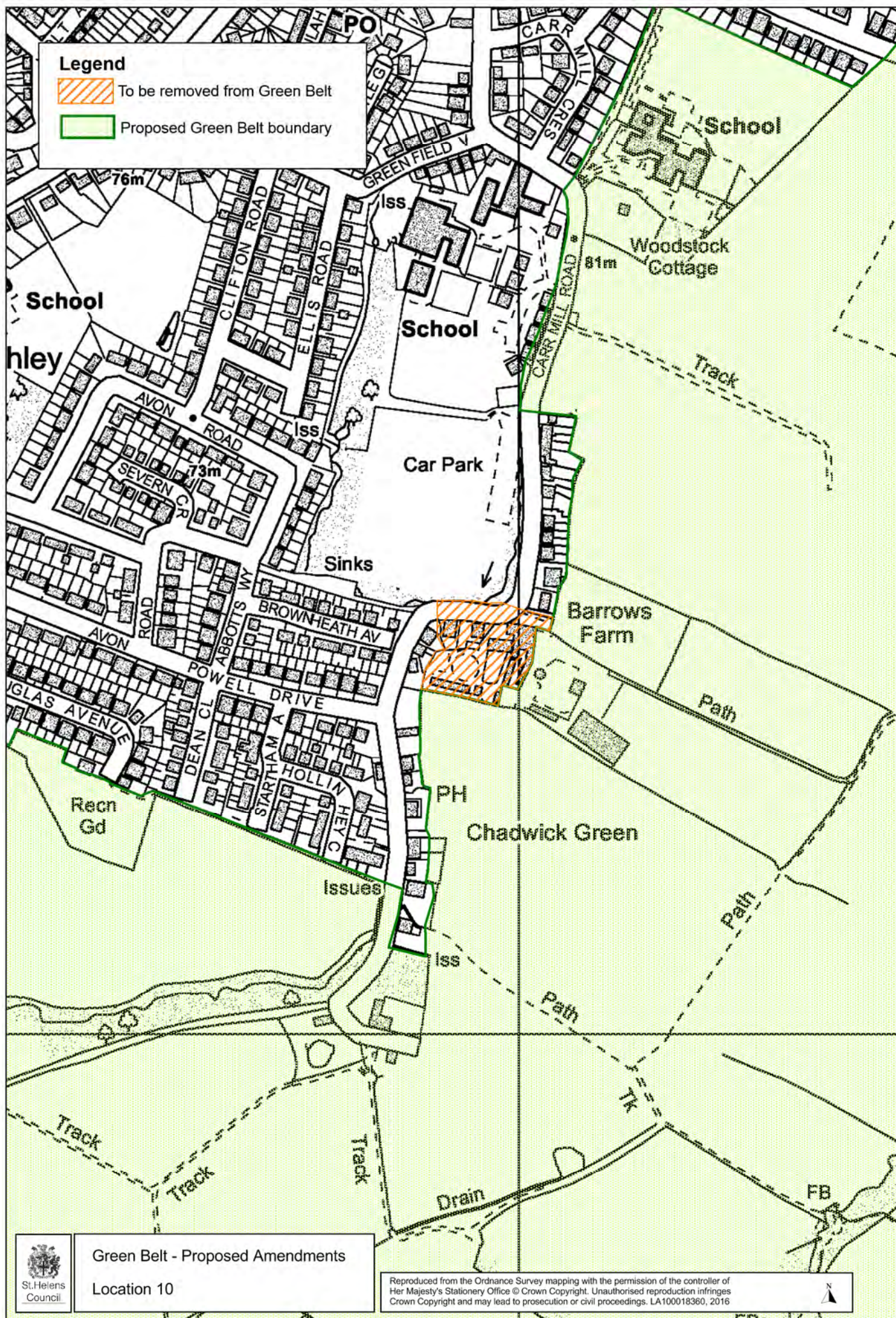
Location 6

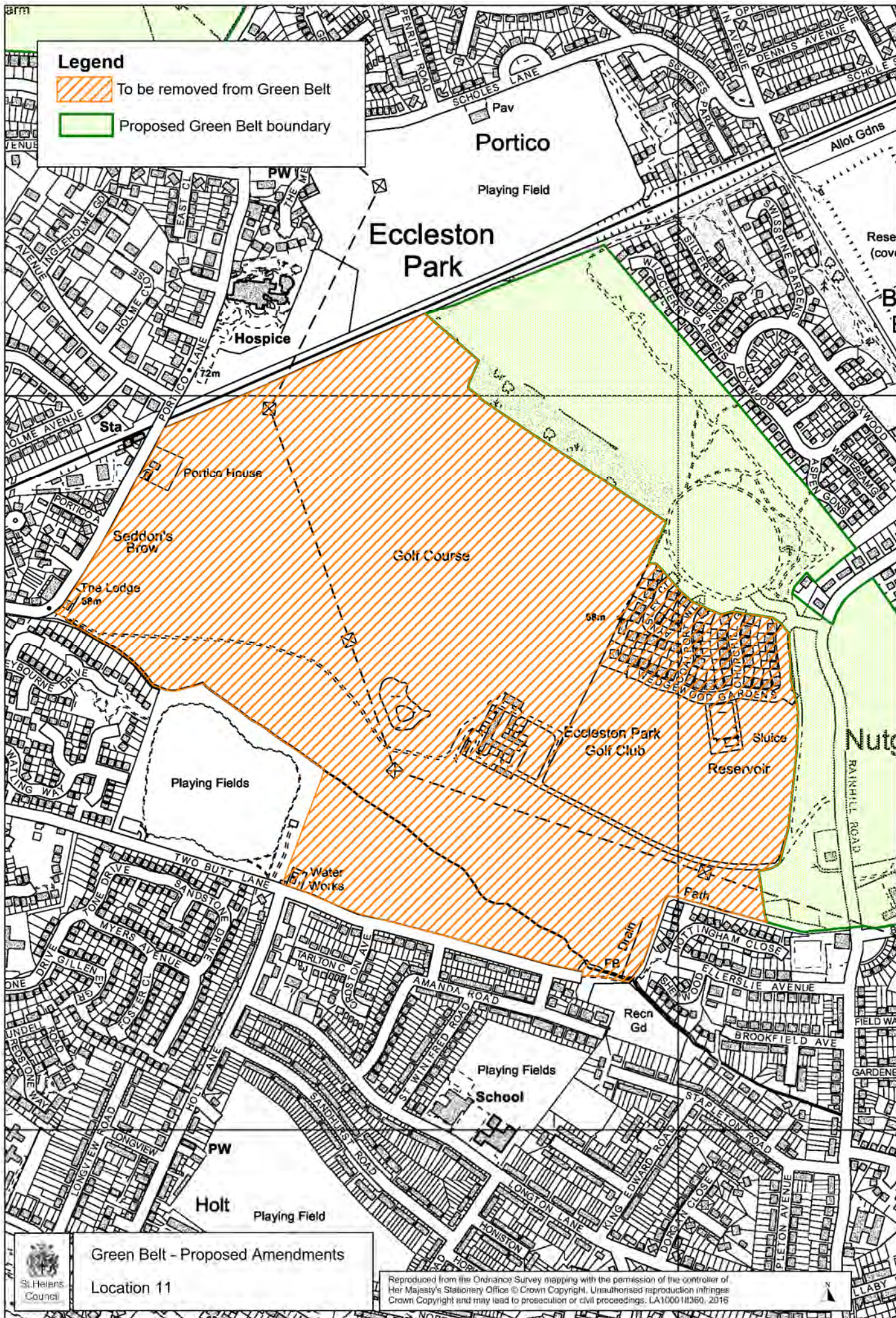
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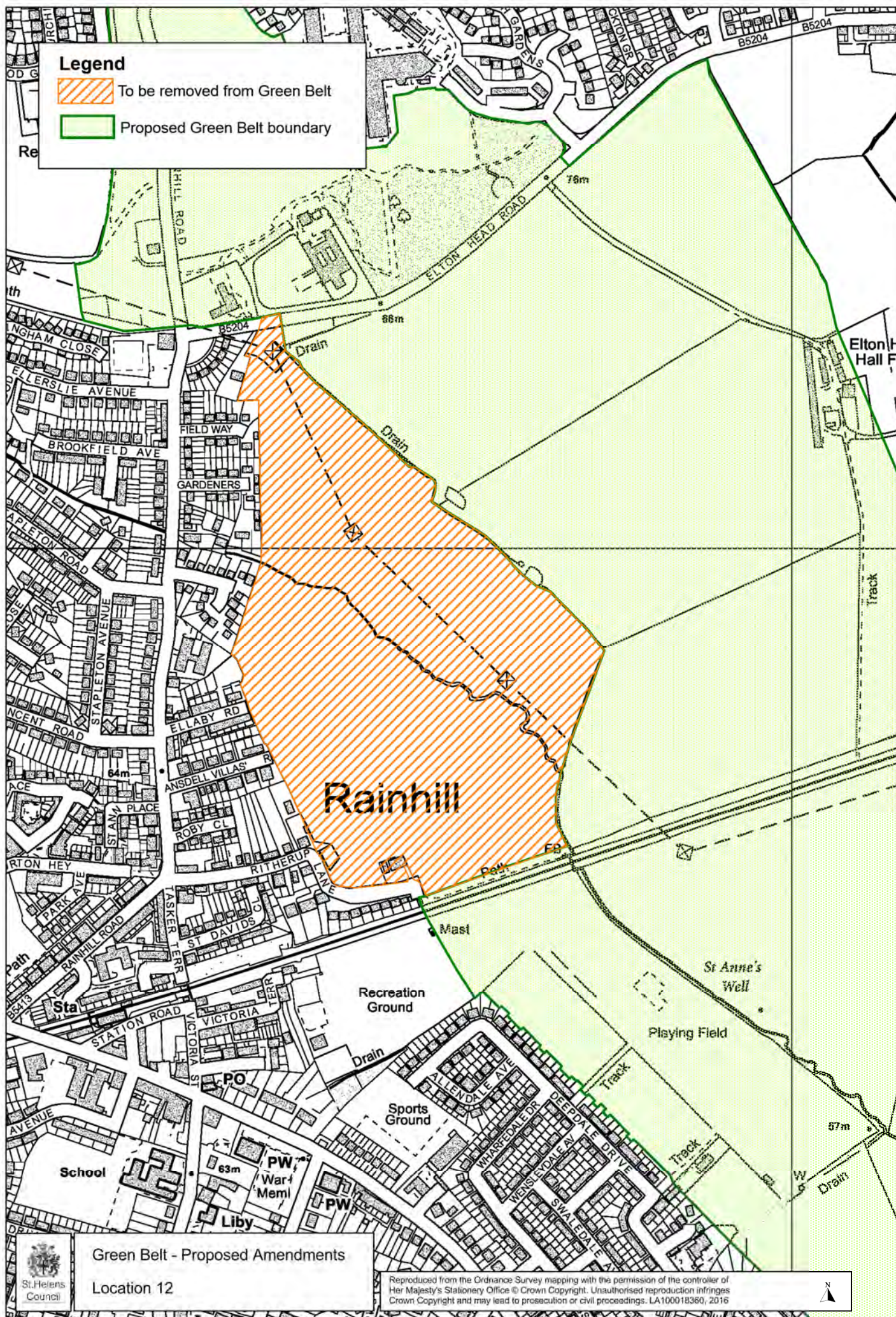


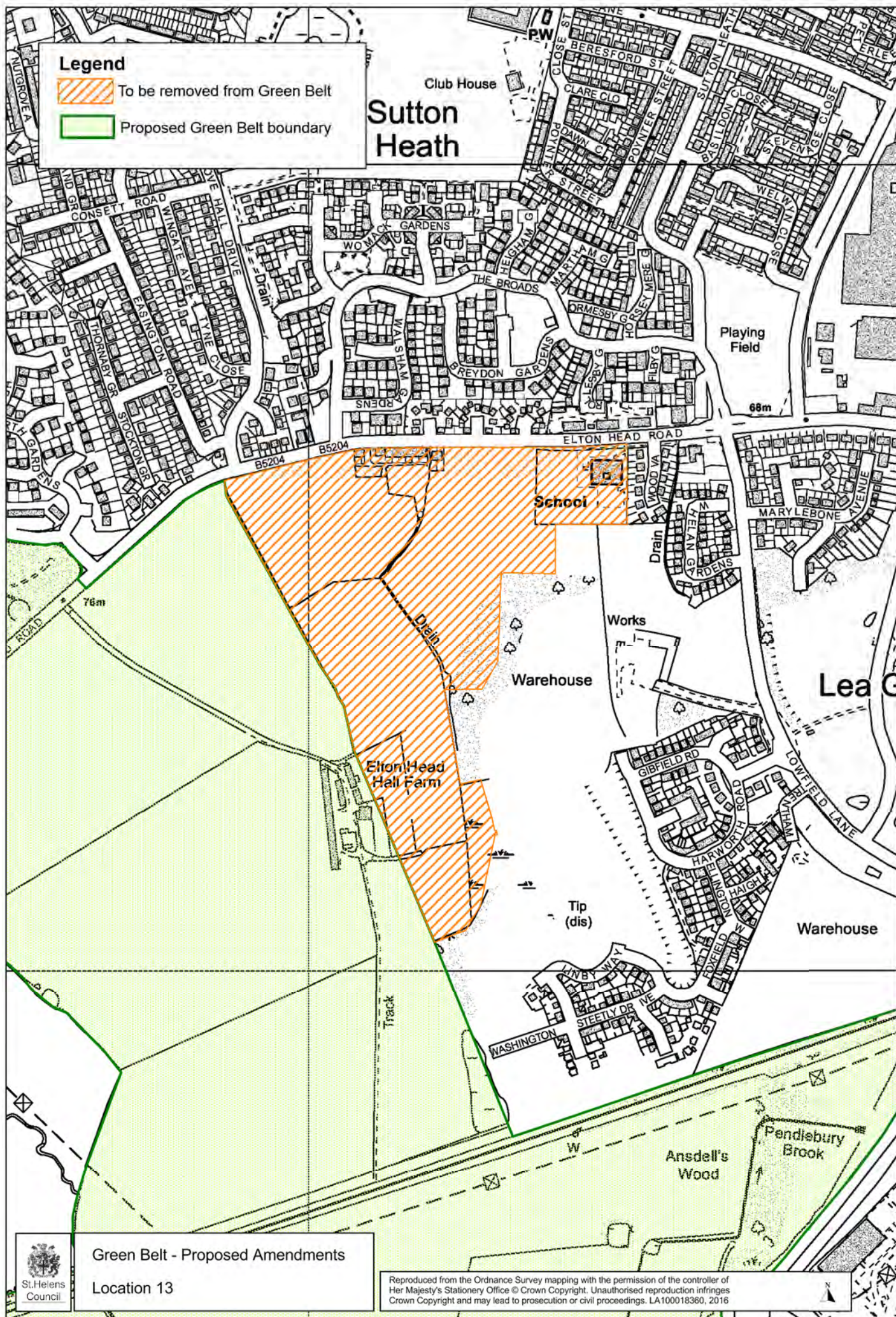








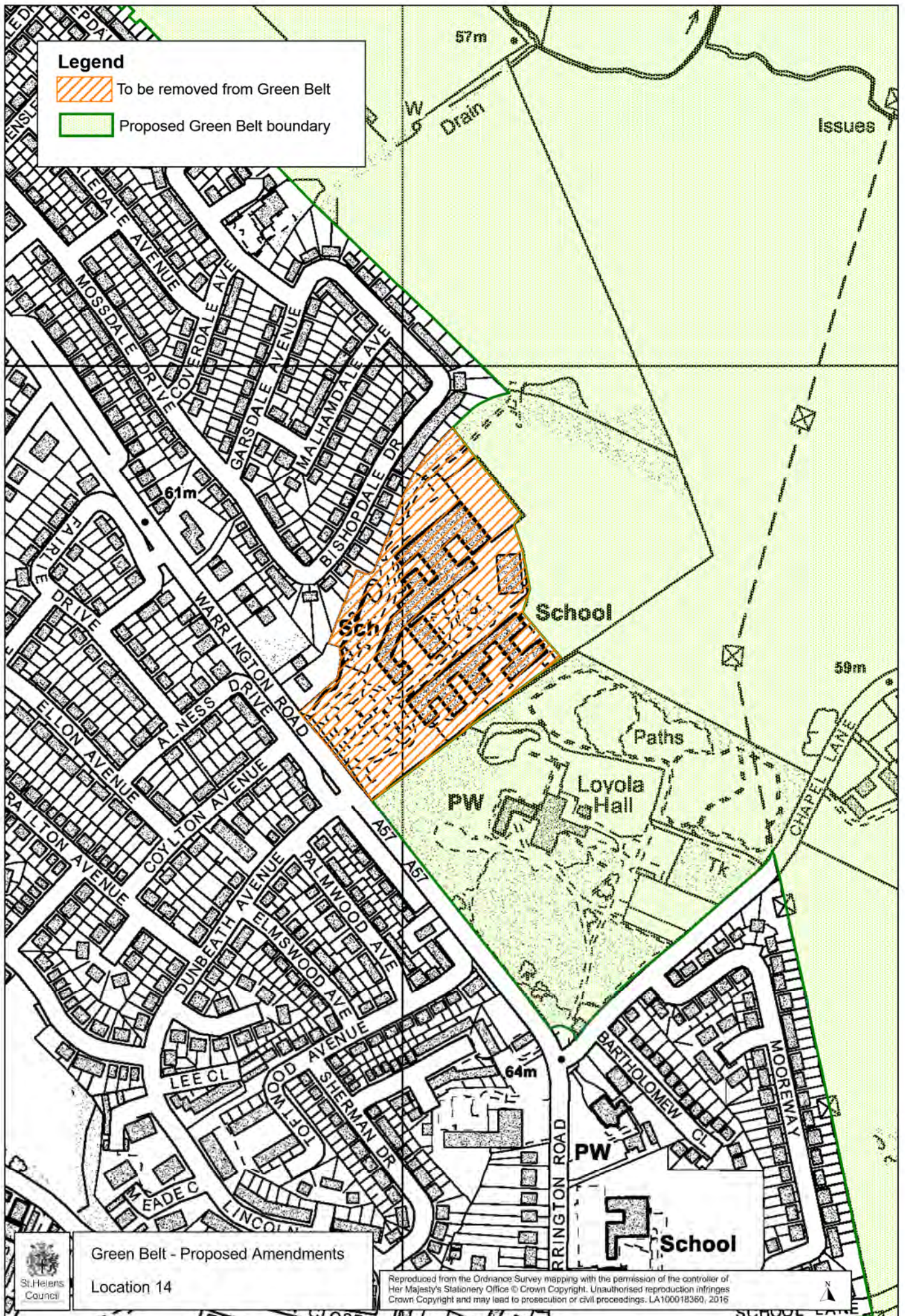






Legend

-  To be removed from Green Belt
-  Proposed Green Belt boundary





Green Belt - Proposed Amendments

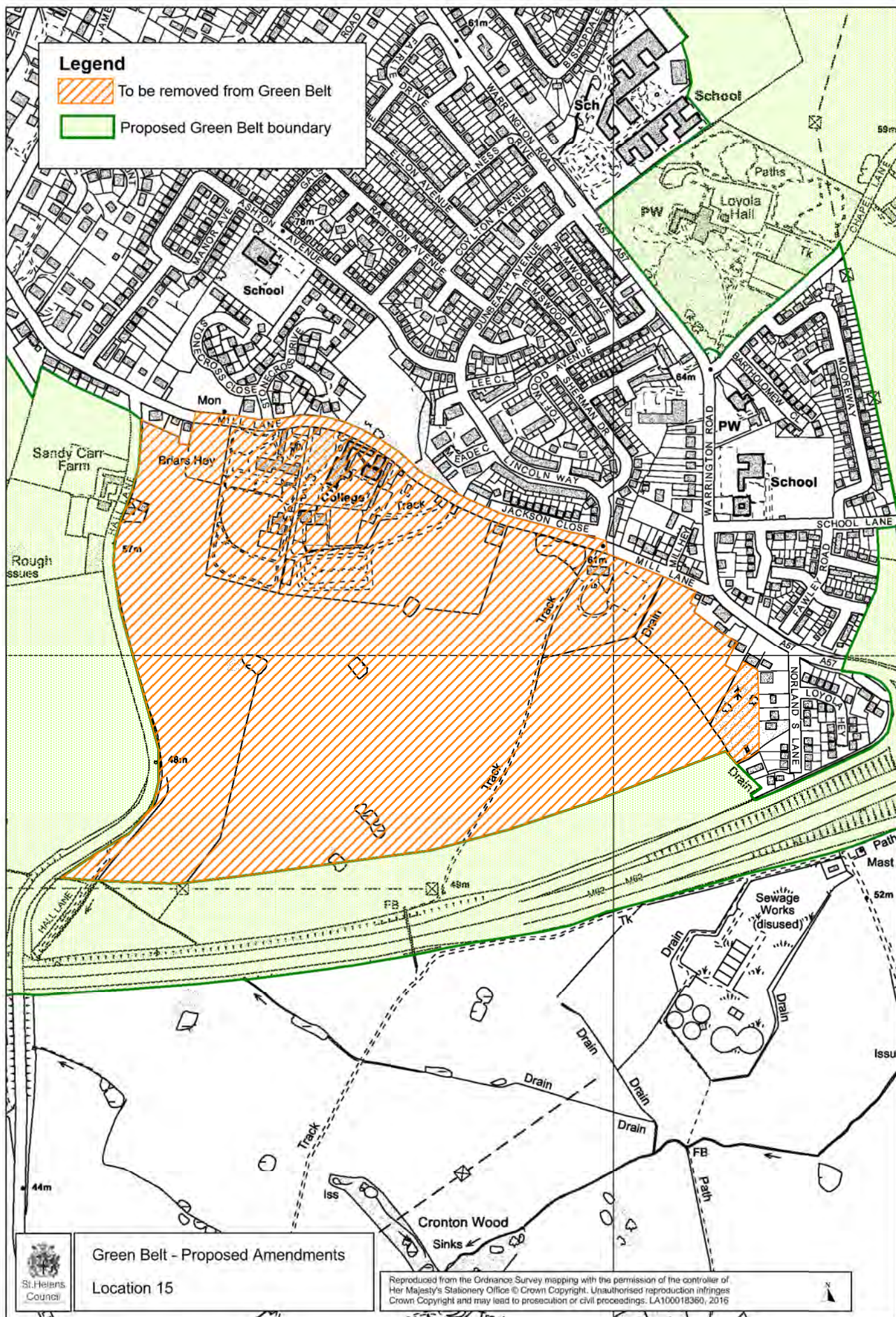
Location 14

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Legend

-  To be removed from Green Belt
-  Proposed Green Belt boundary

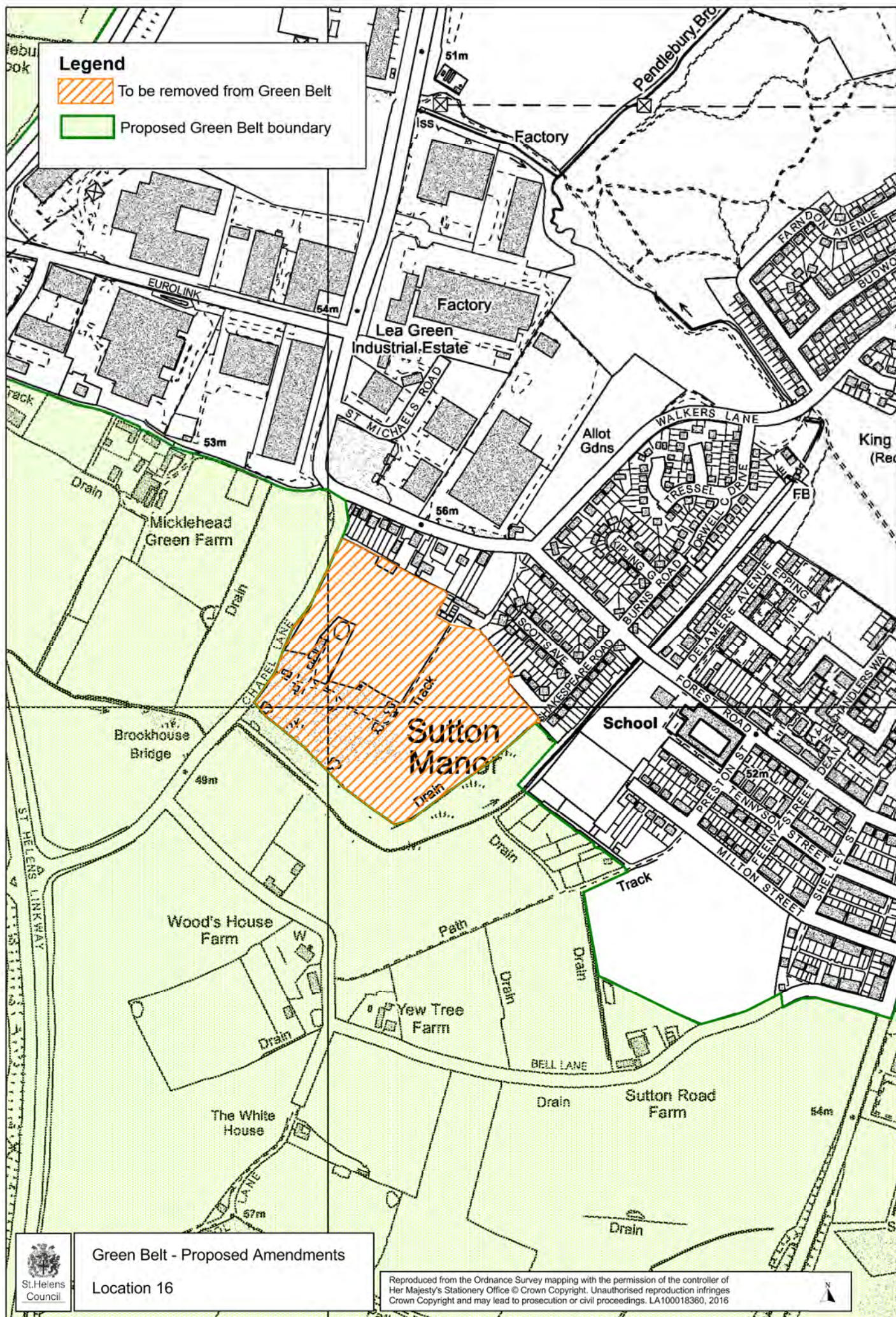


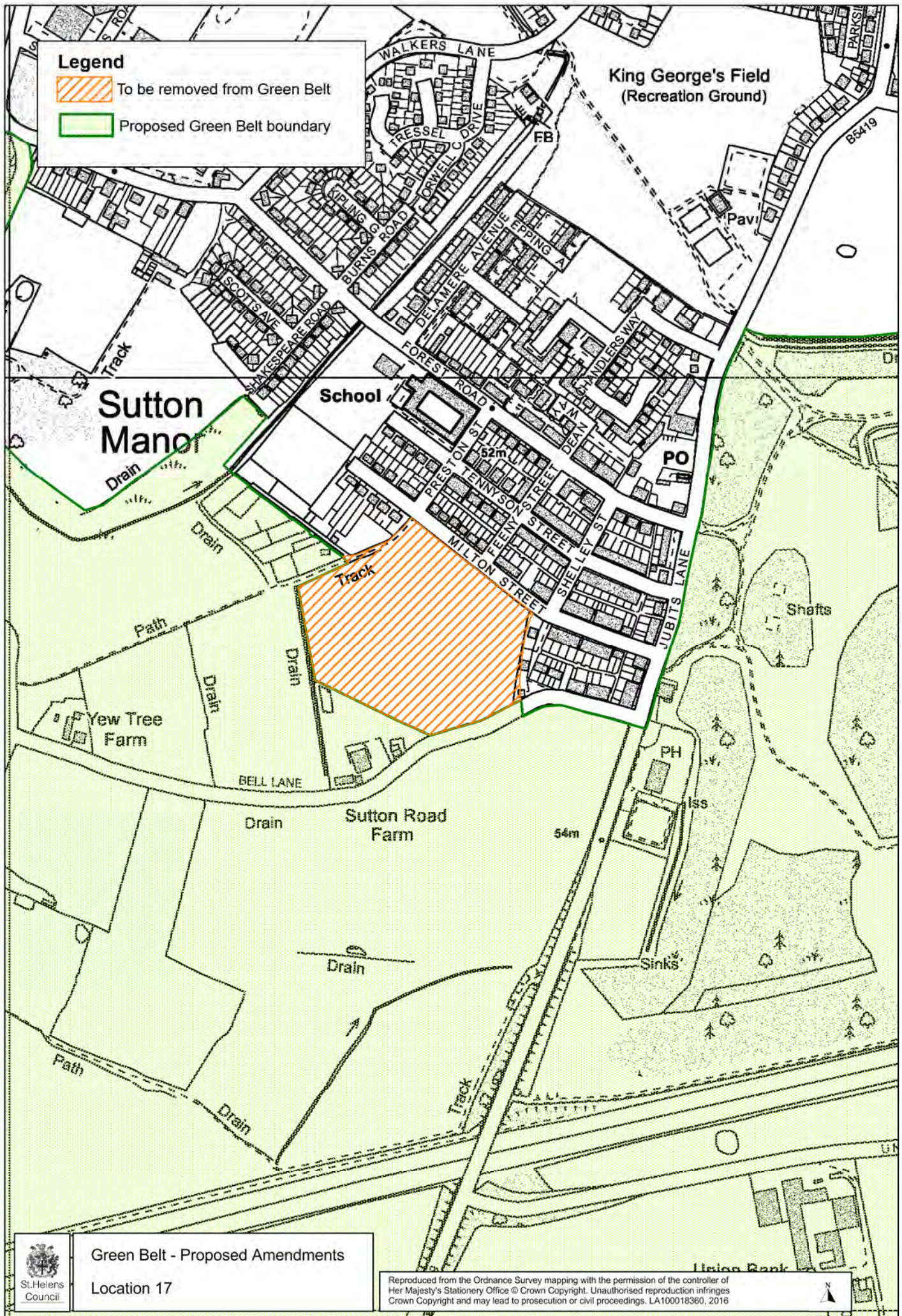
Green Belt - Proposed Amendments

Location 15



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Legend

-  To be removed from Green Belt
-  Proposed Green Belt boundary

Sutton Manor

School

**King George's Field
(Recreation Ground)**

Drain

Drain

Path

Drain

Yew Tree Farm

BELL LANE

Drain

Sutton Road Farm

Drain

Path

Drain

Track

54m

Track

PH

Iss

Sinks

Shafes

Union Bank

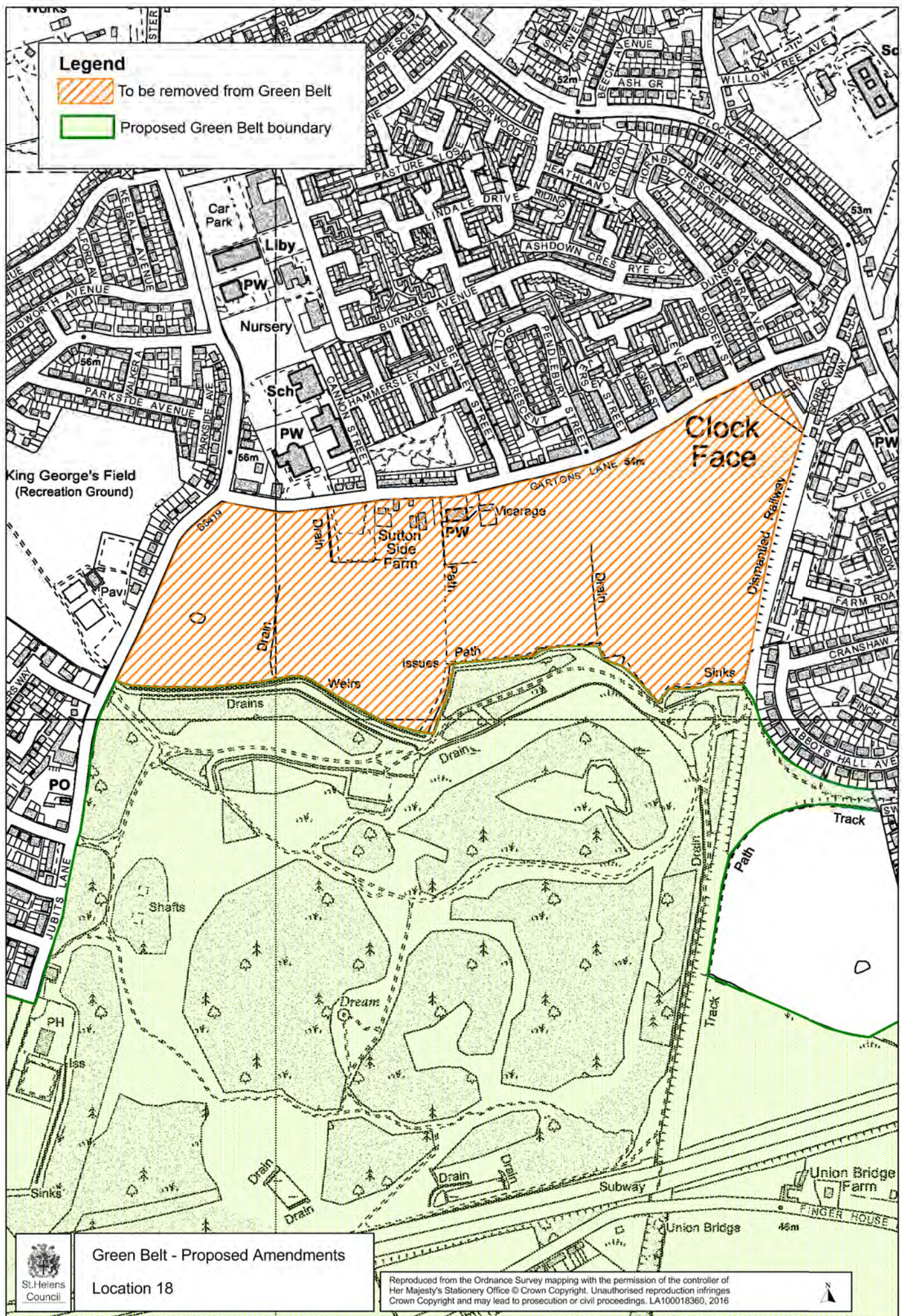
Green Belt - Proposed Amendments

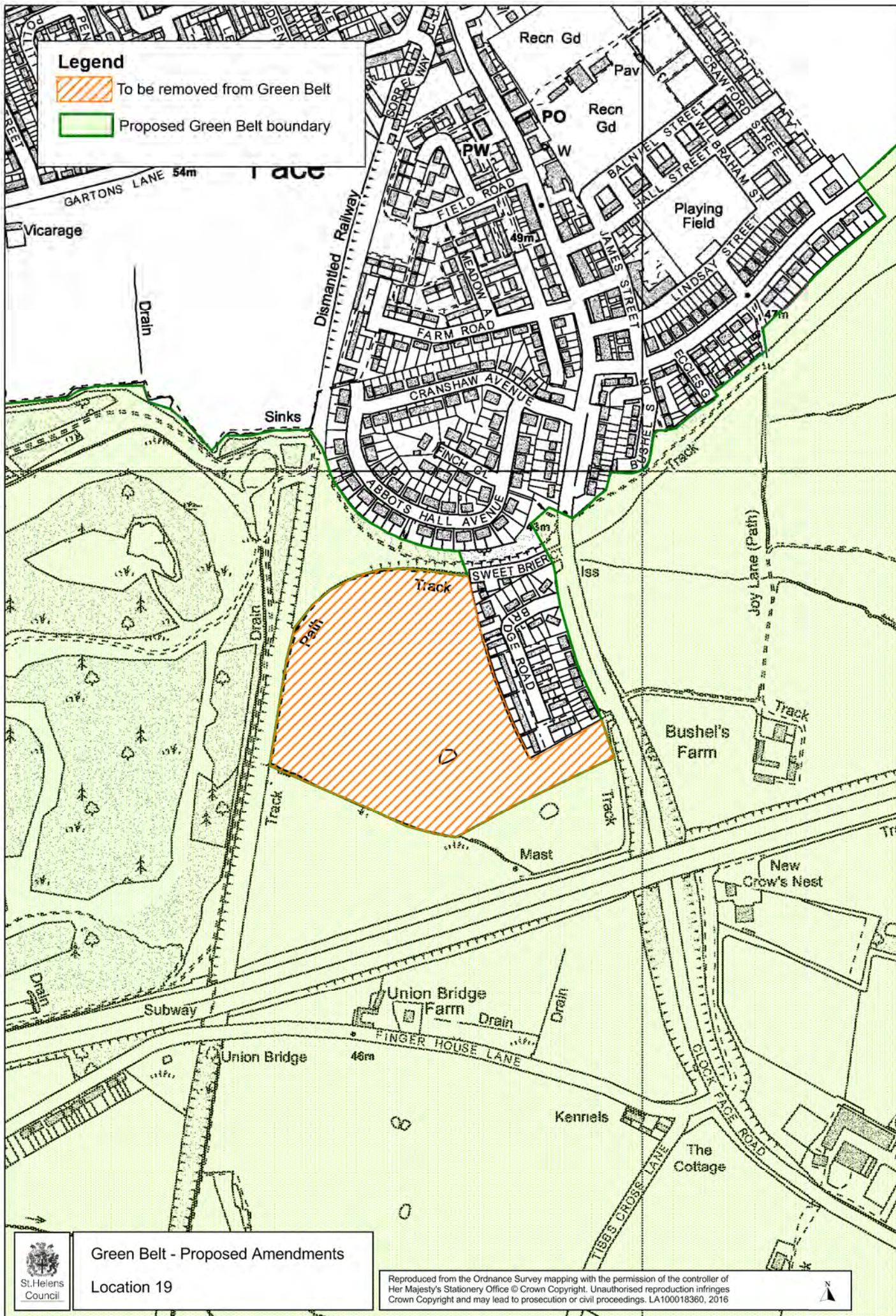
Location 17

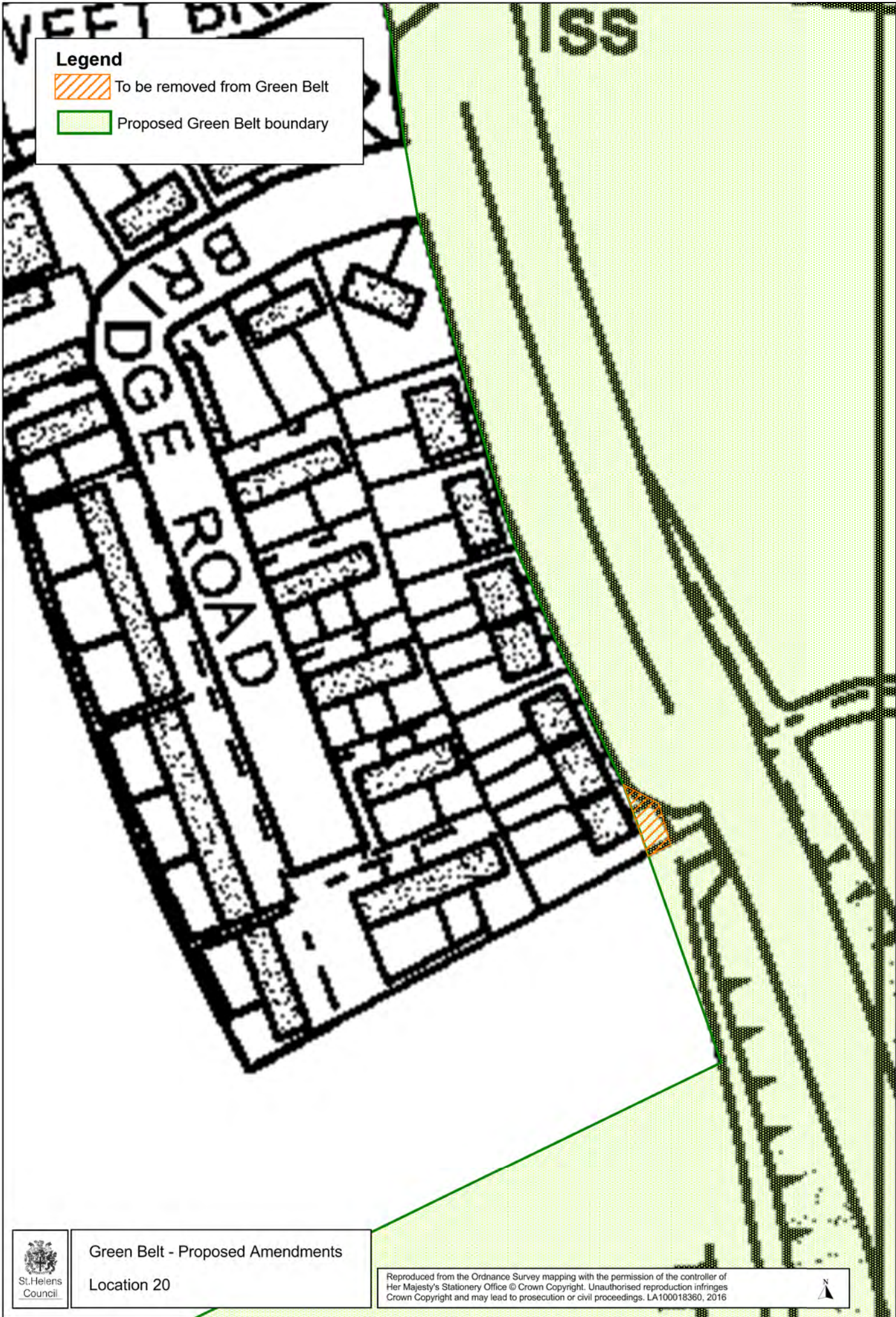


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Legend

-  To be removed from Green Belt
-  Proposed Green Belt boundary



Green Belt - Proposed Amendments
Location 20

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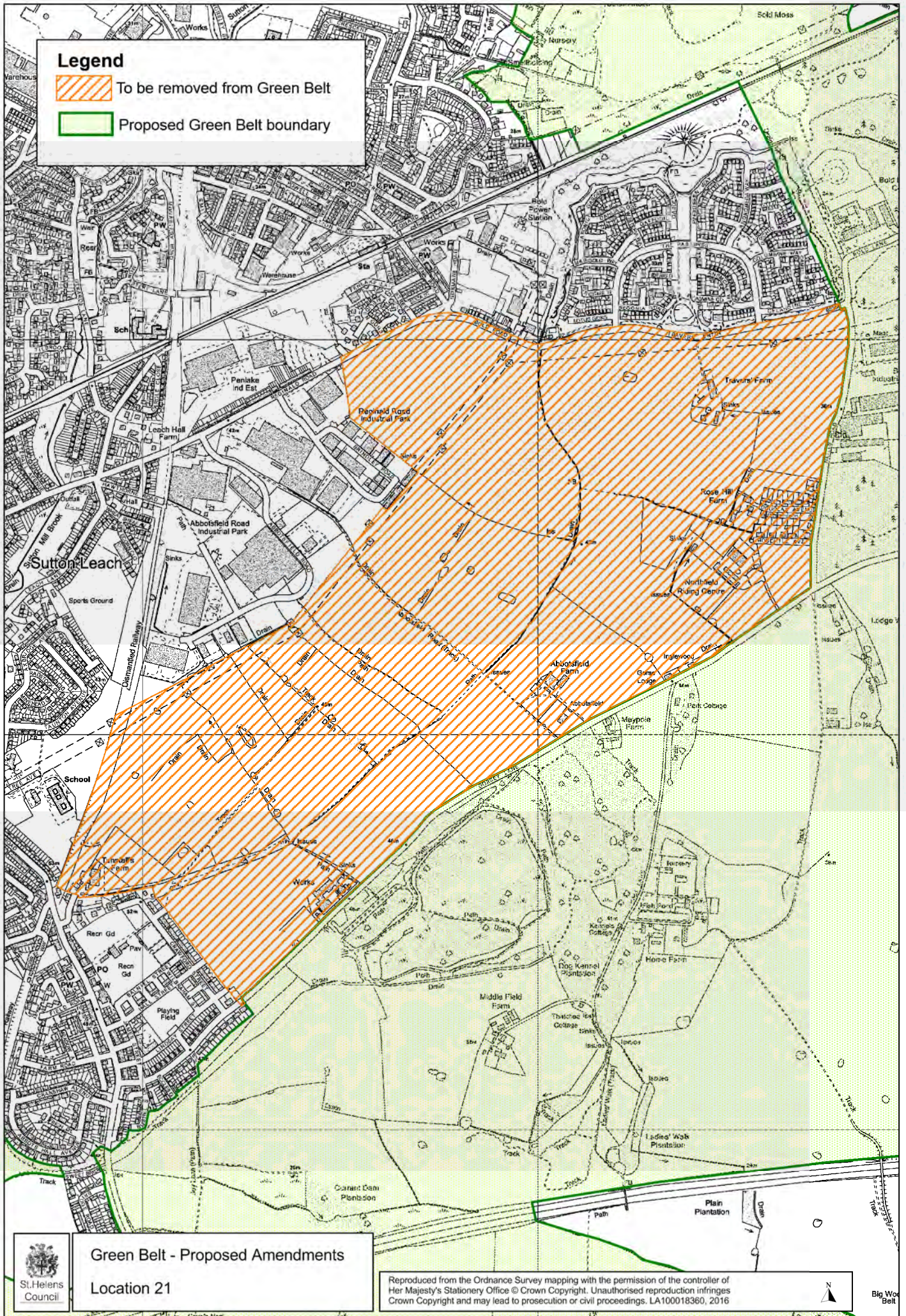
Legend

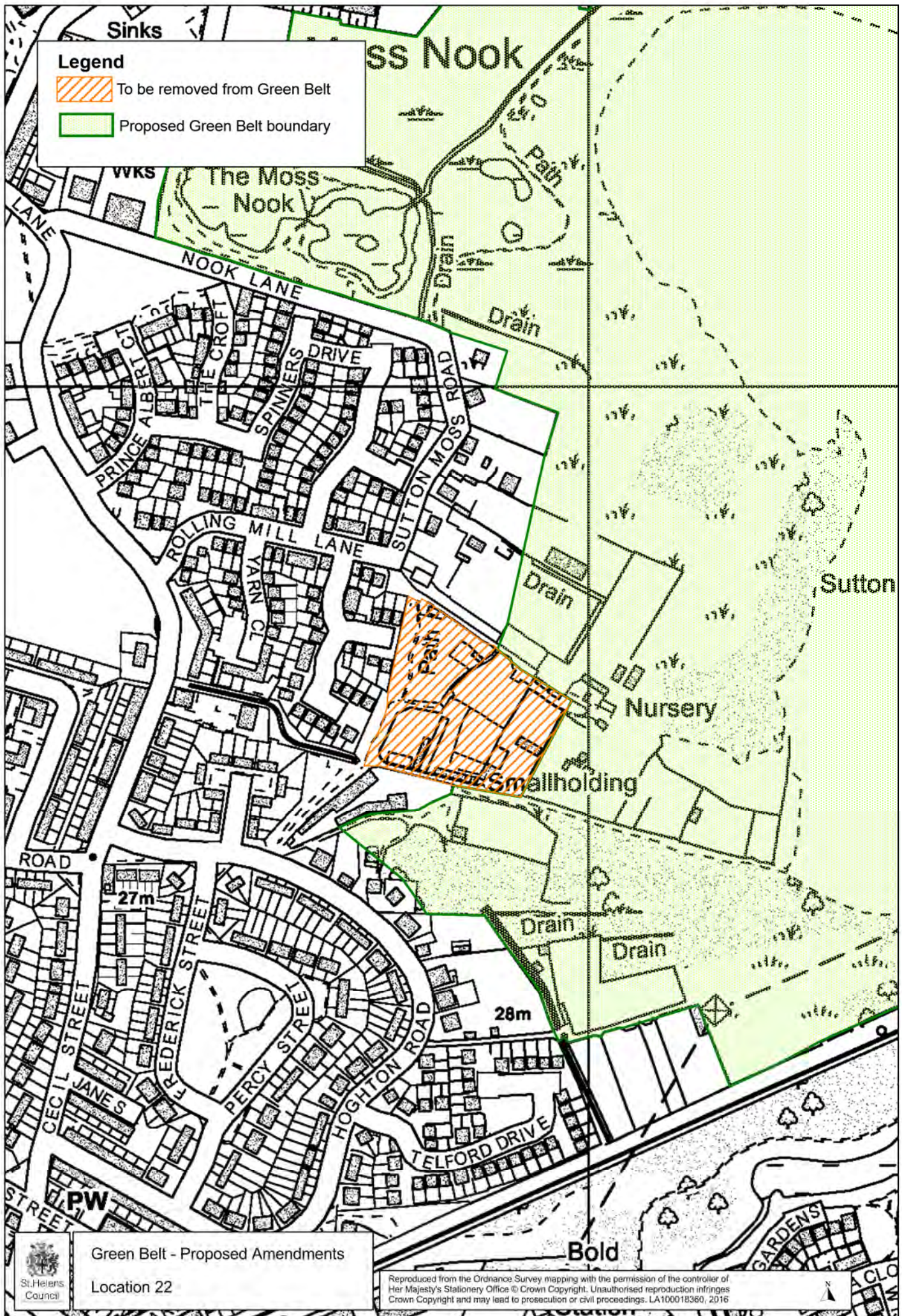


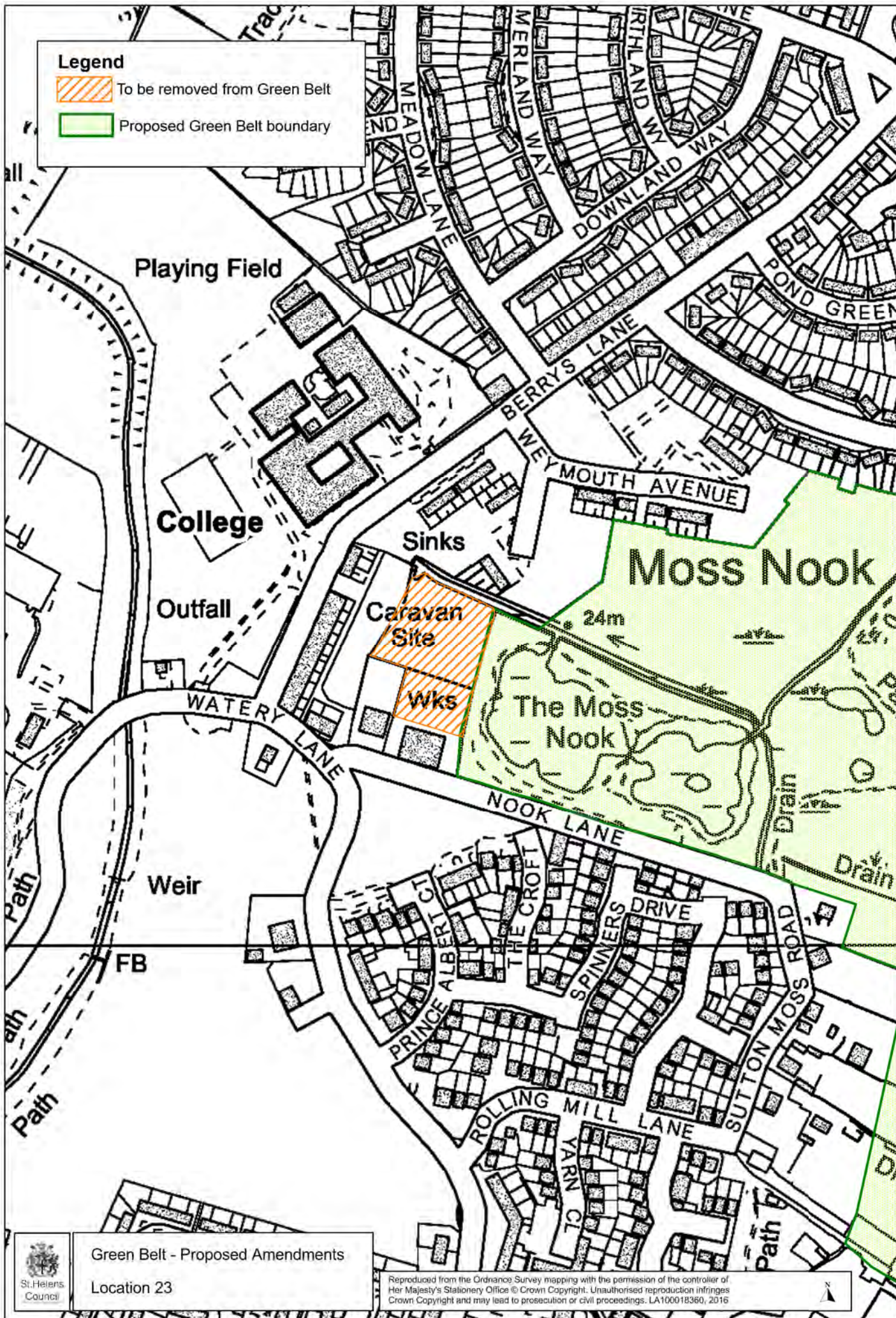
To be removed from Green Belt

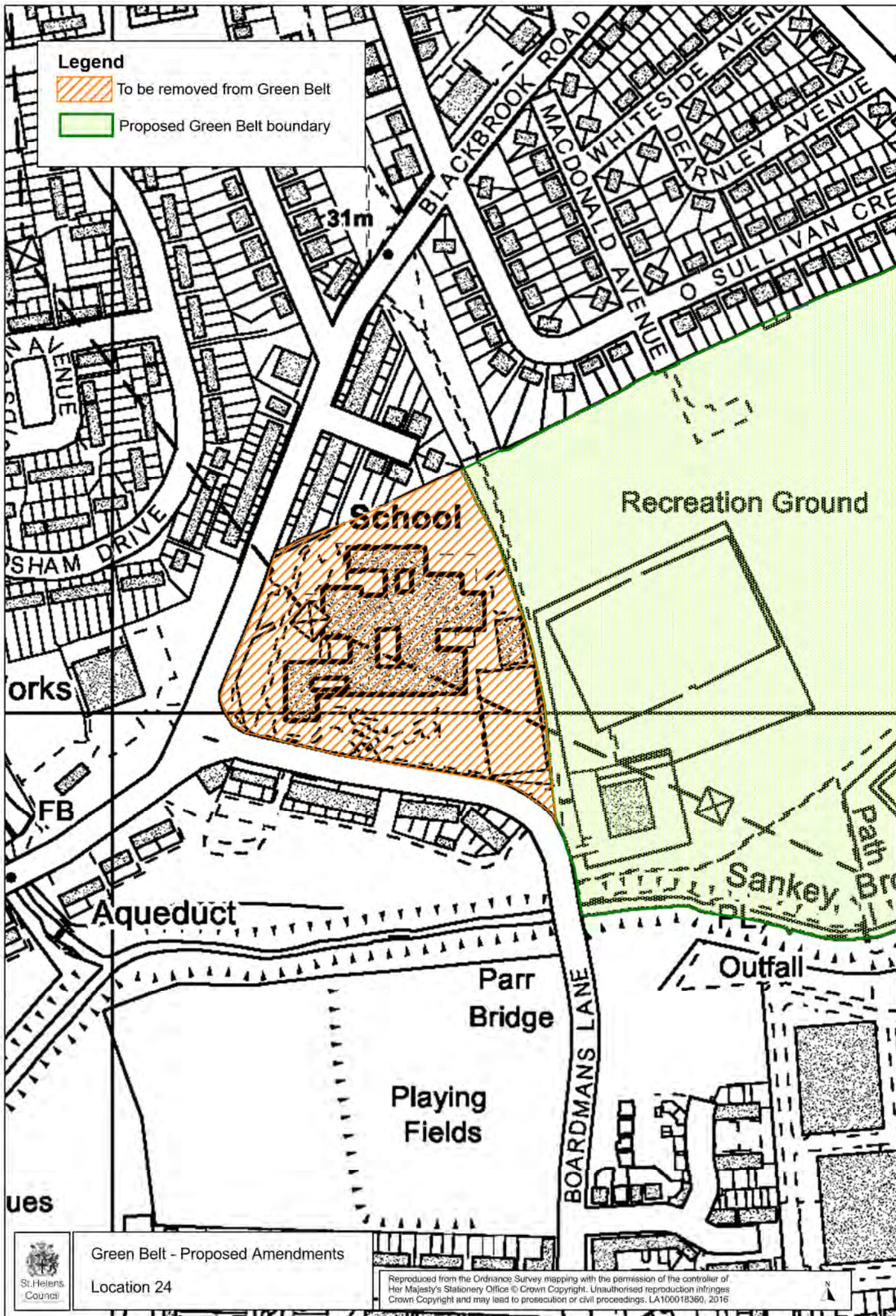


Proposed Green Belt boundary









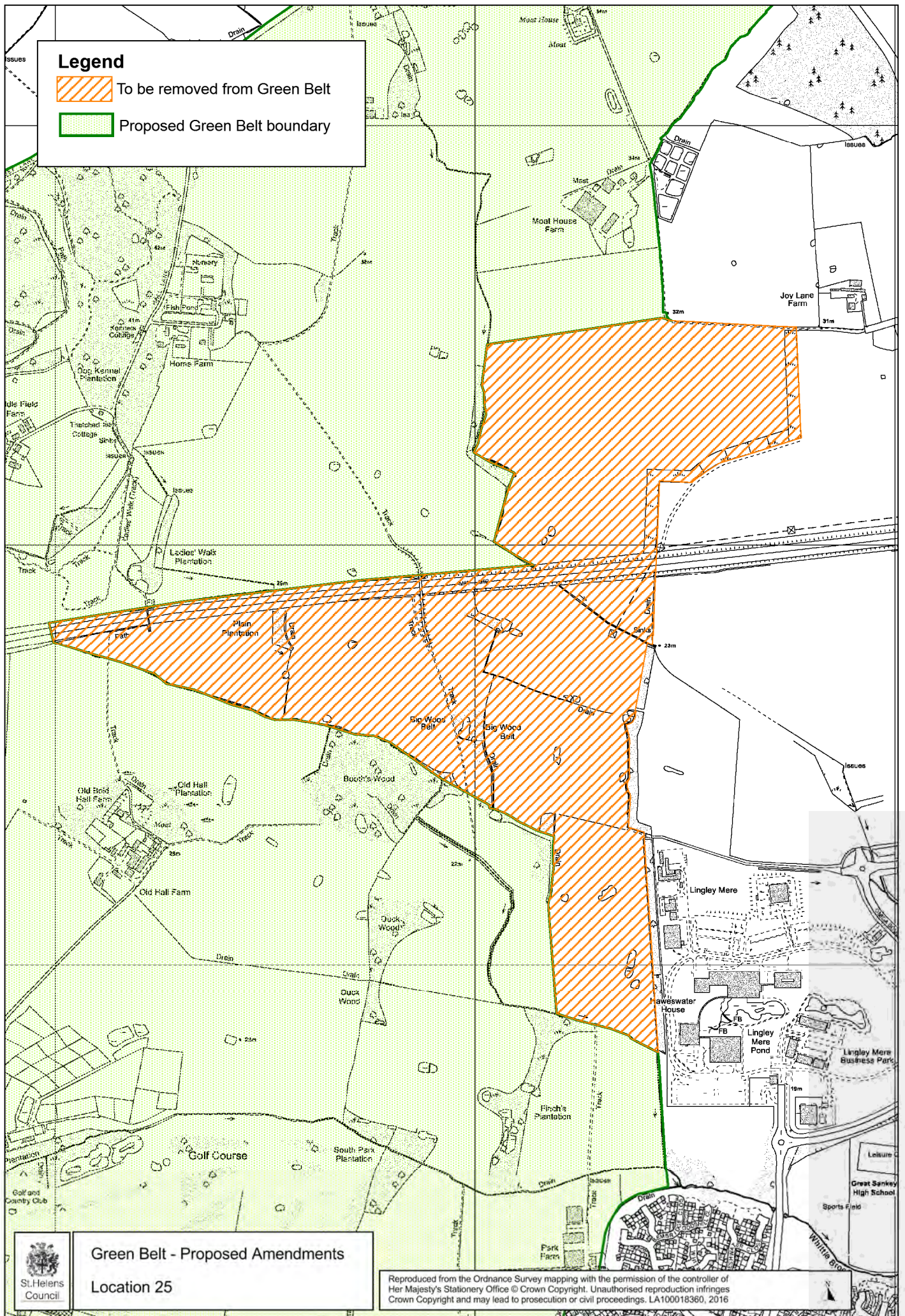
Legend



To be removed from Green Belt



Proposed Green Belt boundary





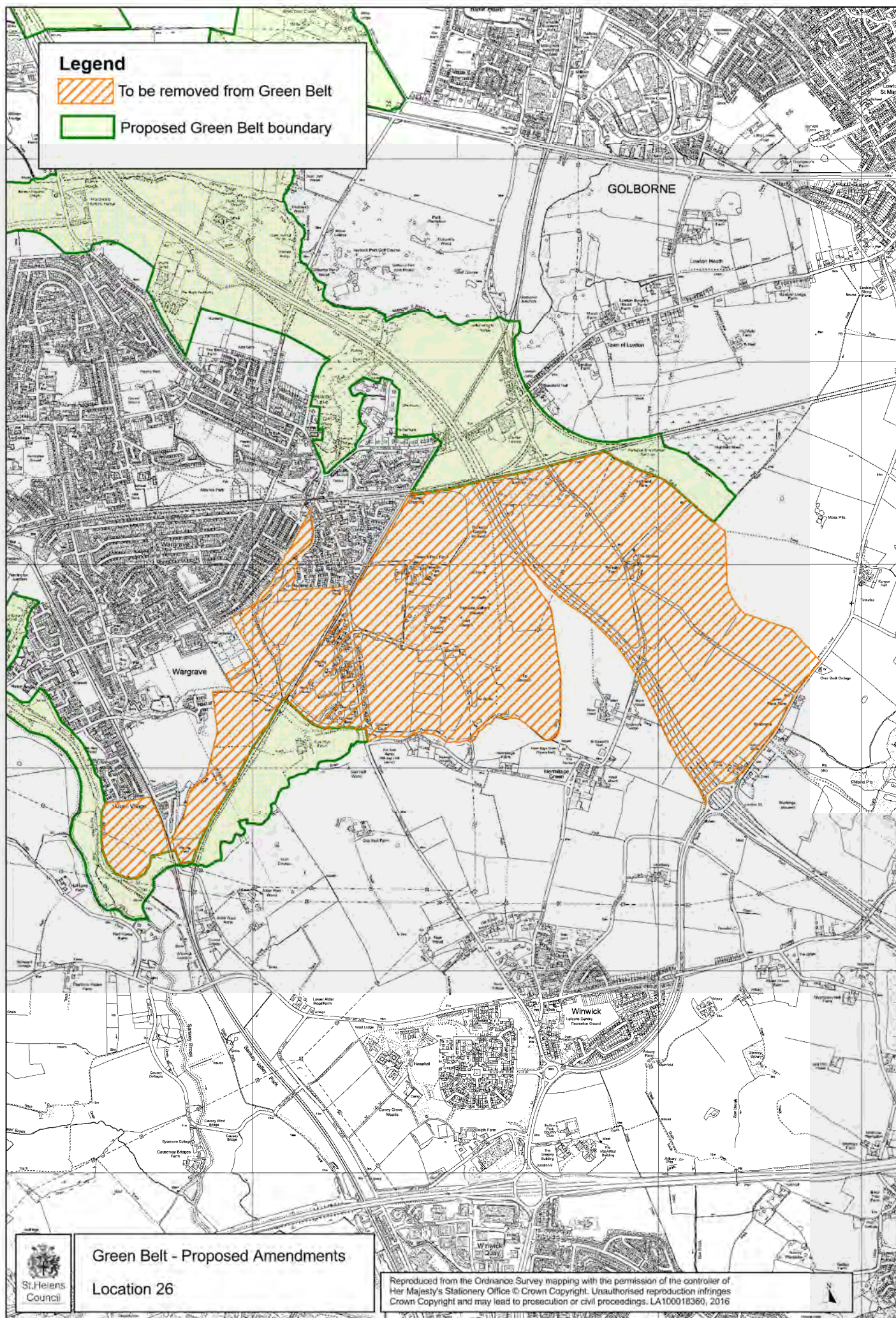
Green Belt - Proposed Amendments

Location 25

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Legend

-  To be removed from Green Belt
-  Proposed Green Belt boundary





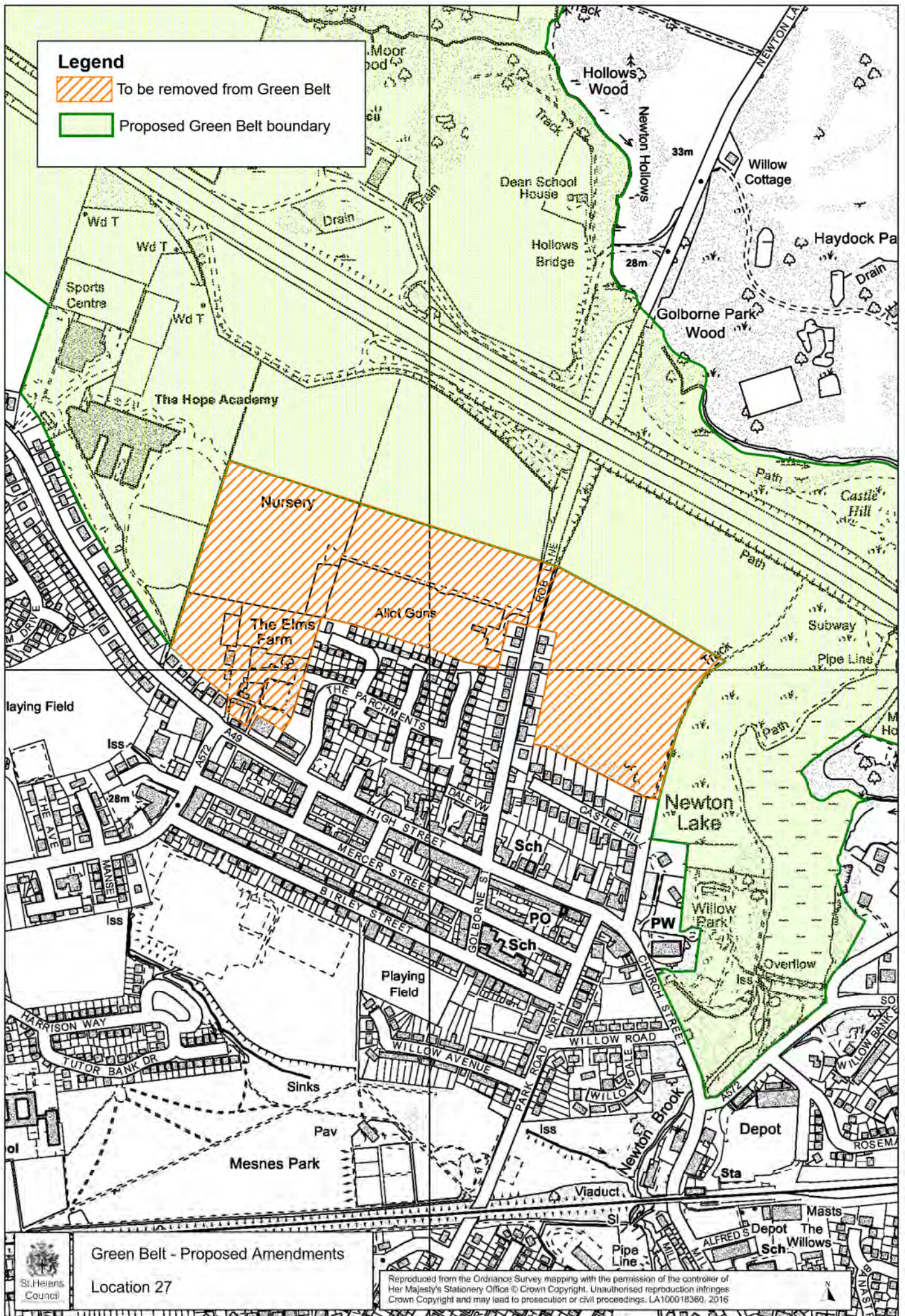
Green Belt - Proposed Amendments

Location 26

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Legend

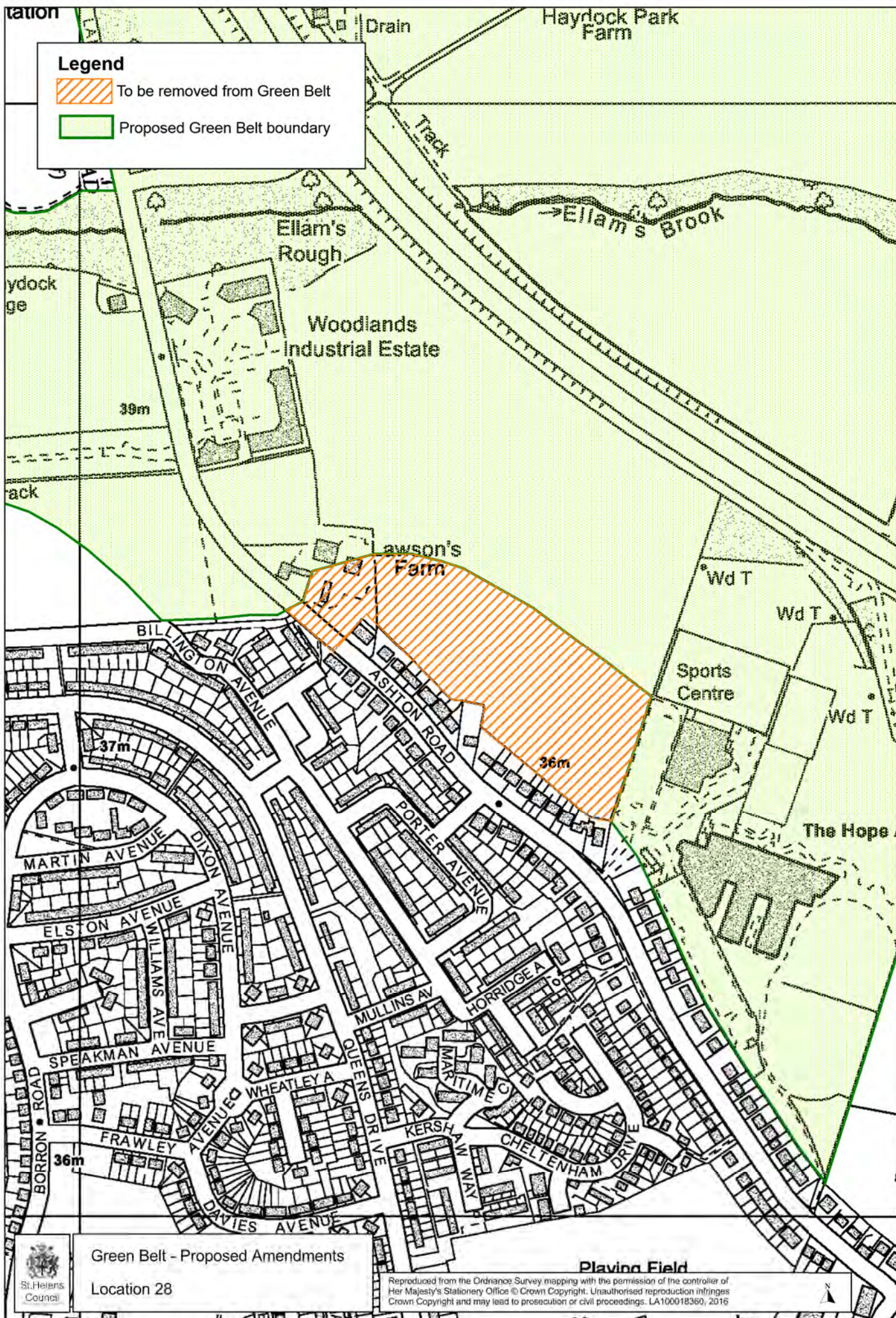
-  To be removed from Green Belt
-  Proposed Green Belt boundary





Green Belt - Proposed Amendments

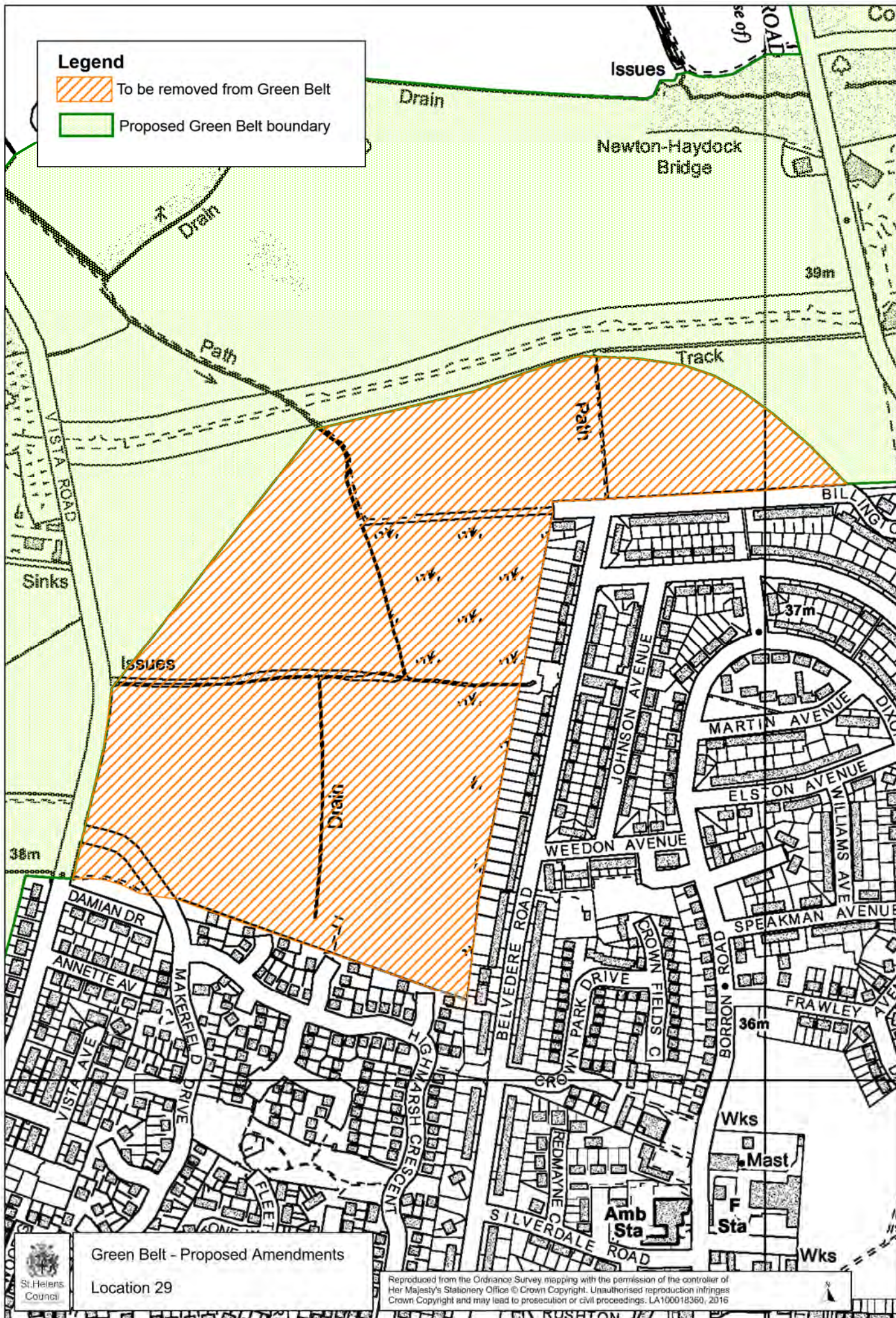
Location 27

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Legend

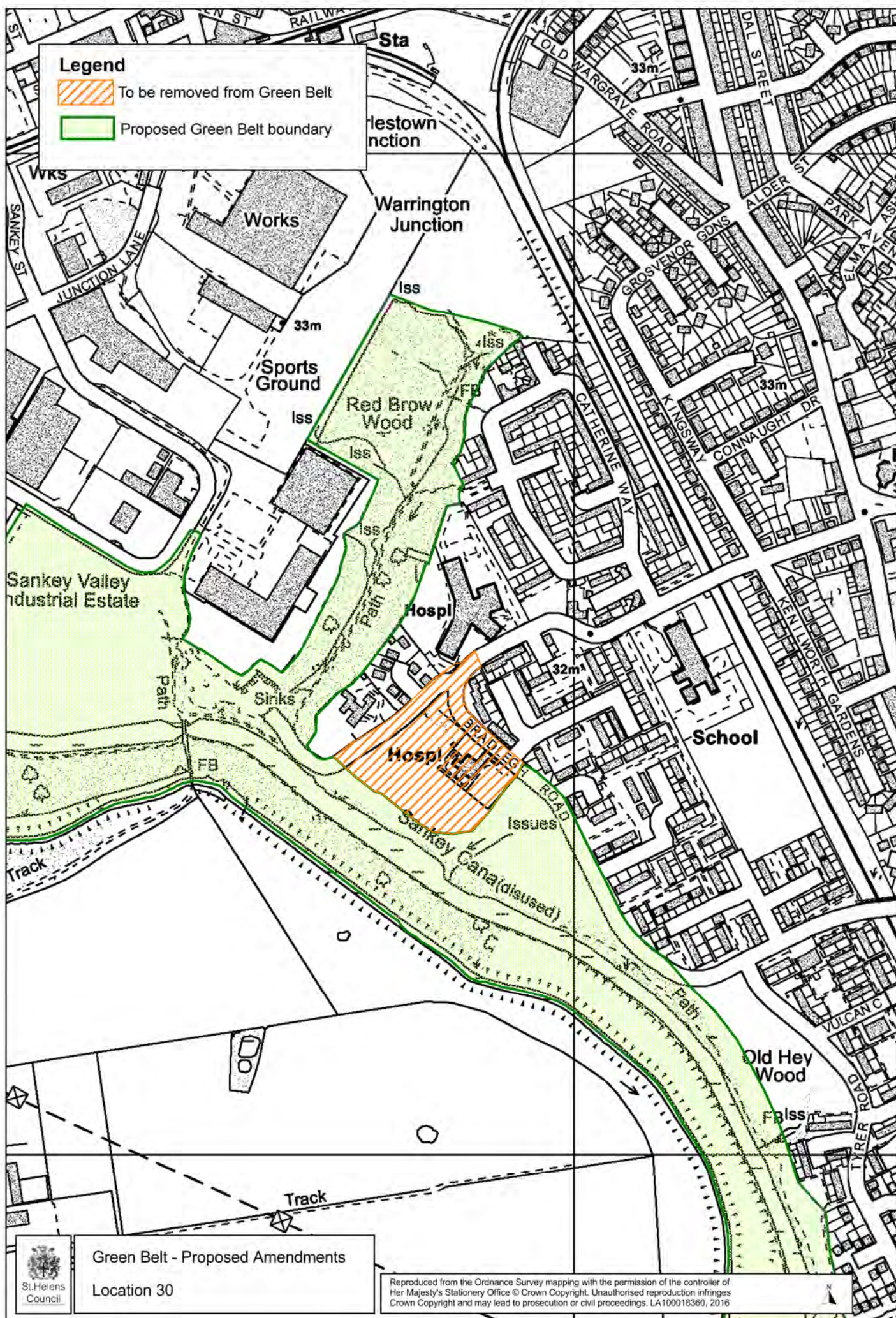
-  To be removed from Green Belt
-  Proposed Green Belt boundary





Green Belt - Proposed Amendments

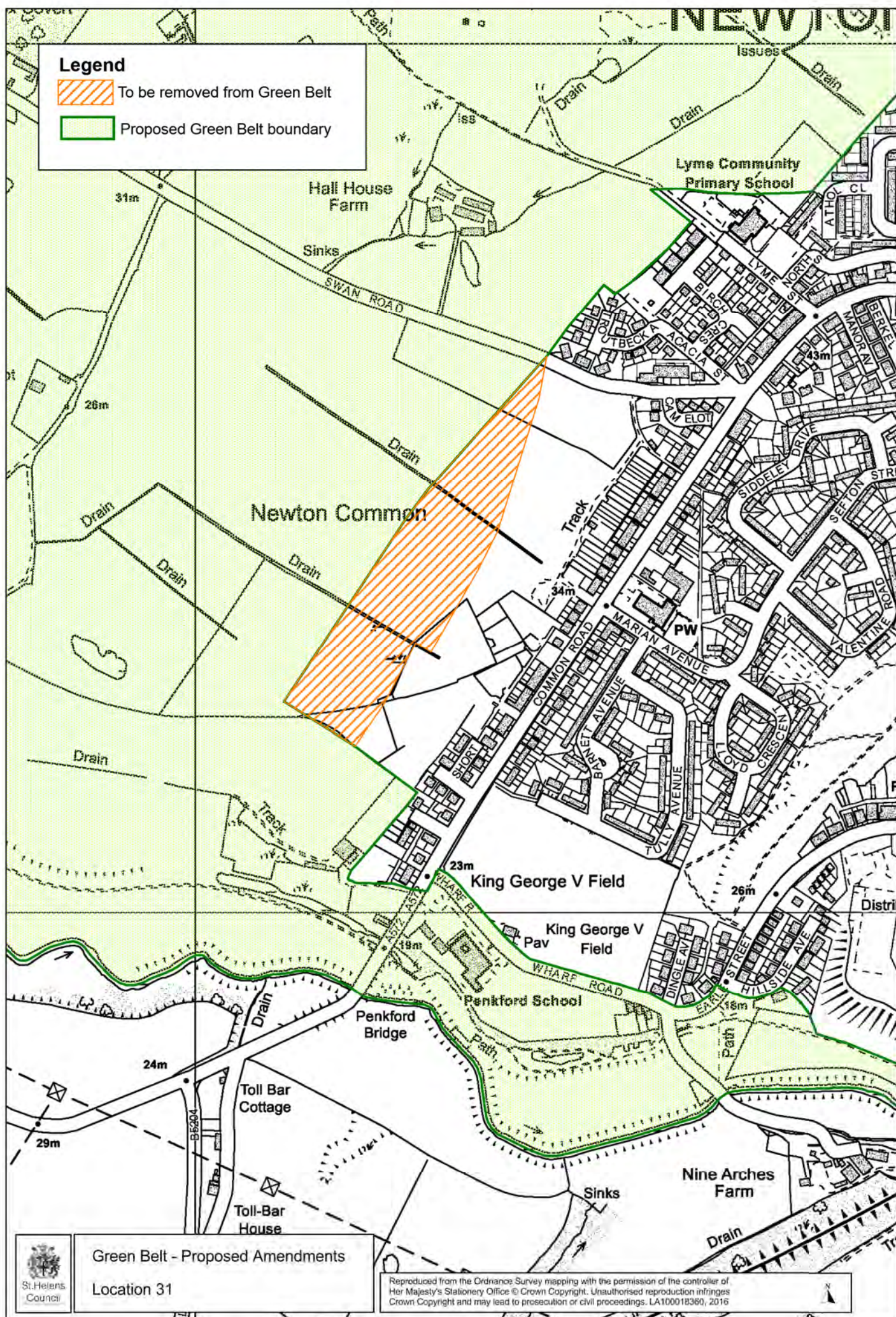
Location 29

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Legend

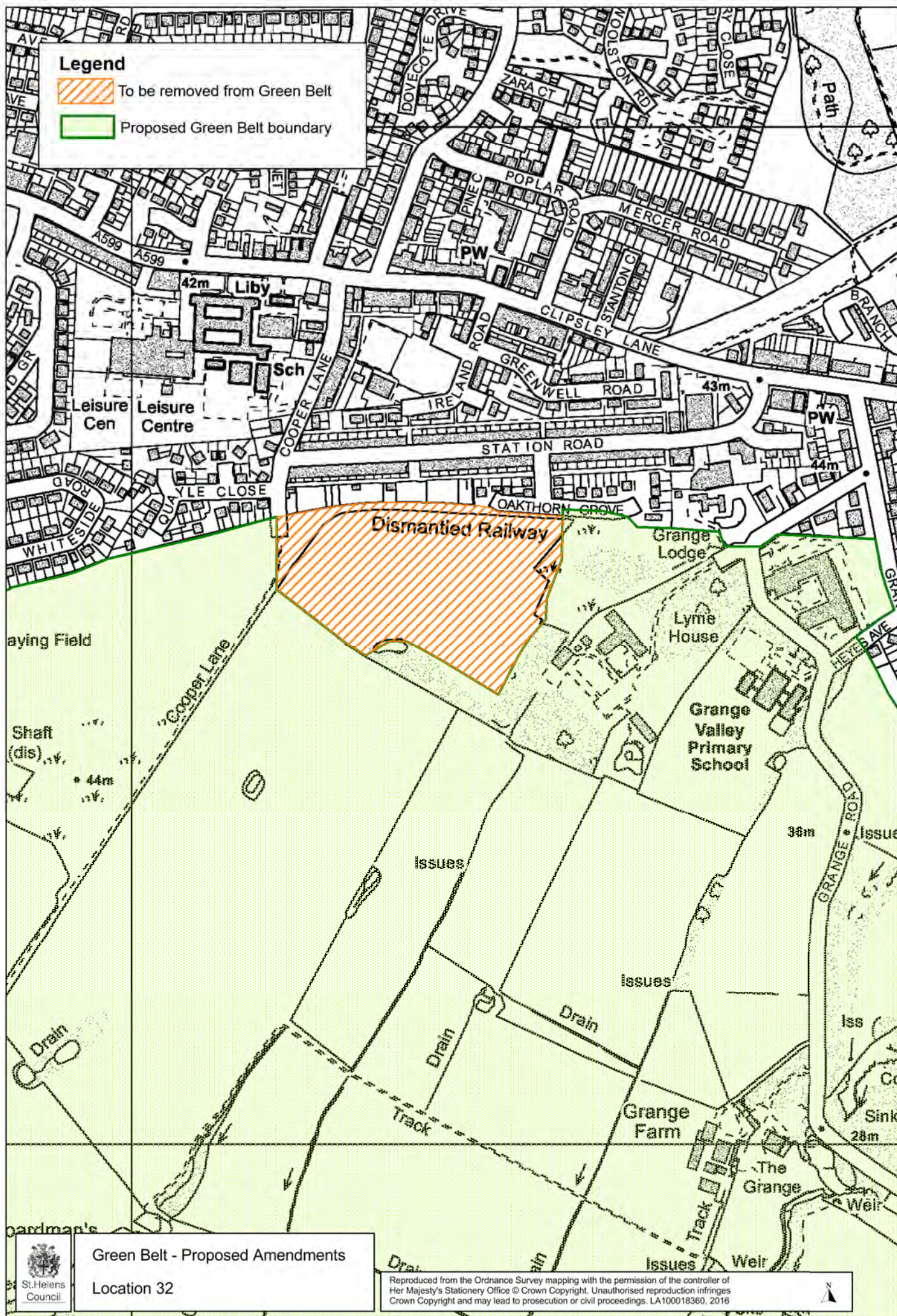
-  To be removed from Green Belt
-  Proposed Green Belt boundary

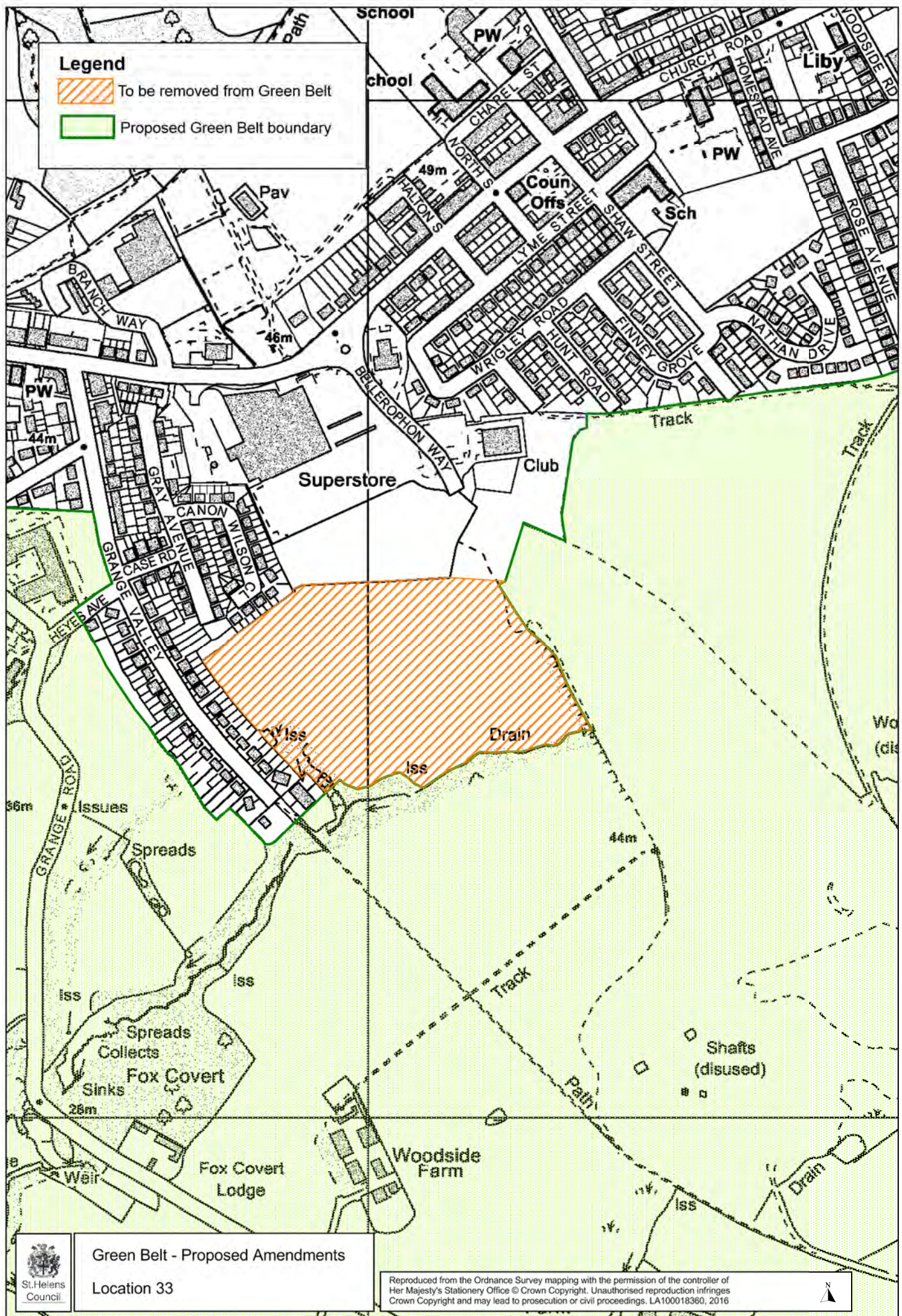


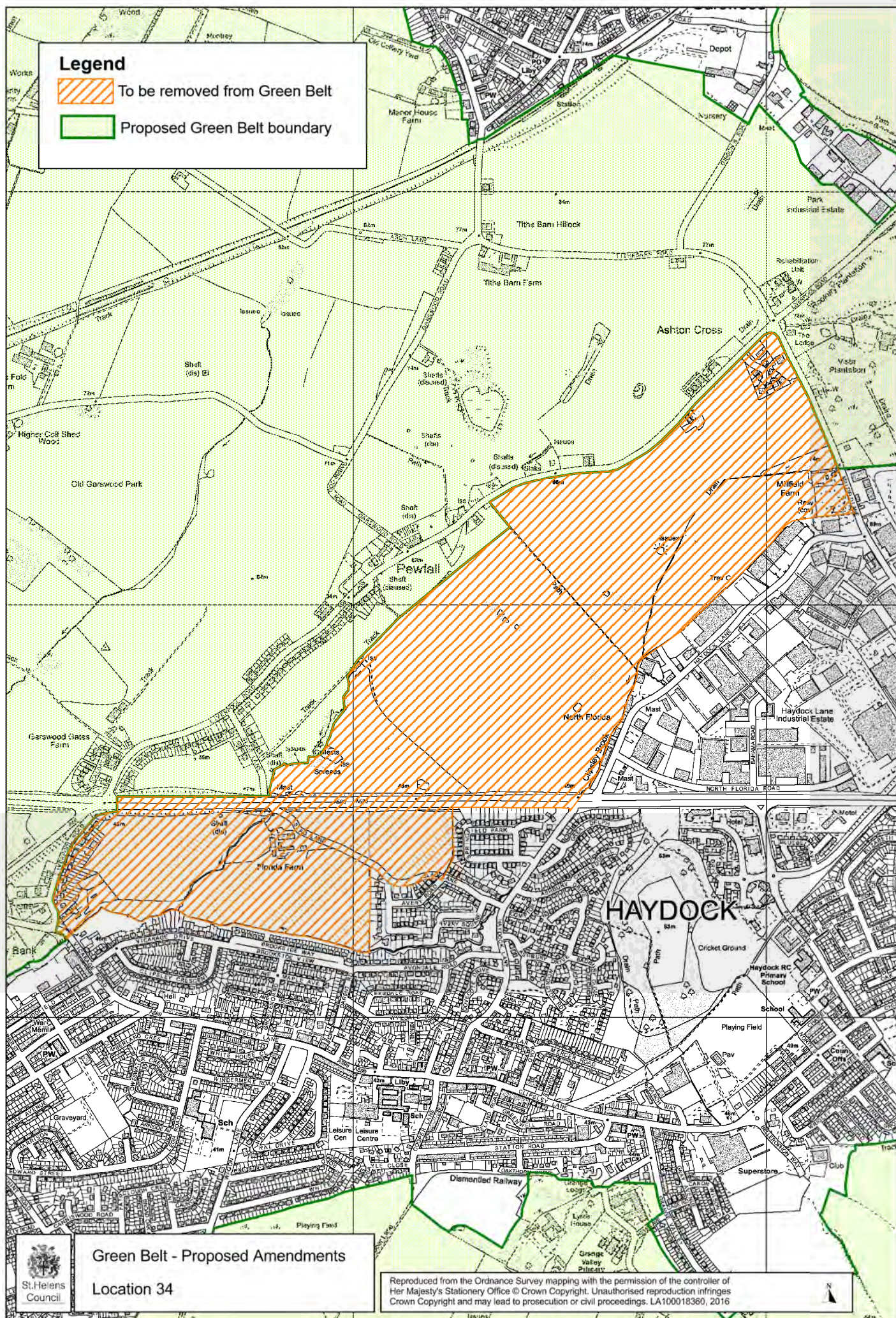
Green Belt - Proposed Amendments

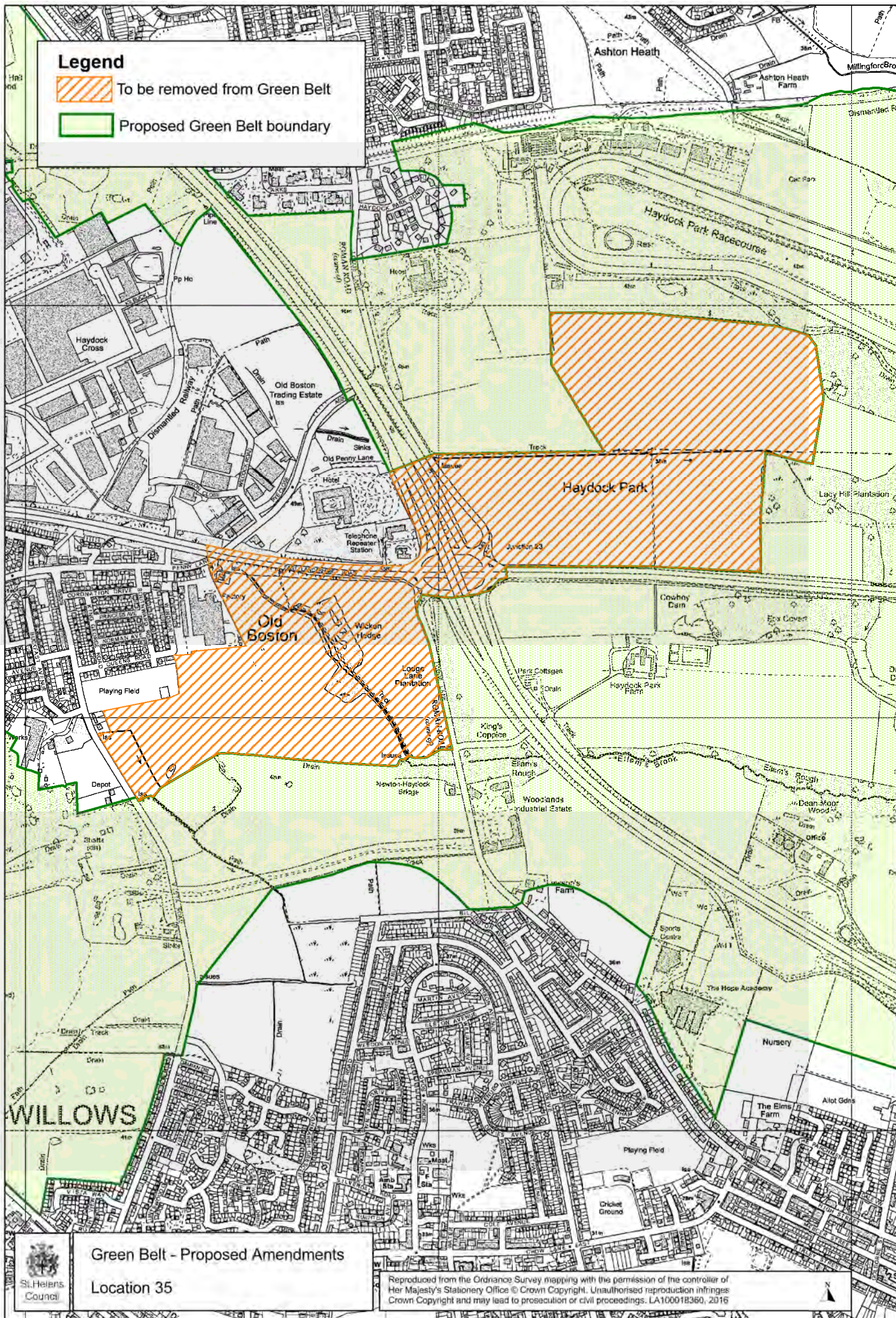
Location 31

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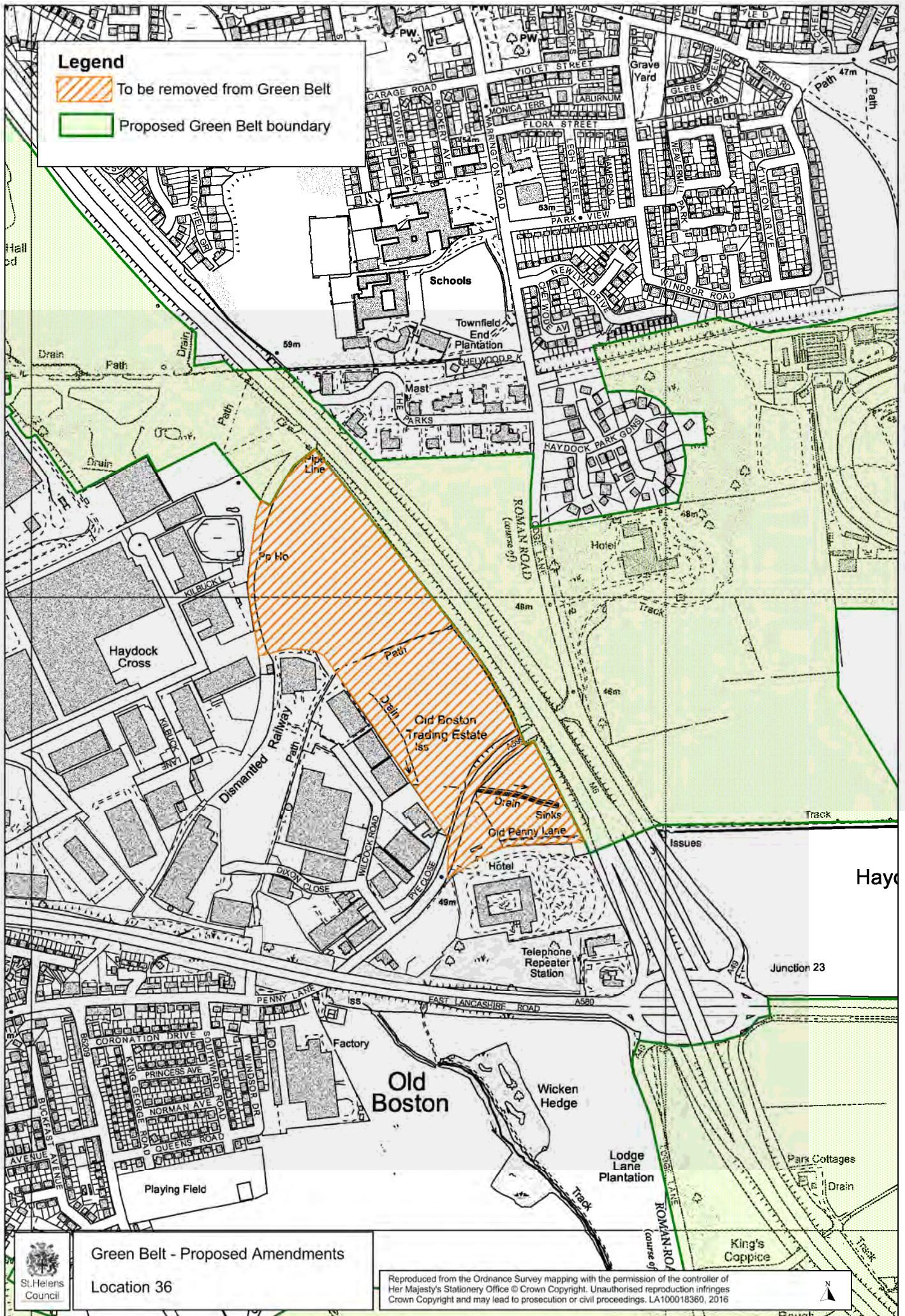


Green Belt - Proposed Amendments
Location 35

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Legend

-  To be removed from Green Belt
-  Proposed Green Belt boundary

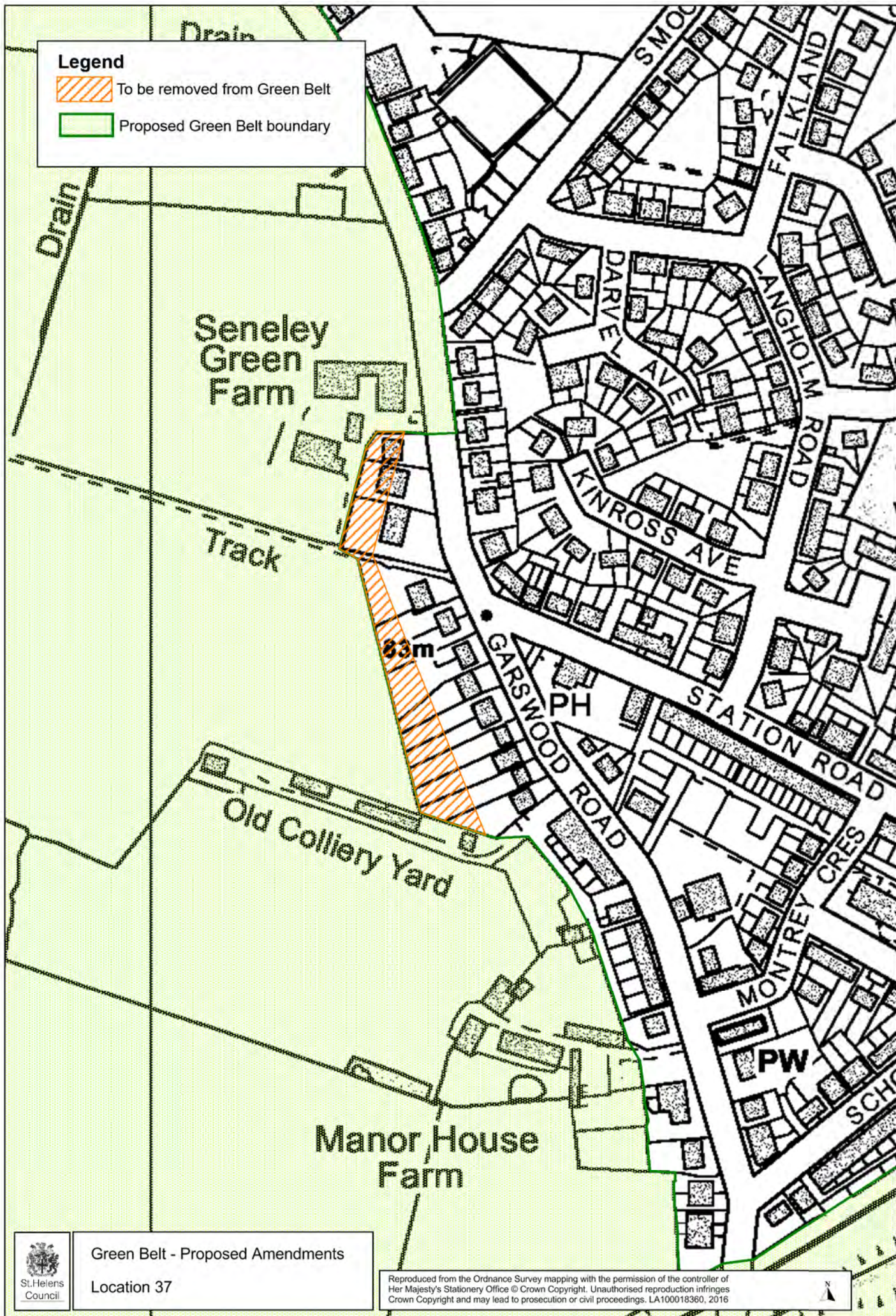


Green Belt - Proposed Amendments

Location 36

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Green Belt - Proposed Amendments

Location 37

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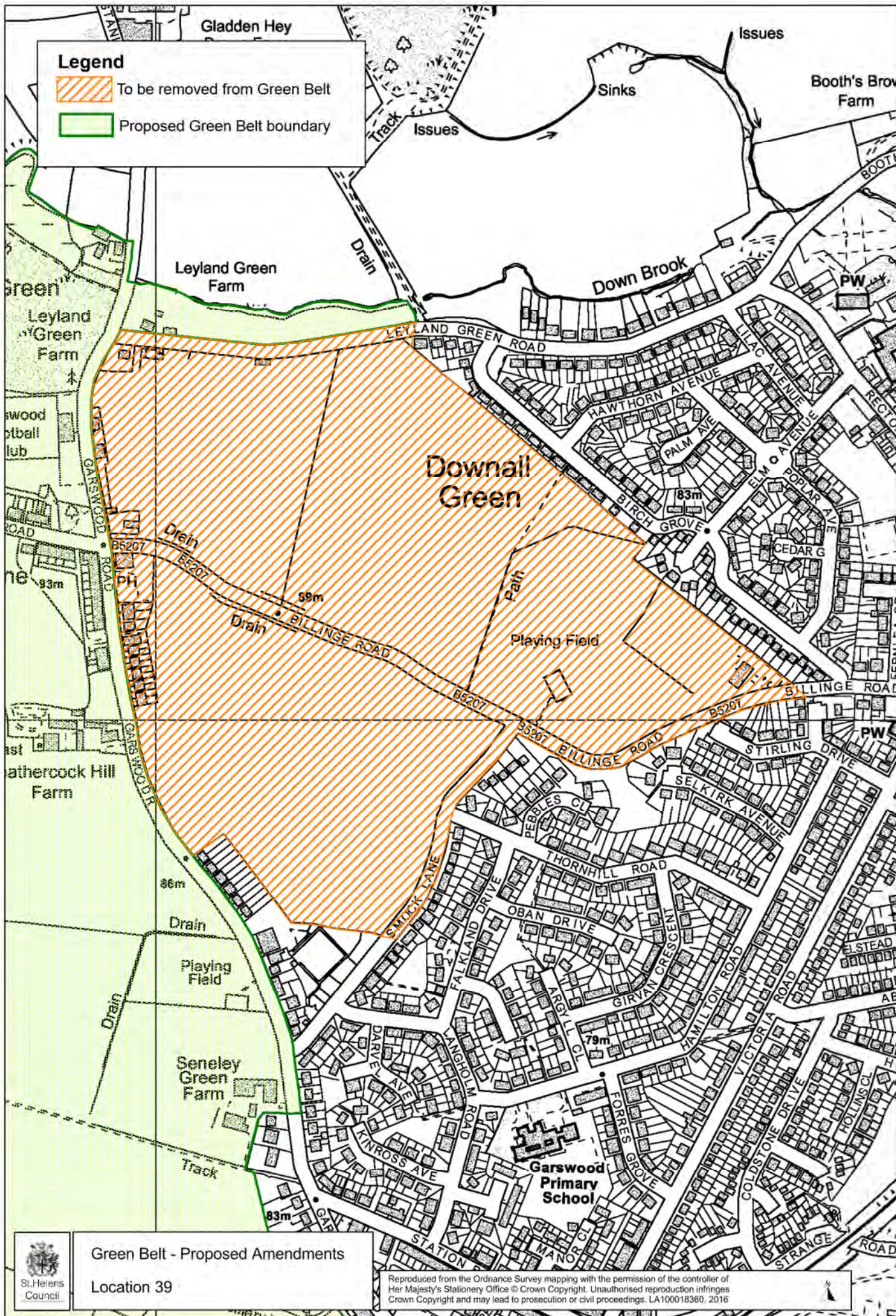


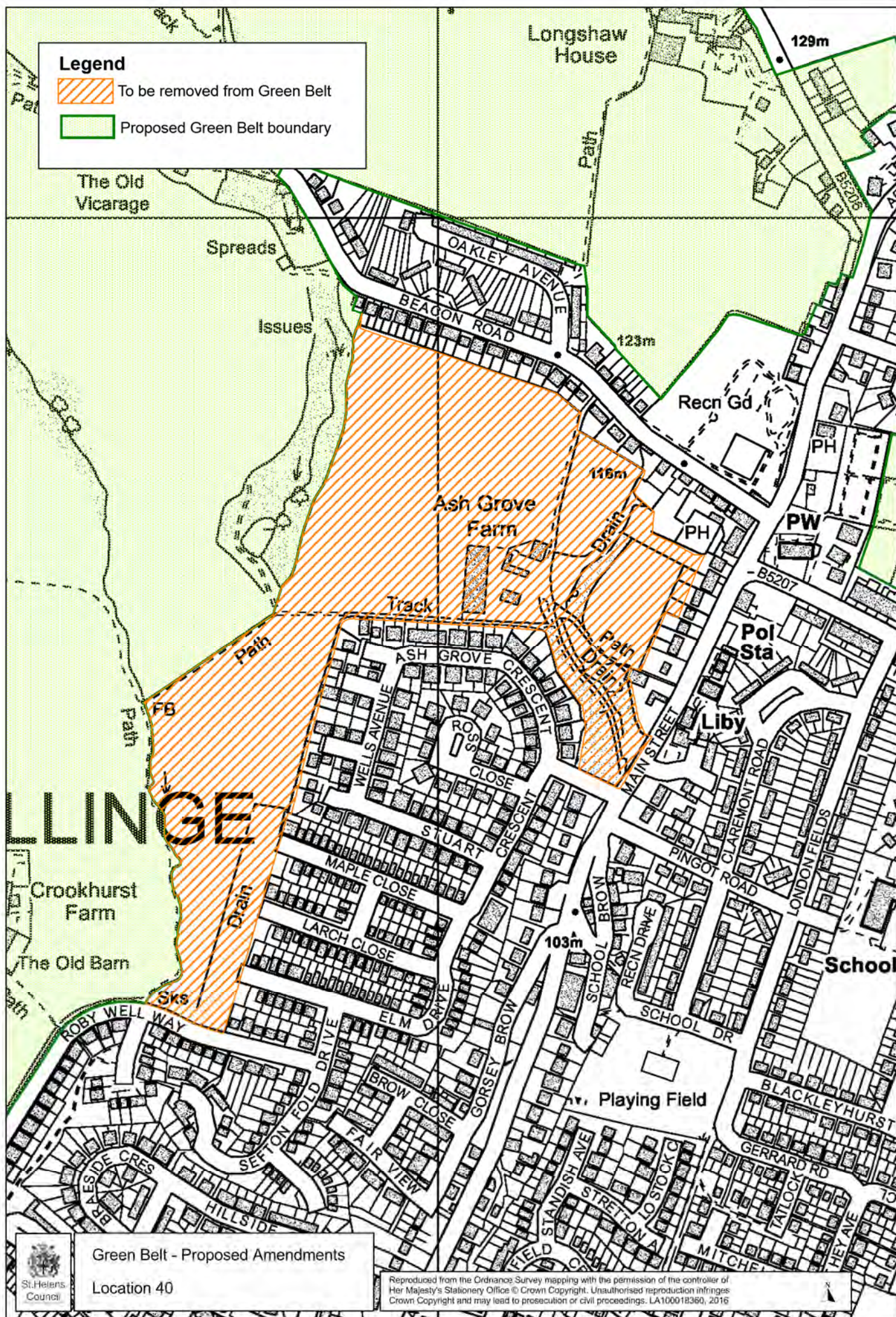


Green Belt - Proposed Amendments
Location 38

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Brocstedes

Legend

-  To be removed from Green Belt
-  Proposed Green Belt boundary

Drain

North
Ashton

Issues

Booth's Brow
Farm

Sinks

BOOTH S BROW ROAD

Down Brook

PW

Track

Sch

FB

HAWTHORN AVENUE

ELM AVENUE

POPLAR AVE

BIRCH GROVE

83m

CEDAR G

RECTORY ROAD

BOLTON S

B5207



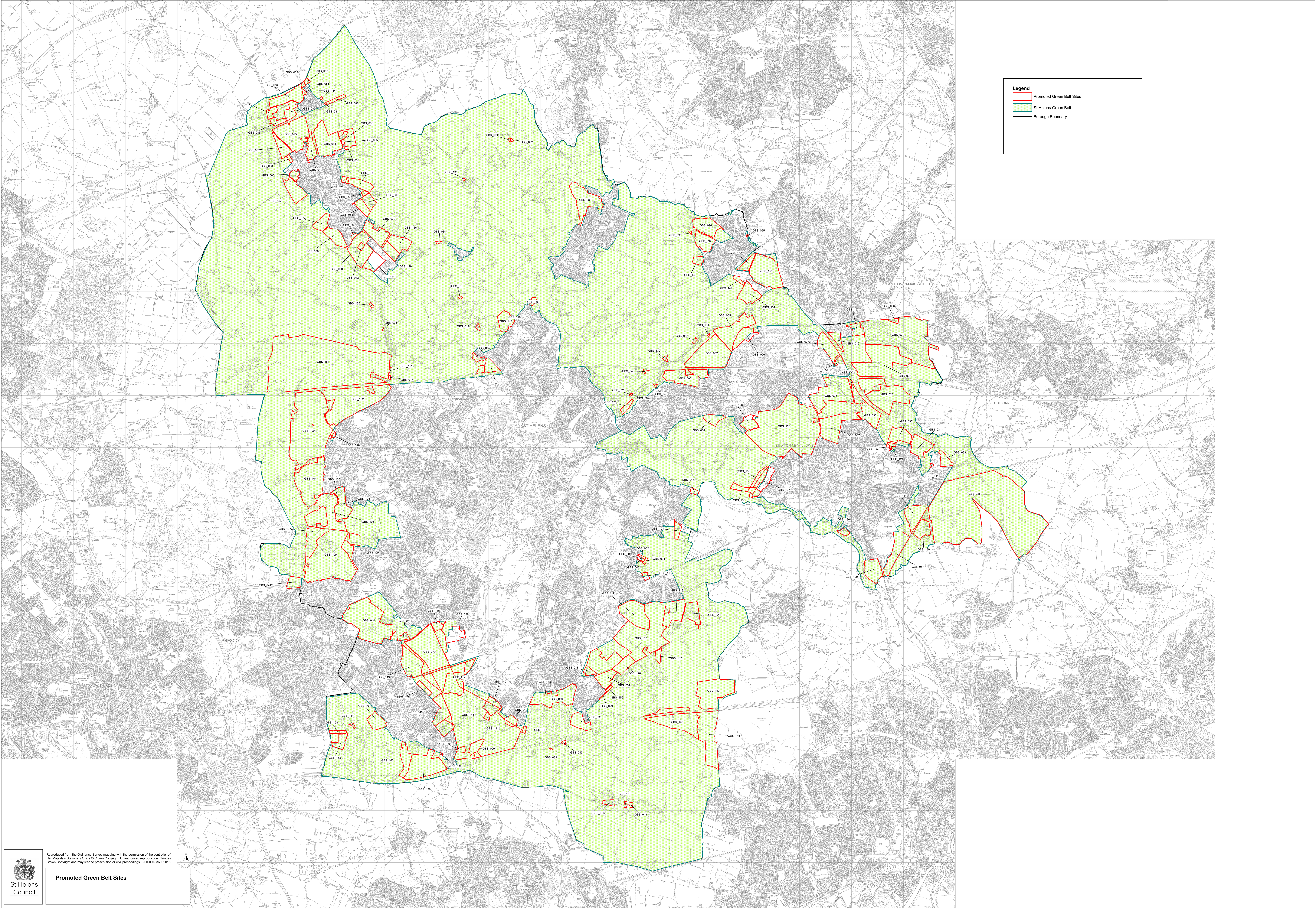
Green Belt - Proposed Amendments

Location 41

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Appendix 7 – Promoted green belt sites



Legend

- Promoted Green Belt Sites
- St Helens Green Belt
- Borough Boundary