

Site Reference	Council's SA Score
5HA	53
9HA	52
2HA	51
3HS	51
3HA	50
10HA*	49.5
2HS	49.5
6HS	49
7HS	48
1HA	47
6HA	47
4HS	47
7HA	45.5
5HS	45
1HS*	44.5
8HA	44.5
Burrows Lane	44.5
4HA	43.5
8HS*	42.5
Rainhill	42.5

Site Reference	Pegasus SA Score
5HA	53
9HA	52
2HA	51
Burrows Lane	51
Rainhill	51
3HA	50
10HA	49.5
3HS	49.5
6HS	49.5
2HS	48.5
7HS	48
1HA	47
4HS	47
7HA	45.5
6HA	45
5HS	45
1HS	44.5
8HA	43.5
4HA	42
8HS	39.5

Site Reference	Council GB Conclusion	Pegasus GB Conclusion
1HA	Low	Low-medium
2HA	Low	Low
3HA	N/A	N/A
4HA	Low	Low
5HA	Low	Low-medium
6HA	N/A	N/A
7HA	Low	Low
8HA	Low	Low
9HA	N/A	N/A
10HA	N/A	N/A
1HS	Medium	Medium
2HS	Medium	Medium
3HS	Low	Low
4HS	Low	Medium
5HS	Low	Medium
6HS	Low	Low
7HS	Low	Medium
8HS	Low	Low
Burrows Lane	High +	Medium
Rainhill	Medium	Low

Site Ref	Deliverability Comments
1HA	Persimmon Development Option.
2HA	Barratt Development Option.
3HA	No comment- planning permission in place.
4HA	12 landowners, 10 of which are private with no affiliation or development options with housebuilders or land promoters. No evidence that these are willing landowners or that there is market interest in this very large site.
5HA	Taylor Wimpey Development Option.
6HA	Outline permission (subject to section 106) for 1,100 dwellings. No housebuilder/developer attached at the time of writing.
7HA	The originally suggested quantum of residential development on this site (181 dwellings) is significantly reduced due to the live planning application for a school to be re-located on to this site.
8HA	Miller Homes Development Option.
9HA	Outline planning permission in place and Reserved Matters pending determination.
10HA	Planning permission in place but land remediation conditions attached and elongated reserved matters timescales (7 years). Leads to concern about delivery of houses in the early years of the plan period, with only one Reserved Matters application so far.
1HS	One Landowner with no affiliation with Developer or Land Promoter, therefore concerns regarding market interest and deliverability. SA also flags up presence of mine shafts on site.
2HS	Taylor Wimpey Development Option.
3HS	Live planning application pending determination for 1,000 dwellings.
4HS	Partly owned by Key Property Investments Ltd and Jones Homes North West Ltd have Development Option on remainder of site.
5HS	Wainhomes Development Option.
6HS	Lovell Homes have Development Option.
7HS	One Private Landowner-with Morris Homes also listed on Land Title.
8HS	Story Homes Development Option. We have concerns about the suitability/deliverability of this site given noise, flood risk and ecology issues.
Burrows Lane	Redrow have Development Option on the whole site. Due diligence and technical work confirms no deliverability issues.
Rainhill	Wallace have Development Option on the site. Due diligence and technical work confirms no deliverability issues.

\*Site subject to score changes in SA Addendum 2020 (see detailed proformas for full details)

Sites with potential deliverability issues

Local Plan Reference:

1HA

Site Location:

Billinge Road, Garswood

Allocated or Safeguarded?

Allocated



Council Assumptions	Pegasus Comments
<b>Site Size:</b> 9.58ha	Accurate, no comments
<b>Indicative Site Capacity:</b> 216	No comments.
<b>Assumed Net Developable Area:</b> 75%_(therefore 7.19 ha)	Realistic, no comments
<b>Assumed Density:</b> minimum 30 units per hectare	Realistic, no comments
<b>Planning History:</b> None	
<b>Land Ownership/Availability:</b> 1 Landowner (Anne Hunt-) Persimmon have land option.	
<b>Council Trajectory:</b> Delivery from 2025/26 to 2030/31	<b>Pegasus Trajectory:</b> No comments.

Green Belt Parcel Reference: GBP\_025b

Green Belt Purpose	Council Rating	Council Comments	Pegasus Rating	Pegasus Comments
1. To check the unrestricted sprawl of large built up area	Low	The sub-parcel is triangular in shape and is bounded by strong physical boundaries to the north by Billinge Road, to the west by Garswood Road, to the east and south by Smock Lane and the built development of Garswood.  Residential properties run along Garswood Road to the north west and a significant pocket to the south, the remaining of the sub-parcel is agricultural field.	Low	Agreed and no comments
2. To prevent neighbouring town merging into one another	Low	The sub-parcel contributes broadly, along with other parcels (GBP_026), to the physical and visual separation of Billinge and Garswood. A strategic gap between Billinge and Garswood could be maintained if this sub-parcel was released from the Green Belt.	Medium	The gap between Billinge and Garswood is already narrow (circa 1.7 km in this location). The development of this site would reduce the gap further, to circa 1.4 km). We therefore consider this parcel provides a medium contribution to preventing neighbouring towns from merging.
3. To assist in safeguarding the countryside from encroachment	Low	The parcel is very well enclosed on all sides by highway and residential properties.	Medium	Whilst the land parcel is very well enclosed, this is only one aspect that the Council's own methodology explores in relation to purpose 3 (urbanising features, sense of openness, characteristics of the countryside etc). The site is affected by surrounding urbanising features, however it is also very open. There is no vegetation on the site, including none along its northern boundary. This means that long-line views are present when looking northwards and to the open Green Belt beyond. It's open nature also means it bears many characteristics of the countryside. We therefore score the site as having a medium contribution to purpose 3 of the Green Belt.
4. To preserve the setting and special character of historic towns	N/A	N/A	Low	No heritage concerns likely to arise given no listed buildings, conservation areas nearby.
<b>Overall Assessment</b>	Low	All sides of the sub-parcel have strong boundaries and therefore the sub-parcel is well contained. The parcel is enclosed to the east and south. A strategic gap between Billinge and Garswood could be maintained if this sub-parcel was released from the Green Belt.	Low- Medium	Whilst the site scores low against purposes 1 and 4, it scores medium against purpose 3 due to its very open nature and because it bears many characteristics of the countryside. It also scores medium against purpose 2, given that the gap between Billinge and Garswood is already quite narrow.
<b>Key -Low Contribution - LC    Medium Contribution - MC    High Contribution - HC</b>				

Suitability/Site Constraints

<b>Access</b>	Site is bounded by the B5207 to the north which has two bus stops. Garswood Road and Smock lame bounds the west and east of the site. Garswood station is within 1km from the site at
<b>Heritage</b>	There are no listed buildings, scheduled monuments or conservation areas near to or within the site.
<b>Flood Risk</b>	Flood zone 1
<b>Landscape</b>	The site is flat with some dwellings to the north western part of the parcel.
<b>Ecology/Trees</b>	Some hedgerows surrounding the field.
<b>Agricultural Land</b>	Grade 3 (good to moderate)

**Sustainability Appraisal**

SA Topic	Council Rating	Council's Rationale for score	Pegasus Rating	Pegasus Comments
<b>SA1: To protect and enhance biodiversity</b>		Effects on biodiversity unlikely		No comment
<b>SA2: To protect and improve land quality in St Helens</b>		Site contains 100% Grade 3 agricultural land. The size of the site however (10.88ha) does meet the site criteria threshold for potential effects.		No comment
<b>SA3: To improve air quality in St Helens</b>		Medium sized site (215 units) located over 1km from AQMA		No comment
<b>SA4: To maintain and enhance the quality of controlled waters and to sustainably manage water resources</b>		Over 3.9km from nearest protection zone		No comment
<b>SA5: To mitigate and adapt to the impacts of climate change</b>		Site presents opportunities for enhancement of GI network and increased tree cover.		No comment
<b>SA6: To minimise the risk of flooding from all potential sources and ensure there is no residual risk to people and properties</b>		Site is 100% in Flood Zone 1		No comment
<b>SA7: To protect, enhance and make accessible for enjoyment, landscapes, townscapes and the countryside</b>		95% of the site is within a Medium-High or High Landscape Sensitivity area. Site is on		The site is very open with long-line views, making it sensitive from a landscape perspective.
<b>SA8: To protect, enhance and make accessible for enjoyment, the cultural heritage and historic environment</b>		No heritage assets within 500m. Effects unlikely.		No comment
<b>SA9: Ensure access to and protection and enhancement of high quality public open space and natural greenspace</b>		Over 1.6km to open space. Site contains a Public Right of Way (severance possible if not designed inclusively)		No comment
<b>SA10: To minimise energy use and increase the proportion of energy both purchased and generated from renewable and</b>	N/A	Council not assessed this		
<b>SA11: To reduce the amount of waste, and in order of priority, the proportion of waste reused, recycled and composted or recovered</b>	N/A	Council not assessed this		

<b>SA12: To improve health and reduce health inequalities</b>		Access to GP : 430m of Garswood GP Surgery, Dr B W O'Brien & Partners Access to Leisure: Within 1.2km of 2 Children's Play Areas		No comment
<b>SA13: To improve the education and skills levels of the population overall</b>		Primary : 364m from Garswood Primary School Secondary : 2.29km from Cansfield High Specialist Language College		No comment
<b>SA14: To ensure local residents have access to employment opportunities</b>		844m from, Liverpool Rd Industrial Estate		No comment
<b>SA15: To support a strong, diverse, vibrant and sustainable local economy to foster balanced economic growth</b>		Housing site on land not suitable/attractive for employment.		No comment
<b>SA16: To improve access to a range of good quality and affordable housing that meets the diverse needs of the borough</b>		Potential to deliver 215 units over 0-15 years.		Agreed as the site benefits from few constraints, but reserve the right to comment on this at a later date when further details regarding deliverability are provided.
<b>SA17: To reduce poverty and social exclusion</b>	N/A	Council not assessed this		
<b>SA18: To reduce crime, disorder and the fear of crime</b>	N/A	Council not assessed this		
<b>SA19: To reduce the need to travel, encourage alternatives to the car and other motor vehicles, improve highway safety and make the best use of existing transport infrastructure</b>		11m from bus stop with 1-2 services per hour.		No comment
<b>SA20: To improve access to and use of basic goods, services and amenities in town and local centres</b>		Residential site is located 692m from the nearest convenience store (The Store) or su		No comment

Total Score: 47

47

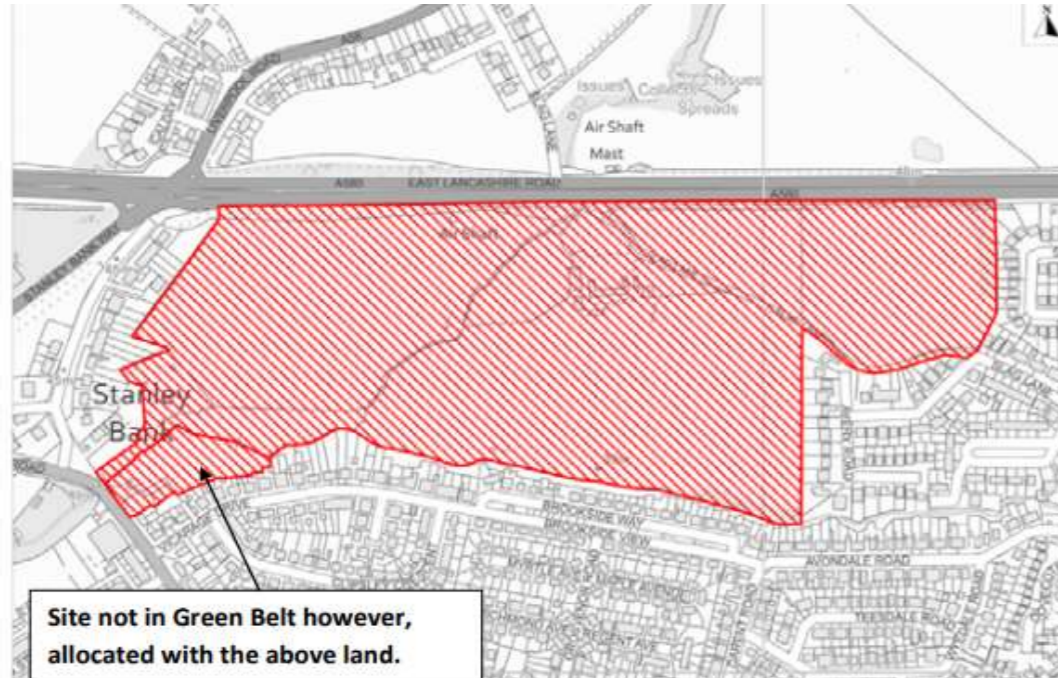
**Key of Council's SA Scoring:**

Unlikely to have significant effects	
Likely to generate negative effects	
Potentially negative effects which could be mitigated	
Likely to promote positive effects	

**Key of Pegasus scoring:**

	1
	2
	3
	4

Local Plan Reference: 2HA Site Location: Land at Florida Farm, Blackbrook Allocated or Safeguarded? Allocated



Council Assumptions	Pegasus Comments
<b>Site Size:</b> 23.19ha	Accurate, no comments.
<b>Indicative Site Capacity:</b> 522	Given the presence of the A580 East Lancs Road to the north, it is likely that a development setback will be required to alleviate concerns about noise. There are also small areas of flood zone 2 which may also reduce overall site capacity and final numbers.
<b>Assumed Net Developable Area:</b> 75%_(therefore 17.4 ha)	Given the flood risk and noise matters we refer to above, the net developable area may be lower than the figure assumed by the Council.
<b>Assumed Density:</b> minimum 30 units per hectare	Realistic, no comments.
<b>Planning History:</b> None of note- planning history relates to minor applications.	
<b>Land Ownership/Availability:</b> 2 Landowners (John and Christine Jaundrill and David Charles Moore)- Barratt have land option on both.	
<b>Council Trajectory:</b> Delivery from 2027/28 onwards, 427 dwellings in Plan Period and 95 dwellings post Plan Period.	<b>Pegasus Trajectory:</b> No comments.

Green Belt Parcel Reference: GBP\_060

Green Belt Purpose	Council Rating	Council Comments	Pegasus Rating	Pegasus Comments
1. To check the unrestricted sprawl of large built up area	Low	The parcel is bounded to the north by the A580 East Lancashire Road and residential development to the south, east and west. The parcel is very well contained and therefore development of this parcel would not lead to unrestricted sprawl.	Low	Agreed and no comments
2. To prevent neighbouring town merging into one another	Low	The parcel does not fall within a strategic gap between two towns. The nearest towns are: Haydock and Blackbrook that adjoins the parcel and St. Helens which lies approximately 1.2km south west of the parcel, but Blackbrook and Haydock have already merged with St. Helens in part to the south.	Low	Agreed and no comments
3. To assist in safeguarding the countryside from encroachment	Low	The parcel contains some built development along the western boundary. The parcel has strong permanent boundaries and is surrounded by residential development on three sides, so therefore does not have a sense of openness or countryside character.	Low	Whilst we would agree that the overall score of the site is low against this purpose of the Green Belt, we do not agree that the site has no openness or countryside character because there are some open views of the site from Slag Lane.
4. To preserve the setting and special character of historic towns	N/A	N/A	Low	No heritage concerns likely to arise when looking at location of nearest Listed Building (Vicarage Road)
<b>Overall Assessment</b>	Low	The parcel has strong permanent boundaries and does not have a sense of openness or countryside character.	Low	Agree that overall contribution is low
<b>Key -Low Contribution - LC Medium Contribution - MC High Contribution - HC</b>				

**Suitability/Site Constraints**

<b>Access</b>	The site has a lane access off the A580 (East Lancashire Road) which connects to Haydock Lane. The East Lancashire Road connects Greater Manchester to North Liverpool and provides a
<b>Heritage</b>	There is one Grade II listed building within 500m of the site: Pear Tree Farmhouse
<b>Flood Risk</b>	Some of the site is in Flood 2 with a smaller proportion being in Flood Zone 3 due to main river running along the south of the site. The main proportion of the site is within Flood Zone 1.
<b>Landscape</b>	The site is flat fields which are enclosed by the East Lancs Road with the east, west and south part of the site being enclosed by the rear of dwellings. Florida farm is situated in the middle
<b>Ecology/Trees</b>	Deciduous woodland is present in the south west corner of the site. The north part of the site along the East Lancs is lined with trees.
<b>Agricultural Land</b>	Grade 3 (good to moderate)

**Sustainability Appraisal**

SA Topic	Council Rating	Council's Rationale for score	Pegasus Rating	Pegasus Comments
<b>SA1: To protect and enhance biodiversity</b>		Effects on biodiversity unlikely.		No comment
<b>SA2: To protect and improve land quality in St Helens</b>		Site does not contain any agricultural land Grade 1-2. There is 100% (24.4ha) overlap with agricultural land Grade 3, which exceeds 20Ha, resulting in potential negative effects.		No comment
<b>SA3: To improve air quality in St Helens</b>		Large sized development (500 units) over 2.1km from AQMA		No comment
<b>SA4: To maintain and enhance the quality of controlled waters and to sustainably manage water resources</b>		Over 2.3km from nearest protection zone		No comment
<b>SA5: To mitigate and adapt to the impacts of climate change</b>		Site presents opportunities for enhancement of GI network and increased tree cover.		No comment
<b>SA6: To minimise the risk of flooding from all potential sources and ensure there is no residual risk to people and properties</b>		Site is 94.7% in Flood Zone 1, and 5.3% in Flood Zone 2.		Agreed and highlight that this may be a constraint which reduces the overall site capacity of 522 dwellings.
<b>SA7: To protect, enhance and make accessible for enjoyment, landscapes, townscapes and the countryside</b>		91.2% of the site is within a Medium-High or High landscape sensitivity area. Over 2.4km from a prominent ridge line.		No comment
<b>SA8: To protect, enhance and make accessible for enjoyment, the cultural heritage and historic environment</b>		Site is 143m from an Archaeological Interest (Pear Tree Farmhouse) and 179m from a listed building. Effects unlikely due to urban setting and screening		No comment
<b>SA9: Ensure access to and protection and enhancement of high quality public open space and natural greenspace</b>		Within 224m of open space <b>and</b> PROW on site (severance possible if not designed inclusively)		No comment
<b>SA10: To minimise energy use and increase the proportion of energy both purchased and generated from renewable and</b>	N/A	Council not assessed this		

<b>SA11: To reduce the amount of waste, and in order of priority, the proportion of waste reused, recycled and composted or recovered</b>	N/A	Council not assessed this		
<b>SA12: To improve health and reduce health inequalities</b>		Access to GP: Within 828m distance from DR H M RAHIL GP Access to Leisure: Within 1.2km of 2 childrens play spaces		Agreed and no comments
<b>SA13: To improve the education and skills levels of the population overall</b>		Primary : 617m from Legh Vale Primary School Secondary : 774m from Haydock High School		No comment
<b>SA14: To ensure local residents have access to employment opportunities</b>		531m from Haydock Lane Industrial Estate/Old Boston Trading		No comment
<b>SA15: To support a strong, diverse, vibrant and sustainable local economy to foster balanced economic growth</b>		Housing site on land not suitable/attractive for employment.		No comment
<b>SA16: To improve access to a range of good quality and affordable housing that meets the diverse needs of the borough</b>		Potential to deliver an estimated 500 units over 0-15 years.		Agreed as the site benefits from few constraints, but reserve the right to comment on this at a later date when further details regarding deliverability are provided.
<b>SA17: To reduce poverty and social exclusion</b>	N/A	Non-employment site	N/A	
<b>SA18: To reduce crime, disorder and the fear of crime</b>	N/A	Council not assessed this		
<b>SA19: To reduce the need to travel, encourage alternatives to the car and other motor vehicles, improve highway safety and make the best use of existing transport infrastructure</b>		11m from Bus Stop. Regular frequency service. 2.6km to nearest train station.		No comment
<b>SA20: To improve access to and use of basic goods, services and amenities in town and local centres</b>		Residential site is 529m from a convenience store and 349m from the nearest supermarket		No comment

Total Score: 51

51

**Key of Council's SA Scoring:**

Unlikely to have significant effects	
Likely to generate negative effects	
Potentially negative effects which could be mitigated	
Likely to promote positive effects	

**Key of Pegasus scoring:**

	1
	2
	3
	4

Local Plan Reference: **3HA** Site Location: **Reginald Road, Bold** Allocated or Safeguarded? **Allocated (with planning permission in place)**



Council Assumptions	Pegasus Comments
<b>Site Size:</b> 10.66 ha	No comment
<b>Indicative Site Capacity:</b> 337	No comment
<b>Assumed Net Developable Area:</b> 75%_(therefore 8ha)	No comment
<b>Assumed Density:</b> minimum 42 units per hectare	No comment
<b>Planning History: P/2015/0130- Approved</b> Hybrid Application - Full planning permission for demolition of existing metal recycling facility and structures and remediation of the site. Outline planning permission for re-profiling of the former railway embankment, residential development zone ( <b>up to 358 dwellings</b> ) and mixed use development zone to include 390sq m of open use development (A1, A2, A3 and/or D1) and/or up to 12 dwellings, with associated areas of open space /green infrastructure and main vehicular access from Reginald Road. All other matters reserved. <b>P/2018/0251/RES- Approved</b> Application for the approval of access, appearance, landscaping, layout and scale for the erection of <b>337 dwellings</b> , public open space (including play areas) and other associated works pursuant to outline planning permission P/2015/0130  Site under construction.	
<b>Land Ownership/Availability:</b> 1 Landowner (Countryside Properties)	
<b>Council Trajectory:</b> 206 dwellings already completed, anticipated completion year 2023/24	<b>Pegasus Trajectory:</b> No comments.

Green Belt Parcel Reference: N/A (Brownfield Site)

Green Belt Purpose	Council Rating	Council Comments	Pegasus Rating	Pegasus Comments
1. To check the unrestricted sprawl of large built up area	N/A		N/A	
2. To prevent neighbouring town merging into one another	N/A		N/A	
3. To assist in safeguarding the countryside from encroachment	N/A		N/A	
4. To preserve the setting and special character of historic towns	N/A		N/A	
<b>Overall Assessment</b>	<b>N/A</b>		<b>N/A</b>	



Key -Low Contribution - LC	Medium Contribution - MC	High Contribution - HC
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**Suitability/Site Constraints**

<b>Access</b>	The site can be accessed from the B5204 which have bus routes towards St Helens and Rainhill. Access could be gained from Penlake Lane. St Helens Junction railway station is 400m away.
<b>Heritage</b>	There are 3 Grade II listings within 500m of the site but not within the site itself. To the west is the Wheatsheaf and to the east are St Helens Junction Station and 2 Lionel Street.
<b>Flood Risk</b>	The whole site is within Flood Zone 1.
<b>Landscape</b>	The site is a former metal recycling facility area which has since been cleared for housing developments which have been granted planning permission. It is a flat site which is enclosed by
<b>Ecology/Trees</b>	The site contains some trees mainly to the edges e.g. along the railway track and there is a small pond in the south western part of the site.
<b>Agricultural Land</b>	Originally the site was brownfield- Land predominantly in urban use.

**Sustainability Appraisal**

SA Topic	Council Rating	Council's Rationale for score	Pegasus Rating	Pegasus Comments
<b>SA1: To protect and enhance biodiversity</b>	Low	22m from a local wildlife site and TPO on site therefore likely to generate negative effects	Low	No comment as planning permission already granted.
<b>SA2: To protect and improve land quality in St Helens</b>	Medium	Site does not contain any ALC Grade 1-3. Therefore effects are neutral.	Medium	No comment as planning permission already granted.
<b>SA3: To improve air quality in St Helens</b>	Medium	The site is 2.72km from AQMA therefore effects unlikely	Medium	No comment as planning permission already granted.
<b>SA4: To maintain and enhance the quality of controlled waters and to sustainably manage water resources</b>	Medium	Over 1.7km from nearest ground water source protection zone	Medium	No comment as planning permission already granted.
<b>SA5: To mitigate and adapt to the impacts of climate change</b>	High	Site is 6m from Bold Forest Park, and may present the potential to enhance to and / or link to existing green infrastructure networks.	High	No comment as planning permission already granted.
<b>SA6: To minimise the risk of flooding from all potential sources and ensure there is no residual risk to people and properties</b>	Medium	100% of site is located in Flood Zone 1 therefore effects unlikely	Medium	No comment as planning permission already granted.
<b>SA7: To protect, enhance and make accessible for enjoyment, landscapes, townscapes and the countryside</b>	High	100% of the site is within an area classified as being low sensitivity. Over 2.9km from a prominent ridge line, and effects therefore unlikely. Development could potentially enhance a currently derelict site.	High	No comment as planning permission already granted.
<b>SA8: To protect, enhance and make accessible for enjoyment, the cultural heritage and historic environment</b>	Medium	2.7km to a conservation area, 14m to a listed building, 3.9km from an archaeological interest, 3.4km from a registered park and 1.8km distance to ancient monument. Possible for effects given the close proximity of listed building. However, the site does not add to the setting of the asset, so significant effects unlikely.	Medium	No comment as planning permission already granted.
<b>SA9: Ensure access to and protection and enhancement of high quality public open space and natural greenspace</b>	High	173m to Open Space. Within 11m from a PROW, which could enable good accessibility	High	No comment as planning permission already granted.
<b>SA10: To minimise energy use and increase the proportion of energy both purchased and generated from renewable and low carbon sources</b>	N/A	Council not assessed this		

<b>SA11: To reduce the amount of waste, and in order of priority, the proportion of waste reused, recycled and composted or recovered</b>	N/A	Council not assessed this		
<b>SA12: To improve health and reduce health inequalities</b>		Access to GP: 538m from, Dr D.O Edwards & Partners (within 7 minute walk) Access to Leisure: Within 1.2km of 1 Childrens Play Areas and 0 allotments. New development may not be well located with regards to existing recreational facilities.		No comment as planning permission already granted.
<b>SA13: To improve the education and skills levels of the population overall</b>		Primary : 825m from Sherdley Primary School Secondary : 2.29km from St Cuthberts Catholic Community College		No comment as planning permission already granted.
<b>SA14: To ensure local residents have access to employment opportunities</b>		2m from the Reginald Road industrial estate and Abbotsfield road		No comment as planning permission already granted.
<b>SA15: To support a strong, diverse, vibrant and sustainable local economy to foster balanced economic growth</b>		Housing site on land not suitable/attractive for employment (former industrial estate in need of regeneration).		No comment as planning permission already granted.
<b>SA16: To improve access to a range of good quality and affordable housing that meets the diverse needs of the borough</b>		Potential to deliver in the plan period .1.59km away from Shell pipeline		No comment as planning permission already granted.
<b>SA17: To reduce poverty and social exclusion</b>	N/A	Non-employment site		
<b>SA18: To reduce crime, disorder and the fear of crime</b>	N/A	Council not assessed this		
<b>SA19: To reduce the need to travel, encourage alternatives to the car and other motor vehicles, improve highway safety and make the best use of existing transport infrastructure</b>		84m from a bus stop and 495m from a train station		No comment as planning permission already granted.
<b>SA20: To improve access to and use of basic goods, services and amenities in town and local centres</b>		Residential site within 230m to the nearest convenience store (Best One) and 1.2km from a supermarket		No comment as planning permission already granted.

Total Score: 50

50

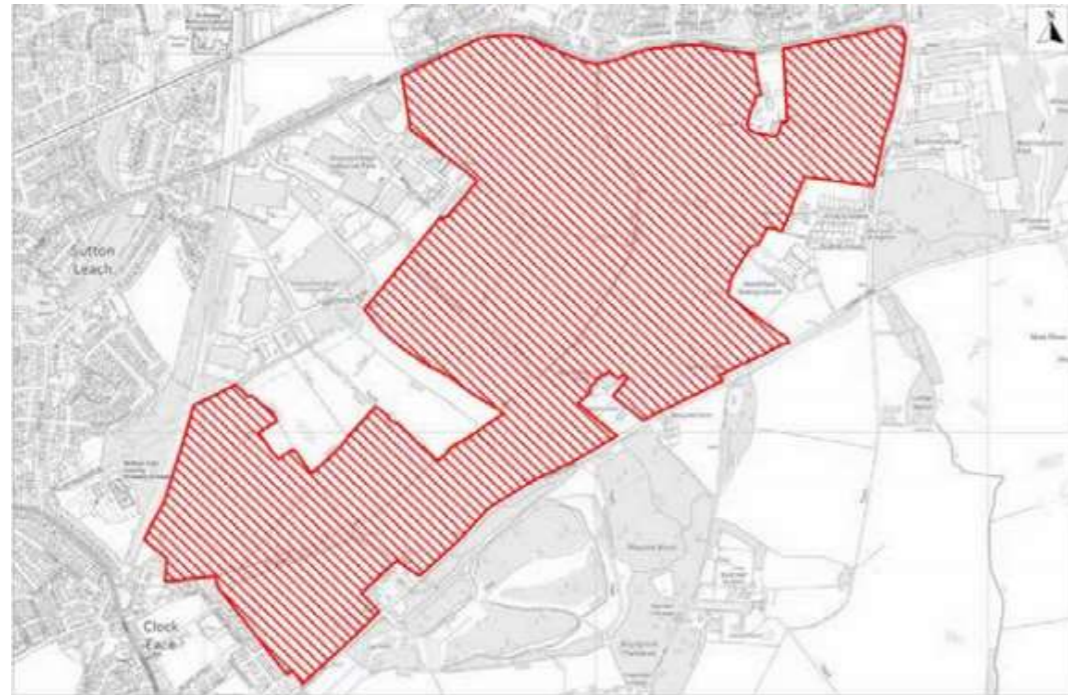
**Key of Council's SA Scoring:**

Unlikely to have significant effects	
Likely to generate negative effects	
Potentially negative effects which could be mitigated	
Likely to promote positive effects	

**Key of Pegasus scoring:**

	1
	2
	3
	4

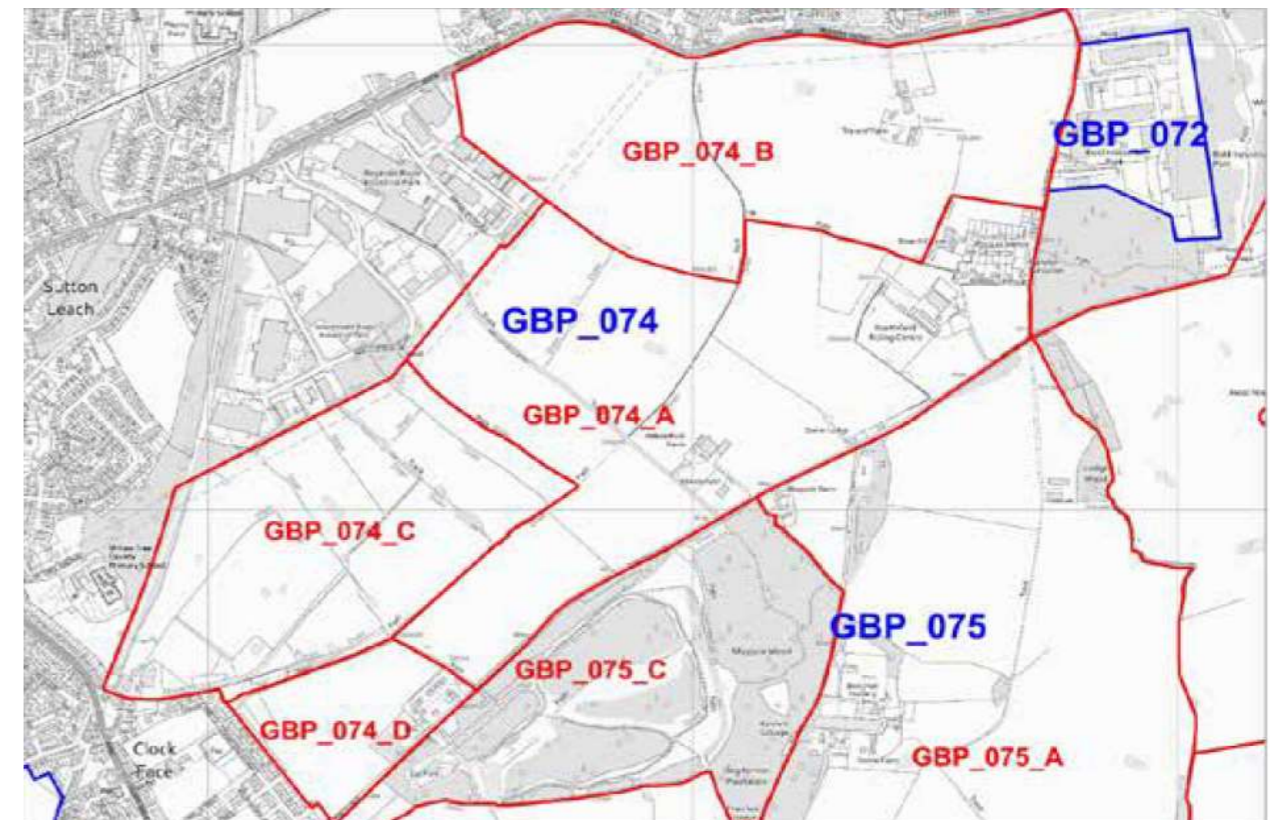
Local Plan Reference: 4HA Site Location: Bold Forest Garden Suburb Allocated or Safeguarded? Allocated



Council Assumptions	Pegasus Comments
<b>Site Size: Total:</b> 132.86 ha	Accurate, no comments.
<b>Indicative Site Capacity:</b> 2988	We raise questions about the total 2,988 figure on the basis of land ownership matters. There are 12 landowners on site, the vast majority of which have no affiliation with a housebuilder or developer. We have concerns regarding the commercial attractiveness of this site. We also have concerns relating to insufficient information on ecology (Great Crested Newts) and the provision of infrastructure on site, both of which will influence the overall development capacity of this site.
<b>Assumed Net Developable Area:</b> 75% (therefore 99.6 ha)	As above- concerns regarding actual developable area.
<b>Assumed Density:</b> minimum 30 units per hectare	
<b>Planning History:</b> None of note- planning history relates to minor applications.	
<b>Land Ownership/Availability:</b> 12 Landowners: St Helens Council are the main landowner, followed by Taylor Wimpey and Margaret and Bernard Grace (who has no developer affiliation). The remaining landowners are all private owners who are not affiliated with a housebuilder or developer. The landowner position has therefore not changed, with no developer affiliation or market take-up despite this being a draft housing allocation for several years.	
<b>Council Trajectory:</b> 60 units per annum from 2030/31 to 2036/37 (420 dwellings in Plan Period and 2,568 dwellings post Plan Period).	<b>Pegasus Trajectory:</b> 420 dwellings to be removed from Housing Trajectory and Plan Period, as site not justified.

The site has been assessed as 4 separate Green Belt Parcels (GBP\_074A, GBP\_074B, GBP\_074C and GBP\_074D). For ease of reading we have only copied the overall Council ratings per parcel.

Green Belt Purpose	Council Rating for GBP_074A	Council Rating for GBP_074B	Council Rating for GBP_074C	Council Rating for GBP_074D
1. To check the unrestricted sprawl of large built up area	Medium	Medium	Low	Low
2. To prevent neighbouring town merging into one another	Low	Low	Low	Low
3. To assist in safeguarding the countryside from encroachment	Low	Low	Low	Low
<b>Overall Assessment</b>	<b>Medium</b>	<b>Medium</b>	<b>Low</b>	<b>Low</b>
<b>Council's concluding comments</b>	The sub-parcel plays a moderate role in checking the outward expansion of Sutton (Bold) into the countryside, and plays no real part in a strategic gap.	The sub-parcel makes little to moderate contribution to the 3 purposes assessed as part of the review. The site is fairly well contained and does not significantly contribute to the wider strategic Green Belt gap.	The sub-parcel plays a limited role in checking the outward expansion of Clock Face (Bold) into the countryside, and plays no real part in a strategic gap.	The sub-parcel plays a limited role in checking the outward expansion of Clock Face (Bold) into the countryside, and plays no real part in a strategic gap.



Pegasus Comments on whole 4HA Allocation

Green Belt Purpose	Pegasus Rating	Pegasus Comments
1. To check the unrestricted sprawl of large built up area	Low	The combined 4HA land parcel benefits from strong and permanent boundaries on all sides, albeit part of the northern boundary is not due to its irregular boundary. This area is a Local Wildlife Site, so again provides a strong boundary.
2. To prevent neighbouring town merging into one another	Low	Whilst the release of green belt land is significant, it would not reduce the large gap present between Bold and Warrington. Gorse Lane and Clock Face Country Park are boundaries which could prevent any further merging or development to the south.
3. To assist in safeguarding the countryside from encroachment	Medium	Whilst the site is well contained and has a landscape character which has been effected by existing urban features to the north, there are some very open views over the site. Views from Bold Lane looking southwards, as well as views from Neills Road looking westwards are very open and long-line in nature. Furthermore, because there is very limited vegetation within the main land parcel, the site bears many characteristics of the open countryside. We therefore score the site as medium against purpose 3 of the Green Belt.
4. To preserve the setting and special character of historic towns.	Low	The site is not located near to any historic towns, nor next to any conservation Areas or Listed Buildings. Therefore, it provides a low contribution to this purpose of the Green Belt.
<b>Overall Assessment</b>	Low	Overall, the site has a low contribution to the purposes of the Green Belt, given its strong boundaries and the fact that it does not cause merger issues. That said, the site is still open in nature and bears many characteristics of the open countryside.

Suitability/Site Constraints

<b>Access</b>	Bold Road in the north, Neils Road to the east and Gorse Lane to the south all allow for access. The west part of the site is enclosed by Reginald Road Industrial Estate and existing dwellings. There are existing bus stops which provide routes to St Helens. St Helens Junction railway station is around 500m away which provides services to Liverpool and Manchester.
<b>Heritage</b>	There are no listed buildings or scheduled monuments within the site. The Old Moat House Medieval Moat, Scheduled Monument is within 1km of the site and 3 other Grade II listed buildings are within 500m of the site boundary.
<b>Flood Risk</b>	Flood zone 1
<b>Landscape</b>	Flat fields which are open in nature. There are pylons running through the north of the site.
<b>Ecology/Trees</b>	There are some trees within the site. Clock Face Country Park is to the south of the site. A Local Wildlife Site (LWS) is located directly adjacent to the site boundary. MEAS have indicated that there are known great crested newt ponds within the adjacent LWS and some of their terrestrial habitat falls outside the LWS and within the 4HA allocation. They have also advised there are other ponds within the allocation site which may also be used by great crested newt. Some of these ponds have not been subject to past survey.
<b>Agricultural Land</b>	Mainly made up of Grade 3 (good to moderate)

Sustainability Appraisal

SA Topic	Council Rating	Council's Rationale for score	Pegasus Rating	Pegasus Comments
<b>SA1: To protect and enhance biodiversity</b>		Parcel GBP-74-b (56) overlaps with a TPO and parcel 070 (55) is 5m from a TPO. Parcel 070_A and 070_C both overlap a Local Wildlife Site and Local Site (Field north of Gorse Lane). Effects considered likely.		The red line boundary does not contain a Local Wildlife Site (LWS), however MEAS have noted that there are known Great Crested Newt Ponds in the LWS and some of their terrestrial habitats fall within the 4HA allocation. There are also numerous other ponds within the allocation which may also be used by Great Crested Newt.
<b>SA2: To protect and improve land quality in St Helens</b>		Site does not contain any ALC Grade 1-2. On average over 95% of the parcels contain ALC Grade 3, totalling 157.8Ha. Effects considered likely.		No comment
<b>SA3: To improve air quality in St Helens</b>		Potentially large-scale site (up to 2,900 units) located between 1529m - 1970m from AQMA		No comment
<b>SA4: To maintain and enhance the quality of controlled waters and to sustainably manage water resources</b>		Over 705m from nearest protection zone		No comment

<b>SA5: To mitigate and adapt to the impacts of climate change</b>		Site overlaps with Bold Forest Park (0m) and the site presents opportunities for enhancement of GI network.		No comment
<b>SA6: To minimise the risk of flooding from all potential sources and ensure there is no residual risk to people and properties</b>		100% of site is located in Flood Zone 1		No comment
<b>SA7: To protect, enhance and make accessible for enjoyment, landscapes, townscapes and the countryside</b>		Over 95% within a Low landscape sensitivity area and over 2.8km from prominent ridgeline		No comment, albeit note that the site is very open in nature.
<b>SA8: To protect, enhance and make accessible for enjoyment, the cultural heritage and historic environment</b>		Parcel 074_B is located 180m to a listed building and Parcel 074_A is located 49m from a listed building. No other heritage assets within 500m. Effects considered unlikely.		No comment
<b>SA9: Ensure access to and protection and enhancement of high quality public open space and natural greenspace</b>		Sub-parcel GBP_074_B (55) is within 4m of Open Space with sub-parcel GBP_074_C (58) being 198m from Open Space. PROW intersect the site as various points (severance likely)		No comment
<b>SA10: To minimise energy use and increase the proportion of energy both purchased and generated from renewable and</b>	N/A	Council not assessed this		
<b>SA11: To reduce the amount of waste, and in order of priority, the proportion of waste reused, recycled and composted or recovered</b>	N/A	Council not assessed this		
<b>SA12: To improve health and reduce health inequalities</b>		Access to GP: Majority of the site is within 1.1km of a health centre, however Parcel 074_A & D are within 1.7km and 074_C is 0.4km from DR D O EDWARDS & PARTNER GP surgery. Access to Leisure: Majority of the site is within 1.2km of 1 facility.		Overall, due to the size of the site, we would state that the site is not the most sustainable in relation to existing health facilities (especially the southern parcels)
<b>SA13: To improve the education and skills levels of the population overall</b>		Primary : Sub-parcels 0734_A and GBP_074_B are not within 1.2km of a primary school. Secondary : Site between 1.3km and 2.7km driving distance from The Sutton Academy and St Cuthbert's Catholic Community College		As per the above, due to the size of the site it is not sustainable in all areas. The development of this site should seek to potentially provide a school on site.
<b>SA14: To ensure local residents have access to employment opportunities</b>		Majority of the site is within 100m of an employment site, and all of the site is within 1.14km of an employment site.		No comment
<b>SA15: To support a strong, diverse, vibrant and sustainable local economy to foster balanced economic growth</b>		Housing site on land suitable for employment and housing.		No comment
<b>SA16: To improve access to a range of good quality and affordable housing that meets the diverse needs of the borough</b>		Potential to deliver 4805 units in 0-15 years, and 2,420 units in 15-30 years. Total estimates for the site are 1,135 units over various delivery periods.		Agreed that the site is deliverable, but raise concerns about houses being delivered in the first five years (therefore should not score green in line with SA methodology).

<b>SA17: To reduce poverty and social exclusion</b>	N/A	Non-employment site		
<b>SA18: To reduce crime, disorder and the fear of crime</b>	N/A	Council not assessed this		
<b>SA19: To reduce the need to travel, encourage alternatives to the car and other motor vehicles, improve highway safety and make the best use of existing transport infrastructure</b>		Within 159m of Bus Stop. Regular frequency service.		No comment
<b>SA20: To improve access to and use of basic goods, services and amenities in town and local centres</b>		Majority of the site is within 500m from a convenience store or supermarket		Generally agree, but again note that due to the size of the site some areas are more sustainably located than others.

**Note: Land parcel assessed in SA is larger and differs to final red line proposed for 4ha allocation.**

**Total Score:** 43.5

42

**Key of Council's SA Scoring:**

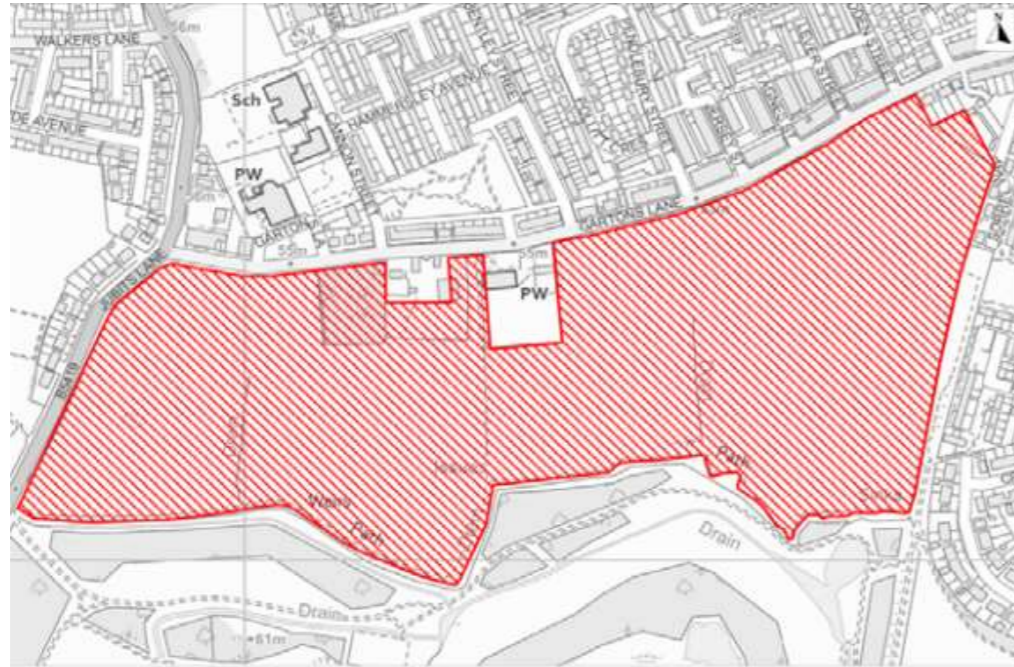
Unlikely to have significant effects	
Likely to generate negative effects	
Potentially negative effects which could be mitigated	
Likely to promote positive effects	

**Key of Pegasus scoring:**

	1
	2
	3
	4

Local Plan Reference: **5HA** Site Location: **Gartons Lane, Bold**

Allocated or Safeguarded? **Allocated**



Council Assumptions	Pegasus Comments
<b>Site Size:</b> 21.67 ha	Accurate, no comments.
<b>Indicative Site Capacity:</b> 569	No comment.
<b>Assumed Net Developable Area:</b> 75% (therefore 16.25 ha)	No Comment
<b>Assumed Density:</b> minimum 35 units per hectare	No comment
<b>Planning History:</b> None	
<b>Land Ownership/Availability:</b> 3 Landowners- St Helens Council, Malcolm and Stuart Sumner (Taylor Wimpey have land option on this land) and Bromilow Holdings.	
<b>Council Trajectory:</b> Delivery from 2025/26 onwards (517 dwellings in Plan Period and 52 dwellings post Plan Period)	<b>Pegasus Trajectory:</b> No comments

**Green Belt Parcel Reference: GBP\_080**

Green Belt Purpose	Council Rating	Council Comments	Pegasus Rating	Pegasus Comments
1. To check the unrestricted sprawl of large built up area	<b>Low</b>	The parcel bounders Gartons Lane to the north, the urban edge of Clock Face to the east, Jubits Lane to the West and the protected Sutton Manor Woodland makes the southern boundary.  The parcel adjoins Clock Face to the north and has strong boundaries, therefore is well contained and should not lead to unrestricted sprawl.	<b>Low</b>	We agree with the overall low score, albeit would note that the southern boundary is not strong or as well-defined as the other boundaries. Whilst this is protected open space and a dense tree area, this is still not as strong as a road or building boundary.
2. To prevent neighbouring town merging into one another	<b>Low</b>	Although the parcel prevents the merging of Sutton Manor with Clock Face, these two settlements are not considered as large built up areas in the context of this Green Belt Review and have already merged to some degree to the north-west.	<b>Low</b>	Agreed and no comment
3. To assist in safeguarding the countryside from encroachment	<b>Low</b>	The parcel has a semi-rural character due to encroachment from existing urban development. Although the site has an open aspect, the perception of open countryside is only gained when looking out to the south and over Sutton Manor Woodland.  The parcel itself is only small in area and residential development is clearly visible when viewed from the south, east and west.	<b>Medium</b>	Whilst the site has been effected by surrounding urbanised features, there is limited tree coverage and shrubbery within the land parcel itself. This leads to the site having a rural and open character. Views from Gartons Lane towards Sutton Manor Woodland are very open and not hidden by trees or shrubbery along this boundary. We therefore score the site as medium against this purpose of the Green Belt.
4. To preserve the setting and special character of historic towns	<b>N/A</b>	<b>N/A</b>	<b>Low</b>	No heritage concerns likely to arise given no listed buildings, conservation areas nearby.
<b>Overall Assessment</b>	<b>Low</b>	This parcel makes little or no contribution to the 3 purposes assessed as part of the review. The site is well contained with strong boundaries and does not form part of the wider strategic gap.	<b>Low-Medium</b>	Whilst the site is well contained with strong boundaries on 3 sides, it has a countryside and open character due to limited urbanising and natural features within the site boundary. Views are particularly sensitive from Gartons Lane, due their openness. We therefore score the site as providing a low-moderate contribution overall.
<b>Key -Low Contribution - LC      Medium Contribution - MC      High Contribution - HC</b>				

**Suitability/Site Constraints**

<b>Access</b>	The site can be accessed off Gartons Lane to the north and the B5419 to the west but there is limited access to the south as this borders onto Sutton Manor Woodland. There are many bu
<b>Heritage</b>	There are no listed buildings,scheduled monuments or conservation areas within or near to the site.
<b>Flood Risk</b>	Flood Zone 1
<b>Landscape</b>	Protected open space to immediate south (Sutton Manor Woodland)
<b>Ecology/Trees</b>	Sparse tree coverage on site, albeit tree bund to immediate south.
<b>Agricultural Land</b>	Grade 3 (good to moderate)

**Sustainability Appraisal**

SA Topic	Council Rating	Council's Rationale for score	Pegasus Rating	Pegasus Comments
<b>SA1: To protect and enhance biodiversity</b>		Effects considered unlikely. Site is 292m from Local Wildlife site.		No comment
<b>SA2: To protect and improve land quality in St Helens</b>		Site does not contain any ALC Grade 1-2. There is 100% (22.32ha) overlap with ALC Grade 3. Potential adverse effects.		No comment
<b>SA3: To improve air quality in St Helens</b>		Large sized development (520 units) over 2.7km from AQMA.		No comment
<b>SA4: To maintain and enhance the quality of controlled waters and to sustainably manage water resources</b>		Over 2.2km from nearest protection zone		No comment
<b>SA5: To mitigate and adapt to the impacts of climate change</b>		Site overlaps with Bold Forest Park and presents opportunities for enhancement of GI		No comment
<b>SA6: To minimise the risk of flooding from all potential sources and ensure there is no residual risk to people and properties</b>		100% of site is located in Flood Zone 1.		No comment
<b>SA7: To protect, enhance and make accessible for enjoyment, landscapes, townscapes and the countryside</b>		99.8% of the site is within Low- Medium or Medium landscape sensitivity area. Over 1.7km from a prominent ridge line.		Agreed, albeit as previously discussed this land parcel is quite open and therefore sensitive from a landscape perspective
<b>SA8: To protect, enhance and make accessible for enjoyment, the cultural heritage and historic environment</b>		Effects considered unlikely.		No comment
<b>SA9: Ensure access to and protection and enhancement of high quality public open space and natural greenspace</b>		Site overlaps with Open Space. PROW intersects centre of the site (severance may be likely)		No comment
<b>SA10: To minimise energy use and increase the proportion of energy both purchased and generated from renewable and</b>	N/A	Council not assessed this		



<b>SA11: To reduce the amount of waste, and in order of priority, the proportion of waste reused, recycled and composted or recovered</b>	N/A	Council not assessed this		
<b>SA12: To improve health and reduce health inequalities</b>		Access to GP: Within 485 m distance from Four Acre Health Centre (within 10minutes walk) Access to Leisure: Within 1.2km of 4 children's play areas and 2 allotment areas		Ageed and no comments
<b>SA13: To improve the education and skills levels of the population overall</b>		Primary : 111m from St Theresa's Catholic Primary School Secondary : Over 1.5km from The Sutton Academy		No comment
<b>SA14: To ensure local residents have access to employment opportunities</b>		609m to Lea Green Industrial Estate		No comment
<b>SA15: To support a strong, diverse, vibrant and sustainable local economy to foster balanced economic growth</b>		Housing site on land not suitable/attractive for employment		No comment
<b>SA16: To improve access to a range of good quality and affordable housing that meets the diverse needs of the borough</b>		Potential to deliver 520 units over 0-15 years.		Agreed as site does not have many constraints.
<b>SA17: To reduce poverty and social exclusion</b>	N/A	Non-employment site		
<b>SA18: To reduce crime, disorder and the fear of crime</b>	N/A	Council not assessed this		
<b>SA19: To reduce the need to travel, encourage alternatives to the car and other motor vehicles, improve highway safety and make the best use of existing transport infrastructure</b>		Site contains is adjacent to several Bus Stops with frequent service.		No comment
<b>SA20: To improve access to and use of basic goods, services and amenities in town and local centres</b>		Residential site within 400m of a convenience store (SKS Late Shop) or supermarket		No comment

**Total Score:** 53

**Total Score:** 53

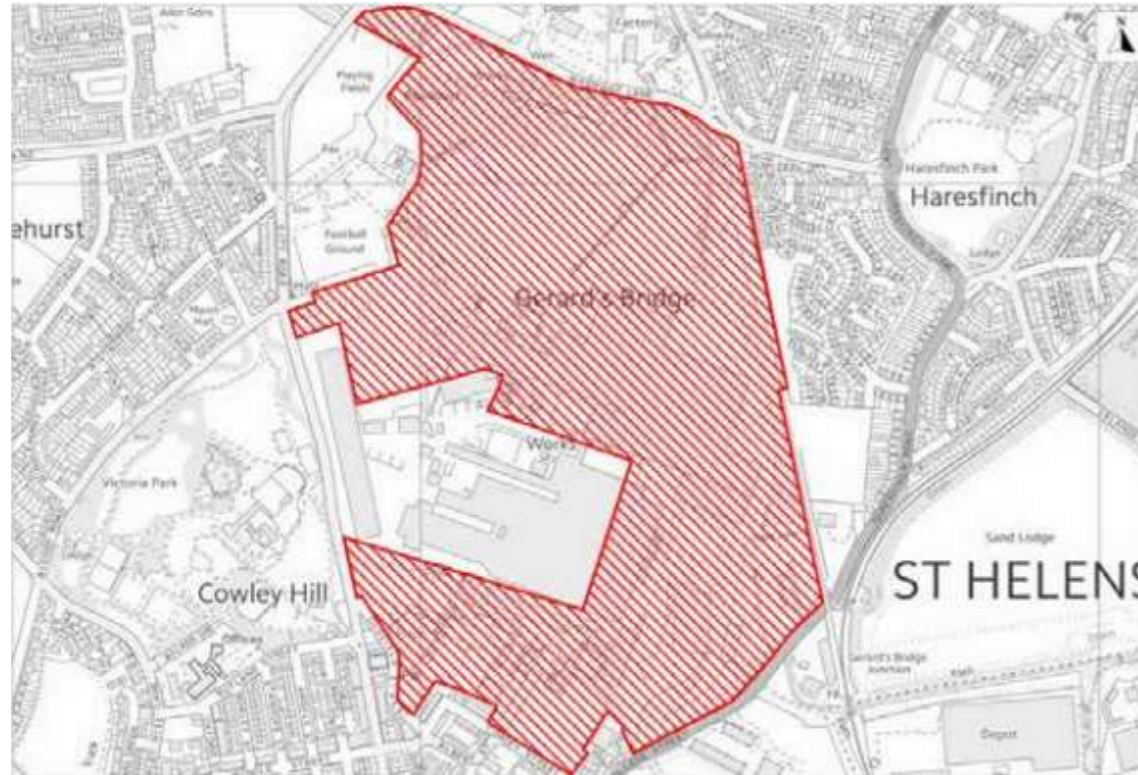
**Key of Council's SA Scoring:**

- Unlikely to have significant effects
- Likely to generate negative effects
- Potentially negative effects which could be mitigated
- Likely to promote positive effects

**Key of Pegasus scoring:**

- 1
- 2
- 3
- 4

Local Plan Reference: 6HA Site Location: Land at Cowley Street, Town Centre Allocated or Safeguarded? Allocated



Council Assumptions	Pegasus Comments
<b>Site Size:</b> 31.09ha	Outline planning application confirms site area is 42.17ha
<b>Indicative Site Capacity:</b> 1,100	Whilst the outline consent will permit up to 1,100 dwellings, there are a number of known constraints on this site. Full technical information will need to be submitted as part of future RM applications to establish the final site capacity, including in relation to the presence of mine shafts, contamination and noise. In light of these constraints, Pegasus do not consider the site will be brought forward for this many homes. Pegasus has prepared detailed layouts for the site that show circa <b>790 dwellings</b> .
<b>Assumed Net Developable Area:</b> 75% (therefore 23.32 ha)	Outline planning application suggests 29.23ha developable area. This in reality is lower due to flood zone areas, mine shafts and contamination issues. There will also likely be a need for a development set backs to alleviate concerns about noise with the railway line to the east and the employment development to the north. The wooded area to the north also poses as a constraint.
<b>Assumed Density:</b> minimum 35 units per hectare	This may differ given the site constraint concerns we raise above.
<b>Planning History:</b> <b>P/2020/0083/OUEIA:</b> Demolition of existing buildings and outline planning permission with all matters reserved except for means of access from City Road, College Street, Victoria Street, Washway Lane, Albert Street and Oldfield Street for up to 1,100 dwellings and up to 3,925sqm of mixed use floorspace providing for flexible use within Use Classes A1, A2, A3, A4, B1, C1, D1 and D2 with associated landscaping and infrastructure: <b>Granted at March 2021 Planning Committee subject to signing of S106</b>	
<b>Land Ownership/Availability:</b> 1 landowner (Pilkington Flat Glass Ltd), No confirmed housebuilder/developer at the time of writing.	
<b>Council Trajectory:</b> Delivery from 2024/25 onwards (585 dwellings in Plan Period and 515 dwellings post Plan Period).	<b>Pegasus Trajectory:</b> Based on detailed layouts that Pegasus has prepared we suggest a site capacity of 790 dwellings, with delivery from 2024/25 onwards (585 dwellings in Plan Period and 205 post Plan Period).

Green Belt Parcel Reference: N/A (Brownfield)

Green Belt Purpose	Council Rating	Council Comments	Pegasus Rating	Pegasus Comments
1. To check the unrestricted sprawl of large built up area	N/A		N/A	
2. To prevent neighbouring town merging into one another	N/A		N/A	
3. To assist in safeguarding the countryside from encroachment	N/A		N/A	
4. To preserve the setting and special character of historic towns	N/A		N/A	
<b>Overall Assessment</b>	N/A		N/A	
<b>Key -Low Contribution - LC Medium Contribution - MC High Contribution - HC</b>				

Suitability/Site Constraints

<b>Access</b>	Access to the site is available via Windle City to the west. St Helen's Railway Station is within an approximate 20 minute walk from the southern extremity of the site. Regular bus services run along City Road to the immediate west of the site.
<b>Heritage</b>	No Listed Buildings, Ancient Scheduled Monuments or Conservation Areas are located within or adjacent to the site.
<b>Flood Risk</b>	The majority of the site is located within Flood Zone 1, but a small portion of the site is located within Flood Zones 2 and 3.

<b>Landscape</b>	Brownfield site surrounded by built form, therefore not particularly sensitive albeit the wooded tree area to the north would need to be carefully considered.
<b>Ecology/Trees</b>	A large woodland/tree area is located within the northern section of the site. There are also trees along the eastern site boundary. The SA indicates there are protected trees on site.
<b>Agricultural Land</b>	N/A- brownfield
<b>Contamination</b>	It is likely that there could be contamination issues on site, given that a factory is still located on site.

**Sustainability Appraisal**

SA Topic	Council Rating	Council's Rationale for score	Pegasus Rating	Pegasus Comments
<b>SA1: To protect and enhance biodiversity</b>		Negative effects likely due to the presence of a local wildlife and protected trees on site		No comment
<b>SA2: To protect and improve land quality in St Helens</b>		Site does not contain any ALC Grade 1-3. Therefore neutral effects are predicted.		No comment
<b>SA3: To improve air quality in St Helens</b>		The site is 880m from an AQMA and will generate increased car traffic.		No comment
<b>SA4: To maintain and enhance the quality of controlled waters and to sustainably manage water resources</b>		Over 2.5km from nearest groundwater source protection zone		No comment
<b>SA5: To mitigate and adapt to the impacts of climate change</b>		Site presents opportunities for enhancement of GI network.		No comment
<b>SA6: To minimise the risk of flooding from all potential sources and ensure there is no residual risk to people and properties</b>		95.87% of site is located in Flood Zone 1, 4.13% located in Flood Zone 2 and 2.86% located in Flood Zone 3 therefore effects are unlikely. The scale of the site means it should be possible to avoid flood zones 2/3.		Agreed that the presence of flood zone 2 and 3 is a constraint that will need to be considered at the detailed design stage.
<b>SA7: To protect, enhance and make accessible for enjoyment, landscapes, townscapes and the countryside</b>		98% of the site is within a Low sensitivity , 0.01%Low- Medium and 1.81% Medium landscape sensitivity area. Therefore effects are unlikely as landscape will not be effected. 119m from a prominent ridge line though.		No comment
<b>SA8: To protect, enhance and make accessible for enjoyment, the cultural heritage and historic environment</b>		535m to a conservation area, 61m to a listed building, 1.38km from an archaeological interest, 802m from a registered park and 837m distance to ancient monument effects are unlikely due to the being over 50m from heritage assets.		No comment
<b>SA9: Ensure access to and protection and enhancement of high quality public open space and natural greenspace</b>		13m to Open Space. The site is adjacent to a PROW (severance unlikely)		No comment
<b>SA10: To minimise energy use and increase the proportion of energy both purchased and generated from renewable and low carbon sources</b>	N/A	Council not assessed this		
<b>SA11: To reduce the amount of waste, and in order of priority, the proportion of waste reused, recycled and composted or recovered</b>	N/A	Council not assessed this		

<b>SA12: To improve health and reduce health inequalities</b>				No comment
		Access to GP: 498m from, Dr D.O Edwards & Partners (within 6 minute walk) Access to Leisure: Within 1.2km of 7 Children's Play Areas and 1 Allotments		No comment
<b>SA13: To improve the education and skills levels of the population overall</b>				No comment
		Primary : 548m from Parish CofE Primary School Secondary : 2.32km from St Augustine of Canterbury Catholic High School		No comment
<b>SA14: To ensure local residents have access to employment opportunities</b>		1.2km from the Pilkingtons Cowley Hill Works		No comment
<b>SA15: To support a strong, diverse, vibrant and sustainable local economy to foster balanced economic growth</b>		Housing site on land suitable for employment		We agree that residential development on this site would lead to the loss of a site suitable for employment purposes. Although the site is currently vacant since the Pilkington Factory closed, it is still in a location highly suitable for alternative employment uses.
<b>SA16: To improve access to a range of good quality and affordable housing that meets the diverse needs of the borough</b>		Potential to deliver in the plan period. 10.5km away from Shell pipeline.		We would cast some doubt over the deliverability of this site, in terms of potential contamination issues. As a brownfield site which is home to former but now vacant factory buildings, not only would the demolition of these and site assembly delay delivery timescales, there may also be contamination issues. We reserve the right to comment on this matter further at a later stage, when the deliverability of this site is covered in more detail.
<b>SA17: To reduce poverty and social exclusion</b>	N/A			
<b>SA18: To reduce crime, disorder and the fear of crime</b>	N/A	Council not assessed this		
<b>SA19: To reduce the need to travel, encourage alternatives to the car and other motor vehicles, improve highway safety and make the best use of existing transport infrastructure</b>		26m from a bus stop and 1.2km from a train station		No comment
<b>SA20: To improve access to and use of basic goods, services and amenities in town and local centres</b>		Residential site within 208m to the nearest convenience store (LT convenience Store ) and 752m from a supermarket (Iceland frozen food)		No comment

Total Score: 47

45

**Key of Council's SA Scoring:**

Unlikely to have significant effects	
Likely to generate negative effects	
Potentially negative effects which could be mitigated	
Likely to promote positive effects	

**Key of Pegasus scoring:**

	1
	2
	3
	4

Local Plan Reference:

7HA

Site Location:

Land west of Mill Lane, Newton-le-Willows

Allocated



Council Assumptions	Pegasus Comments
<b>Site Size:</b> 8.03ha	Site area will be reduced due to live planning application. The red line planning application boundary measures 3.98ha, so the site size will be halved.
<b>Indicative Site Capacity:</b> 181	The live planning application for the re-location of Penkford School to this site significantly reduces the previously proposed development quantum of 181 dwellings. The red line boundary for the application does not cover the whole of the 7HA allocation area, therefore there is scope for some residential development on the remaining parts of the allocation. The Council must update their housing trajectory to reflect this live planning application and provide the estimated reduced dwelling numbers. We suggest a reduced estimate of 90 dwellings given that the site size has halved.
<b>Assumed Net Developable Area:</b> 75% (therefore 6.02 ha)	As above- this is no longer accurate due to the live planning application on site.
<b>Assumed Density:</b> Minimum 30 dwellings per hectare	No comment
<b>Planning History:</b> <b>P/2021/0028/FUL:</b> Proposed redevelopment of the Red Bank Educational Unit to facilitate the relocation of Penkford School includes extension to existing building, new playing field, new car park, fences, amended access from Winwick Road and associated structures- <b>Awaiting determination, deadline 9th April 2021.</b>	
<b>Land Ownership/Availability:</b> No Land Title on Land Registry Website but site is presumed to be owned by St Helens Council. Galliford Try are proposing to develop the site.	
<b>Council Trajectory:</b> Delivery from 2025/26 onwards (181 in Plan Period)	<b>Pegasus Trajectory:</b> Reduce to 90 dwellings in light of live planning application on site. 20 dwellings removed from 5YS.

Green Belt Parcel Reference: GBP 42

Green Belt Purpose	Council Rating	Council Comments	Pegasus Rating	Pegasus Comments
1. To check the unrestricted sprawl of large built up area	Low	The parcel contains residential properties and the former Red Bank Community Home that radiate out southwards from the large built-up area of Newton-le-Willows. The parcel is bounded to the north by the West Coast Mainline that is in a cutting, leading to agricultural land and residential development, to the east by the A49 Mill Lane, to the south by Newton Brook and agricultural land and to the west by the West Coast Mainline railway line. The parcel is therefore well contained to the north, east and west. Given the level enclosure and the brownfield nature of part of the site, it is considered that development of the parcel would not lead to unrestricted sprawl.	Low	Agree that the site benefits from an overall low contribution to this purpose of the Green Belt, albeit would highlight that the southern boundary is not strong or permanent.
2. To prevent neighbouring town merging into one another	Low	The parcel does not fall within a strategic gap between two towns. The nearest towns that are not "washed over" by Green Belt are: Newton-le-Willows which lies 80m north of the parcel and Winwick, Warrington which lies approximately 1.2km south of the parcel. A strategic gap could be maintained between Winwick and Newton-le- Willows if this parcel was developed.	Low	Agreed, no comment
3. To assist in safeguarding the countryside from encroachment	Low	The parcel has strong permanent boundaries to the north, east and west and is well contained. A large amount of the parcel (approximately 30%) consists of built development. Given the high level of enclosure and the presence of the existing development, it is considered that the parcel does not have a strong sense of openness or countryside character.	Low	Agreed, no comment
4. To preserve the setting and special character of historic towns	N/A	N/A	Low	The site immediately borders a registered battlefield (Battle of Winwick), which although is a key heritage asset is not strictly related to the setting or special character of Newton-le-Willows.

<b>Overall Assessment</b>	<b>Low</b>	Given the high level of enclosure and the brownfield nature of part of the site, it is considered that development of the parcel would not lead to unrestricted sprawl and it does not have a strong sense of openness or countryside character.	<b>Low</b>	Overall the site benefits from being well-contained (other than the southern boundary) and is already home to built-form, which limits openness.
<b>Key -Low Contribution - LC      Medium Contribution - MC      High Contribution - HC</b>				

Note: The GB parcel assessed in the Council's assessment is larger and differs to the final red line of the proposed site allocation.

#### Suitability/Site Constraints

<b>Access</b>	Access options are available via the A49 to the east. The nearest railway station (Newton-le-Willows) is approximately 1.6 miles to the north-west. Low frequency bus services to the immediate east of the site.
<b>Heritage</b>	Registered battlefield (Battle of Winwick) immediately borders the site to the south-east
<b>Flood Risk</b>	The site is located within Flood zone 1.
<b>Landscape</b>	Part brownfield, views from Mill Lane screened due to shrubbery and hedgerow.
<b>Ecology/Trees</b>	The SA states the site contains a Local Wildlife Site and a TPO, therefore is sensitive in terms of ecology and tree matters.
<b>Agricultural Land</b>	Grade 3 (Good to Moderate)

#### Sustainability Appraisal

SA Topic	Council Rating	Council's Rationale for score	Pegasus Rating	Pegasus Comments
<b>SA1: To protect and enhance biodiversity</b>		Site contains a Local Wildlife Site (Newton Brook) and a TPO		No comment
<b>SA2: To protect and improve land quality in St Helens</b>		Site contains a 100% overlap with Grade 3 agricultural Land (13.72Ha), but less than the criteria considered to lead to likely effects.		No comment
<b>SA3: To improve air quality in St Helens</b>		Medium size site (180 units) located 827m from AQMA.		No comment
<b>SA4: To maintain and enhance the quality of controlled waters and to sustainably manage water resources</b>		Within a ground water protection zone		No comment
<b>SA5: To mitigate and adapt to the impacts of climate change</b>		Site presents opportunities for enhancement of GI network.		No comment
<b>SA6: To minimise the risk of flooding from all potential sources and ensure there is no residual risk to people and properties</b>		Site is 91% in Flood Zone 1, 9% in Flood zone 2 and 8% in Flood Zone 3.		The SA Site Area differs to the red line boundary of the proposed allocation. The allocation looks like it has excluded the flood zone area and therefore is located entirely within flood zone 1.
<b>SA7: To protect, enhance and make accessible for enjoyment, landscapes, townscapes and the countryside</b>		90% of site within a Medium-High or High Landscape Sensitivity area and 10% in Low/Medium landscape sensitivity area. Site is over 6.4km from prominent ridgelines		No comment
<b>SA8: To protect, enhance and make accessible for enjoyment, the cultural heritage and historic environment</b>		Site of Archaeological Interest is 19m from the site and 313m to the nearest listed building. Effects possible.		Registered Battlefield (Battle of Winwick) immediately borders the site to the south-east and poses a constraint to development on site.
<b>SA9: Ensure access to and protection and enhancement of high quality public open space and natural greenspace</b>		28m from open space. There is a Public Right of Way on site (severance possible if not designed inclusively)		No comment

<b>SA10: To minimise energy use and increase the proportion of energy both purchased and generated from renewable and</b>	N/A	Council not assessed this		
<b>SA11: To reduce the amount of waste, and in order of priority, the proportion of waste reused, recycled and compacted or recovered</b>	N/A	Council not assessed this		
<b>SA12: To improve health and reduce health inequalities</b>		Access to GP: 1.2 km from Dr M Rahman & Partners Access to Leisure: Within 1200m of 3 Children's Play Areas and 2 Parks/Gardens		Agreed, albeit we would highlight that the site is not the most sustainable location in relation to the main services in Newton-le-Willows.
<b>SA13: To improve the education and skills levels of the population overall</b>		Primary : 1.08km from St Peter's CofE Primary School Secondary : 2.05km from Hope Academy		No comment
<b>SA14: To ensure local residents have access to employment opportunities</b>		962m from Vulcan Industrial Estate		No comment
<b>SA15: To support a strong, diverse, vibrant and sustainable local economy to foster balanced economic growth</b>		Housing site on land not suitable/attractive for employment.		No comment
<b>SA16: To improve access to a range of good quality and affordable housing that meets the diverse needs of the borough</b>		Potential to deliver 180 units over 0-15 years.		Agree that the site could deliver early on in the plan period, albeit raise some concerns about the overall amount of dwellings that could be delivered given the heritage, flood risk and noise issues.
<b>SA17: To reduce poverty and social exclusion</b>	N/A	Non-employment site		
<b>SA18: To reduce crime, disorder and the fear of crime</b>	N/A	Council not assessed this		
<b>SA19: To reduce the need to travel, encourage alternatives to the car and other motor vehicles, improve highway safety and make the best use of existing transport</b>		7m from bus stop. Low frequency service		No comment
<b>SA20: To improve access to and use of basic goods, services and amenities in town and local centres</b>		Residential site 609m from nearest convenience store (Rontec) or supermarket.		The Esso petrol station on Mill Lane is located 850m from the northern section of the site. The site is therefore not sustainably located in relation to local shops, and falls within the 800-1200m category of the Council's methodology (therefore yellow).

\*Note: The SA Assessment covers a larger land area than the proposed red line area for the allocated site.

Total Score: 45.5

45.5

**Key of Council's SA Scoring:**

Unlikely to have significant effects	
Likely to generate negative effects	
Potentially negative effects which could be mitigated	
Likely to promote positive effects	

**Key of Pegasus scoring:**

	1
	2
	3
	4

**Local Plan Reference:** 8HA      **Site Location:** Land south of Higher Lane and East of Rookery Lane, Rainford      **Allocated or Safeguarded?** Allocated



Council Assumptions	Pegasus Comments
<b>Site Size:</b> 11.49 hectares	Accurate, no comments.
<b>Indicative Site Capacity:</b> 259 dwellings	No comment, albeit reserve the right to provide detailed comments on assumed delivery rates at a later date.
<b>Assumed Net Developable Area:</b> 8.6 hectares (75%)	Realistic, no comments
<b>Assumed Density:</b> 30 dwellings per hectare	Realistic, no comments
<b>Planning History:</b> No planning history for the site	
<b>Land Ownership/Availability:</b> The site has one landowner (MS522607). The landowner is The Right Honourable Edward Richard William Earl of Derby c/o the Estate Office. Miller Homes have an option on this land.	
<b>Council Trajectory:</b> Delivery from 2025/26 onwards-259 dwellings to be delivered within Plan Period.	<b>Pegasus Trajectory:</b> No comments.

**Green Belt Parcel Reference: GBP\_019A**

Green Belt Purpose	Council Rating	Council Comments	Pegasus Rating	Pegasus Comments
1. To check the unrestricted sprawl of large built up area	Low	The sub-parcel is well contained by the strong physical boundaries of Higher Lane to the north-east; woodland belt (protected) to the south-east; Rainford Industrial Estate and Rainford Linear Park to the south-west; and Rookery Lane to the north-west. It does not directly adjoin or lie in close proximity to an identified large built-up area.	Low	The site benefits from strong and defensible boundaries on all sides.
2. To prevent neighbouring town merging into one another	Low	The sub-parcel lies adjacent to the identified settlement of Rainford, although its role in preserving the integrity of a strategic gap between Rainford and other identified settlements is limited.	Low	The site does not play an important role in terms of preventing the merging of Rainford and other settlements.
3. To assist in safeguarding the countryside from encroachment	Low	The sub-parcel contains little inappropriate development; however it is well enclosed on all sides. Existing development of an urban nature lies directly adjacent to the north-west (housing) and south-west (industrial estate).	Low- Medium	The site has been effected by existing urbanising features to the south, north-west and west. Whilst the site is relatively well enclosed, it's most sensitive views are from Rookery Lane looking eastwards because there is relatively limited shrubbery on site. Due to the open views from Rookery Lane we score the site as low-medium, albeit overall the site has lower sensitivity because of the urbanised features and strong boundary hedgerow.
4. To preserve the setting and special character of historic towns	N/A		Low	The site is located opposite two listed buildings, however strictly speaking this purpose of the Green Belt relates to historic towns, which is not applicable in this location.
<b>Overall Assessment</b>	Low	The sub-parcel's role in preventing sprawl and the merger or settlements is limited; and its development would not result in significant countryside encroachment.	Low	Overall the site benefits from strong boundaries and is well enclosed, however we do note that the site does appear very open in nature when looking eastwards from Rookery Lane.
<b>Key -Low Contribution - LC      Medium Contribution - MC      High Contribution - HC</b>				



**Suitability/Site Constraints**

<b>Access</b>	There are two options to gain access to the site: Rookery lane to the west of the site and Higher Lane to the north of the site. There are bus stops both on Higher Lane and Rookery Lane which offer regular services to Ormskirk, Rainford, Ashton, St Helens, Rainford. There is a rail station in Rainford which is located 2.9km to the north of the site. The M58 is located approximately 6km to the north of the site.
<b>Heritage</b>	On the northern boundary of the site, there are two listed buildings: Barn north of Dial House (Grade II) and Dial House. These heritage assets look directly onto this parcel and therefore these would need to be taken into consideration for development to come forward on site.
<b>Flood Risk</b>	Flood Zone 1
<b>Landscape</b>	SA notes how the site is located in a medium-high landscape sensitivity area.
<b>Ecology/Trees</b>	A tree lined hedgerow runs through the site from north to south. Along the northern boundary of the site, there is a dense wooded area however this is not included within the red line boundary. The eastern boundary of the site is made up of a dense wooded hedgerow. The Rainford Linear Park tracks forms the southern boundary of the parcel and this is tree lined on either side of the footpath.
<b>Agricultural Land</b>	The majority of the site is made up of Grade 1 agricultural land which is considered to be best and most versatile. There is a very minute percentage of the land which is Grade 2 agricultural land.

**Sustainability Appraisal**

SA Topic	Council Rating	Council's Rationale for score	Pegasus Rating	Pegasus Comments
<b>SA1: To protect and enhance biodiversity</b>		Site contains TPO, effects likely.		No comment
<b>SA2: To protect and improve land quality in St Helens</b>		Site is made up of 93% Grade 1 Agricultural Land (12.25ha)		We disagree with the SA's methodology for scoring in this category. Grade 1 Agricultural Land has the highest level of protection given it is the best quality, therefore its loss should be seen as a negative factor in sustainability scoring, regardless of the site size.
<b>SA3: To improve air quality in St Helens</b>		Medium size site (260 units) located over 4.8km from AQMA.		No comment
<b>SA4: To maintain and enhance the quality of controlled waters and to sustainably manage water resources</b>		Over 5km from nearest protection zone.		No comment
<b>SA5: To mitigate and adapt to the impacts of climate change</b>		Site presents opportunities for enhancement of GI network and increased tree cover.		No comment
<b>SA6: To minimise the risk of flooding from all potential sources and ensure there is no residual risk to people and properties</b>		Site is 100% in Flood Zone 1		No comment
<b>SA7: To protect, enhance and make accessible for enjoyment, landscapes, townscapes and the countryside</b>		100% of site within Medium-High or High Landscape Sensitivity area and 787m from prominent ridge		No comment
<b>SA8: To protect, enhance and make accessible for enjoyment, the cultural heritage and historic environment</b>		Listed building within 12m (Dial House). Development is likely to have a significant effect on the heritage asset unless screening is adopted.		Agreed that the nearby Listed Buildings pose as a constraint which needs to be carefully considered.
<b>SA9: Ensure access to and protection and enhancement of high quality public open space and natural greenspace</b>		Site sites within 0m of open space (with negligible overlap), but Public Right of Way on site (severance possible if not designed inclusively)		No comment

<b>SA10: To minimise energy use and increase the proportion of energy both purchased and generated from renewable and</b>				
<b>SA11: To reduce the amount of waste, and in order of priority, the proportion of waste reused, recycled and composted or recovered</b>				
<b>SA12: To improve health and reduce health inequalities</b>		Access to GP : 693m walking distance of The Health Centre, Dr J Webster & Partner Access to Leisure: No facilities within 1200m		No comment
<b>SA13: To improve the education and skills levels of the population overall</b>		Primary : 868m of Rainford CofE Primary School Secondary : 1403m from Rainford High Technology College		No comment
<b>SA14: To ensure local residents have access to employment opportunities</b>		63m of Rainford Ind Estate		No comment
<b>SA15: To support a strong, diverse, vibrant and sustainable local economy to foster balanced economic growth</b>		Housing site on land not suitable/attractive for employment.		No comment
<b>SA16: To improve access to a range of good quality and affordable housing that meets the diverse needs of the borough</b>		Potential to deliver 260 units within 0-15 years. 75% developable area.		No comment, but reserve the right to comment on assumed delivery rates at a later stage.
<b>SA17: To reduce poverty and social exclusion</b>				
<b>SA18: To reduce crime, disorder and the fear of crime</b>				
<b>SA19: To reduce the need to travel, encourage alternatives to the car and other motor vehicles, improve highway safety and make the best use of existing transport infrastructure</b>		7m from bus stop. Regular frequency service.		No comment
<b>SA20: To improve access to and use of basic goods, services and amenities in town and local centres</b>		Residential site 1.10km from a convenience store (The Co-operative Food) or supermarket		No comment

Total Score: 44.5

43.5

**Key of Council's SA Scoring:**

- Likely to generate negative effects
- Potentially negative effects which could be mitigated
- Unlikely to have significant effects
- Likely to promote positive effects

**Key of Pegasus scoring:**

- 1
- 2
- 3
- 4

**Local Plan Reference:** 9HA      **Site Location:** Land at former Linkway Distribution Park, Elton Head Road, Thatto Heath      **Allocated or Safeguarded?:** Allocated



Council Assumptions	Pegasus Comments
<b>Site Size:</b> 12.39 hectares	Accurate, no comment.
<b>Indicative Site Capacity:</b> 350 units	The live Reserved Matters application is for 294 no. dwellings and covers the whole site area, therefore 294 dwellings is the correct site capacity.
<b>Assumed Net Developable Area:</b> 9.29 hectares (75%)	Accurate given planning permission in place.
<b>Assumed Density:</b> 38 hectares	Accurate given planning permission in place.
<b>Planning History:</b> P/2018/0060/FUL - Hybrid Planning application comprising of a full planning permission for demolition of existing buildings and structures and outline application all matters reserved except for access for residential development (up to 352 dwellings) and associated open space / green infrastructure. The application was granted on the 20th June 2018.	
<b>P/2021/0405/RES</b> -Application for approval of reserved matters (layout, scale, appearance and landscaping) from permission P/2018/0060/FUL for a residential development of 294 dwellinghouses with accesses from Sherdley Road including landscaping, public open space, garages, car parking, and associated infrastructure. - Pending Determination, 23rd July 2021.	
<b>Land Ownership/Availability:</b> St Helens Site Limited are the Landowner and Bloor Homes are the identified Development Partner (who are listed on the Land Registry details).	
<b>Council Trajectory:</b> Delivery from 2023/24 onwards (352 dwellings within Plan Period)	<b>Pegasus Trajectory:</b> Reduced capacity of 294 dwellings within Housing Trajectory. Delivery from 2023/24 onwards.

**Green Belt Parcel Reference: N/A (Brownfield Land)**

Green Belt Purpose	Council Rating	Council Comments	Pegasus Rating	Pegasus Comments
1. To check the unrestricted sprawl of large built up area	N/A		N/A	
2. To prevent neighbouring town merging into one another	N/A		N/A	
3. To assist in safeguarding the countryside from encroachment	N/A		N/A	
4. To preserve the setting and special character of historic towns	N/A		N/A	
<b>Overall Assessment</b>	<b>N/A</b>		<b>N/A</b>	

**Key -Low Contribution - LC      Medium Contribution - MC      High Contribution - HC**

**Suitability/Site Constraints**

<b>Access</b>	Access to the site will be taken off Sherdley Road which forms the western boundary of the site. The existing site includes two vehicular access points along Sherdley Road and these will be retained and used as the access to a site. Thatto Heath rail station is located 1.2km to the west and Lea Green is located 1km to the east. Between them they have good rail links to Wigan, Liverpool and Formby. There are bus stops on Sherdley Road (the western boundary) offering regular services to St Helens, Sutton Heath and Parr.
<b>Heritage</b>	The closest listed building to the site is Sherdley Hall Farmhouse. This is a Grade II listed building and is located 210m to the east of north eastern corner of the site. The development of the site is n
<b>Flood Risk</b>	Flood Zone 1
<b>Landscape</b>	Not sensitive from a landscape perspective given brownfield nature and proximity to large built up area.
<b>Ecology/Trees</b>	An ecological appraisal was carried out as part of the hybrid application and confirmed that a residential development at the site is acceptable.
<b>Agricultural Land</b>	The site is within urban use and is not agricultural land.
<b>Contamination</b>	Site remediation and clearance works will be required given there are existing buildings on site as part of Linkway Distribution Park. Ground contamination works were carried out as part of the approved application. EHO advised that no development will take place until a supplementary phase 2 site investigation and assessment shall be carried out and a remediation strategy is agreed.

**Sustainability Appraisal**

SA Topic	Council Rating	Council's Rationale for score	Pegasus Rating	Pegasus Comments
<b>SA1: To protect and enhance biodiversity</b>		Potentially adverse effects due to the site being 46m from a local wildlife site		No comment as planning permission already granted.
<b>SA2: To protect and improve land quality in St Helens</b>		Site does not contain any ALC Grade 1-3. Therefore effects are neutral.		No comment as planning permission already granted.
<b>SA3: To improve air quality in St Helens</b>		The site is 1.5km from AQMA and proposed for housing use.		No comment as planning permission already granted.
<b>SA4: To maintain and enhance the quality of controlled waters and to sustainably manage water resources</b>		Over 1.6km from nearest ground water protection zone.		No comment as planning permission already granted.
<b>SA5: To mitigate and adapt to the impacts of climate change</b>		Site is 655m from Bold Forest Park. Potential to enhance green infrastructure links.		No comment as planning permission already granted.
<b>SA6: To minimise the risk of flooding from all potential sources and ensure there is no residual risk to people and properties</b>		100% of site is located in Flood Zone 1 therefore effects unlikely.		No comment as planning permission already granted.
<b>SA7: To protect, enhance and make accessible for enjoyment, landscapes, townscapes and the countryside</b>		100% of the site is within an area identified as being of low landscape sensitivity. Therefore effects are less likely. The site is 478m from a prominent ridge line.		No comment as planning permission already granted.
<b>SA8: To protect, enhance and make accessible for enjoyment, the cultural heritage and historic environment</b>		1.73m to a conservation area, 229m to a listed building, 2.49km from an archaeological interest, 1.37km from a registered park and 1.33km distance to ancient monument. Given the distance from designated heritage assets, effects are unlikely. Furthermore, the site is currently a depot, and does not contribute positively to the cultural heritage of the area.		No comment as planning permission already granted.
<b>SA9: Ensure access to and protection and enhancement of high quality public open space and natural greenspace</b>		18m to Open Space. The site is adjacent to / intersected by a PROW (severance should be possible to avoid though)		No comment as planning permission already granted.
<b>SA10: To minimise energy use and increase the proportion of energy both purchased and generated from renewable and sustainable sources</b>				
<b>SA11: To reduce the amount of waste, and in order of priority, the proportion of waste reused, recycled and composted or recovered</b>				
<b>SA12: To improve health and reduce health inequalities</b>		Access to GP: 386m from Dr D.B Brainbridge & Partners (within 4 minute walk) Access to Leisure: Within 1.2km of 4 Children's py Areas and 1 Allotment.		No comment as planning permission already granted.
<b>SA13: To improve the education and skills levels of the population overall</b>		Primary : 282m from St John Viannery Catholic Primary School Secondary : 732m from The Sutton Academy		No comment as planning permission already granted.

<b>SA14: To ensure local residents have access to employment opportunities</b>		1.2km from Suttons Transportation Depot		No comment as planning permission already granted.
<b>SA15: To support a strong, diverse, vibrant and sustainable local economy to foster balanced economic growth</b>		Housing proposed on land currently used for employment		No comment as planning permission already granted.
<b>SA16: To improve access to a range of good quality and affordable housing that meets the diverse needs of the borough</b>		Potential for delivery within the plan period .1.39km away from Shell pipeline		No comment as planning permission already granted.
<b>SA17: To reduce poverty and social exclusion</b>				
<b>SA18: To reduce crime, disorder and the fear of crime</b>				
<b>SA19: To reduce the need to travel, encourage alternatives to the car and other motor vehicles, improve highway safety and make the best use of existing transport infrastructure</b>		1m from a bus stop and 1.3km from a train station		No comment as planning permission already granted.
<b>SA20: To improve access to and use of basic goods, services and amenities in town and local centres</b>		Residential site within 253m to the nearest convenience store (Everydayz) and 2km from a supermarket (Tesco)		No comment as planning permission already granted.

Total Score: 52

52

**Key of Council's SA Scoring:**

Likely to generate negative effects	
Potentially negative effects which could be mitigated	
Unlikely to have significant effects	
Likely to promote positive effects	

**Key of Pegasus scoring:**

	1
	2
	3
	4

Local Plan Reference: 10HA

Site Location: Moss Nook Urban Village, Watery Lane

Allocated or Safeguarded?

Allocated



Council Assumptions	Pegasus Comments
<b>Site Size:</b> 26.74 hectares	Accurate, no comment.
<b>Indicative Site Capacity:</b> 802 dwellings	Whilst Phase 1 of the development is currently subject to a live Reserved Matters application, we raise concerns about potential delivery rates. It is notable that the planning consent on the site has an elongated reserved matters timescale of 7 years.
<b>Assumed Net Developable Area:</b> 20.05 hectares (75%)	
<b>Assumed Density:</b> 40 dwellings per hectare	No comment.
<b>Planning History:</b>	
<b>P/2003/219/22 (Hybrid):</b> Demolition of existing buildings, provision of sports and recreational facilities, access roads, associated infrastructure and drainage works, open space and erection of new residential (up to 1,200 dwellings) and retail development ( <b>Allowed at Appeal and by SoS: 23/05/2007</b> )	
<b>P/2011/0058 :</b> Section 73 application to vary conditions 4,33,34, 35 and 36 and remove conditions 31 and 32 of P/2003/219/22. This includes an approved Parameters Plan which reduces site capacity to 900 dwellings ( <b>approved 22/05/2017</b> )	
<b>P/2021/0015/RES (Taylor Wimpey):</b> Application for approval of Reserved Matters (Layout, Appearance, Landscaping and Scale) following approved permission P/2011/0058 for a residential development comprising 258 dwellings, internal access roads (accessed from the Moss Nook Spine Road, Sutton Road, Helsby Street, Little Street, Oak Street and Morris Street), garages, car parking, public open space and associated infrastructure. <b>Undetermined, target determination date 7th April 2021.</b>	
<b>Land Ownership/Availability:</b> There are two landowners within this parcel: the Haworth Estate Investments and William Rainford Holdings. Haworth Estates own the majority of the land: MS547518, MS213675 and MS648371). William Rainford Holdings owns a small portion (MS180258).	
<b>Council Trajectory:</b> Delivery from 2023/24 onwards (630 dwellings in Plan Period, 172 post Plan Period).	<b>Pegasus Trajectory:</b> No comments.

Green Belt Parcel Reference (N/A- Brownfield)

Green Belt Purpose	Council Rating	Council Comments	Pegasus Rating	Pegasus Comments
1. To check the unrestricted sprawl of large built up area	N/A	N/A	N/A	N/A
2. To prevent neighbouring town merging into one another	N/A	N/A	N/A	N/A
3. To assist in safeguarding the countryside from encroachment	N/A	N/A	N/A	N/A
4. To preserve the setting and special character of historic towns	N/A	N/A	N/A	N/A

Overall Assessment	N/A	N/A	N/A	N/A
<b>Key</b> -Low Contribution - LC    Medium Contribution - MC    High Contribution - HC				

**Suitability/Site Constraints**

<b>Access</b>	The site can be accessed via Watery Lane, which runs along the eastern boundary of the site. There are two bus stops on Sutton Road (on either side of the road) offering irregular services to Newton-le-Willows, Earlstown, St Helens, Rainhill and Blackbrook. The nearest train station is St Helens Junction which is located 1.2km (walking distance) to the south of the site.
<b>Heritage</b>	Sutton Oak Welsh Chapel is a Grade II listed building, located on Sutton Road. This forms the southern/western boundary of the site.
<b>Flood Risk</b>	All the site is within Flood Zone 1. Around the northern boundary of the site is Sutton Brook and around this brook is Flood Zone 3 however this is not within the site boundary.
<b>Landscape</b>	Not particularly sensitive given brownfield nature and surrounding urban form.
<b>Ecology/Trees</b>	There are some large established trees on the site boundaries which would need to be retained where possible. There is very little tree growth and vegetation within the parcel.
<b>Agricultural Land</b>	Land is non-agricultural land and land is predominantly in urban use.
<b>Contamination</b>	Site remediation and clearance will be required on this site as a former works was located on this site.

**Sustainability Appraisal**

SA Topic	Council Rating	Council's Rationale for score	Pegasus Rating	Pegasus Comments
<b>SA1: To protect and enhance biodiversity</b>		Site contains is 288m Local Wildlife site and is 89m to the nearest TPO.		No comment.
<b>SA2: To protect and improve land quality in St Helens</b>		Site includes 0% grade 1-2 agricultural land.		No comment.
<b>SA3: To improve air quality in St Helens</b>		Located 1.8km from AQMA. Could generate additional car traffic in the urban area.		No comment.
<b>SA4: To maintain and enhance the quality of controlled waters and to sustainably manage water resources</b>		Site is over 2km from ground water source protection zone.		No comment.
<b>SA5: To mitigate and adapt to the impacts of climate change</b>		Site is 285m from Bold forest Park. There is a brook nearby that could present opportunities for green infrastructure enhancement.		No comment.
<b>SA6: To minimise the risk of flooding from all potential sources and ensure there is no residual risk to people and properties</b>		Site is 100% in Flood Zone 1		No comment.
<b>SA7: To protect, enhance and make accessible for enjoyment, landscapes, townscapes and the countryside</b>		Over 100% of the site is within an area classified as being of low landscape sensitivity. It is also 3.07 km from prominent ridgelines. Development will lead to enhancement of a currently derelict site		No comment.
<b>SA8: To protect, enhance and make accessible for enjoyment, the cultural heritage and historic environment</b>		Site is 19 m from a listed building		No comment.
<b>SA9: Ensure access to and protection and enhancement of high quality public open space and natural greenspace</b>		Within 0m of public open space and a 148m from a Public Right of Way		No comment.

<b>SA10: To minimise energy use and increase the proportion of energy both purchased and generated from renewable and</b>				
<b>SA11: To reduce the amount of waste, and in order of priority, the proportion of waste reused, recycled and composted or recovered</b>				
<b>SA12: To improve health and reduce health inequalities</b>		Access to GP : Site is 386m from Dr J r D'arcy and Partners Access to Leisure: Within 1.2km of 4 Ch Play Areas, 1 allotment and 3 parks and gardens.		No comment
<b>SA13: To improve the education and skills levels of the population overall</b>		Primary : 578m from Sutton Oak CofE Primary school Secondary : 246m St Cuthberts Catholic Community College for Busines		No comment
<b>SA14: To ensure local residents have access to employment opportunities</b>		Within 1m of Sutton Road Industrial Area		No comment
<b>SA15: To support a strong, diverse, vibrant and sustainable local economy to foster balanced economic growth</b>		Housing site on former employment land, which is in need of regeneration. Alternative sites nearby that are suitable to accomodate employment uses in the area		No comment
<b>SA16: To improve access to a range of good quality and affordable housing that meets the diverse needs of the borough</b>		Potential to deliver over the plan period. Within 250m of landfill site, 4 mineshafts which may reduce development capacity over 5.1km to Shell pipeline buffer zone. <b>The Council have amended this score from green to grey in their 2020 SA Addendum.</b>		We raise concerns about this site delivering houses within the first five years of the plan period, given the remediation conditions attached to the permission as well as elongated timescales (7 years) for Reserved Matters.
<b>SA17: To reduce poverty and social exclusion</b>				
<b>SA18: To reduce crime, disorder and the fear of crime</b>				
<b>SA19: To reduce the need to travel, encourage alternatives to the car and other motor vehicles, improve highway safety and make the best use of existing transport infrastructure</b>		11m from bus stop. Low frequency service		No comment.
<b>SA20: To improve access to and use of basic goods, services and amenities in town and local centres</b>		Residential site is located 68m to the nearest convenience store (Morrisons Petrol Station) and 146m from nearest Supermarket (Morrisons).		Agreed

Total Score: 49.5

49.5

**Key of Council's SA Scoring:**

- Likely to generate negative effects
- Potentially negative effects which could be mitigated
- Unlikely to have significant effects
- Likely to promote positive effects

**Key of Pegasus scoring:**

- 1
- 2
- 3
- 4



Local Plan Reference: 1HS

Site Location: Land south of Leyland Green Road, Garswood

Safeguarded



Council Assumptions	Pegasus Comments
<b>Site Size:</b> 12.92 ha	Realistic, no comment.
<b>Indicative Site Capacity:</b> 291	We raise concerns over this total figure, given that the SA flags up that there are 7 mine shafts located on site. This could reduce overall capacity and dwelling numbers. We reserve the right to comment on this matter at a later date once more detailed information has been provided.
<b>Assumed Net Developable Area:</b> 75% (therefore 9.69 ha)	As above- may be lower due to presence of mine shafts.
<b>Assumed Density:</b> Minimum 30 dwellings per hectare	No comments, realistic.
<b>Planning History:</b> None	
<b>Land Ownership/Availability:</b> 1 Landowner (private landowner with no affiliation with housebuilder or developer).	

Green Belt Parcel Reference: GBP\_025a

Green Belt Purpose	Council Rating	Council Comments	Pegasus Rating	Pegasus Comments
1. To check the unrestricted sprawl of large built up area	Medium	The sub-parcel is bounded to the west by Garswood Road, to the east by the western boundary of the settlement of Garswood, to the north by a belt of trees and agricultural land and to the south by Billingie Road. The south eastern corner of the sub-parcel contains a 5ha area of open space and playing fields (Birch Grove), a community centre and a primary care centre. Other than these buildings, the sub-parcel has very limited development and has a relatively open character to the west and south and in-part to the north. The parcel is not adjacent to a large built-up area but does adjoin the settlement of Garswood and does help prevent ribbon development along parts of Leyland Green Road and Billingie Road. The sub-parcel has strong boundaries to the east, south and west and in-part to the north and is therefore partially well contained.	Medium	Firstly, it is important to note that the Council's GB Assessment assessed a larger land parcel extending to Garswood's settlement boundary to the east, therefore does not correlate with the final red line boundary for the safeguarded site.  We agree that the overall score against this green belt purpose is medium, because the site benefits from strong boundaries to the north, south and west. It's eastern boundary is very poorly defined, with no hedgerow or strong boundary, which instead comprises of a low lying wired fence. This could lead to concerns about sprawl to the east, hence why the site scores medium against this purpose of the Green Belt.
2. To prevent neighbouring town merging into one another	Low	The sub-parcel contributes broadly, along with other parcels (GBP_026), to the physical and visual separation of Billingie and Garswood. A strategic gap between Billingie and Garswood could be maintained if this sub-parcel was released from the Green Belt.	Medium	The gap between Billingie and Garswood is already narrow (circa 2km in this location). The development of this site would reduce the gap further, to circa 1.3km). We therefore consider this parcel provides a medium contribution to preventing neighbouring towns from merging.
3. To assist in safeguarding the countryside from encroachment	Medium	The south eastern corner of the sub-parcel contains some existing built development. The parcel is enclosed to the east and south and is in-part open to the north and largely to the west.	Medium	The site does not contain any built form. The site also contains no shrubbery/hedgerow, except for some low lying hedgerow along its southern boundary. This leads to the site being very open, particularly from Billingie Road looking northwards to the site and surrounding countryside. Despite being effected by some surrounding urbanising influences, the sparsity of vegetation and open views lead to the site bearing many characteristics of the countryside. The site therefore scores medium against this purpose of the Green Belt.
4. To preserve the setting and special character of historic towns	N/A		Low	The site is not located near to any historic towns, conservation areas or listed buildings and therefore scores a low contribution against this purpose of the Green Belt.
<b>Overall Assessment</b>	<b>Medium</b>	The sub-parcel has strong boundaries to the east, south and west and in-part to the north and is therefore partially well contained. A strategic gap between Billingie and Garswood could be maintained if this sub-parcel was released from the Green Belt.	<b>Medium</b>	Whilst the site is contained by three strong boundaries, the eastern site boundary is very poorly defined leading to concerns about urban sprawl in this direction. The site is also open in nature due to a lack of vegetation and built form. The site therefore provides a medium contribution against the purposes of the Green Belt.
<b>Key -Low Contribution - LC      Medium Contribution - MC      High Contribution - HC</b>				

Note: The GB parcel assessed in the Council's assessment is larger and differs to the final red line of the proposed safeguarded land allocation.

**Suitability/Site Constraints**

<b>Access</b>	Access could be taken either via Leyland Green Road to the north or Billinge Road to the south. Nearest Railway Station (Garswood) circa 1.1 miles to the south-east. Low frequency bus s
<b>Heritage</b>	No Listed Buildings, Scheduled Monuments or Conservations are located within or adjacent to the site boundary
<b>Flood Risk</b>	Flood Zone 1
<b>Landscape</b>	The SA notes how the site is located in a Medium-High sensitivity area. The site is also very open due to limited tree coverage on site/low lying hedgerows.
<b>Ecology/Trees</b>	There are very limited trees on site.
<b>Agricultural Land</b>	Grade 3 (good to moderate)
<b>Other</b>	The SA notes how there are 7 mine shafts located on site, which could have implications on site capacity and delivery.

**Sustainability Appraisal**

SA Topic	Council Rating	Council's Rationale for score	Pegasus Rating	Pegasus Comments
<b>SA1: To protect and enhance biodiversity</b>		Effects on biodiversity not likely		No comment
<b>SA2: To protect and improve land quality in St Helens</b>		Site is 100% Grade 3 agricultural land (10.51Ha)		No comment
<b>SA3: To improve air quality in St Helens</b>		Medium sized site (280 units) located over 796m from AQMA.		No comment
<b>SA4: To maintain and enhance the quality of controlled waters and to sustainably manage water resources</b>		Over 3.9km from nearest protection zone		No comment
<b>SA5: To mitigate and adapt to the impacts of climate change</b>		Site presents opportunities for enhancement of GI network and increased tree cover.		No comment
<b>SA6: To minimise the risk of flooding from all potential sources and ensure there is no residual risk to people and properties</b>		Site is 100% in Flood Zone 1		No comment
<b>SA7: To protect, enhance and make accessible for enjoyment, landscapes, townscapes and the countryside</b>		84% of the site is within a Medium-High or High Landscape Sensitivity area, 16% of the site is located in a low-medium or medium Landscape Sensitivity area and is situated on a prominent ridge.		Agreed, the site is also very open which heightens landscape sensitivity.
<b>SA8: To protect, enhance and make accessible for enjoyment, the cultural heritage and historic environment</b>		No heritage assets within 300m. Effects unlikely.		No comment
<b>SA9: Ensure access to and protection and enhancement of high quality public open space and natural greenspace</b>		Over 1.6km from open space. Site includes a Public Right of Way (severance could be mitigated against).		No comment
<b>SA10: To minimise energy use and increase the proportion of energy both purchased and generated from renewable and sustainable sources</b>	N/A	Council not assessed this		

<b>SA11: To reduce the amount of waste, and in order of priority, the proportion of waste reused, recycled and composted or recovered</b>	N/A	Council not assessed this		
<b>SA12: To improve health and reduce health inequalities</b>		Access to GP : 716m of Garswood GP Surgery, Dr B W O'Brien & Partners Access to Leisure: Within 1200m of 2 Children's Play Areas.		No comment
<b>SA13: To improve the education and skills levels of the population overall</b>		Primary : 453m from Rectory CofE Primary School Secondary : 1.96km from Cansfield High Specialist Language College		No comment
<b>SA14: To ensure local residents have access to employment opportunities</b>		992m of Liverpool Rd Industrial Estate		No comment
<b>SA15: To support a strong, diverse, vibrant and sustainable local economy to foster balanced economic growth</b>		Housing site on land not suitable/attractive for employment.		No comment
<b>SA16: To improve access to a range of good quality and affordable housing that meets the diverse needs of the borough</b>		Potential to deliver 280 units over 15-30 years, however there are 7 mine shafts are present on site and likely to reduce development capacity.		No comment
<b>SA17: To reduce poverty and social exclusion</b>	N/A			
<b>SA18: To reduce crime, disorder and the fear of crime</b>	N/A	Council not assessed this		
<b>SA19: To reduce the need to travel, encourage alternatives to the car and other motor vehicles, improve highway safety and make the best use of existing transport infrastructure</b>		9m from bus stop. Low frequency service.		No comment
<b>SA20: To improve access to and use of basic goods, services and amenities in town and local centres</b>		Residential site is 370m from the nearest convenience store (The Store) or supermarket. <b>The Council have downgraded this from green to grey in their 2020 SA Addendum.</b>		The nearest convenience store (The Store) is approximately 750m from the eastern extremity of the site.

\*Note: The SA Assessment covers a larger land area than the proposed red line area for the safeguarded site.

Total Score: 44.5

44.5

Key of Council's SA Scoring:

Unlikely to have significant effects	
Likely to generate negative effects	
Potentially negative effects which could be mitigated	
Likely to promote positive effects	

Key of Pegasus scoring:

	1
	2
	3
	4

Local Plan Reference:

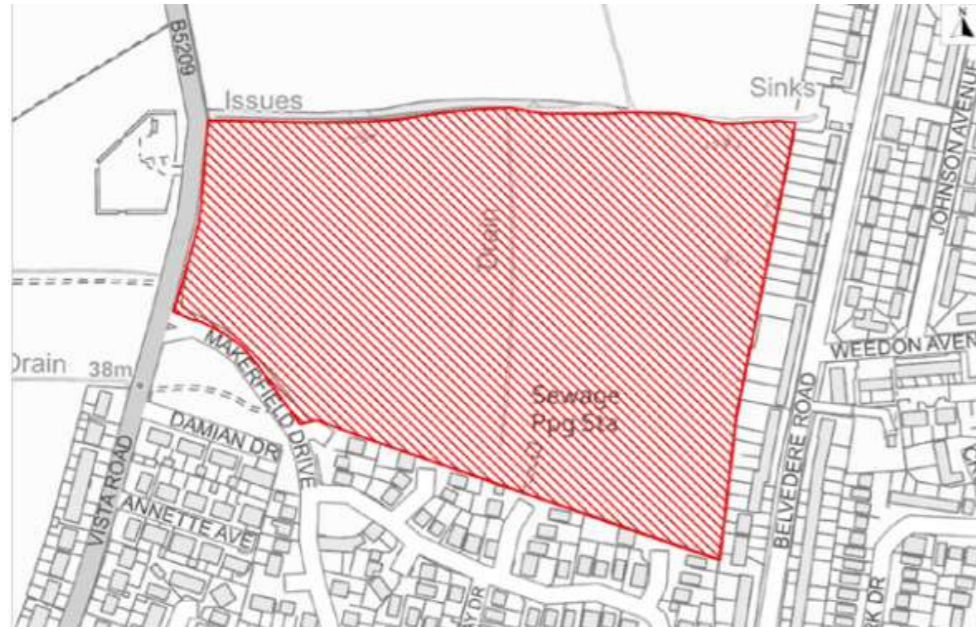
2HS

Site Location:

Land at Vista Road, Earlestown

Allocated or Safeguarded?

Safeguarded



Council Assumptions	Pegasus Comments
<b>Site Size:</b> 7.92 ha	Accurate, no comments.
<b>Indicative Site Capacity:</b> 178	No comment.
<b>Assumed Net Developable Area:</b> 75%_(therefore 5.94 ha)	Realistic, no comments.
<b>Assumed Density:</b> minimum 30 units per hectare	Realistic, no comments.
<b>Planning History:</b> None	
<b>Land Ownership/Availability:</b> 1 Land Title (private landowner- Taylor Wimpey have a land option on whole site)	

Green Belt Parcel Reference: GBP\_053\_C

Green Belt Purpose	Council Rating	Council Comments	Pegasus Rating	Pegasus Comments
1. To check the unrestricted sprawl of large built up area	Medium	The sub-parcel is bounded to the south by the urban edge of Newton-le-Willows, to the west by Vista Road and to the east by Ashton Road, the northern boundary (with sub-parcel GBP_053b) is a single temporary private highway. The sub-parcel adjoins the urban edge of Newton-le- Willows and a certain amount of development could be accommodated here without it leading to unrestricted sprawl. The site also prevents ribbon development along Ashton Road and Vista Road.	Medium	Firstly, it is important to note that the Council's GB Assessment assessed a larger land parcel extending to the access track to the north, therefore does not correlate with the final red line boundary for the safeguarded site.  Whilst the eastern,southern and western site boundaries are permanent and well-defined, the northern boundary is not. This comprises of hedgerow, which provides a weaker boundary leading to concerns about urban sprawl.
2. To prevent neighbouring town merging into one another	Medium	The sub-parcel forms part of a strategic gap, along with subparcels GBP_053a and GBP_053b to the physical and visual separation of Haydock and Newton-le- Willows/Earlestown. However a strategic gap could still be maintained (via sub-parcels GBP_053a and GBP_053b) if parts of this sub-plot were released from Green Belt, especially the south-western corner, which would be viewed as a natural extension to Newton-le-Willows/Earlestown.	Medium	The gap between Newton-le-Willows and Haydock is approximately 930m in this location, which is a narrow separation distance. If this site was developed, this reduces the gap to circa 760m. We therefore consider this site to have a medium contribution to merger issues, albeit note that the existing settlement boundary of Newton-le-Willows already extends further north than this site.
3. To assist in safeguarding the countryside from encroachment	Medium	There is no built development within the sub-parcel, which has a semi-rural character when viewed from the south, east and western viewpoints due to existing urban fringe.	Medium-High	The site is very open in nature, due to a lack of vegetation cover and any built form. This leads to the site bearing many characteristics of the open countryside. Furthermore, the views are long-line in nature from Makerfield Drive, where landscape views looking northwards are particularly sensitive.  We therefore score the site as medium to high against purpose 3.
4. To preserve the setting and special character of historic towns	N/A	N/A	Low	The site is not located near to any historic towns, conservation areas or listed buildings and therefore scores a low contribution against this purpose of the Green Belt.
<b>Overall Assessment</b>	Medium	The sub-parcel moderately meets the purposes considered. It has very little built development and plays a moderate role in checking unrestricted sprawl and preventing the two settlements from merging.	Medium	The northern site boundary is poorly defined and the gap between Haydock and Newton-le-Willows is already narrow. The site is very open due to a sparsity of vegetation and built form, therefore the overall contribution of the site to the Green Belt purposes is medium.
<b>Key -Low Contribution - LC      Medium Contribution - MC      High Contribution - HC</b>				

\*Note: The GB parcel assessed in the Council's assessment is larger and differs to the final red line of the proposed safeguarded land allocation.

**Suitability/Site Constraints**

<b>Access</b>	Access could be taken via Vista Road to the west. The nearest railway station (Earlestown) is circa 0.9 miles to the south. Nearest bus stop circa 170m to north, provide bi-hourly access to
<b>Heritage</b>	An Archaeological Interest (Lodge Lane) intersects with the east of the site. There are no Listed Buildings, scheduled monuments or conservation areas nearby.
<b>Flood Risk</b>	The site is located within Flood Zone 1
<b>Landscape</b>	Site is very open due to limited tree coverage on site/low lying hedgerows.
<b>Ecology/Trees</b>	There are very limited trees on site.
<b>Agricultural Land</b>	Grade 3 (Good to Moderate)

**Sustainability Appraisal**

SA Topic	Council Rating	Council's Rationale for score	Pegasus Rating	Pegasus Comments
<b>SA1: To protect and enhance biodiversity</b>		Site is 206m to nearest Local Wildlife Site and 159m to nearest TPO. Effects considered unlikely.		No comment
<b>SA2: To protect and improve land quality in St Helens</b>		Site does not contain any ALC Grade 1-2. There is 75.2% (17.17ha) overlap with ALC Grade 3. Potential impacts.		No comment
<b>SA3: To improve air quality in St Helens</b>		Medium sized development (180 units) located 223m from AQMA		No comment
<b>SA4: To maintain and enhance the quality of controlled waters and to sustainably manage water resources</b>		Site overlaps with nearest protection zone		No comment
<b>SA5: To mitigate and adapt to the impacts of climate change</b>		Site presents opportunities for enhancement of GI network.		No comment
<b>SA6: To minimise the risk of flooding from all potential sources and ensure there is no residual risk to people and properties</b>		100% of site is located in Flood Zone 1		No comment
<b>SA7: To protect, enhance and make accessible for enjoyment, landscapes, townscapes and the countryside</b>		90% of the site is within a Low-Medium or Medium landscape sensitivity area. 9% is located in a Medium- High or High sensitivity area. Over 3.8km from prominent ridge		Agreed and highlight that the site is very open in nature, leading to landscape sensitivities.
<b>SA8: To protect, enhance and make accessible for enjoyment, the cultural heritage and historic environment</b>		An Archaeological Interest (Lodge Lane) intersects with the east of the site. Effects considered unlikely if inclusively designed.		No comment
<b>SA9: Ensure access to and protection and enhancement of high quality public open space and natural greenspace</b>		238m from area of open space. Site overlaps with a Public Right of Way (potential to mitigate against should links to open space be provided).		No comment
<b>SA10: To minimise energy use and increase the proportion of energy both purchased and generated from renewable and sustainable sources</b>	N/A	Council not assessed this		

<b>SA11: To reduce the amount of waste, and in order of priority, the proportion of waste reused, recycled and composted or recovered</b>	N/A	Council not assessed this		
<b>SA12: To improve health and reduce health inequalities</b>		Access to GP: 544m walk from Newton Clinic Access to Leisure: Within 1.2km of 5 Children's play areas and 2 allotments.		No comment
<b>SA13: To improve the education and skills levels of the population overall</b>		Primary: Over 727m from St Mary's Catholic Infant School Secondary: 508m from Hope Academy		No comment
<b>SA14: To ensure local residents have access to employment opportunities</b>		19m from Woodlands Industrial Estate		No comment
<b>SA15: To support a strong, diverse, vibrant and sustainable local economy to foster balanced economic growth</b>		Housing site on land not suitable/attractive for employment		No comment
<b>SA16: To improve access to a range of good quality and affordable housing that meets the diverse needs of the borough</b>		Potential to deliver 180 units over 15-30 years		Given that the site is safeguarded, it should not score green as the SA methodology states that this relates to the site being considered to be available and/or achievable in the first 5 years.
<b>SA17: To reduce poverty and social exclusion</b>	N/A			
<b>SA18: To reduce crime, disorder and the fear of crime</b>	N/A	Council not assessed this		
<b>SA19: To reduce the need to travel, encourage alternatives to the car and other motor vehicles, improve highway safety and make the best use of existing transport infrastructure</b>		Bus stop is 19m away from the site. Regular frequency service.		No comment
<b>SA20: To improve access to and use of basic goods, services and amenities in town and local centres</b>		Residential site is located 632m from the nearest convenience store (Newton Mini Mart) or supermarket		No comment

\*Note: The SA Assessment covers a larger land area than the proposed red line area for the safeguarded site.

Total Score: 49.5

48.5

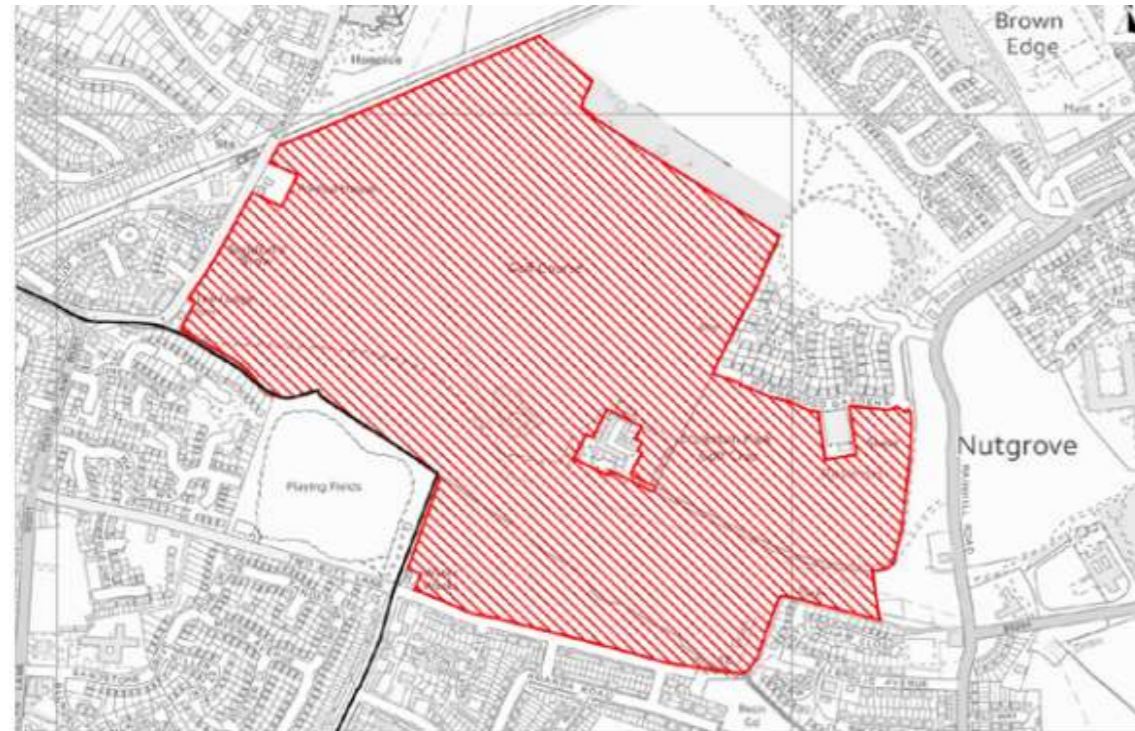
**Key of Council's SA Scoring:**

Unlikely to have significant effects	
Likely to generate negative effects	
Potentially negative effects which could be mitigated	
Likely to promote positive effects	

**Key of Pegasus scoring:**

	1
	2
	3
	4

Local Plan Reference: **3HS** Site Location: **Former Eccleston Park Golf Club** Allocated or Safeguarded? **Safeguarded**



Council Assumptions	Pegasus Comments
<b>Site Size:</b> 49 ha	Accurate, no comments.
<b>Indicative Site Capacity:</b> 956 (Council note how the capacity may be capped at 500 until highway capacity issues in the area are addressed)	Highway issues may reduce development quantum and we note that the live planning application is subject to significant levels of objection.
<b>Assumed Net Developable Area:</b> 65% (therefore 31.85 ha)	Whilst this is lower than the 75% assumed for all other sites, this could still be potentially lower given the need to consider noise and the no development zone near the 3 electricity pylons.
<b>Assumed Density:</b> minimum 30 units per hectare	Realistic, no comments.
<b>Planning History:</b>	
<b>P/2020/0791/HYEIA:</b> Hybrid Planning Application comprising of Outline Consent for up to 646 dwellings (Parcels 1(a), 2, 4, 5, 6 & 7) up to 4,000 Sq ft of Convenience Retail (E(a) Use) and up to 7,100 Sq ft E(f) Nursery. Detailed planning permission for 168 dwellings (Parcel 1) and 186 dwellings (Parcel 3), including access road in detail from Rainhill Road and Portico Lane, landscaping, scale, design and associated infrastructure (EIA Development)- <b>Pending determination</b>	
<b>Land Ownership/Availability:</b> 1 Landowner_Mulbury (Warrington) Ltd	

**Green Belt Parcel Reference: GBP\_087**

Green Belt Purpose	Council Rating	Council Comments	Pegasus Rating	Pegasus Comments
1. To check the unrestricted sprawl of large built up area	Low	The parcel borders the Liverpool to Manchester Northern Railway line to the north, a substantial protected woodland belt and residential dwellings to the north-east. Rainhill Road runs the length of the eastern boundary, with Two Butt Lane and the urban fringe of Rainhill on the southern boundary and the built-up area of Eccleston Park on the western boundary. There is very little development within the parcel (that encompasses the whole of Eccleston Park Golf Club and course) other than the clubhouse and associated structures almost central of the parcel, and a small number of dwellings dotted along its boundary. The parcel has strong boundaries and as such is considered to be well contained, and therefore would not lead to unrestricted sprawl.	Low	Agreed, albeit would highlight that the eastern boundary is not strong, comprising of a footpath.
2. To prevent neighbouring town merging into one another	Low	The parcel currently lies in a Green Belt 'gap' between Eccleston Park, West Park, Rainhill and Whiston. However, this gap has already been significantly reduced, due to the merging of Eccleston Park, Rainhill and Whiston on the north-western and southern sides. As such there is no longer any visual/perceptual separation of these settlements on the ground. Given the strong boundaries around the parcel which obscure the golf course from any public highway, the parcel provides only a moderate to weak role in preventing further merging. Therefore it is considered that there is no longer a strategic gap between Eccleston Park, Rainhill and Whiston in this location.	Low	Agreed, given that Eccleston Park, Rainhill and Whiston have effectively already merged in this location.
3. To assist in safeguarding the countryside from encroachment	Low	Although the parcel has an open aspect, it has strong permanent boundaries and is surrounded by residential development on three sides, so therefore lacks a sense of openness. The parcel is quite clearly a golf course and as such has a more recreational appearance than countryside character.	Low	Agreed and note that the site does resemble a recreational golf facility as opposed to countryside.
4. To preserve the setting and special character of historic towns	N/A	N/A	Low	The site is not located near to any historic towns, conservation areas or listed buildings and therefore scores a low contribution against this purpose of the Green Belt.

<b>Overall Assessment</b>	<b>Low</b>	The parcel benefits from strong boundaries, and is encroached on almost all sides by urban development. The parcel plays a limited role in the prevention of merging any two settlements or built up areas.	<b>Low</b>	No comment
<b>Key -Low Contribution - LC      Medium Contribution - MC      High Contribution - HC</b>				

**Suitability/Site Constraints**

<b>Access</b>	Access could be taken via Two Butt Lane to the south or Portico Lane to the west. Eccleston Park Railway Station is located immediately adjacent to the site boundary. Regular bus services serve stops located directly adjacent to the site boundary.
<b>Heritage</b>	No Listed Buildings, Scheduled Monuments or Conservation Areas within or adjacent to the site boundary.
<b>Flood Risk</b>	The site is located within Flood Zone 1.
<b>Landscape</b>	The SA states that the site is of high landscape sensitivity.
<b>Ecology/Trees</b>	There is a TPO present on site. There are also ponds on site, therefore there could be potential for great crested newts.
<b>Agricultural Land</b>	Classed as other land primarily in non-agricultural use.
<b>Other</b>	Noise will need to be carefully considered along the northern boundary with the railway line. 3 large electricity pylons runs through the central- southern section of the site.

**Sustainability Appraisal**

SA Topic	Council Rating	Council's Rationale for score	Pegasus Rating	Pegasus Comments
<b>SA1: To protect and enhance biodiversity</b>		198m to Local Wildlife Site and Local Site (Former Rainhill Hospital Site), and TPO present on site. Effects considered likely.		Sensitive from a tree perspective, also potential for great crested newts given the ponds located on site.
<b>SA2: To protect and improve land quality in St Helens</b>		Site does not contain any ALC Grade 1-3.		No comment
<b>SA3: To improve air quality in St Helens</b>		Large scale developemnt (potentially 900+ units) located over 2.2km from AQMA		No comment
<b>SA4: To maintain and enhance the quality of controlled waters and to sustainably manage water resources</b>		472m to nearest protection zone		No comment
<b>SA5: To mitigate and adapt to the impacts of climate change</b>		Site presents opportunities for enhancement of GI network.		No comment
<b>SA6: To minimise the risk of flooding from all potential sources and ensure there is no residual risk to people and properties</b>		100% of site in Flood Zone 1		No comment
<b>SA7: To protect, enhance and make accessible for enjoyment, landscapes, townscapes and the countryside</b>		94% of the site is within Low-Medium of Medium landscape sensitivity area. 6% is considered to be of Medium-High sensitivity. Site overlaps with a prominent ridge line.		No comment
<b>SA8: To protect, enhance and make accessible for enjoyment, the cultural heritage and historic environment</b>		Site is 116m from a Listed Building (Greenhouse Farmhouse). Effects considered unlikely due to existing screening.		No comment
<b>SA9: Ensure access to and protection and enhancement of high quality public open space and natural greenspace</b>		Site contains an area of open space. PROW exists along the southern border of the site (severance unlikely).		No comment



<b>SA10: To minimise energy use and increase the proportion of energy both purchased and generated from renewable and</b>	N/A	Council not assessed this		
<b>SA11: To reduce the amount of waste, and in order of priority, the proportion of waste reused, recycled and composted or recovered</b>	N/A	Council not assessed this		
<b>SA12: To improve health and reduce health inequalities</b>		Access to GP: Within 1.1km of DR L V Chana & Partner Access to Leisure: Within 1.2km of 5 children's play areas and 1 allotment		No comment
<b>SA13: To improve the education and skills levels of the population overall</b>		Primary: 384m from London Lane Community Primary School Secondary: Over 1.2km from St Edmund Arrowsmith Catholic Centre for Learning		London Lane Primary School is approximately 450m from the site, therefore falls within the SA's 400-800m category.
<b>SA14: To ensure local residents have access to employment opportunities</b>		Site 865m from Stoney Lane employment site.		No comment
<b>SA15: To support a strong, diverse, vibrant and sustainable local economy to foster balanced economic growth</b>		Housing site on land not suitable/attractive for development.		No comment
<b>SA16: To improve access to a range of good quality and affordable housing that meets the diverse needs of the borough</b>		Potential to deliver 900 units over 15-30 years. Likely to be at 65% developable area. Potential highway issues that could further reduce the potential yield, as well as underground pipelines.		Given that the site is safeguarded, it should not score green as the SA methodology states that this relates to the site being considered to be available and/or achievable in the first 5 years.  We raise concerns about overall site capacity earlier on in this assessment.
<b>SA17: To reduce poverty and social exclusion</b>	N/A			
<b>SA18: To reduce crime, disorder and the fear of crime</b>	N/A	Council not assessed this		
<b>SA19: To reduce the need to travel, encourage alternatives to the car and other motor vehicles, improve highway safety and make the best use of existing transport infrastructure</b>		Site is 10m from the nearest Bus Stop. Regular frequent service.		No comment
<b>SA20: To improve access to and use of basic goods, services and amenities in town and local centres</b>		Residential site within 165m of a convenience store (MNS Late Shop) or supermarket.		No comment

Total Score: **51**

**49.5**

**Key of Council's SA Scoring:**

- Unlikely to have significant effects
- Likely to generate negative effects
- Potentially negative effects which could be mitigated
- Likely to promote positive effects

**Key of Pegasus scoring:**

- 1
- 2
- 3
- 4

**Local Plan Reference:** 4HS      **Site Location:** Land East of Newlands Grange (former Vulcan works), Newton-le-Willows      **Allocated or Safeguarded?:** Safeguarded



Council Assumptions	Pegasus Comments
<b>Site Size:</b> 9.76 hectares	Accurate, no comments.
<b>Indicative Site Capacity:</b> 256 dwellings	Question whether the site will deliver this many houses, given the noise and heritage constraints. Access will also need to be carefully considered in terms of being upgraded and landscape is sensitive to the south.
<b>Assumed Net Developable</b> - 75% (therefore 7.32 hectares)	As above- could be lower due to noise, landscape and heritage considerations.
<b>Assumed Density:</b> 35 dwellings per hectare	Realistic, no comments.
<b>Planning History:</b> None	
<b>Land Ownership/Availability:</b> There are two land owners within this parcel. The smaller land title is owned by Key Property Investments (Number Nine) Ltd. Thomas Kenyon Drinkall owns the majority of the site (MS72105)-Wain Homes (North West) have development option on this.	

**Green Belt Parcel Reference: GBP\_044**

Green Belt Purpose	Council Rating	Council Comments	Pegasus Rating	Pegasus Comments
1. To check the unrestricted sprawl of large built up area	Low	The parcel is bounded to the north by trees, Vulcan Park Way and Newton-le-Willows cemetery, to the west by Newlands Grange residential development, to the east by trees and the West Coast Mainline railway line and to the south by Alder Root Lane and Newton Brook. The parcel is therefore well contained to the west and the railway line provides a permanent boundary to the east.	Medium	It is important to note that the land parcel assessed in the Council's Green Belt Assessment is larger than, and differs to, the safeguarded allocation red line as it extends to Alder Root Lane to the south. Whilst we agree that the western and eastern site boundaries are permanent and well defined, the northern and southern boundaries are less so. In particular, the south of the site has no defined boundary whatsoever, which seems to consist of an arbitrarily drawn line. There is no hedgerow or field pattern boundary to define the extent of the safeguarded land allocation. This therefore raises concerns about urban sprawl to the remaining green belt parcel to the south.
2. To prevent neighbouring town merging into one another	Low	The parcel does not fall within a strategic gap between two towns. The nearest towns that are not "washed over" by Green Belt are: Newton-le-Willows which lies immediately to the west of the parcel and Winwick, Warrington, which lies approximately 1.4km south east of the parcel. A strategic gap could be maintained between Winwick and Newton-le-Willows if this parcel was developed.	Low	Agreed, no comment.
3. To assist in safeguarding the countryside from encroachment	Low	The parcel has strong permanent boundaries to the west and east. Some open eastward views are retained but the parcel and has limited openness to the north and south	Medium	Given the poorly defined southern boundary, open views looking towards the north of the site are present because the site is not well enclosed from the south. There is also a lack of vegetation in the land parcel, which makes the site bear many characteristics of the open countryside. The site has been effected by urbanising features to the north and west, so overall the site scores medium against this purpose of the Green Belt.
4. To preserve the setting and special character of historic towns	N/A		Low	The southern section of the site is located circa 70m from the Vulcan Village Conservation Area. It is notable that The Vulcan Village Conservation Area Management Plan (October 2009) also mentioned a proposal to extend the Conservation Area further eastwards and closer to the safeguarded site, albeit this has not materialised. Whilst heritage will need to be carefully considered, the overall contribution of the site to this purpose is low given that only the southern section of the site is located adjacent to the CA.
<b>Overall Assessment</b>	Low	The parcel has strong permanent boundaries to the west and east. Some open eastward views are retained but the parcel and has limited openness to the north and south. The parcel does not fall within a strategic gap between two towns.	Medium	The site has no defined southern boundary, leading to concerns about urban sprawl to the south. The site is also open in nature to a sparsity of vegetation, therefore scores medium against purposes 1 and 3 of the Green Belt.
<b>Key -Low Contribution - LC      Medium Contribution - MC      High Contribution - HC</b>				

\*Note: The GB parcel assessed in the Council's assessment is larger and differs to the final red line of the proposed safeguarded land allocation.

**Suitability/Site Constraints**

<b>Access</b>	There is significant mixed-use development coming forward to the west of the site. Vulcan Park Way runs along the northern boundary of the site. At present, this does not seem to form an adopted highway, running along the entirety of the northern boundary however it appears that this could be extended to provide access to the site. The nearest bus stop to the site is located approximately 730m to the west on Wargrave Road. These stops offer services to Vulcan, St Helens, Ashton, Newton-le-Willows, Warrington. There is a bus stop in Vulcan Village however there is no access from this part of the site at present.
<b>Heritage</b>	The course of Roman Road runs through the site. It is not clear if this has historic significance and further historic work is required to understand if this would constrain development. A registered battlefield is located over 220m to the east of the site. This battlefield is from the Battle of Winwick (which is also known as the Battle of Red Bank). There are no listed buildings within or in close proximity to the site however Vulcan Village Conservation area is located circa 70m to the west of the site and this would need to be taken into consideration should development come forward on this site.
<b>Flood Risk</b>	Flood Zone 1
<b>Landscape</b>	The SA scores the site as being within a Medium-High landscape area and it is notable that the site is also quite open.
<b>Ecology/Trees</b>	Newton Brook runs parallel with the northern boundary however it is not located within this parcel. There are trees and hedgerows along the site boundaries and some trees clumped together in the centre of the site.
<b>Agricultural Land</b>	The site comprises a mixture of Grade 1, 2 and 3 agricultural land.

**Sustainability Appraisal**

SA Topic	Council Rating	Council's Rationale for score	Pegasus Rating	Pegasus Comments
<b>SA1: To protect and enhance biodiversity</b>		Site overlaps with a Local Wildlife Site (Newton Brook). Effects considered likely.		The site does not appear to overlap with the Local Wildlife Site. It is approximately 90m from the northern section of the site and should therefore score yellow in line with the Council's SA methodology.
<b>SA2: To protect and improve land quality in St Helens</b>		Site contains 2.5% ALC Grade 1-2. There is 14% (2.95ha) overlap with ALC Grade 3 however this does not exceed 20 ha.		No comment.
<b>SA3: To improve air quality in St Helens</b>		Medium sized development (250 units) located over 1.2km from AQMA		No comment.
<b>SA4: To maintain and enhance the quality of controlled waters and to sustainably manage water resources</b>		Site overlaps with nearest protection zone		No comment.
<b>SA5: To mitigate and adapt to the impacts of climate change</b>		Site presents opportunities for enhancement of GI network.		No comment.
<b>SA6: To minimise the risk of flooding from all potential sources and ensure there is no residual risk to people and properties</b>		96% of the site is located in Flood Zone 1, and 3.6% located in Flood Zone 2 and 2.69% in Flood zone 3.		The site is located within Flood Zone 1.
<b>SA7: To protect, enhance and make accessible for enjoyment, landscapes, townscapes and the countryside</b>		100% of the site is within a Medium-High or High landscape sensitivity area. Over 6.4km from a prominent ridge line		Agreed, site also open in nature.
<b>SA8: To protect, enhance and make accessible for enjoyment, the cultural heritage and historic environment</b>		Site is 6m from Conservation Area (Vulcan Village Conservation Area). Setting may be affected.		Until further details are provided about the potential archaeological implications of the Roman Road which runs through the site, we would flag this up as a site sensitive in heritage terms, especially given the adjacent Conservation Area.
<b>SA9: Ensure access to and protection and enhancement of high quality public open space and natural greenspace</b>		Site overlaps with an Open Space. North-east and south-west border overlap with a PROW (severance can be avoided)		No comment.

<b>SA10: To minimise energy use and increase the proportion of energy both purchased and generated from renewable and</b>				
<b>SA11: To reduce the amount of waste, and in order of priority, the proportion of waste reused, recycled and</b>				
<b>SA12: To improve health and reduce health inequalities</b>		Access to GP: 1.74km distance from DR M RAZA (10 minutes journey by public transport) Access to Leisure: Within 1.2km of 4 children's play areas		No comment.
<b>SA13: To improve the education and skills levels of the population overall</b>		Primary : 1.17km from Wargrave C of E Primary School Secondary : Over 2.58km from Hope Academy		No comment.
<b>SA14: To ensure local residents have access to employment opportunities</b>		79m from Vulcan Industrial Estate.		No comment.
<b>SA15: To support a strong, diverse, vibrant and sustainable local economy to foster balanced economic</b>		Housing site on land not suitable/attractive for employment.		No comment.
<b>SA16: To improve access to a range of good quality and affordable housing that meets the diverse needs of the</b>		Potential to deliver 250 units over 15-30 years.		Agreed, albeit reserve the right to comment on detailed delivery rates and assumed dwelling numbers at a later date.
<b>SA17: To reduce poverty and social exclusion</b>				
<b>SA18: To reduce crime, disorder and the fear of crime</b>				
<b>SA19: To reduce the need to travel, encourage alternatives to the car and other motor vehicles, improve highway safety and make the best use of existing transport infrastructure</b>		535m from Bus Stop. Regular frequency service.		Agreed, albeit would note the nearest bus stop is circa 730m away from the site.
<b>SA20: To improve access to and use of basic goods, services and amenities in town and local centres</b>		Residential site is located 487m from the nearest convenience store or supermarket (Aldi).		No comment.

\*Note: The land parcel assessed in the SA is larger and differs to the red line of the proposed safeguarded land allocation.

Total Score: 47

47

**Key of Council's SA Scoring:**

- Likely to generate negative effects
- Potentially negative effects which could be mitigated
- Unlikely to have significant effects
- Likely to promote positive effects

**Key of Pegasus scoring:**

- 1
- 2
- 3
- 4

Local Plan Reference: **5HS** Site Location: Land west of Winwick Road, Newton-le-Willows Allocated or Safeguarded? Safeguarded



Council Assumptions	Pegasus Comments
<b>Site Size:</b> 7.29 hectares	Accurate, no comment
<b>Indicative Site Capacity:</b> 191 dwellings	Noise mitigation and the likely need for a landscape buffer to the south may reduce overall site capacity, therefore we reserve the right to comment on this and assumed delivery rates in detail at a later date.
<b>Assumed Net Developable</b> - 3.78 hectares (75%)	As above- may be less due to noise and landscape considerations.
<b>Assumed Density:</b> 35 dwellings per hectare	Realistic, no comment
<b>Planning History:</b> None	
<b>Land Ownership/Availability:</b> The parcel is within one land ownership (MS580987). The site is owned by Roderick Leslie Hamilton Steen, Christopher John Whittles and Mark Stephen Eastburn. Wainhomes has land option on this land.	

Green Belt Parcel Reference: **GBP\_045A**

Green Belt Purpose	Council Rating	Council Comments	Pegasus Rating	Pegasus Comments
1. To check the unrestricted sprawl of large built up area	<b>Low</b>	The sub-parcel is bounded to the north by residential development at Wayfarers Drive and Newton Brook Greenway, to the west by Newton Brook Greenway, to the east by the West Coast Mainline railway line, to the south by agricultural land and to the south/west by Newton Brook Greenway leading to Newton-le-Willows Cemetery. The sub-parcel is therefore well contained to the north, east and relatively well contained to the south and west.	<b>Medium</b>	Whilst the site benefits from strong boundaries to the north and east, the west and south are not strong in nature. In particular, the south of the site has no defined boundary whatsoever, which seems to consist of an arbitrarily drawn line. There is no hedgerow or field pattern boundary to define the extent of the safeguarded land allocation. This therefore raises concerns about urban sprawl to the remaining green belt parcel to the south. <b>*Note that we have identified an error in the Council's proposals map, which indicates that the land parcel to the south of the 5HS allocation is not located within the Green Belt. It is shown just as white land, which is incorrect as this land is not being proposed for green belt release.</b>
2. To prevent neighbouring town merging into one another	<b>Low</b>	The sub-parcel does not fall within a strategic gap between two towns. The nearest towns that are not "washed over" by Green Belt are: Newton-le-Willows which adjoins the subparcel and Winwick, Warrington, which lies approximately 1.8km south east of the sub-parcel. A strategic gap could be maintained between Winwick and Newton-le-Willows if this sub-parcel was developed.	<b>Low</b>	Agreed, no comment.
3. To assist in safeguarding the countryside from encroachment	<b>Low</b>	The sub-parcel has strong permanent boundaries to the north and east. Given the high level of enclosure, it is considered that the sub-parcel does not have a strong sense of openness or countryside character	<b>Medium</b>	Whilst the site is well enclosed on 3 sides, the southern boundary is not. View from Mill Lane (A49) looking westwards over the site are very open, given the lack of vegetation within the land parcel. The site also bears characteristics of the open countryside because of this. However, as the site has been influenced by the existing urbanised features to the north and east, the overall score against this purpose of the Green Belt is medium.
4. To preserve the setting and special character of historic towns	<b>N/A</b>		<b>Low</b>	There is a designated Registered Battlefield circa 190m to the south of the site, albeit overall the site is considered to score low against this purpose of the Green Belt.
<b>Overall Assessment</b>	<b>Low</b>	The sub-parcel has strong permanent boundaries to the north and east. Given the high level of enclosure, it is considered that the sub-parcel does not have a strong sense of openness or countryside character. A strategic gap could be maintained between Winwick and Newton-le-Willows if this sub-parcel was developed	<b>Medium</b>	The site has no defined southern boundary, leading to concerns about urban sprawl to the south. The site is also open in nature to a sparsity of vegetation, therefore scores medium against purposes 1 and 3 of the Green Belt.

Key -Low Contribution - LC Medium Contribution - MC High Contribution - HC

\*Note: The GB parcel assessed in the Council's assessment is larger and differs to the final red line of the proposed safeguarded land allocation.

**Suitability/Site Constraints**

<b>Access</b>	The site will be accessed via Mill Lane, in the far north eastern corner of the site. Mill Lane continues on over the railway line and the railway line forms the eastern boundary of the site. This small section of Mill Lane appears to be able to serve access to the site although this would probably need to be fully confirmed by a transport consultant. There are two bus stops on the A49 Mill Lane which provide regular services to Warrington, Vulcan and Wigan. Newton-le-Willows rail station is located a 0.6km to the north of the site and offers regular services to Liverpool, Crewe, Llandudno, Manchester Airport, Newcastle. A public right of ways runs adjacent with the western boundary however it is not located within the red line boundary of this site.
<b>Heritage</b>	There is a designated battlefield located 190m to the south of the site. This battlefield dates back to the battle of Winwick (also known as the Battle of Red Bank). This forms a potential constraint to development in close proximity to this site. There are also two listed buildings located 400m to the east of the site (Newton Park Farmhouse (Grade II) and Barn to the east of Newton Park Farmhouse (Grade II)). There is no existing development in between this site and these listed buildings and therefore development on this site could impact on the setting of these buildings.
<b>Flood Risk</b>	The majority of the site is located within Flood Zone 1 however there are sections along the western boundary of the site which are Flood Zone 2 and 3. This is associated with Newton Brook which runs parallel with the western boundary of the parcel.
<b>Landscape</b>	The SA scores the site as being within a Medium-High landscape area and it is notable that the site is also quite open.
<b>Ecology/Trees</b>	Located immediately adjacent to the western boundary of the site is Newton Brook which is a Local Wildlife Site. There are hedgrows and vegetation around the site boundaries however there is very little within the site.
<b>Agricultural Land</b>	The site is Grade 3 agricultural land which is considered to be good to moderate.

**Sustainability Appraisal**

SA Topic	Council Rating	Council's Rationale for score	Pegasus Rating	Pegasus Comments
<b>SA1: To protect and enhance biodiversity</b>		Site includes a Local Wildlife Site (Newton Brook).		The Local Wildlife is adjacent to the site boundary and not in it.
<b>SA2: To protect and improve land quality in St Helens</b>		Site is 97.1% agricultural land Grade 3 (13.20Ha).		No comment
<b>SA3: To improve air quality in St Helens</b>		Medium size site (170 units) located 368m from AQMA.		No comment
<b>SA4: To maintain and enhance the quality of controlled waters and to sustainably manage water resources</b>		Within a ground water protection zone.		No comment
<b>SA5: To mitigate and adapt to the impacts of climate change</b>		Site presents opportunities for enhancement of GI network.		No comment
<b>SA6: To minimise the risk of flooding from all potential sources and ensure there is no residual risk to people and properties</b>		Site is 84% in Flood Zone 1, 16% in Flood Zone 2 and 14% in Flood Zone 3.		Agreed, flood risk matters will be a key matter to consider.
<b>SA7: To protect, enhance and make accessible for enjoyment, landscapes, townscapes and the countryside</b>		Site is 100% within Medium-High or High Landscape Sensitivity area. Site is over 6km from prominent ridgelines		Agreed and notable that the site is also open in nature when looking westwards from Mill Lane (A49)
<b>SA8: To protect, enhance and make accessible for enjoyment, the cultural heritage and historic environment</b>		Site is over 400m of a conservation area, 306m from the closest listed building. Effects unlikely.		There will be a need to consider the relationship of the site with the registered battlefield located to the east of the site. Until further information is provided, we would flag this up as a potential heritage sensitivity.
<b>SA9: Ensure access to and protection and enhancement of high quality public open space and natural greenspace</b>		Site borders open space and includes a Public Right of way (severance possible if not designed inclusively)		No comment

<b>SA10: To minimise energy use and increase the proportion of energy both purchased and generated from renewable and</b>				
<b>SA11: To reduce the amount of waste, and in order of priority, the proportion of waste reused, recycled and composted or recovered</b>				
<b>SA12: To improve health and reduce health inequalities</b>		Access to GP : Site is 1.43km from Dr M Rahman & Partners Access to Leisure: Within 1200m of 6 Children's Play Areas, 2 Parks/Gardens and 1 allotment		No comment
<b>SA13: To improve the education and skills levels of the population overall</b>		Primary : Within 1.06km of St Peter's CofE Primary School Secondary : 2km from Hope Academy		No comment
<b>SA14: To ensure local residents have access to employment opportunities</b>		908m from Vulcan Industrial Estate		No comment
<b>SA15: To support a strong, diverse, vibrant and sustainable local economy to foster balanced economic growth</b>		Housing site on land not suitable/attractive for employment.		No comment
<b>SA16: To improve access to a range of good quality and affordable housing that meets the diverse needs of the borough</b>		Potential to deliver 170 units over 15-30 years.		Agreed, albeit reserve the right to comment on detailed delivery rates and assumed dwelling numbers at a later date.
<b>SA17: To reduce poverty and social exclusion</b>				
<b>SA18: To reduce crime, disorder and the fear of crime</b>				
<b>SA19: To reduce the need to travel, encourage alternatives to the car and other motor vehicles, improve highway safety and make the best use of existing transport infrastructure</b>		118m from bus stop. High frequency service.		No comment
<b>SA20: To improve access to and use of basic goods, services and amenities in town and local centres</b>		Residential site is 571m from the nearest convenience store (Rontec) or supermarket		No comment

\*Note: The land parcel assessed in the SA is larger and differs to the red line of the proposed safeguarded land allocation.

Total Score: 45

45

**Key of Council's SA Scoring:**

Likely to generate negative effects	
Potentially negative effects which could be mitigated	
Unlikely to have significant effects	
Likely to promote positive effects	

**Key of Pegasus scoring:**

	1
	2
	3
	4

Local Plan Reference: **6HS** Site Location: Land east of Chapel Lane, Sutton Manor Allocated or Safeguarded? Safeguarded



Council Assumptions	Pegasus Comments
<b>Site Size:</b> 5.04 hectares	
<b>Indicative Site Capacity:</b> 113 dwellings	It is indicated that 113 dwellings could be achieved on this site although the pre-application request that was submitted suggested a site capacity of 95 dwellings.
<b>Assumed Net Developable:</b> 3.78 hectares	
<b>Assumed Density:</b> 30 dwellings per hectare	
<b>Planning History:</b> PRE/2017/0066/PREC - A pre-application request was submitted in 2017 for the development of the site for 95 no dwellings however the details are not available on the website.	
<b>Land Ownership/Availability:</b> The site has one landowner: George Haslam and Beryl May Haslam. Lovell Homes have a land option on this site.	

**Green Belt Parcel Reference: GBP\_082A**

Green Belt Purpose	Council Rating	Council Comments	Pegasus Rating	Pegasus Comments
1. To check the unrestricted sprawl of large built up area	Low	The sub-parcel is bounded by the urban fringe of Sutton Manor to the north, with Chapel Lane to the west and a protected woodland to the south and further woodland to the east. The sub-parcel bounds the built up area of Sutton Manor to the north and a protected woodland to the west. The remaining parcel is farmland, with very little built development. The parcel is considered to be well contained.	Low	The site benefits from strong boundaries, which despite being irregular in shape, comprise of protected trees, Chapel Lane and residential development which will prevent further urban sprawl.
2. To prevent neighbouring town merging into one another	Low	The sub-parcel forms part of a larger strategic gap between Sutton Manor (St. Helens core area) and Rainhill. However, the sub-parcel itself provides little or no discernible contribution to the merging of these two settlements. If development were to take place on this sub- parcel there would still be a significant visual strategic gap between both settlements (approx. 0.75km).	Low	The site would decrease the gap between Sutton Manor and Rainhill, however, because of the strong vegetation place, it is not considered that this would have a significant merger impact in visual terms.
3. To assist in safeguarding the countryside from encroachment	Low	The parcel has only a semi-rural character due to encroachment from existing urban development to the north and partly to the east	Medium	The site has a small element of built-form in its southern section, and is influenced by existing urban features to the north. However, the land parcel has very limited vegetation in it's centre and the western boundary along Chapel Lane does not have hedgerow or tall shrubbery to protect views. This leads to very open views across the site from Chapel Lane. There are also open views from Wordsworth Avenue to the north. The site bears a number of characteristics of the countryside, therefore we score this site as having an overall medium contribution to this purpose of the Green Belt.
4. To preserve the setting and special character of historic towns	N/A		Low	No Listed Buildings or Conservation Areas are located directly adjacent to the site, so the site does not provide a strong contribution to this purpose of the green belt.
<b>Overall Assessment</b>	Low	The sub-parcel makes little or no contribution to the 3 purposes assessed as part of the review. The site is well contained with strong boundaries and does not significantly contribute to the wider strategic gap.	Low	Overall, the site is well contained and enclosed, with the exception of open views from the west (Chapel Lane) and north (Wordsworth Avenue) which slightly heightens the site from a green belt perspective.
<b>Key -Low Contribution - LC Medium Contribution - MC High Contribution - HC</b>				

\*Note: The GB parcel assessed in the Council's assessment differs to the final red line of the proposed safeguarded land allocation.

**Suitability/Site Constraints**

<b>Access</b>	The site can be accessed via Chapel Lane which runs along the western boundary of the site. There is a bus stop on Walkers Lane (which forms the northern boundary of the parcel where there is some existing ribbon development). There are very limited services from this bus stop and only 1 or 2 services a day to St Helens. Further along Walkers Lane, there is a bus stop which offers frequent services to Laffak however this is the only destination. The nearest train station is located in Rainhill which is located 2.6km to the west of the site. The M62 motorway is located 1.4km to the south of the site.
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<b>Heritage</b>	There is a scheduled ancient monument located 80m from the north eastern corner of the parcel (Micklehead Green Moated site). There is some ribbon development which sits in between the site and the monument however the development of this site could have an impact on the setting of this monument and would need to be taken into consideration. Wood's House Farmhouse (Grade II) is located approximately 160m to the south of the site.
<b>Flood Risk</b>	Flood Zone 1
<b>Landscape</b>	The SA indicates that the site is of medium sensitivity and we note that there are open views of the site from Chapel Lane.
<b>Ecology/Trees</b>	The southern and part of the eastern boundary of the site comprises of dense wooded areas. There is some hedgerows around the other site boundaries however these are less dense. There is also a pond in the centre of the site, meaning there could be potential for great crested newts. A brook runs through the wooded area to the south of the site however this is not included within the red line boundary of the site.
<b>Agricultural Land</b>	The site is Grade 3 agricultural land which is considered to be good to moderate.

#### Sustainability Appraisal

SA Topic	Council Rating	Council's Rationale for score	Pegasus Rating	Pegasus Comments
<b>SA1: To protect and enhance biodiversity</b>		Site contains Local Wildlife Site (Pendlebury Brook) and TPO.		The site is located adjacent to the Pendlebury Brook Local Wildlife Site.
<b>SA2: To protect and improve land quality in St Helens</b>		There is 100% (7.33ha) overlap of the site with ALC Grade 3.		No comment
<b>SA3: To improve air quality in St Helens</b>		Small size site (105 units), located over 3.7km from AQMA.		No comment
<b>SA4: To maintain and enhance the quality of controlled waters and to sustainably manage water resources</b>		Over 1.7km from nearest protection zone.		No comment
<b>SA5: To mitigate and adapt to the impacts of climate change</b>		Within Bold Forest Park, site presents opportunities for enhancement of GI network.		No comment
<b>SA6: To minimise the risk of flooding from all potential sources and ensure there is no residual risk to people and properties</b>		99% of site is Flood Zone 1, with 1% in Flood Zone 2. With careful/mitigation the zone 2 could be avoided.		No comment
<b>SA7: To protect, enhance and make accessible for enjoyment, landscapes, townscapes and the countryside</b>		97% of site within Low-Medium or Medium Landscape Sensitivity area. Over 950m from a prominent ridge line		No comment
<b>SA8: To protect, enhance and make accessible for enjoyment, the cultural heritage and historic environment</b>		Site is 157m from listed building (Wood's House Farmhouse) and 62m from Ancient Monument (Micklehead Green Moated Site).		No comment
<b>SA9: Ensure access to and protection and enhancement of high quality public open space and natural greenspace</b>		Site is 333m from open space and 48m from PROW (severance unlikely)		No comment
<b>SA10: To minimise energy use and increase the proportion of energy both purchased and generated from renewable and sustainable sources</b>				





<b>SA11: To reduce the amount of waste, and in order of priority, the proportion of waste reused, recycled and composted or recovered</b>				
<b>SA12: To improve health and reduce health inequalities</b>		Access to GP: 1.61km distance from Four Acre Health Centre, Dr J Kurzeja & Partners. Access to Leisure: Within 1200m of 2 Children's Play Facilities and 2 allotments.		No comment
<b>SA13: To improve the education and skills levels of the population overall</b>		Primary : 326m from Sutton Manor Community Primary School. Secondary : 1.63km from The Sutton Academy.		The nearest primary school is approximately 535m from where the site would be accessed via Chapel Lane, therefore scores grey in accordance with the SA's methodology.
<b>SA14: To ensure local residents have access to employment opportunities</b>		75m from Lea Green Industrial Estate / St. Michaels Road.		No comment
<b>SA15: To support a strong, diverse, vibrant and sustainable local economy to foster balanced economic growth</b>		Housing site on land not suitable/attractive for employment.		No comment
<b>SA16: To improve access to a range of good quality and affordable housing that meets the diverse needs of the borough</b>		Potential to deliver 105 units over 15-30 years.		Agreed, albeit reserve the right to comment on detailed delivery rates and assumed dwelling numbers at a later date.
<b>SA17: To reduce poverty and social exclusion</b>				
<b>SA18: To reduce crime, disorder and the fear of crime</b>				
<b>SA19: To reduce the need to travel, encourage alternatives to the car and other motor vehicles, improve highway safety and make the best use of existing transport infrastructure</b>		164m from Bus Stop. High frequency service.		No comment
<b>SA20: To improve access to and use of basic goods, services and amenities in town and local centres</b>		Residential site is 695m to the nearest convenience store (SKS Late Shop) or supermarket.		No comment

\*Note: The land parcel assessed in the SA is larger and differs to the red line of the proposed safeguarded land allocation.

Total Score: 49

49.5

**Key of Council's SA Scoring:**

Likely to generate negative effects	
Potentially negative effects which could be mitigated	
Unlikely to have significant effects	
Likely to promote positive effects	

**Key of Pegasus scoring:**

	1
	2
	3
	4

Local Plan Reference: 7HS

Site Location: Land south of Elton Head Road, Thatto Heath

Safeguarded



Council Assumptions	Pegasus Comments
<b>Site Size:</b> 3.72 ha	Realistic, no comment
<b>Indicative Site Capacity:</b> 84	No comment, albeit reserve the right to comment on detailed capacity assumptions at a later stage.
<b>Assumed Net Developable Area:</b> 75% (therefore 2.79 ha)	No comment
<b>Assumed Density:</b> Minimum 30 dwellings per hectare	No comment
<b>Planning History:</b> None	
<b>Adjacent to site:</b> P/2012/0405- Residential development for 114 dwellings- Granted permission. Built out by Morris Homes.	
<b>Land Ownership/Availability:</b> 1 Land Title- private landowner. Morris Homes listed on land registry title.	

Green Belt Parcel Reference: GBP\_085C

Green Belt Purpose	Council Rating	Council Comments	Pegasus Rating	Pegasus Comments
1. To check the unrestricted sprawl of large built up area	Low	The sub-parcel comprises of St. John Vianney Catholic Primary School, agricultural fields and woodland. The subparcel is bounded to the north by Elton Head Road, to the south by woodland and newly approved residential development (Ref: P/2012/0405) to the west by a tree-lined field boundary and to the east by the primary school and further woodland. The woodland which is contained within this sub-parcel has been included as part of the landscaping scheme of Planning Approval P/2012/0405, and as such is both protected and will be retained as part of that scheme. The sub-parcel is only small with well contained boundaries, with planning consent for residential development on three sides of its boundary.	Medium	We agree that the site has strong boundaries on three sides, however the western boundary is less well defined. It comprises of hedgerow, which whilst providing some protection, leads to concerns about sprawl to the open fields and Green Belt to the west. We therefore score the site as scoring medium against this purpose of the Green Belt.
2. To prevent neighbouring town merging into one another	Low	The sub-parcel forms part of a larger strategic gap between Sutton Heath /Thatto Heath (St. Helens core area) and Rainhill along with sub-parcels GBP_085a and GBP_085b, however, due to its location further north, if development were to take place on this parcel there would still be a significant visual strategic gap between both settlements (approx. 0.82km at the narrowest point).	Low	Agreed, no comment.
3. To assist in safeguarding the countryside from encroachment	Low	The sub-parcel has a semi-rural character due to encroachment from existing urban development. The subparcel lacks open aspect due to its strong boundaries with woodland and residential development. The sub-parcel itself is only small in area with strong boundaries and residential development clearly visible when viewed from the south and west.	Medium	The site has no built form within its boundary, and vegetation is only present along it's boundaries. Due to the lack of built and natural form within the land parcel itself, it shares many characteristics of the countryside. Open views over the site are present when looking from Elton Head Road southwards. It therefore scores medium against this purpose of the Green Belt.
4. To preserve the setting and special character of historic towns	N/A	N/A	Low	The site is not located near to any historic towns, conservation areas or listed buildings and therefore scores a low contribution against this purpose of the Green Belt.
<b>Overall Assessment</b>	Low	This sub-parcel makes a weak contribution to the 3 purposes assessed as part of the review. The site is well contained with strong boundaries and does not significantly contribute to the wider strategic gap.	Medium	Whilst the site benefits from strong boundaries to the north, east and south, its western boundary is not strong which leads to concerns about sprawl to the west. Furthermore, the site is open due to a lack of built form and vegetation within the land parcel itself (vegetation and hedgerow are only located along its boundaries). The site therefore has an overall score of medium against the purposes of the Green Belt.
<b>Key -Low Contribution - LC      Medium Contribution - MC      High Contribution - HC</b>				

**Suitability/Site Constraints**

<b>Access</b>	Access can be taken via Elton Head Road to the north. Thatto Heath Railway Station approximately 0.9 miles to north. Nearby bus stops run low frequency service.
<b>Heritage</b>	No Listed Buildings or Conservation Areas located within or adjacent to the site.
<b>Flood Risk</b>	Located in Flood Zone 1
<b>Landscape</b>	The SA considers the site to be sensitive in landscape terms. Quite open views due to lack of vegetation and built form within main land area.
<b>Ecology/Trees</b>	Extensive tree belt and wooded area borders the site. Albeit limited coverage within land parcel.
<b>Agricultural Land</b>	Grade 3 (good to moderate)

**Sustainability Appraisal**

SA Topic	Council Rating	Council's Rationale for score	Pegasus Rating	Pegasus Comments
<b>SA1: To protect and enhance biodiversity</b>		Site is located 364m from nearest Local Wildlife site and over 500m to nearest TPO. E		No comment
<b>SA2: To protect and improve land quality in St Helens</b>		Site does not contain any ALC Grade 1-2. There is a 81.2% (3.94ha) overlap with ALC Grade 3, however this does not exceed 20ha.		No comment
<b>SA3: To improve air quality in St Helens</b>		Relatively small scale development located over 2.1km from an AQMA		No comment
<b>SA4: To maintain and enhance the quality of controlled waters and to sustainably manage water resources</b>		Over 1.3km from nearest protection zone		No comment
<b>SA5: To mitigate and adapt to the impacts of climate change</b>		843m from Bold Forest Park. Site too small to accommodate green infrastructure enh		No comment
<b>SA6: To minimise the risk of flooding from all potential sources and ensure there is no residual risk to people and properties</b>		100% of site is in Flood Zone 1		No comment
<b>SA7: To protect, enhance and make accessible for enjoyment, landscapes, townscapes and the countryside</b>		16% of the site is within a Low landscape sensitivity area, whilst 83% of site is considered to have a Low- Medium or Medium landscape sensitivity. The site clips with an area of prominent ridge line.		Agreed, the site is also quite open due to lack of vegetation and built form within land parcel (only confined to boundaries)
<b>SA8: To protect, enhance and make accessible for enjoyment, the cultural heritage and historic environment</b>		No heritage assets within 200m of the site. Effects considered unlikely.		No comment
<b>SA9: Ensure access to and protection and enhancement of high quality public open space and natural greenspace</b>		150m from area of open space. PROW follows to the south of the site (severance unlikely),		No comment
<b>SA10: To minimise energy use and increase the proportion of energy both purchased and generated from renewable and</b>	N/A	Council not assessed this		

<b>SA11: To reduce the amount of waste, and in order of priority, the proportion of waste reused, recycled and composted or recovered</b>	N/A	Council not assessed this		
<b>SA12: To improve health and reduce health inequalities</b>		Access to GP: 1.3km distance from Bowery Medical Centre Access to Leisure: Within 1.2km of 1 allotment and 2 parks/ gardens		No comment
<b>SA13: To improve the education and skills levels of the population overall</b>		Primary : The site includes the St John Vianney Catholic Primary School Secondary : 1.13km from The Sutton Academy		No comment
<b>SA14: To ensure local residents have access to employment opportunities</b>		252m from Suttons Transportation Depot		No comment
<b>SA15: To support a strong, diverse, vibrant and sustainable local economy to foster balanced economic growth</b>		Site suitable and appropriate for housing		No comment
<b>SA16: To improve access to a range of good quality and affordable housing that meets the diverse needs of the borough</b>		Potential to deliver 84 units over 15-30 years		No comment
<b>SA17: To reduce poverty and social exclusion</b>	N/A	Non-employment site		
<b>SA18: To reduce crime, disorder and the fear of crime</b>	N/A	Council not assessed this		
<b>SA19: To reduce the need to travel, encourage alternatives to the car and other motor vehicles, improve highway safety and make the best use of existing transport infrastructure</b>		182m from Bus Stop with low frequency service and 453m from a bus stop with hourly service.		Agreed, site not well served by high frequency bus services.
<b>SA20: To improve access to and use of basic goods, services and amenities in town and local centres</b>		Residential site within 98m of a convenience store (The Co-operative Food) or supermarket		No comment

Total Score: **48**

**48**

**Key of Council's SA Scoring:**

Unlikely to have significant effects	
Likely to generate negative effects	
Potentially negative effects which could be mitigated	
Likely to promote positive effects	

**Key of Pegasus scoring:**

	1
	2
	3
	4

**Local Plan Reference:** BHS      **Site Location:** Land south of A580 between Houghtons Lane and Crantock Grove      **Allocated or Safeguarded?** Safeguarded



Council Assumptions	Pegasus Comments
<b>Site Size:</b> 52.69	Accurate, no comments
<b>Indicative Site Capacity:</b> 1,027 dwellings	We question whether this total site capacity is accurate, because there are a number of constraints including ecology (presence of a Local Wildlife Site), flood risk as well as noise from the A580 to the north. We therefore consider that total capacity could be lower than this.
<b>Assumed Net Developable Area:</b> 34.24 hectares (65%)	Assumed 65% NDA seems realistic given the ecology, flood risk and noise constraints, albeit further detail needed to confirm.
<b>Assumed Density:</b> 30 dwellings per hectare	Realistic, no comments
<b>Planning History:</b> The relevant planning history for this site relates to a 54km buried pipeline connecting Prescot Reservoir, Knowsley to Woodgate Hill reservoir in Bury (16.58km is located in St Helens) (Application Ref: P/2008/0872). Application was granted in February 2009.	
<b>Land Ownership/Availability:</b> 10 different titles within the parcel. The largest land holding within the parcel is MS78462. <b>MS280405</b> - Theodorus Constantinou. <b>MS101141</b> - Nedgroup Trust (Jersey) LTd and Nedgroup Private Wealth Fiduciary Services Ltd. <b>MS189679</b> - David Henry Cook and Joan Cook. <b>MS284050</b> - Stephen David Brine and Frances Mary Harrap. <b>MS538799</b> - Mark John Thomas and Pauline Thomas. <b>MS78462</b> - Peter Swift. <b>MS426083</b> - Craig Joseph Lee Pickavance. <b>MS79325</b> - Anne Patricia Clarke. <b>MS632437</b> - Peter Swift. <b>MS128499</b> - Calderbank and Fairhurst Ltd. <b>MS280779</b> - Joseph Swift. Although there are a number of different landowners within this parcel, Story Homes and Planet Properties Ltd have options on the whole of the parcel. Story Homes have an option on the majority of the parcel.	

**Green Belt Parcel Reference: GBP\_098**

Green Belt Purpose	Council Rating	Council Comments	Pegasus Rating	Pegasus Comments
1. To check the unrestricted sprawl of large built up area	Low	The south and east boundary of the parcel adjoin the large built-up area of St. Helens (Windle). The parcel is bounded to the north by the A580 East Lancashire Road, to the south and east by residential development and to the west by Houghtons Lane and agricultural land. The parcel is therefore well contained.	Low	The site benefits from strong boundaries on all sides.
2. To prevent neighbouring town merging into one another	Low	The parcel does not fall within a gap between towns.	Low	Agreed, site is located within St Helen's Core Area which has already effectively merged.
3. To assist in safeguarding the countryside from encroachment	Low	The parcel has very little inappropriate development and retains some open views to the west. The A580 to the north and the residential development to the south and east impact on countryside character, but parts of the parcel do retain a sense of openness when looking westwards	Medium	The site bears many characteristics of the open countryside, because it has sparse vegetation coverage leading to it being quite open. Long-line views are particularly present when looking from Houghtons Lane westwards, as well as from Ecclesfield Road looking northwards. Therefore, we would score the site as being of medium sensitivity against this purpose of the Green Belt.
4. To preserve the setting and special character of historic towns	N/A		Low	No Listed Buildings or Conservation Areas are located directly adjacent to the site, so the site does not provide a strong contribution to this purpose of the green belt.
<b>Overall Assessment</b>	Low	The parcel is well contained. The A580 to the north and the residential development to the south and east impact on countryside character.	Low	The site benefits from strong boundaries and does not present any merger issues, albeit the open and long line views looking northwards and westwards do heighten green belt contribution and sensitivity.
<b>Key -Low Contribution - LC      Medium Contribution - MC      High Contribution - HC</b>				

**Suitability/Site Constraints**

<b>Access</b>	There is a PROW running through the site, running parallel with Windle Brook which runs from north to south. Access to the site would be taken via Houghton's Lane which runs along the western boundary of the site. There is a bus stop in the far north eastern corner of the site which offers services to Ormskirk, Park Hill, Rainford and St Helens. There is little in the way of bus provision in the south western corner of the site. The East Lancashire Road runs along the northern boundary of the site which runs from Manchester to Liverpool. The nearest train station is a 7.5km drive away in the centre of St Helens.
<b>Heritage</b>	No listed buildings within or adjacent to the site. The nearest buildings are located over 430m to the south east of the site and substantial residential development sits in between the site and the listed buildings. Borough Cemetery is Grade II registered park and garden and is located approx 400m to the east. Similarly, existing residential development sits in between this site and the registered park/garden.
<b>Flood Risk</b>	The majority of the site is located within Flood Zone 1 however there is a small section of the site within the centre of the site which is flood zone 3 and flood zone 2. This is located around Windle Brook, which runs from north to south. There is also a pond in this location which is the focus of some of the flood risk.
<b>Landscape</b>	The SA scores the site as being in a Medium-High Landscape Sensitivity Area and we also note how the site is very open.
<b>Ecology/Trees</b>	Trees and hedgerows are located along the site boundaries and divide the individual field parcels. Within the parcels, there is a pond and Windle Brook running from north to south. Windle Brook is a Local Wildlife Site.
<b>Agricultural Land</b>	The site is made up of Grade 1 and Grade 2 agricultural land which is considered to be the best and most versatile agricultural land.

**Sustainability Appraisal**

SA Topic	Council Rating	Council's Rationale for score	Pegasus Rating	Pegasus Comments
<b>SA1: To protect and enhance biodiversity</b>	Red	Site includes a Local Wildlife Site (Windle Brook). Effects considered likely.	Red	The site is sensitive from an ecology perspective due to the presence of the Local Wildlife Site.
<b>SA2: To protect and improve land quality in St Helens</b>	Red	Site is 98% Grade 1 agricultural land (50ha), 16% Grade 2 agricultural land (9.7Ha), therefore effects considered likely.	Red	Agreed, the loss of high quality agricultural land is a negative constraint for this site.
<b>SA3: To improve air quality in St Helens</b>	Grey	Large scale site (1,119 units) over 2.3km from AQMA	Grey	No comment
<b>SA4: To maintain and enhance the quality of controlled waters and to sustainably manage water resources</b>	Grey	Over 1.9km from nearest protection zone.	Grey	No comment
<b>SA5: To mitigate and adapt to the impacts of climate change</b>	Green	Site presents opportunities for enhancement of GI network and increased tree cover.	Green	No comment
<b>SA6: To minimise the risk of flooding from all potential sources and ensure there is no residual risk to people and properties</b>	Yellow	Site is 91% in Flood Zone 1, 9% Flood Zone 2 and 5.6% in Flood Zone 3.	Yellow	No comment
<b>SA7: To protect, enhance and make accessible for enjoyment, landscapes, townscapes and the countryside</b>	Red	100% of site within a Medium-High or High Landscape Sensitivity area and includes a prominent ridge	Red	No comment
<b>SA8: To protect, enhance and make accessible for enjoyment, the cultural heritage and historic environment</b>	Yellow	Site on an archaeological interest area (field west of watery lane). Effects to the setting of this asset are considered likely. <b>Upgraded from red to amber in 2020 SA Addendum</b>	Red	No comment
<b>SA9: Ensure access to and protection and enhancement of high quality public open space and natural greenspace</b>	Yellow	649m from open space, but Public Right of Way on site (severance possible if not designed inclusively)	Yellow	No comment

<b>SA10: To minimise energy use and increase the proportion of energy both purchased and generated from renewable and</b>				
<b>SA11: To reduce the amount of waste, and in order of priority, the proportion of waste reused, recycled and composted or recovered</b>				
<b>SA12: To improve health and reduce health inequalities</b>		Access to GP : 529m from Eccleston Medical Centre, Dr K H T Mikhail & Partner Access to Leisure: Within 1.2km of 3 Children's Play Areas and 1 allotment.		No comment, albeit would note due to the size of the site that the sustainability of the northern section will be less favourable than the south.
<b>SA13: To improve the education and skills levels of the population overall</b>		Primary : 525m from Bleak Hill Primary School Secondary : 1.49km from De La Salle School <b>Upgraded from grey to green in 2020 SA Addendum</b>		No comment
<b>SA14: To ensure local residents have access to employment opportunities</b>		1.56km from Catchdale Moss / Farming		No comment
<b>SA15: To support a strong, diverse, vibrant and sustainable local economy to foster balanced economic growth</b>		Housing site on land not suitable/attractive for employment		No comment
<b>SA16: To improve access to a range of good quality and affordable housing that meets the diverse needs of the borough</b>		Potential to deliver 1,119 units over 15-30 years		This scoring is not consistent with the SA's methodology. As this site is safeguarded land, the site will not be available and achievable in the first 5 years.
<b>SA17: To reduce poverty and social exclusion</b>				
<b>SA18: To reduce crime, disorder and the fear of crime</b>				
<b>SA19: To reduce the need to travel, encourage alternatives to the car and other motor vehicles, improve highway safety and make the best use of existing transport</b>		85m from bus stop. Low frequency service.		A site of this size will need to consider improvements to local bus services, given that large areas of the site are not well connected to existing bus services (particularly the south-western section of the site).
<b>SA20: To improve access to and use of basic goods, services and amenities in town and local centres</b>		<b>This has been downgraded to red in the 2020 SA Addendum</b>		No comment

Total Score: 42.5

39.5

**Key of Council's SA Scoring:**

- Likely to generate negative effects
- Potentially negative effects which could be mitigated
- Unlikely to have significant effects
- Likely to promote positive effects

**Key of Pegasus scoring:**

- 1
- 2
- 3
- 4



**Burrows Lane, Eccleston**



<b>Pegasus Comments</b>
<b>Site Size:</b> 11.45 ha
<b>Indicative Site Capacity:</b> As shown on the previously submitted Masterplan, the site has capacity to accommodate 210 dwellings
<b>Assumed Net Developable Area:</b> 6.14 ha
<b>Assumed Density:</b> 34 dwellings per hectare
<b>Planning History:</b> None
<b>Land Ownership/Availability:</b> 1 Landowner (Redrow have land option on the whole site)

**Green Belt Parcel Reference: GBP\_093\_B**

<b>Green Belt Purpose</b>	<b>Council Rating</b>	<b>Council Comments</b>	<b>Pegasus Rating</b>	<b>Pegasus Comments</b>
1. To check the unrestricted sprawl of large built up area	<b>High</b>	The sub-parcel boundaries Burrows Lane to the north and west, Eccleston Mere to the east and a single access track, and line of trees to the south. The sub-parcel has very little built development within it other than three large dwellings on its southern boundary and one dwelling to the west. The sub-parcel is primarily open farmland with woodland to the west and north. The sub-parcel has fairly strong boundary to the west, rounding up to the north, however its southern and eastern boundaries are less so. The sub-parcel is adjacent to the urban edge of Eccleston at its most northern tip, and with no real strong boundaries within the sub-parcel, development of this site would lead to unrestricted sprawl.	<b>Medium</b>	As a starting point, we highlight that the green belt land parcel assessed in the Council's Assessment is larger than the red line area shown above, therefore some conclusions will differ. We disagree with the Council's findings that this land parcel scores a high contribution against purpose one of the green belt. The site has strong boundaries to the north (Burrows Lane) and east (Eccleston Mere), which will prevent urban sprawl in these directions and leads to the site being well contained along these boundaries.  It is acknowledged that the southern and western boundaries are less well defined, comprising of established hedgerow and mature planting respectively. However, the existing mature hedgerow along the southern boundary will be retained as part of any future development proposals, and the western boundary can be strengthened by a landscape buffer. We therefore disagree that the parcel scores high against this purpose, and suggest that it scores medium.
2. To prevent neighbouring town merging into one another	<b>Low</b>	The sub-parcel falls within a Green Belt gap between Eccleston and Eccleston Park. However, as both these areas are considered part of the larger St. Helens core area, it is considered that this sub-parcel plays no part in the prevention of neighbouring settlements or towns from merging.	<b>Low</b>	We agree with the Council's Assessment that the site scores low against purpose 2. St Helen's Core Area comprises of one settlement, which both Eccleston and Eccleston Park form a part of. Therefore, there are no merger issues in this location.
3. To assist in safeguarding the countryside from encroachment	<b>High</b>	The sub-parcel is characteristic of the countryside, with open farmland and the odd coppice of trees. The sub-parcel is only affected to a limited degree by urban features when viewed out to the north, with open views out to the west and to the south over sub-parcel GBP_093a.	<b>Medium</b>	The site is affected by urban features along its northern boundary, with Eccleston Mere bordering the site to the east, which reduces openness/landscape sensitivity along these boundaries.  It is acknowledged that the western and southern site boundaries are more sensitive in terms of open views. However, views to the south and west are not long line views because of the tree coverage and shrubbery which populates the site, which reduces openness sensitivity. Landscape strategies could be implemented along these boundaries to further strengthen these boundaries and reduce sensitivity.  Accordingly, the site performs medium against purpose 3 of the Green Belt.
4. To preserve the setting and special character of historic towns	<b>N/A</b>	<b>N/A</b>	<b>Low</b>	The site is not located near to any historic towns, conservation areas or listed buildings and therefore scores a low contribution against this purpose of the Green Belt.
<b>Overall Assessment</b>	<b>High+</b>	The sub-parcel plays a robust role in checking unrestricted sprawl of large built-up areas and safeguarding the countryside from encroachment. The sub-parcel plays no part in preventing the merging of two settlements.	<b>Medium</b>	The site provides a low contribution to purpose 2, merging of settlements. The site benefits from two defensible boundaries to the north and east, with landscape sensitivity also more limited along these boundaries. A proposed landscape strategy could be implemented to strengthen the western and southern boundaries, therefore the site provides a medium contribution to the purposes of the Green Belt.
<b>Key -Low Contribution - LC      Medium Contribution - MC      High Contribution - HC</b>				

Note: The GB parcel assessed in the Council's assessment is larger and differs to the red line of the Burrows Lane site which is being promoted.

**Suitability/Site Constraints**

<b>Access</b>	Access options available via Burrows Lane to the north. There are bus stops within 110m and 200m of the site with regular services to Eccleston and other higher order centres including Sutton Oak and St Helens.
<b>Heritage</b>	There are no listed buildings, scheduled monuments or conservation areas within the site or in immediate proximity.
<b>Flood Risk</b>	The site is located entirely within Flood Zone 1.
<b>Landscape</b>	The site is not subject to any formal landscape designations, other than Green Belt. In terms of visual impacts, the combination of urban edges, lower lying undulations and wooded horizons limits the overall visibility of the site in the wider landscape and its contribution to openness. Whilst there is a perceived gap between settlements when travelling along Burrows Lane, these can be maintained and mitigated through sensitive masterplanning.
<b>Ecology/Trees</b>	The site contains no TPOs, albeit the tree area in the north of the site will be retained as part of proposals. No local wildlife sites located in the site boundary, contrary to findings of Council's evidence.
<b>Agricultural Land</b>	The ALC map indicates that the site is predominantly in urban use, and therefore not agricultural land. This differs from the Council's findings that this is Grade 3 Agricultural Land.

**Sustainability Appraisal**

SA Topic	Council Rating	Council's Rationale for score	Pegasus Rating	Pegasus Comments
<b>SA1: To protect and enhance biodiversity</b>		Site contains Local Wildlife Site (Eccleston Mere) and a TPO.		The site does not contain the Local Wildlife Site of Eccleston Mere, this borders the site to the east and is outside of the red line boundary. Furthermore, no TPOs are contained within or adjacent to the site boundary. The Council's findings are therefore incorrect and the site should score as unlikely to have significant effects.
<b>SA2: To protect and improve land quality in St Helens</b>		There is 94% (18ha) of the site is ALC Grade 3.		The high level regional map indicates that the site is predominantly in urban use and is therefore not active agricultural land.
<b>SA3: To improve air quality in St Helens</b>		Unknown delivery potential. Located over 1.8km from AQMA		Agreed
<b>SA4: To maintain and enhance the quality of controlled waters and to sustainably manage water resources</b>		132m from nearest protection zone		Agreed
<b>SA5: To mitigate and adapt to the impacts of climate change</b>		Over 3.6km from Bold Forest Park		Agreed
<b>SA6: To minimise the risk of flooding from all potential sources and ensure there is no residual risk to people and the environment</b>		100% of the site is located in Flood Zone 1.		Agreed
<b>SA7: To protect, enhance and make accessible for enjoyment, landscapes, townscapes and the countryside</b>		100% of site within Medium-High or High Landscape Sensitivity area. 147m from a prominent ridge line.		Detailed landscape analysis has been undertaken for the site (Please refer to accompanying Promotional Document for full details). The site is not subject to any formal landscape designations, other than Green Belt. In terms of visual impacts, the combination of urban edges, lower lying undulations and wooded horizons limits the overall visibility of the site in the wider landscape and its contribution to openness. Whilst there is a perceived gap between settlements when travelling along Burrows Lane, these can be maintained and mitigated through sensitive masterplanning. Our detailed landscape analysis concludes that it is not anticipated that the development of the site will have a significant impact on landscape character or visual amenity.
<b>SA8: To protect, enhance and make accessible for enjoyment, the cultural heritage and historic environment</b>		Effects considered unlikely		Agreed
<b>SA9: Ensure access to and protection and enhancement of high quality public open space and natural greenspace</b>		Site is 284m from open space and 372 from PROW		The site is well located in relation to open space and would not impact on the PROW network, therefore should score green across the board.

<b>SA10: To minimise energy use and increase the proportion of energy both purchased and generated from renewable and</b>	N/A	Council not assessed this		
<b>SA11: To reduce the amount of waste, and in order of priority, the proportion of waste reused, recycled and composted or recovered</b>	N/A	Council not assessed this		
<b>SA12: To improve health and reduce health inequalities</b>		Access to GP : 1.5km distance from Eccleston Medical Centre, Dr K H T Mikhail & Partners Access to Leisure: Within 1.2km of 3 or more facilities		Agreed
<b>SA13: To improve the education and skills levels of the population overall</b>		Primary : 845m from Eccleston Mere Primary School Secondary : 1.5km from De La Salle School		We agree with the general scoring, albeit would clarify for the purposes of robustness that Eccleston Mere Primary School is 640m from the site (within a 10-minute walk).
<b>SA14: To ensure local residents have access to employment opportunities</b>		1.4km from Catchdale Moss/Farming		Agreed
<b>SA15: To support a strong, diverse, vibrant and sustainable local economy to foster balanced economic growth</b>		Housing site on land not suitable/attractive for employment.		Agreed
<b>SA16: To improve access to a range of good quality and affordable housing that meets the diverse needs of the borough</b>		Site has potential deliverability issues. Site is open contributing to the Green Belt		Redrow have undertaken significant due diligence work and can confirm that the site is suitable and available for development. They have legal control of the site through a development option with the landowner.  There are no deliverability issues and Redrow would seek to develop the site immediately once the site is released from the Green Belt. The site could therefore deliver housing early on in the plan period and contribute to 5-year housing land supply.
<b>SA17: To reduce poverty and social exclusion</b>	N/A	Council not assessed this		
<b>SA18: To reduce crime, disorder and the fear of crime</b>	N/A	Council not assessed this		
<b>SA19: To reduce the need to travel, encourage alternatives to the car and other motor vehicles, improve highway safety and make the best use of existing transport infrastructure</b>		106m from Bus Stop. High frequency service.		We agree that the site is excellently located in relation to bus services. The number 35 and 35E services run along Burrow's Lane, providing high frequency services in to St Helens.
<b>SA20: To improve access to and use of basic goods, services and amenities in town and local centres</b>		Residential site is 930m from a convenience store or supermarket		Agreed

Note: The land parcel assessed in the SA is smaller than the red line boundary which is being promoted for the Burrow's Lane site.

Total Score: **44.5**

**51**

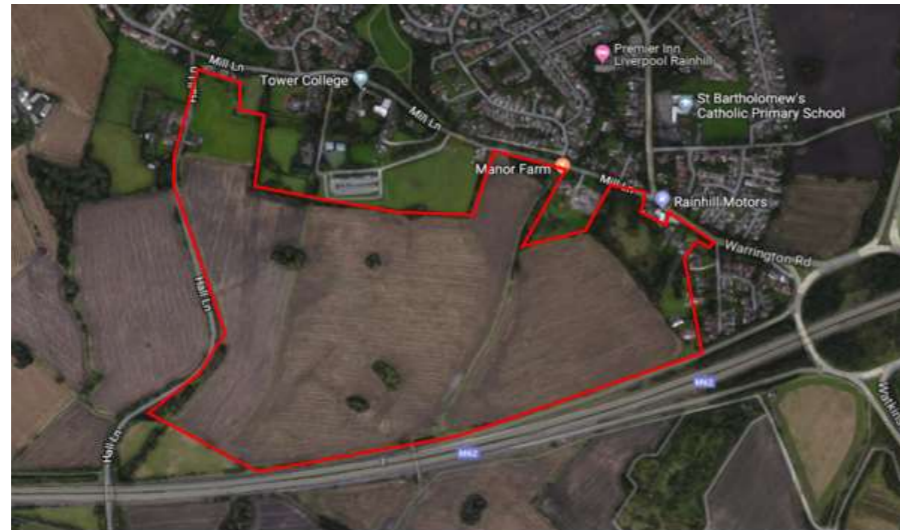
**Key of Council's SA Scoring:**

Unlikely to have significant effects	
Likely to generate negative effects	
Potentially negative effects which could be mitigated	
Likely to promote positive effects	

**Key of Pegasus scoring:**

	1
	2
	3
	4

**Site Location:** Land north of the M62 and south of Mill Lane



<b>Pegasus Comments</b>
<b>Site Size:</b> 36.67 hectares
<b>Indicative Site Capacity:</b> 750 dwellings
<b>Assumed Net Developable Area:</b> 21.5 hectares (approx 60%)
<b>Assumed Density:</b> 35 dwellings per hectare
<b>Planning History:</b> None
<b>Land Ownership/Availability:</b> Wallace Land Investments have a land option on the site.

**Green Belt Parcel Reference: GBP\_089**

Green Belt Purpose	Council Rating	Council Comments	Pegasus Rating	Pegasus Comments
1. To check the unrestricted sprawl of large built up area	Low	The parcel adjoins the large built-up area of Rainhill. The parcel is bounded to the north by Mill Lane and in-part the A57 Warrington Road, to the west by Hall Lane, to the south by the M62 and to the east by residential development at Norland's Lane. The parcel is therefore well contained. Despite the size of the parcel, given the level of relatively high enclosure it is considered that development of the parcel is unlikely to lead to unrestricted sprawl.	Low	We agree that this parcel adjoins the large built up area of Rainhill and forms an extension to this settlement. The parcel is well contained with existing residential development and Mill Lane to the north, Hall Lane to the west, the M62 to the south and existing residential development and road infrastructure to the east. We agree that the parcel is considered to be well contained and enclosed and therefore this parcel has a low contribution to this purpose.
2. To prevent neighbouring town merging into one another	Medium	The parcel falls within a partially strategic gap between Rainhill and Town End (Halton Borough). A strategic gap could be maintained between these settlements if this parcel was developed.	Low	We disagree with this rating and consider the parcel to have a low contribution to this Green Belt purpose. Immediately to the south of the site is the M62 motorway which forms a robust boundary and would prevent the merging of Rainhill with Town End. As recognised in the Council's comments with regards to purpose 3, the parcel has strong permanent boundaries and is well contained. From the edge of the M62 to Town End, there is a distance of over 1km and therefore if this site was developed, it would not cause the merging of these two distinct settlements. The strategic gap would still exist and therefore we do not consider this to have a medium contribution to this purpose. The existing gap between Rainhill and Town End is 1.4km so the development of this site would not cause the gap to significantly reduce. Given the presence of the M62, this site is considered to have a low contribution to this purpose. This is further the case given that the south-eastern urban extent of Rainhill already extends southwards so that it is parallel with Junction 7 of the M62. If this site was released from the Green Belt, this built line would be parallel with the existing built form to the immediate north- west of junction 7 of the M62. <b>It is also notable that Town End is not listed as a settlement which the Council have specifically highlighted as having potential merging issues in their Green Belt Assessment (see Paragraph 2.20). Paragraph 2.21 later confirms that the Council have given more limited weight to the preservation of gaps between settlements which they have not listed at paragraph 2.20. It is therefore unclear why the site has been scored medium.</b>
3. To assist in safeguarding the countryside from encroachment	Low	The development of this parcel would extend the built form of Rainhill into the countryside. The parcel contains little inappropriate development and does retain some open views looking westwards, which provide a degree of countryside character. However the parcel has strong permanent boundaries and is well contained.	Low	We support the Council's assessment of this parcel with regards to this purpose. The parcel has strong permanent boundaries and is well contained. There is also existing vegetation and tree growth along the site boundaries which prevent long distant views into the open countryside. Overall, this parcel is considered to make a low contribution to this purpose.
4. To preserve the setting and special character of historic towns	N/A		Low	Whilst some Listed Buildings are located in close proximity to the site's northern boundary, the site is not located near to any historic towns, which is the strict meaning of this purpose of the Green Belt. Therefore, the site scores low against this purpose of the Green Belt.

<b>Overall Assessment</b>	<b>Medium</b>	The parcel has strong permanent boundaries and is well contained. The parcel falls within a partially strategic gap between Rainhill and Town End (Halton Borough). A strategic gap could be maintained between these settlements if this parcel was developed.	<b>Low</b>	Overall, we disagree with overall rating of this parcel and consider this parcel to have a low contribution to the Green Belt purposes as opposed to a medium contribution. The site is bound by strong, durable and robust boundaries. The M62 boundary to the south of the parcel is a strong boundary and the development of this site would not cause neighbourhood of Rainhill and Town End to merge.
<b>Key -Low Contribution - LC      Medium Contribution - MC      High Contribution - HC</b>				

**Suitability/Site Constraints**

<b>Access</b>	Vehicular access for the site will be provided from Mill Lane and will be in the form of a priority junction. This will be located between the large pond associated with Manor Farm Public House and Manor Croft. The site is within a 2km walking catchment from the centre of the site and the whole of Rainhill village is accessible via foot. The nearest bus stops are located on the Mill Lane frontage. Regular services are available to Billinge (via St Helens), and the railway station. The nearest railway station is located approx 2km walking distance from the centre of the site and provides regular services to Liverpool, Manchester and Warrington. A public right of way runs through the site from north to south however this can be incorporated into a development scheme.
<b>Heritage</b>	There are a number of listed buildings located along Mill Lane (the northern boundary of the site) including: Cross (Grade II), Briars Hey (Grade II), Manor Farmhouse (Grade II*), Smithy Cottage and that part of the same house incorporated within Smithy House (Grade II), Rainhill Cottage (Grade II). There are also two scheduled ancient monuments located approximately 280m to the western boundary of the site. These comprise of Rainhill Farm Moated Site and twelve fish ponds in the Rough Designation and The Old Farmhouse (Grade II*). The development on this site will be appropriately designed and masterplan to ensure that development does not have an impact on these heritage assets.
<b>Flood Risk</b>	Flood Zone 1
<b>Landscape</b>	A detailed Landscape Assessment, prepared by Bright and Associates in January 2017, confirms that the mitigation as shown on the illustrative masterplan results in the development being acceptable from a landscape perspective.
<b>Ecology/Trees</b>	The site is within a SSSI Impact Risk Zone. The nearest SSSI in the Mersey Estuary which is located 6.1km to the south of the site. The site is part of the Mersey Community Forest however this proposal will not impact on these designations. There are some small ponds within the site. The site is boundary by hedgerows and trees and there are trees clustered around the ponds.
<b>Agricultural Land</b>	The site is a combination between Grade 2 and Grade 3 agricultural land. The majority of the land is Grade 2.

**Sustainability Appraisal**

SA Topic	Council Rating	Council's Rationale for score	Pegasus Rating	Pegasus Comments
<b>SA1: To protect and enhance biodiversity</b>		The site includes a TPO.		The red line site area being promoted by Wallace does not include any protected trees.
<b>SA2: To protect and improve land quality in St Helens</b>		Site is 78% Grade 2 agricultural land (40Ha) and 17% falls into Grade 3 Agricultural Land (8.9Ha). Combined coverage 49Ha, therefore effects considered likely.		A detailed Agricultural Land report confirms that the vast majority of this site is Grade 3b land. In line with this more detailed assessment, the site scores amber against the SA
<b>SA3: To improve air quality in St Helens</b>		Large scale site (504 units) located 3.9km from AQMA		No comment.
<b>SA4: To maintain and enhance the quality of controlled waters and to sustainably manage water resources</b>		Over 392m from nearest protection zone		No comment.
<b>SA5: To mitigate and adapt to the impacts of climate change</b>		Site located between 420-1062m from Bold Forest Park. Site presents opportunities for enhancement of GI network.		No comment.
<b>SA6: To minimise the risk of flooding from all potential sources and ensure there is no residual risk to people and properties</b>		Site is 100% in Flood Zone 1		We agree with this comment. The entire site is located in Flood Zone 1 and therefore the development of this site would not heighten the risk of flooding elsewhere or cause any residual risk to neighbouring people and properties.
<b>SA7: To protect, enhance and make accessible for enjoyment, landscapes, townscapes and the countryside</b>		99% of the site is within Low-Medium or Medium Landscape Sensitivity area and 1% falls within Medium-High or high Landscape Area. The site contains prominent ridgelines		A detailed Landscape Assessment (prepared by Bright and Associates in January 2017) has been previously submitted to the Council. This concludes that although the site does have landscape sensitivity (especially towards the south of the site), the mitigation proposals shown on the previous Masterplan can support sustainable development principles in the context of visual amenity and landscape character.
<b>SA8: To protect, enhance and make accessible for enjoyment, the cultural heritage and historic environment</b>		A listed building falls within the Site (Manor House and Briars Hey). The setting of nearby heritage assets is likely to be effected.		We disagree with this rating. Firstly, we would like to clarify that the Manor House and Briars Hey are not located within the red line boundary. It is acknowledged that the listed buildings are located in close proximity to the site, however the illustrative masterplan has carefully taken these heritage assets in to consideration and propose ample mitigation.
<b>SA9: Ensure access to and protection and enhancement of</b>		Within 15m of open space, but Public Right of way on site (severance possible if not designed inclusively)		A PROW runs through the site running from the north east to the south west. This PROW would be incorporated into the scheme and additional PROW and POS included. As such, this

high quality public open space and natural greenspace	2		4	would significantly enhance the access to public open space and greenspace and therefore this is considered to promote significant positive effects.
SA10: To minimise energy use and increase the proportion of energy both purchased and generated from renewable and sustainable sources				
SA11: To reduce the amount of waste, and in order of priority, the proportion of waste reused, recycled and composted or recovered				
SA12: To improve health and reduce health inequalities	2	Access to GP : Within 1.14km of Dr P Mcneilly & Partners Access to Leisure: No facilities within 1200m	2	It is agreed that the site is well related to health facilities however we disagree with the rating with regards to leisure facilities. The Golf Station and Blundells Hill Golf Club is located 1km to the west of the site. Given the size of the parcel, additional leisure facilities will be provided within the site which would therefore enhance the leisure provision in this location.
SA13: To improve the education and skills levels of the population overall	4	Primary : The site is 216m from St Bartholomew's Catholic Primary School Secondary : 994m from Rainhill High School	4	No comment.
SA14: To ensure local residents have access to employment opportunities		Within 1.28 km of Rainhill Village Centre		No comment.
SA15: To support a strong, diverse, vibrant and sustainable local economy to foster balanced economic growth		Housing site on land not suitable/attractive for employment		Agree although it worth mentioning that although this is a housing site as opposed to an employment site, it would bring significant economic benefits and help to support and boost the local economy.
SA16: To improve access to a range of good quality and affordable housing that meets the diverse needs of the borough		Potential to deliver 504 units over 15-30 years. Potential noise and highway issues	4	As stated above, the site could deliver 750 dwellings on this site which would provide a significant contribution of affordable housing. The site would provide a variety of size, type and tenure of housing. The site will also be able to start delivering housing within the first five years of the plan period.
SA17: To reduce poverty and social exclusion				
SA18: To reduce crime, disorder and the fear of crime				
SA19: To reduce the need to travel, encourage alternatives to the car and other motor vehicles, improve highway safety and make the best use of existing transport infrastructure	4	8m from bus stop. High frequency service.	4	No comment
SA20: To improve access to and use of basic goods, services and amenities in town and local centres		The Site is 496m from a convenience store (Best One) but also 83m from a small store as part of a petrol filling station (Rainhill Motors)	4	The Rainhill Motors Petrol Station, located immediately outside the site boundary, has a small range of every day products and should therefore score higher in this category.

Note: The parcel assessed in the SA differs to the red line being promoted for the Rainhill Site.

Total Score: **42.5**

**51**

**Key of Council's SA Scoring:**

Likely to generate negative effects Unlikely to have significant effects

Potentially negative effects which could be mitigated Likely to promote positive effects

**Key of Pegasus scoring:**

1 3

2 4