

Parcel Number:	S032
Location Description:	RAF Woodvale airfield
Ward:	Harington
Parish:	Formby
Size (ha):	122.31

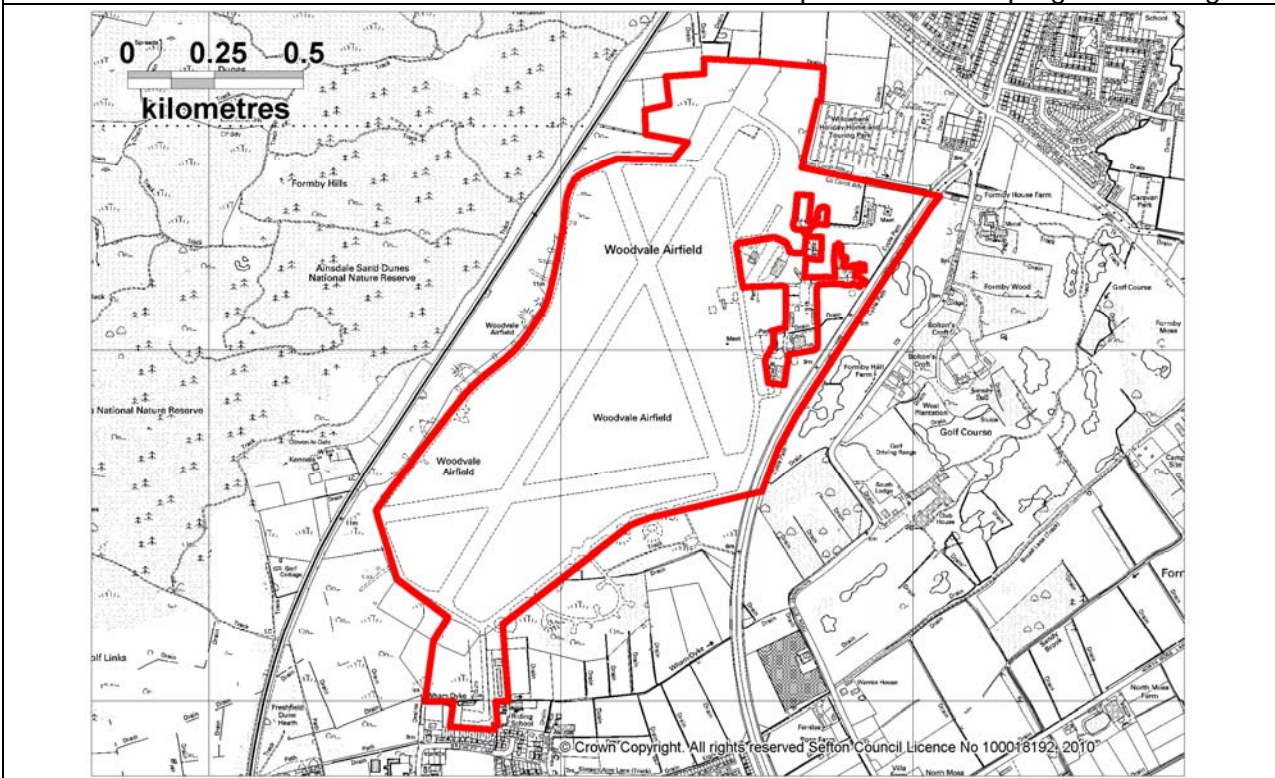
Stage 1 Assessment – identification of parcels

The parcel comprises the open land within RAF Woodvale airfield. It is bounded by the Formby Bypass, scrub land to the south & west, and agricultural land & the Willowbank caravan park to the north. The character of the parcel differs from parcel S033, which contains built development.

Is the parcel fully developed?

Yes No

If Yes the parcel does not progress to Stage 2



Stage 2 Assessment – National Planning Policy Framework paragraph 80: Green Belt Purposes

Purpose One
Well Contained Partially Contained Not Contained

Purpose Two
Essential Gap Essential Gap (part) Narrow Gap Wide Gap Not applicable

Purpose Three
Countryside Use Non Countryside Use Mixed

Purpose Four
Setting Part Setting No Setting

Is the parcel removed from the study following the stage 2 assessment?

Yes No

Stage 3a Assessment - constraints
N/A
Stage 3b Assessment - accessibility
N/A
Stage 4 Assessment
Gross developable area (ha): 0
Net developable area (ha): 0
Preferred main use: N/A
Notional capacity: N/A
Settlement to which capacity allocated: N/A
Conclusion: The parcel was discarded at Stage 2 because it forms the part of an Essential Gap between Southport & Formby where development should not be permitted.

Parcel Number:	S033
Location Description:	RAF Woodvale / airfield buildings
Ward:	Harington
Parish:	Formby
Size (ha):	6.35

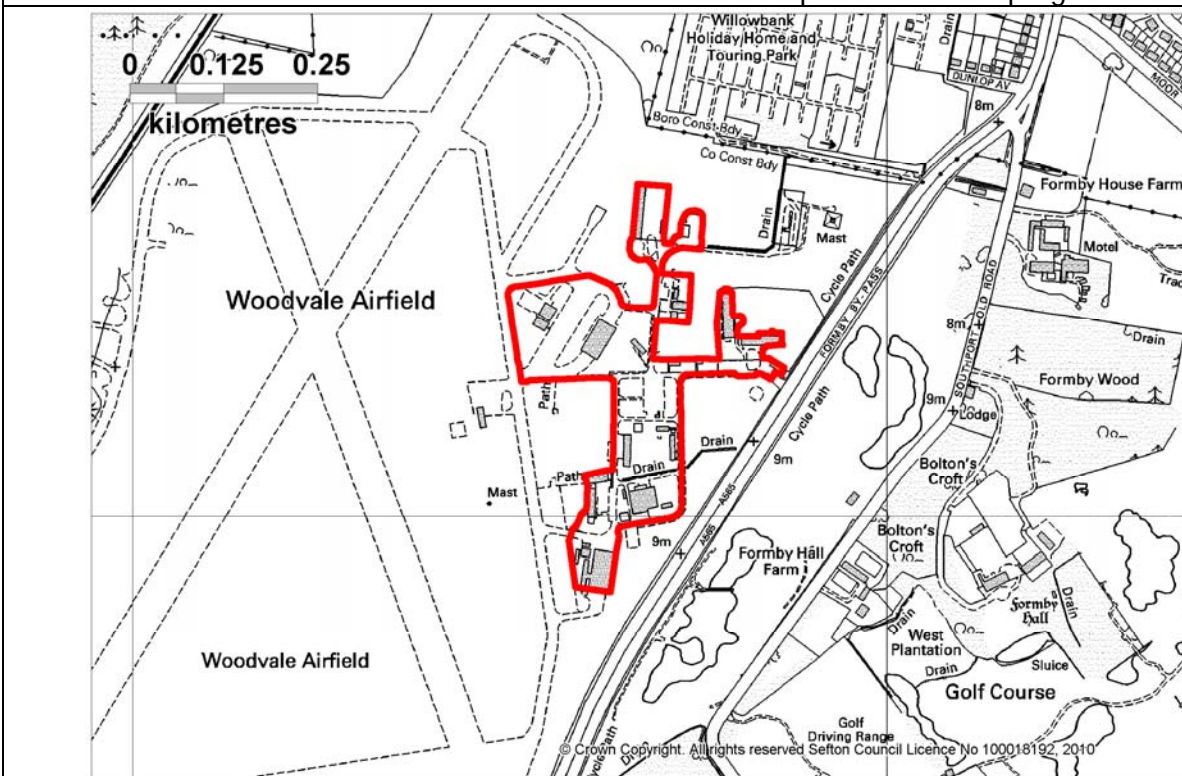
Stage 1 Assessment – identification of parcels

The parcel comprises the area surrounding the buildings at RAF Woodvale. It is surrounded by parcel S032, which comprises the open part of the airfield with no buildings. It is identified in the UDP as a 'Major Developed Site' in the Green Belt.

Is the parcel fully developed?

Yes No

If Yes the parcel does not progress to Stage 2



Stage 2 Assessment – National Planning Policy Framework paragraph 80: Green Belt Purposes

N/A

Stage 3a Assessment - constraints

N/A

Stage 3b Assessment - accessibility

N/A

Stage 4 Assessment

Gross developable area (ha): 0

Net developable area (ha): 0

Preferred main use: N/A

Notional capacity: N/A

Settlement to which capacity allocated: N/A

Conclusion:

The parcel was discarded at Stage 1 as it is already fully developed.

Parcel Number:	S034
Location Description:	SLBI adjacent to railway, RAF Woodvale
Ward:	Harington
Parish:	Formby
Size (ha):	41.54

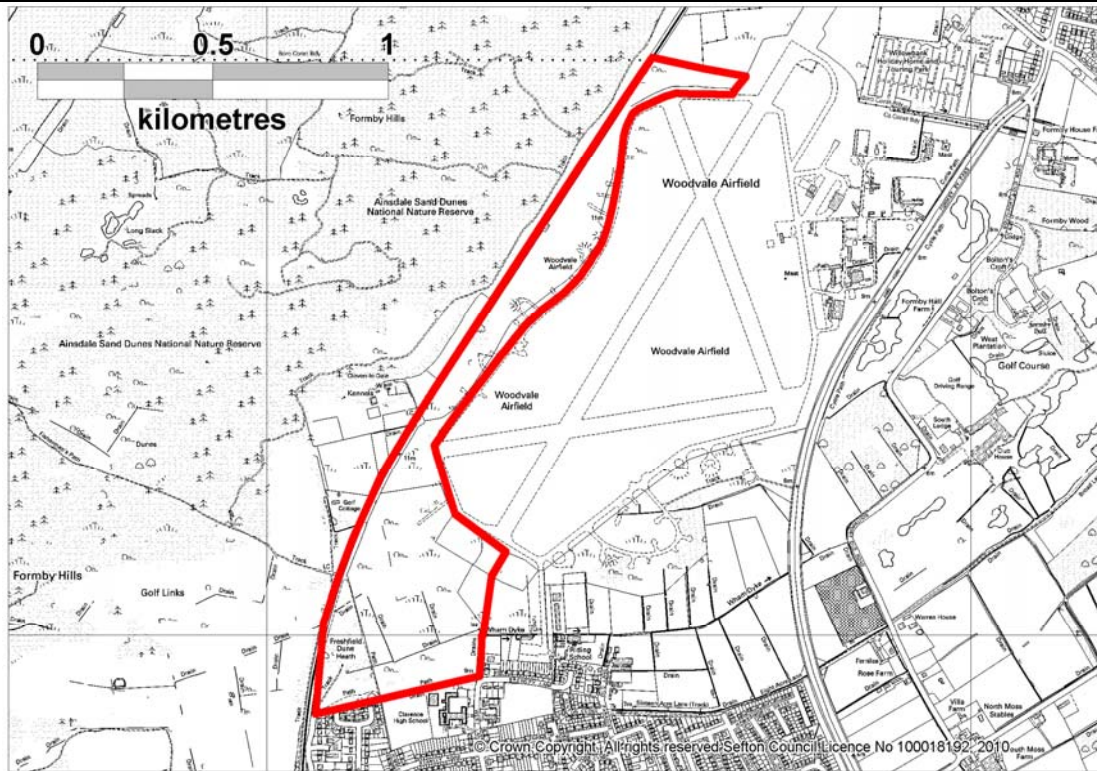
Stage 1 Assessment – identification of parcels

The parcel comprises an undeveloped land between Woodvale airfield & the Liverpool – Southport railway. It is part of the area designated as a Local Wildlife Site. The rest comprises parcel S037, which is to the SE of the airfield.

Is the parcel fully developed?

Yes No

If Yes the parcel does not progress to Stage 2



Stage 2 Assessment – National Planning Policy Framework paragraph 80: Green Belt Purposes

Purpose One

Well Contained Partially Contained Not Contained

Purpose Two

Essential Gap Essential Gap (part) Narrow Gap Wide Gap Not applicable

Purpose Three

Countryside Use Non Countryside Use Mixed

Purpose Four

Setting Part Setting No Setting

Is the parcel removed from the study following the stage 2 assessment?

Yes No

Stage 3a Assessment - constraints
N/A
Stage 3b Assessment - accessibility
N/A
Stage 4 Assessment
Gross developable area (ha): 0
Net developable area (ha): 0
Preferred main use: N/A
Notional capacity: N/A
Settlement to which capacity allocated: N/A
Conclusion: The parcel was discarded at Stage 2 because it is not contained by any urban area.

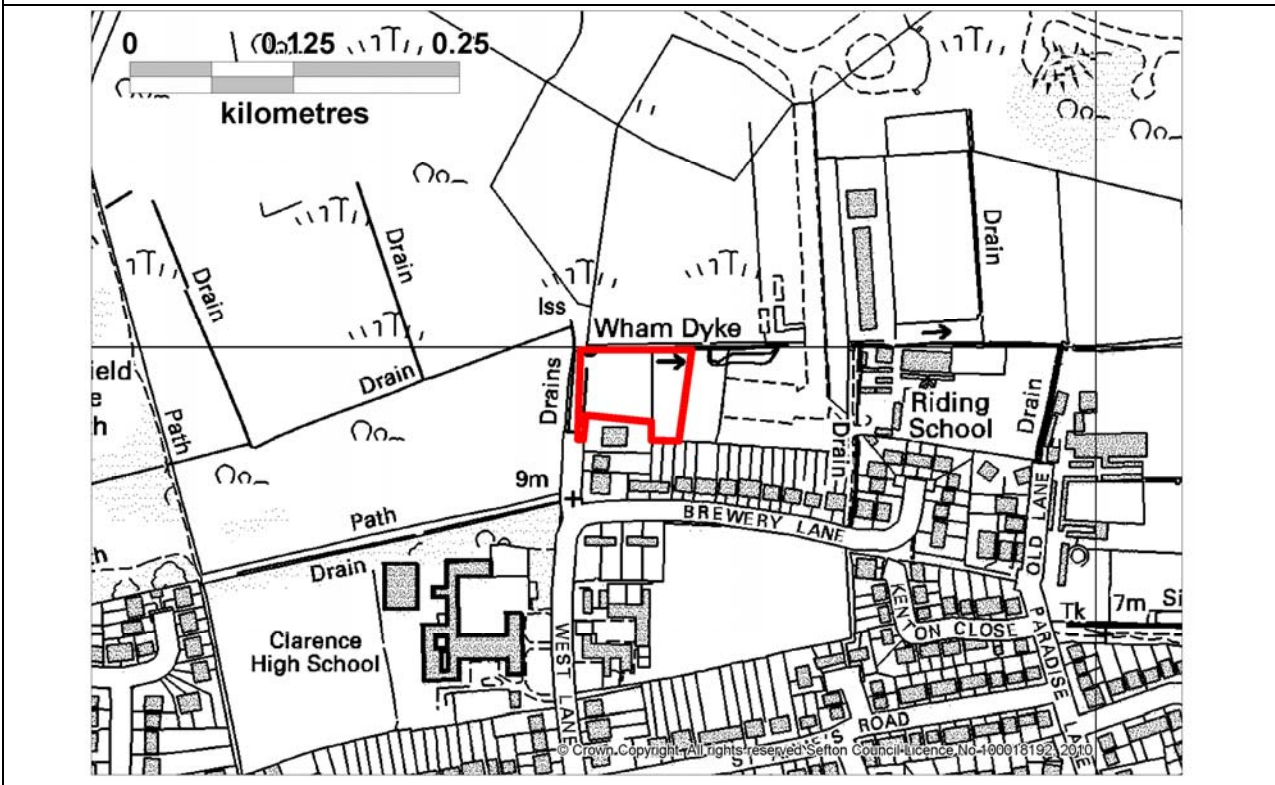
Parcel Number:	S035
Location Description:	Land to rear of Brewery Lane / West Lane, Formby
Ward:	Harington
Parish:	Formby
Size (ha):	0.47

Stage 1 Assessment – identification of parcels

The parcel comprises a low density residential area on the edge of Formby, part of which is designated as a Local Wildlife Site. It has a distinct and different character to the neighbouring parcel that is part of the Local Wildlife Site (S039) and Woodvale Airfield (S032).

Is the parcel fully developed?

Yes No



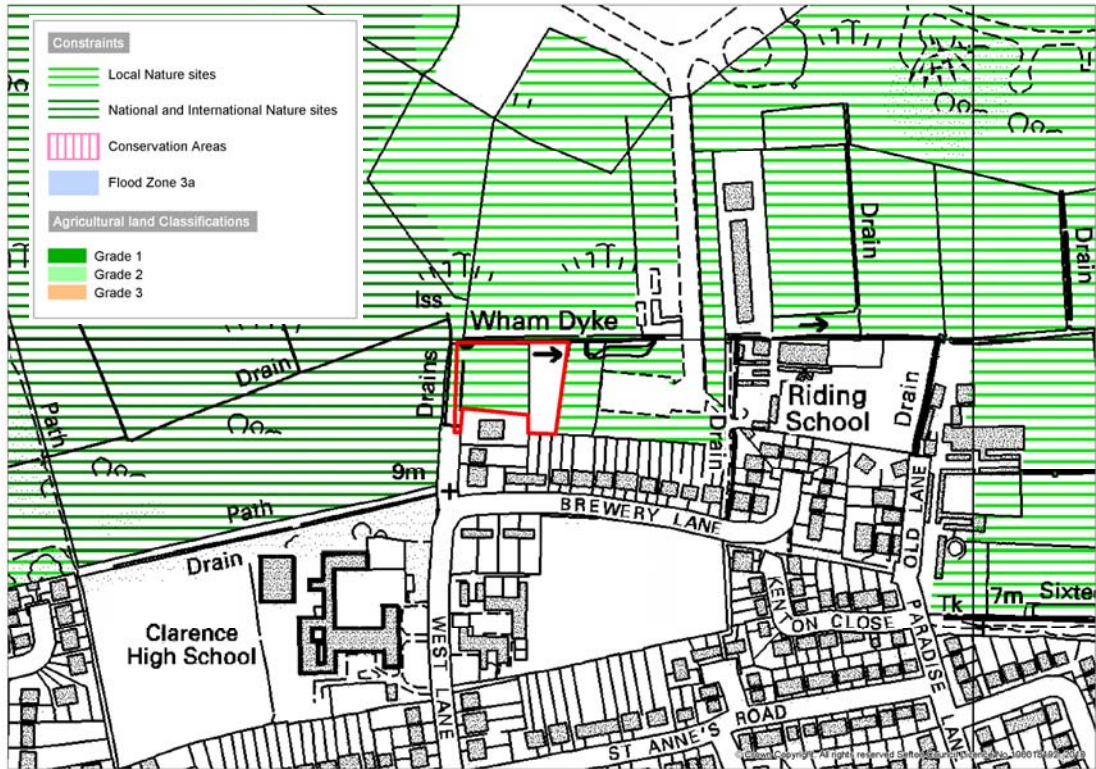
Stage 2 Assessment – National Planning Policy Framework paragraph 80: Green Belt Purposes

- Purpose One**
 Well Contained Partially Contained Not Contained
- Purpose Two**
 Essential Gap Essential Gap (part) Narrow Gap Wide Gap Not applicable
- Purpose Three**
 Countryside Use Non Countryside Use Mixed
- Purpose Four**
 Setting Part Setting No Setting

Is the parcel removed from the study following the Stage 2 assessment?

Yes No

Stage 3a Assessment - constraints



Most of the parcel is designated as a Local Wildlife Site. The parcel is not classified by DEFRA as containing 'the best and most versatile' agricultural land.

Is the parcel removed from the study following the stage 3a assessment?

Yes No

Stage 3b Assessment - accessibility

Is the parcel adjacent to or contain a primary route network road?

Yes No

Is the parcel within 800m of a rail station?

Yes No

Is the parcel within 400m of a frequent bus route?

Yes No

Is the parcel adjacent to or contain a cycle route or public right of way?

Yes No

Is the parcel within 5km of an employment area?

Yes No

Is the parcel within 600m of a primary school?

Yes No

Is the parcel within 1km of a GP/Health Centre?

Yes No

Is the parcel within 800m of a local centre?

Yes No

Is the parcel within 800m of a leisure centre?

Yes No

Is the parcel within 1km of an accessible open space?

Yes No

Stage 4 Assessment
Gross developable area (ha): 0.47
Net developable area (ha): 0.18
Preferred main use: Residential
Notional capacity: 0
Settlement to which capacity allocated: Formby
Conclusion:
Although the area is designated as a Local Wildlife Site, there may be some very limited scope for further development within the large curtilages of these residential properties.

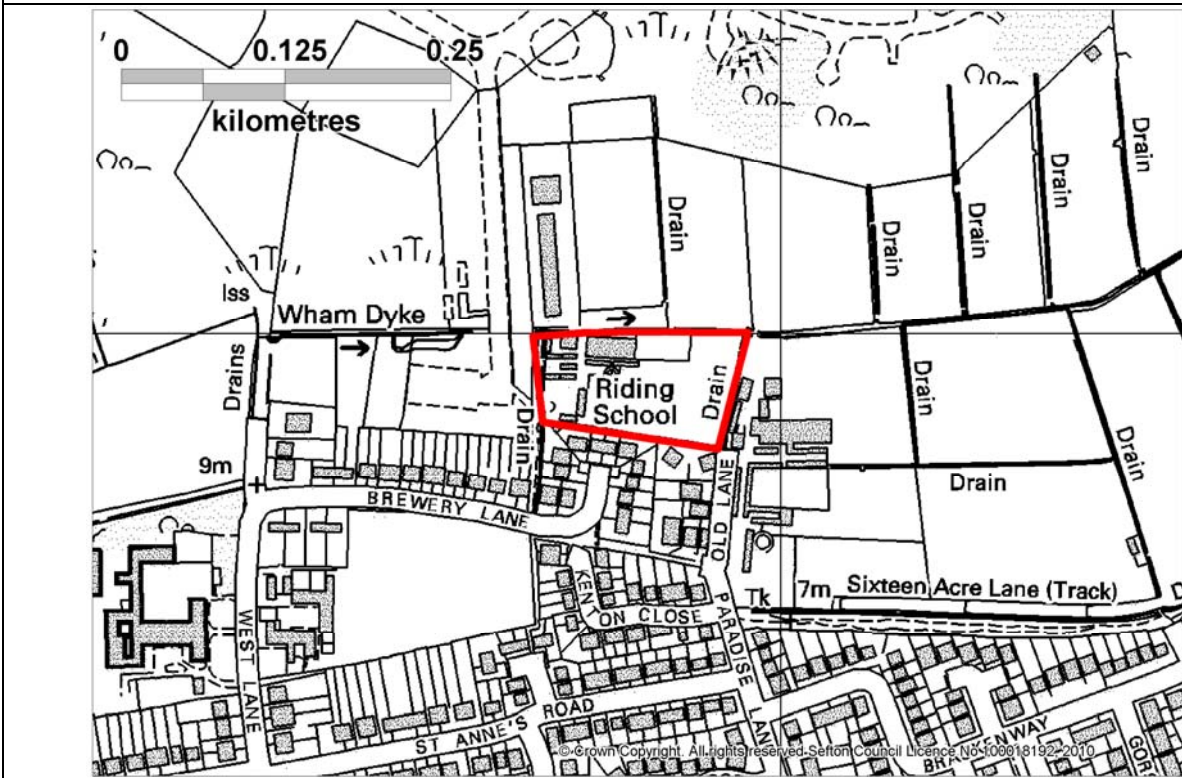
Parcel Number:	S036
Location Description:	Bowlers Riding Stables & Riding School, Brewery Lane, Formby
Ward:	Harington
Parish:	Formby
Size (ha):	1.16

Stage 1 Assessment – identification of parcels

The parcel comprises land used as a riding school on the edge of Formby. The area to the west has recently been developed as a small housing estate. It is surrounded by agricultural land (S038) to the north & east.

Is the parcel fully developed?

Yes No



Stage 2 Assessment – National Planning Policy Framework paragraph 80: Green Belt Purposes

Purpose One

Well Contained Partially Contained Not Contained

Purpose Two

Essential Gap Essential Gap (part) Narrow Gap Wide Gap Not applicable

Purpose Three

Countryside Use Non Countryside Use Mixed

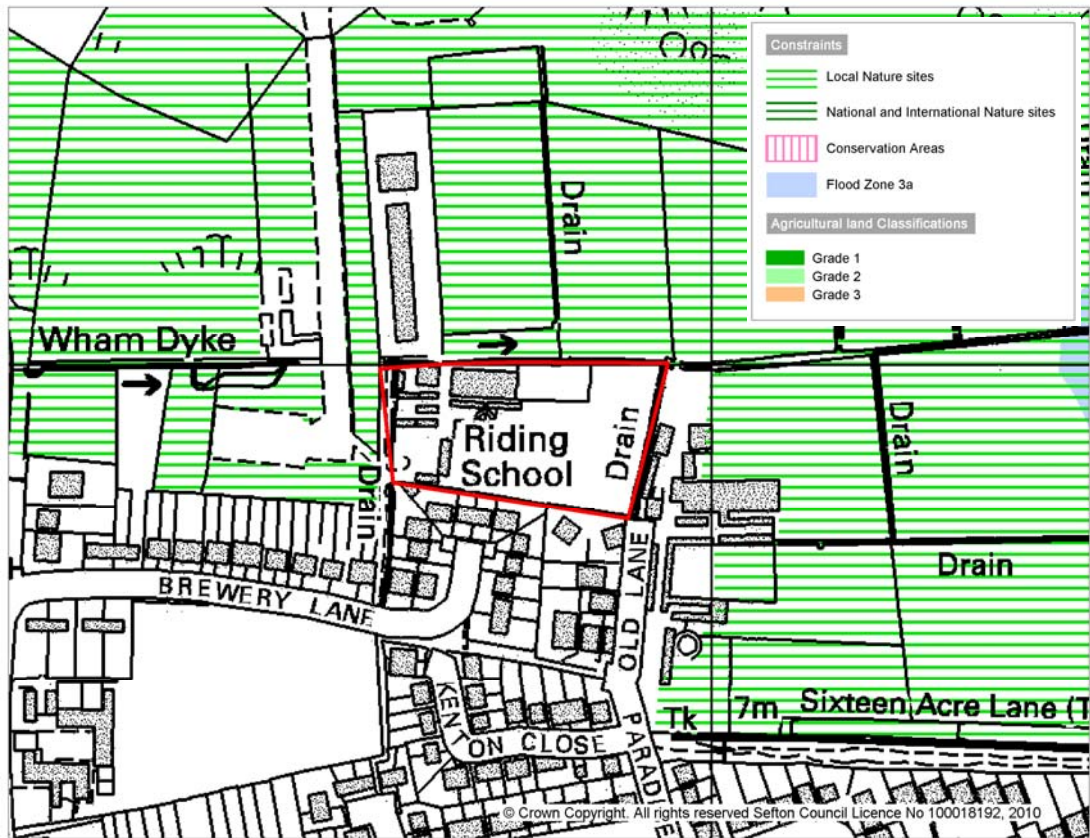
Purpose Four

Setting Part Setting No Setting

Is the parcel removed from the study following the Stage 2 assessment?

Yes No

Stage 3a Assessment - constraints



The parcel is not affected by any constraint. The Agricultural Land Study confirms this site does not comprise agricultural land.

Is the parcel removed from the study following the stage 3a assessment?

Yes No

Stage 3b Assessment - accessibility

Is the parcel adjacent to or contain a primary route network road?

Yes No

Is the parcel within 800m of a rail station?

Yes No

Is the parcel within 400m of a frequent bus route?

Yes No

Is the parcel adjacent to or contain a cycle route or public right of way?

Yes No

Is the parcel within 5km of an employment area?

Yes No

Is the parcel within 600m of a primary school?

Yes No

Is the parcel within 1km of a GP/Health Centre?

Yes No

Is the parcel within 800m of a local centre?

Yes No

Is the parcel within 800m of a leisure centre?

Yes No

Is the parcel within 1km of an accessibility open space?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Stage 4 Assessment	
Gross developable area (ha): 1.16	
Net developable area (ha): 0	
Preferred main use: Retain in current use	
Notional capacity: 0	
Settlement to which capacity allocated: N/A	
Conclusion:	
<p>Although the redevelopment of the parcel for residential purposes is not likely to have a significant impact on the openness of the Green Belt as the parcel is already occupied by large buildings associated with the use of the site as a riding school, redevelopment would result in the loss of an important recreational asset.</p>	

Parcel Number:	S037
Location Description:	SLBI / Nature reserve to west of Formby Bypass
Ward:	Harington
Parish:	Formby
Size (ha):	14.67

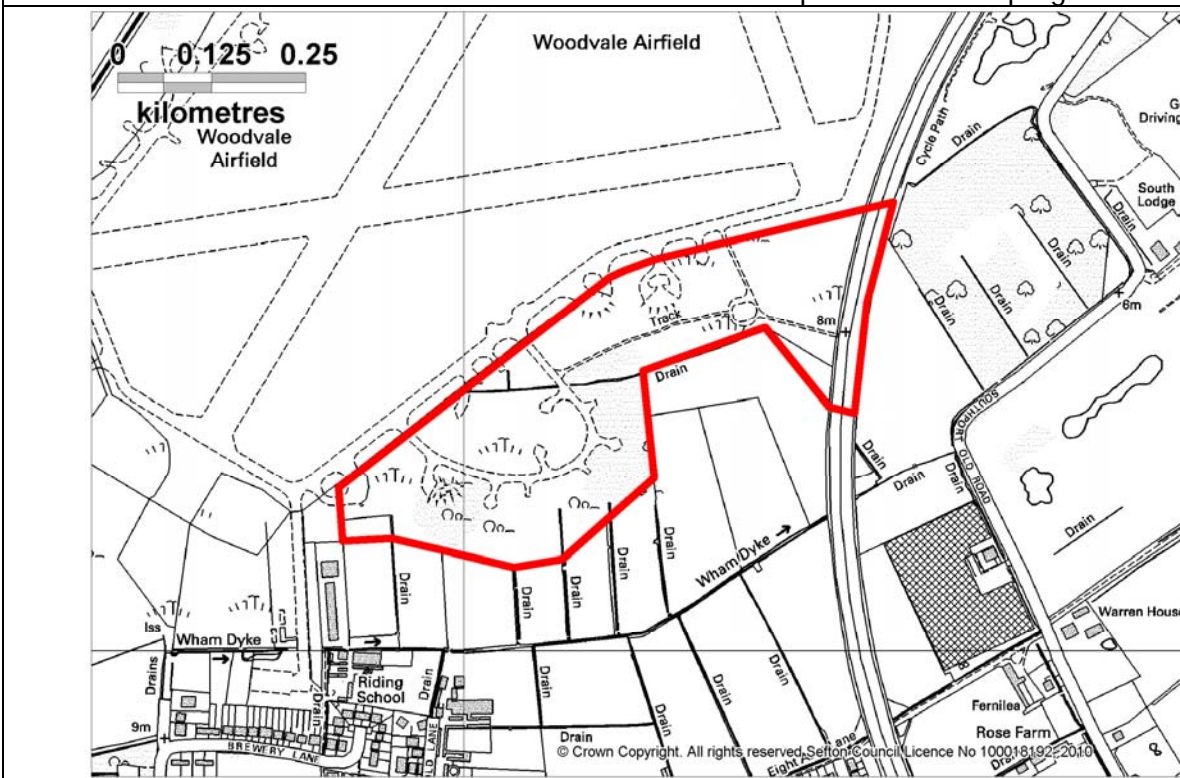
Stage 1 Assessment – identification of parcels

The parcel comprises a Local Wildlife Site which also contains a nature trail. It is bordered by the Formby Bypass, agricultural land and Woodvale Airfield.

Is the parcel fully developed?

Yes No

If Yes the parcel does not progress to Stage 2



Stage 2 Assessment – National Planning Policy Framework paragraph 80: Green Belt purposes

Purpose One

Well Contained Partially Contained **Not Contained**

Purpose Two

Essential Gap Essential Gap (part) Narrow Gap Wide Gap Not applicable

Purpose Three

Countryside Use Non Countryside Use Mixed

Purpose Four

Setting Part Setting **No Setting**

Is the parcel removed from the study following the stage 2 assessment?

Yes No

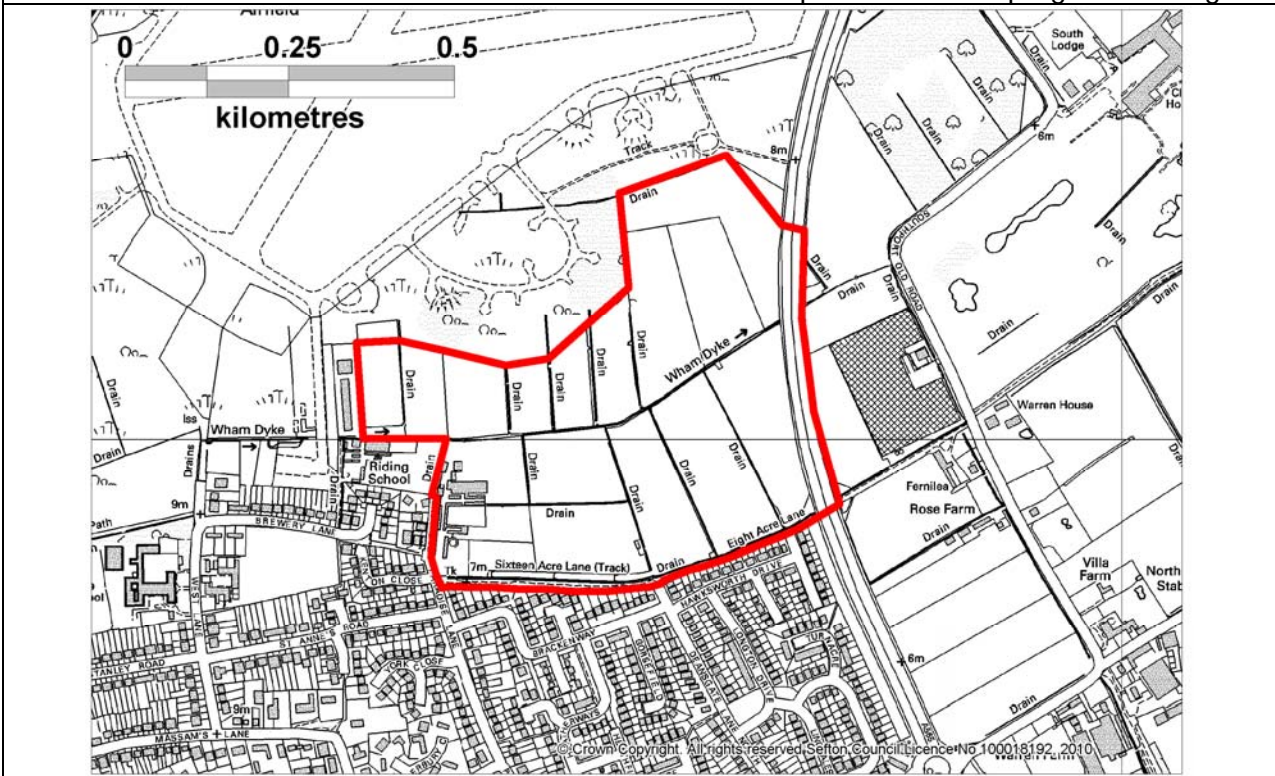
Stage 3a Assessment - constraints
N/A
Stage 3b Assessment - accessibility
N/A
Stage 4 Assessment: N/A
Gross developable area (ha): 0
Net developable area (ha): 0
Preferred main use: N/A
Notional capacity: N/A
Settlement to which capacity allocated: N/A
Conclusion:
The parcel was discarded at Stage 2 as the area is not contained by any urban area.

Parcel Number:	S038
Location Description:	Land north Brackenway & Hawksworth Drive, Formby
Ward:	Harington
Parish:	Formby
Size (ha):	28.37

Stage 1 Assessment – identification of parcels

The parcel comprises an area of agricultural land on the northern edge of Formby. It is bounded by a Local Wildlife Site (S037) to its north, Bowler's Riding School (S036) to its west, with the Formby Bypass forming the eastern boundary of the parcel.

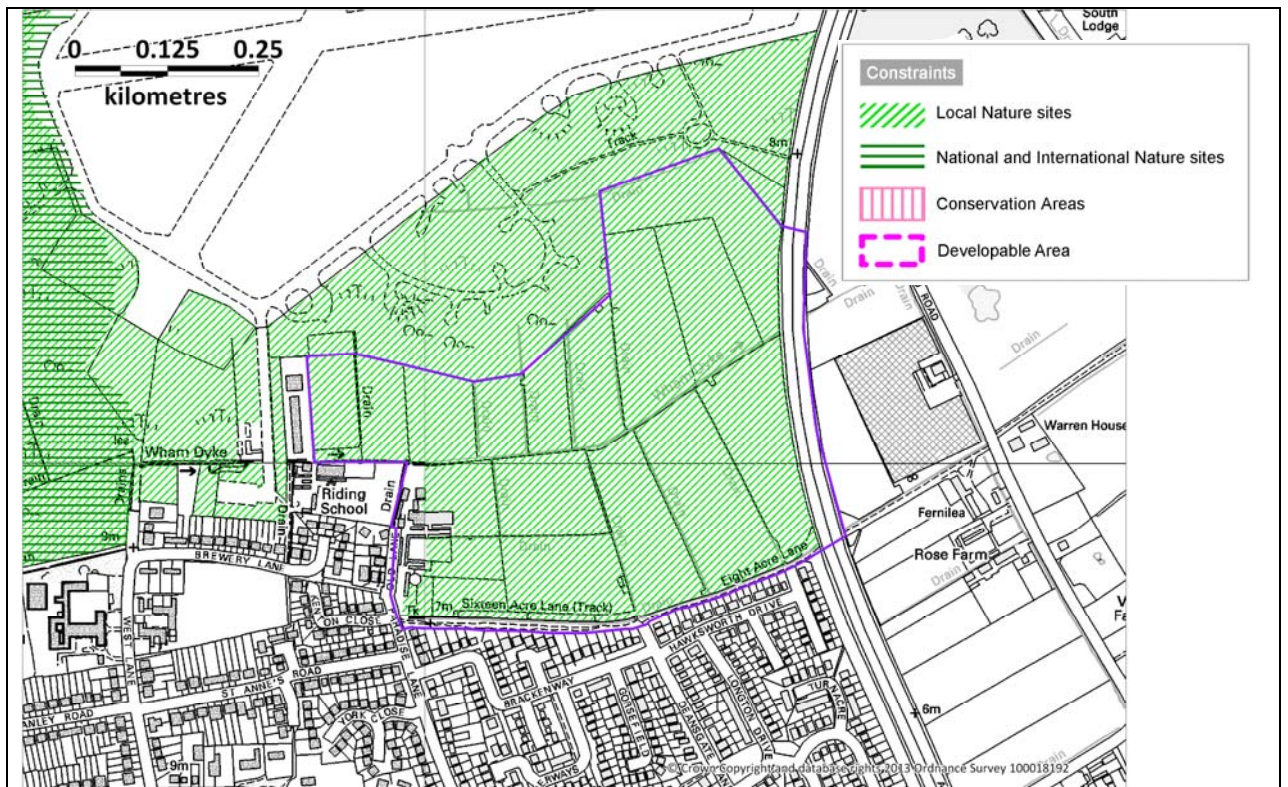
Is the parcel fully developed? Yes No
 If Yes the parcel does not progress to Stage 2



Stage 2 Assessment – National Planning Policy Framework paragraph 80: Green Belt Purposes

Purpose One
 Well Contained Partially Contained Not Contained
Purpose Two
 Essential Gap Essential Gap (part) Narrow Gap Wide Gap Not applicable
Purpose Three
 Countryside Use Non Countryside Use Mixed
Purpose Four
 Setting Part Setting No Setting

Is the parcel removed from the study following the stage 2 assessment? Yes No



The majority of the parcel is designated a Local Wildlife Site, and the eastern part of the parcel is in Flood Zones 2 or 3, and has a high risk of flooding. It does not contain 'best and most versatile' agricultural land.

Is the parcel removed from the study following the stage 3a assessment?

Yes No

Stage 3b Assessment - accessibility

Is the parcel adjacent to or contain a primary route network road?

Yes No

Is the parcel within 800m of a rail station?

Yes No

Is the parcel within 400m of a frequent bus route?

Yes No

Is the parcel adjacent to or contain a cycle route or public right of way?

Yes No

Is the parcel within 5km of an employment area?

Yes No

Is the parcel within 600m of a primary school?

Yes No

Is the parcel within 1km of a GP/Health Centre?

Yes No

Is the parcel within 800m of a local centre?

Yes No

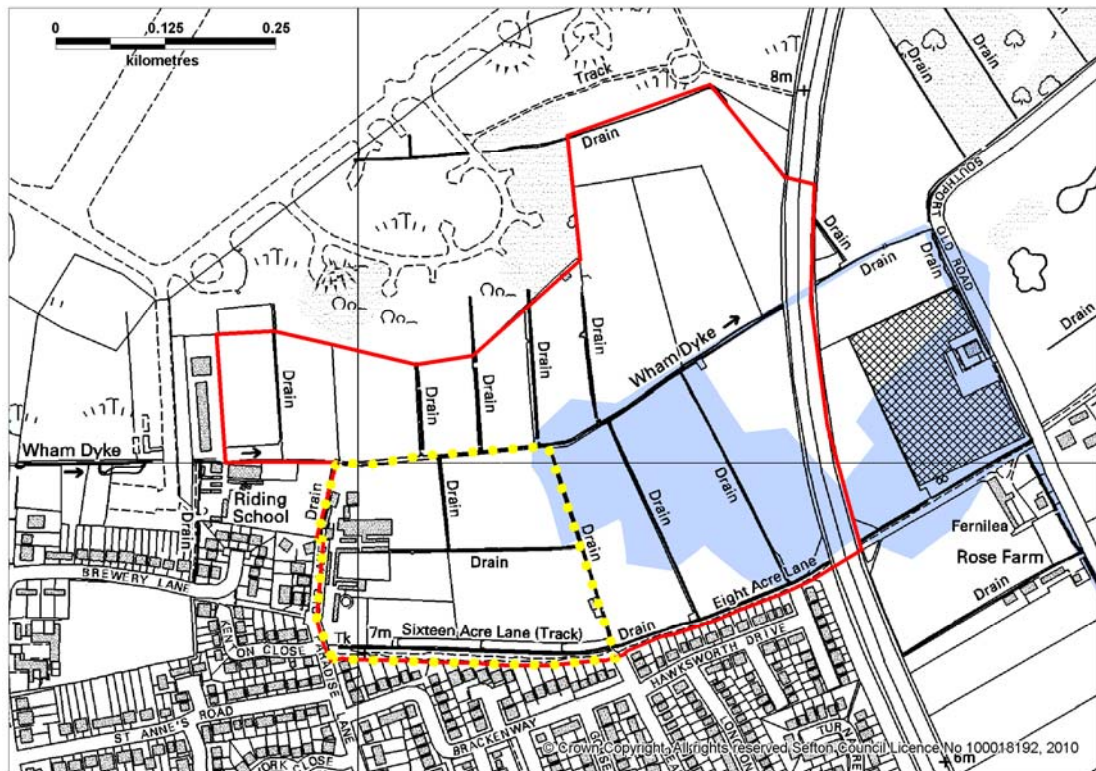
Is the parcel within 800m of a leisure centre?

Yes No

Is the parcel within 1km of an accessibility open space?

Yes No

Stage 4 Assessment



Gross developable area (ha): 6.43

Preferred main use: Housing

Notional capacity: 169

Settlement to which capacity allocated: Formby

Conclusion:

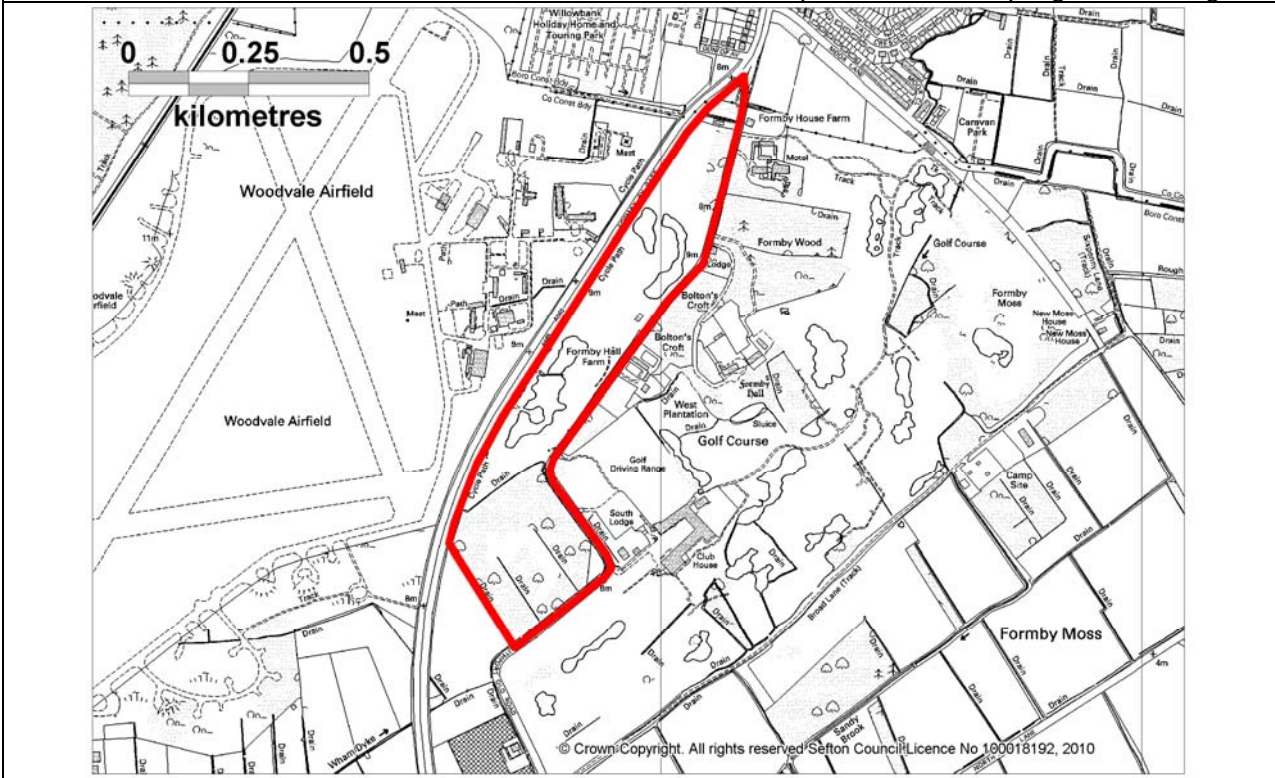
The western part of the parcel could be suitable for residential development, although it is designated as a Local Wildlife Site. The loss of any habitat would need to be suitably compensated for.

Parcel Number:	S039
Location Description:	Land between Formby Bypass and Formby Golf Course
Ward:	Harington
Parish:	Formby
Size (ha):	20.47

Stage 1 Assessment – identification of parcels

The parcel contains an extension to the Formby Hall Golf Course, but is separated from it by the houses on the west side of Southport Old Road. Formby Bypass is its western boundary and there is an area of woodland to its south.

Is the parcel fully developed? Yes No
 If Yes the parcel does not progress to Stage 2



Stage 2 Assessment – National Planning Policy Framework paragraph 80: Green Belt purposes

Purpose One
 Well Contained Partially Contained **Not Contained**

Purpose Two
Essential Gap Essential Gap (part) Narrow Gap Wide Gap Not applicable

Purpose Three
Countryside Use Non Countryside Use Mixed

Purpose Four
 Setting Part Setting **No Setting**

Is the parcel removed from the study following the stage 2 assessment? Yes No

Stage 3a Assessment - constraints
N/A
Stage 3b Assessment - accessibility
N/A
Stage 4 Assessment: N/A
Gross developable area (ha): 0
Net developable area (ha): 0
Preferred main use: N/A
Notional capacity: N/A
Settlement to which capacity allocated: N/A
Conclusion:
The parcel was discarded at Stage 2 as it is not contained by any urban area.

Parcel Number:	S040
Location Description:	Land between Formby Bypass & Old Southport Road, north of North Moss Lane
Ward:	Harington and Ravenmeols
Parish:	Formby
Size (ha):	19.62

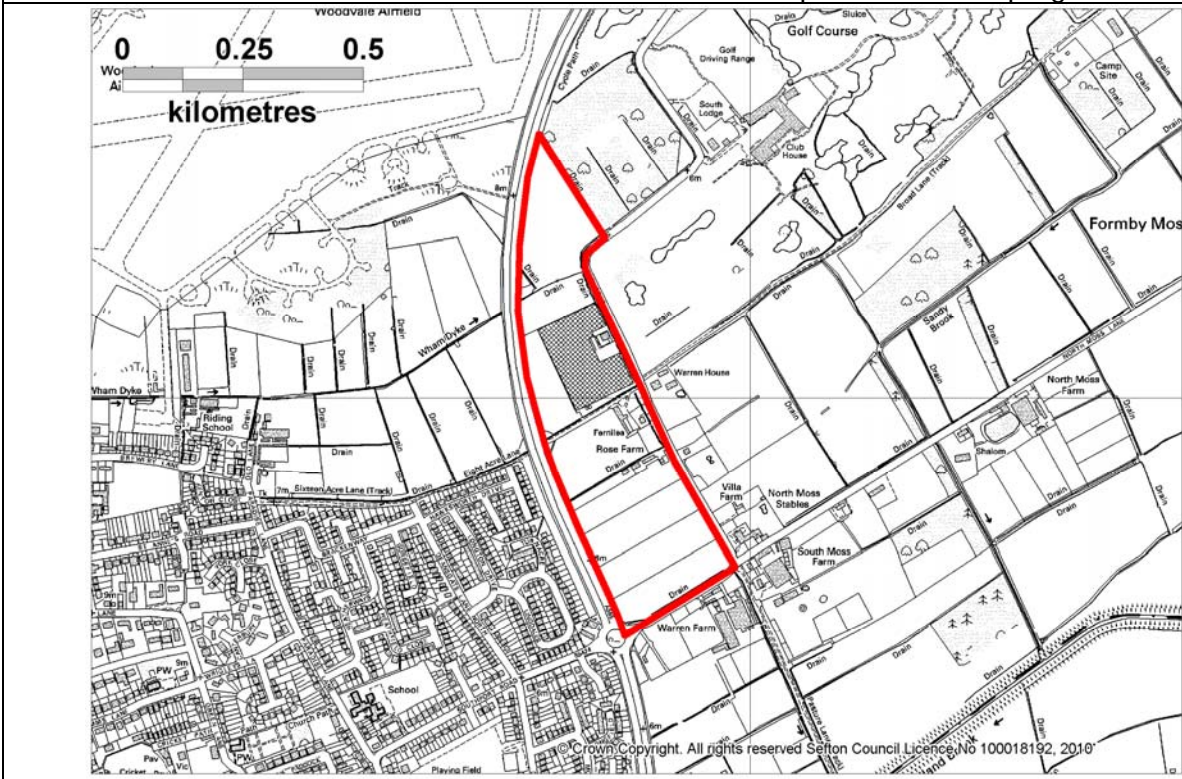
Stage 1 Assessment – identification of parcels

Parcel created to reflect character and land-use (agricultural land). Southport Old Road, Formby Bypass, North Moss Lane and woodland in the south end of Formby Hall Farm create the boundary of the parcel.

Is the parcel fully developed?

Yes No

If Yes the parcel does not progress to Stage 2



Stage 2 Assessment – National Planning Policy Framework paragraph 80: Green Belt purposes

Purpose One

Well Contained Partially Contained **Not Contained**

Purpose Two

Essential Gap **Essential Gap (part)** Narrow Gap Wide Gap Not applicable

Purpose Three

Countryside Use Non Countryside Use Mixed

Purpose Four

Setting Part Setting **No Setting**

Is the parcel removed from the study following the stage 2 assessment?

Yes No

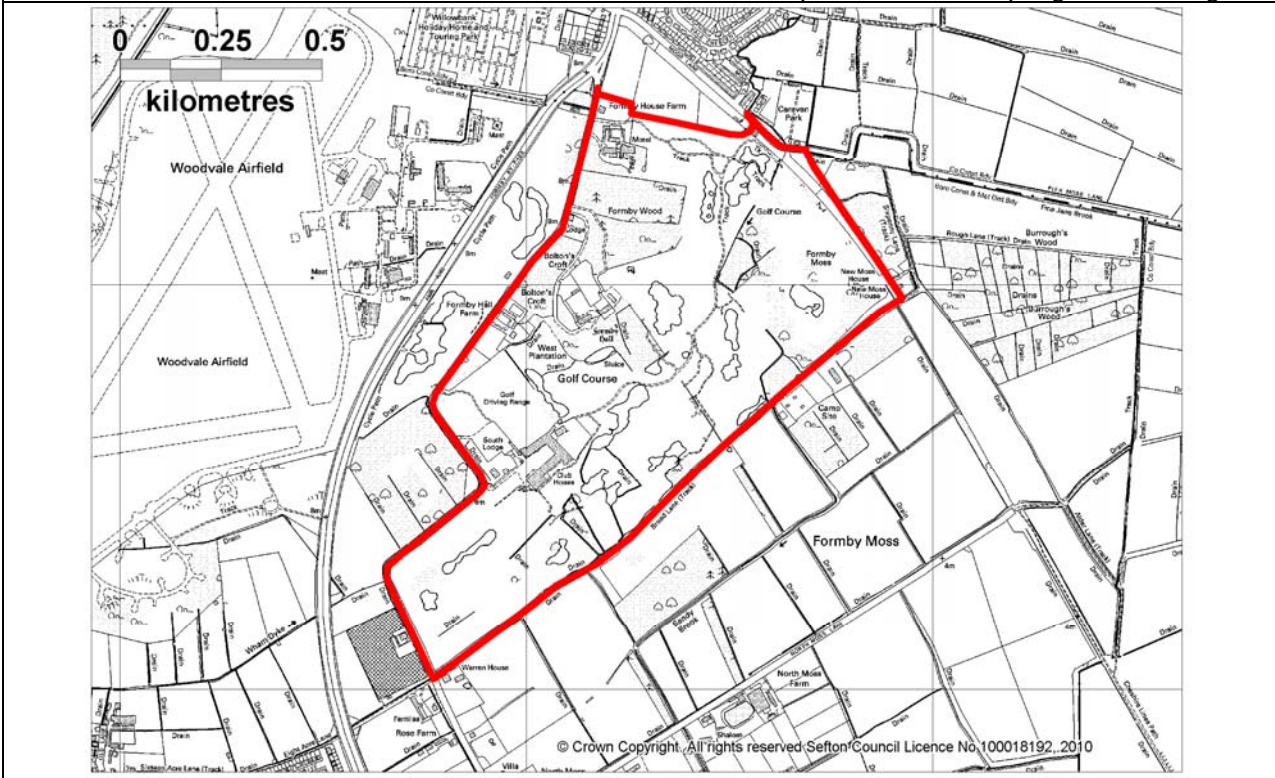
Stage 3a Assessment - constraints
N/A
Stage 3b Assessment - accessibility
N/A
Stage 4 Assessment: N/A
Gross developable area (ha): 0
Net developable area (ha): 0
Preferred main use: N/A
Notional capacity: N/A
Settlement to which capacity allocated: N/A
Conclusion:
The parcel was discarded at Stage 2 as it is not contained by any urban area.

Parcel Number:	S041
Location Description:	Formby Hall Golf Course, Old Southport Road, Formby
Ward:	Harington
Parish:	Formby
Size (ha):	84.27

Stage 1 Assessment – identification of parcels

The parcel contains the Formby Hall Golf Course, together with some residential development on Southport Old Road. It has a different character from the surrounding parcels (S039, S040, S030 and S042), most of which are mainly in agricultural use.

Is the parcel fully developed? Yes No
 If Yes the parcel does not progress to Stage 2



Stage 2 Assessment – National Planning Policy Framework paragraph 80: Green Belt purposes

Purpose One
 Well Contained Partially Contained **Not Contained**

Purpose Two
Essential Gap Essential Gap (part) Narrow Gap Wide Gap Not applicable

Purpose Three
 Countryside Use Non Countryside Use **Mixed**

Purpose Four
 Setting Part Setting **No Setting**

Is the parcel removed from the study following the stage 2 assessment? Yes No

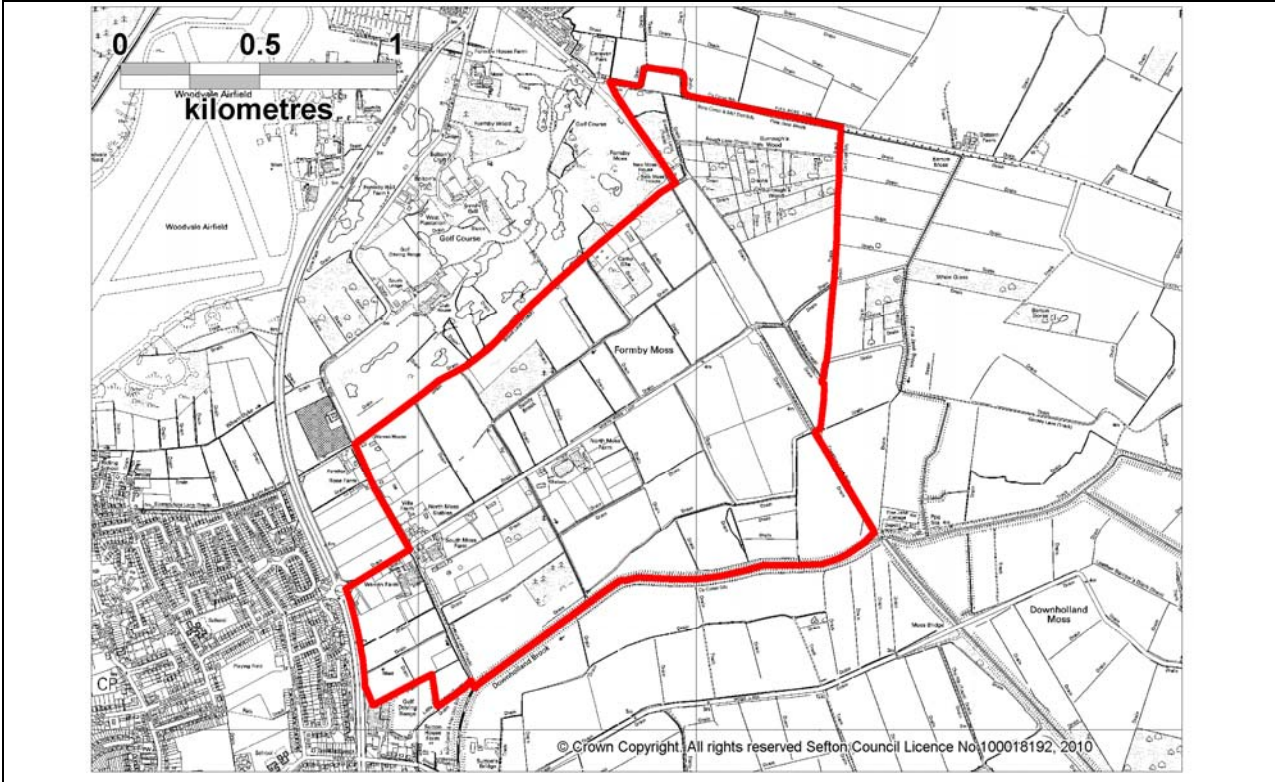
Stage 3a Assessment - constraints
N/A
Stage 3b Assessment - accessibility
N/A
Stage 4 Assessment: N/A
Gross developable area (ha): 0
Net developable area (ha): 0
Preferred main use: N/A
Notional capacity: N/A
Settlement to which capacity allocated: N/A
Conclusion:
The parcel was discarded at Stage 2 as it is not contained by any urban area.

Parcel Number:	S042
Location Description:	Land between Broad Lane and Downholland Brook, Formby
Ward:	Harington and Ravenmeols
Parish:	Formby
Size (ha):	233.09

Stage 1 Assessment – identification of parcels

This large parcel comprises mainly agricultural land and also contains a few small copses, groups of farm buildings containing many large buildings, and a gypsy & traveller site.

Is the parcel fully developed? Yes No
 If Yes the parcel does not progress to Stage 2



Stage 2 Assessment – National Planning Policy Framework paragraph 80: Green Belt purposes

Purpose One
 Well Contained Partially Contained **Not Contained**

Purpose Two
 Essential Gap Essential Gap (part) Narrow Gap **Wide Gap** Not applicable

Purpose Three
Countryside Use Non Countryside Use Mixed

Purpose Four
 Setting Part Setting **No Setting**

Is the parcel removed from the study following the stage 2 assessment? Yes No

Stage 3a Assessment - constraints
N/A
Stage 3b Assessment - accessibility
N/A
Stage 4 Assessment: N/A
Gross developable area (ha): 0
Net developable area (ha): 0
Preferred main use: N/A
Notional capacity: N/A
Settlement to which capacity allocated: N/A
Conclusion:
The parcel was discarded at Stage 2 as it is not contained by any urban area.

Parcel Number:	S043
Location Description:	'Built up' area north of Moss Side, Formby
Ward:	Ravenmeols
Parish:	Formby
Size (ha):	9.19

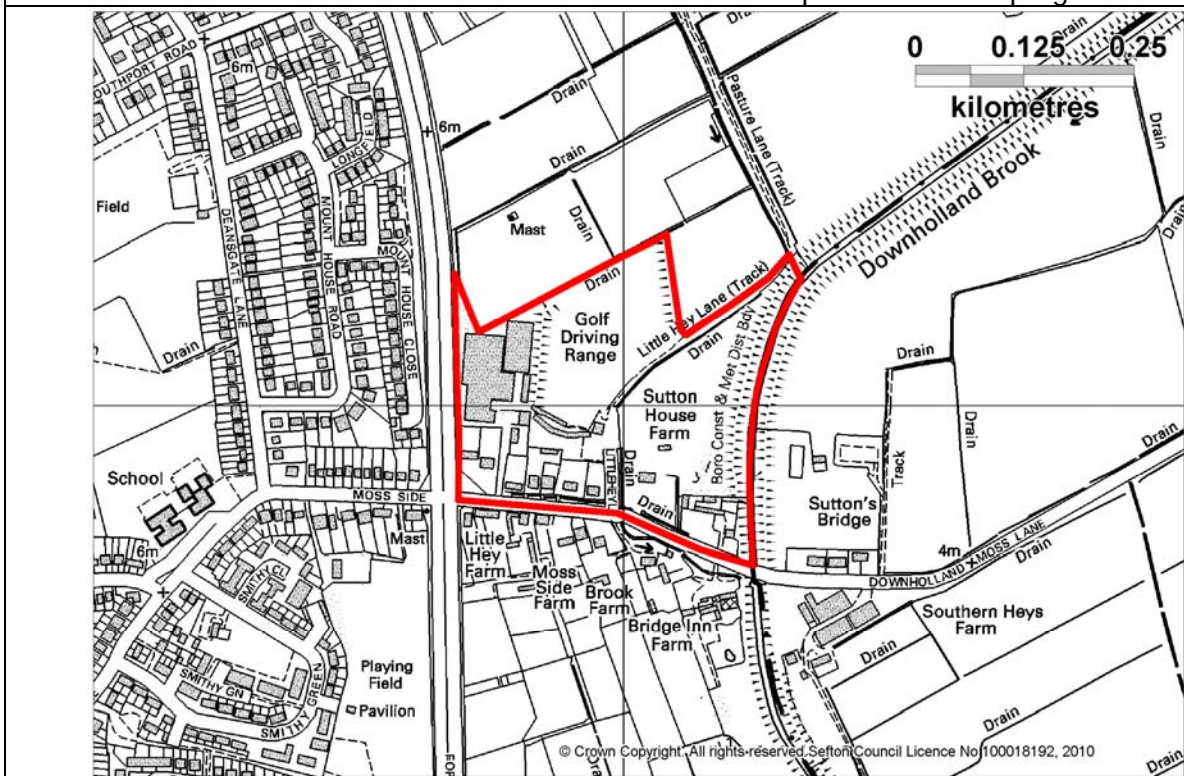
Stage 1 Assessment – identification of parcels

The parcel contains a largely built-up area to the north of Moss Side, which also includes residential properties, Freshfield Water Gardens & Aquarium, Sutton House Farm and a golf driving range.

Is the parcel fully developed?

Yes No

If Yes the parcel does not progress to Stage 2



Stage 2 Assessment – National Planning Policy Framework paragraph 80: Green Belt purposes

Purpose One

Well Contained Partially Contained **Not Contained**

Purpose Two

Essential Gap Essential Gap (part) Narrow Gap **Wide Gap** Not applicable

Purpose Three

Countryside Use Non Countryside Use **Mixed**

Purpose Four

Setting Part Setting **No Setting**

Is the parcel removed from the study following the stage 2 assessment?

Yes No

Stage 3a Assessment - constraints
N/A
Stage 3b Assessment - accessibility
N/A
Stage 4 Assessment: N/A
Gross developable area (ha): 0
Net developable area (ha): 0
Preferred main use: N/A
Notional capacity: N/A
Settlement to which capacity allocated: N/A
Conclusion:
<p>The parcel was discarded at Stage 2 as it is not contained by the urban area. This is because it is physically separated from Formby by the Formby Bypass</p>

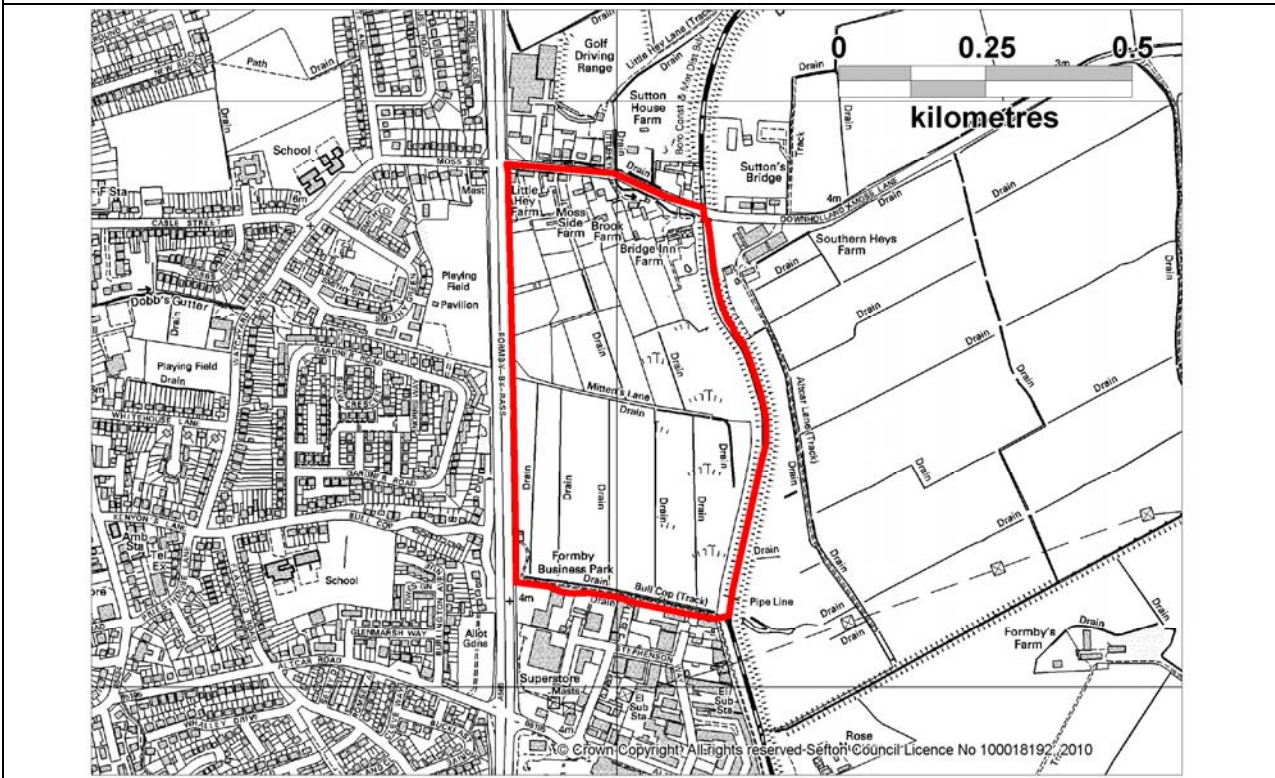
Parcel Number:	S044
Location Description:	Formby Moss, North of Formby Business Park
Ward:	Ravenmeols
Parish:	Formby
Size (ha):	27.59

Stage 1 Assessment – identification of parcels

The parcel contains mostly open agricultural land although there is built development along its northern boundary fronting onto Moss Side. The parcel is situated immediately to the north of the Formby Industrial Estate (which is part of the urban area), but is separated from the main urban area of Formby by the Formby Bypass.

Is the parcel fully developed?

Yes No



Stage 2 Assessment – National Planning Policy Framework paragraph 80: Green Belt Purposes

Purpose One
Well Contained Partially Contained Not Contained

Purpose Two
Essential Gap Essential Gap (part) Narrow Gap **Wide Gap** Not applicable

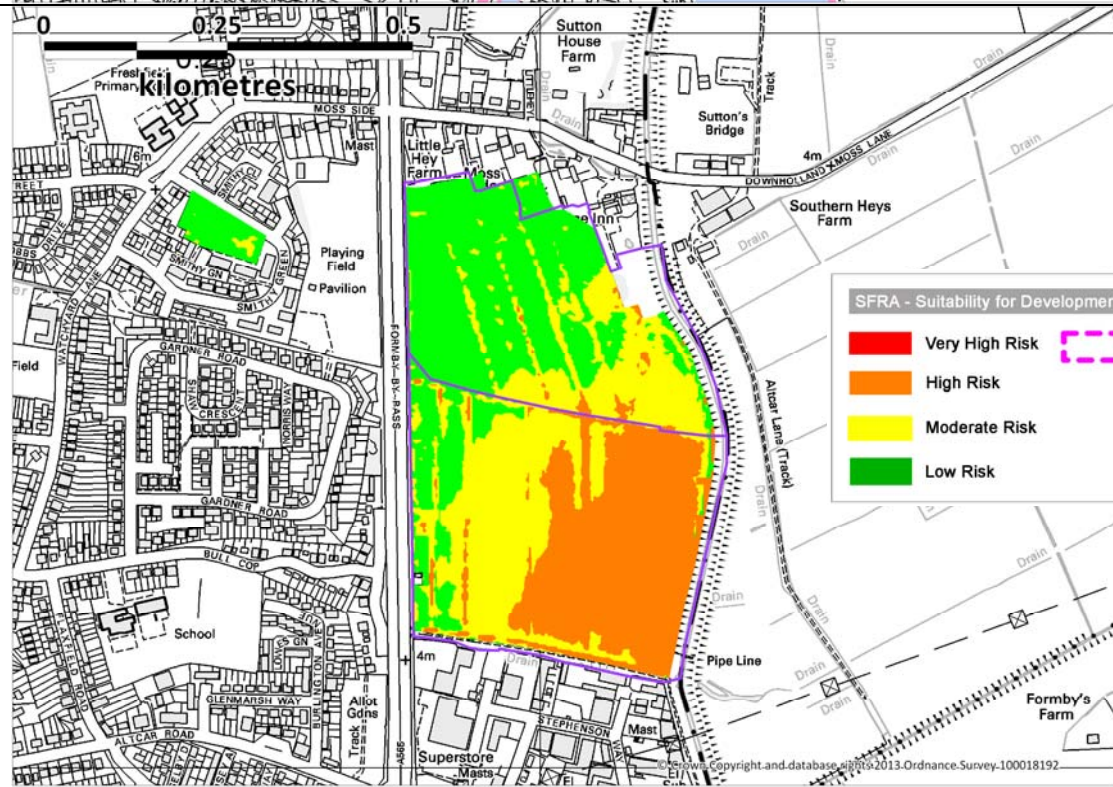
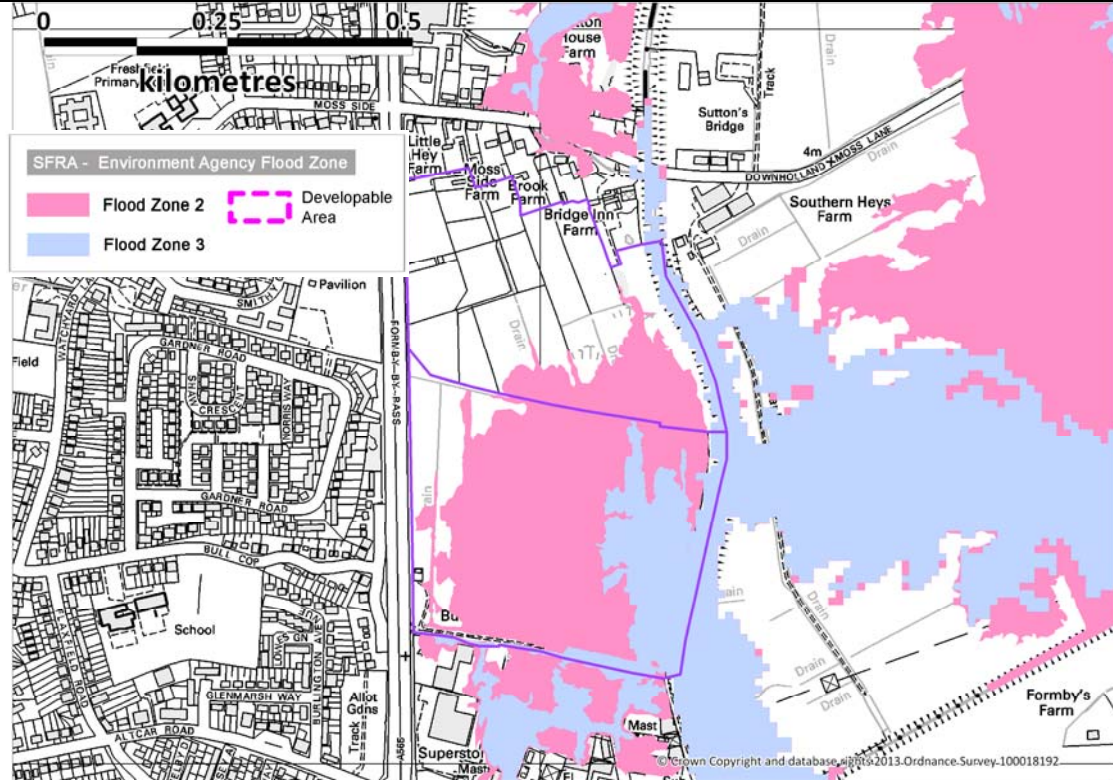
Purpose Three
Countryside Use Non Countryside Use Mixed

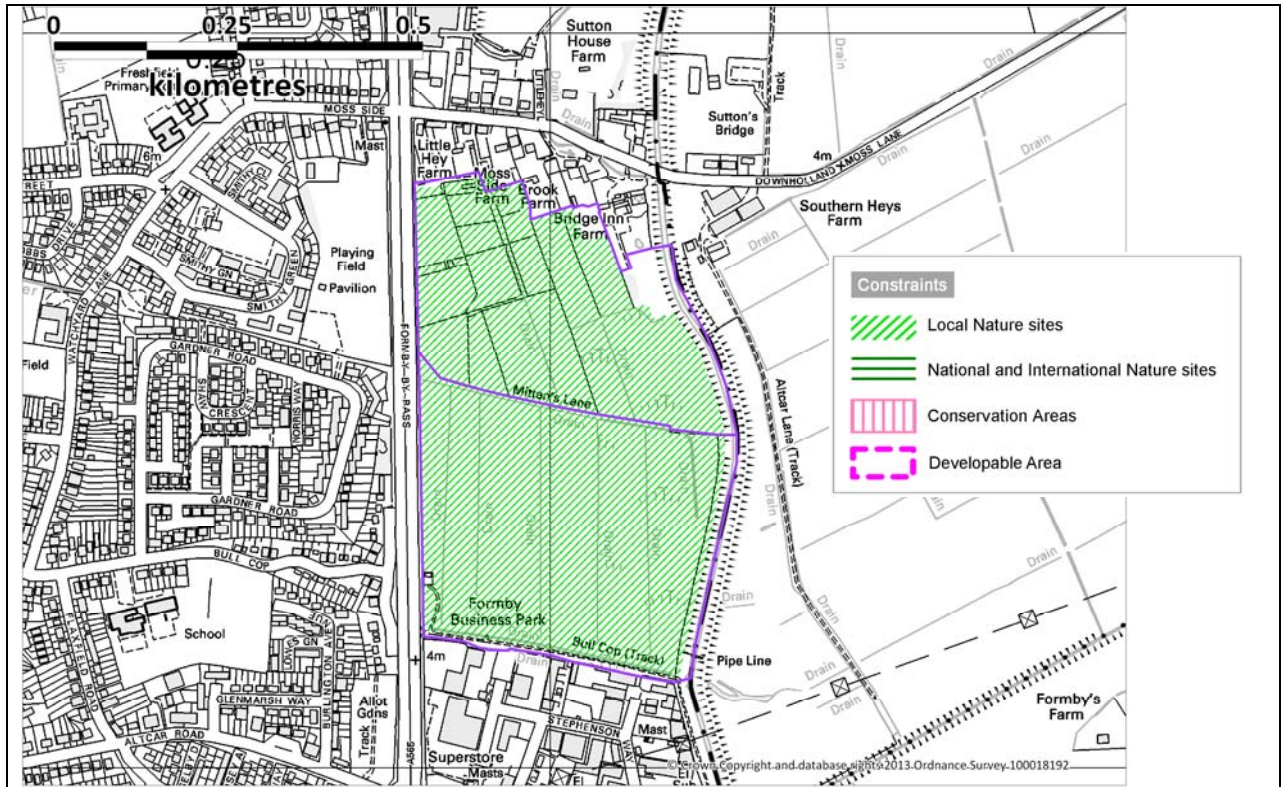
Purpose Four
Setting Part Setting **No Setting**

Is the parcel removed from the study following the stage 2 assessment?

Yes No

Stage 3a Assessment - constraints



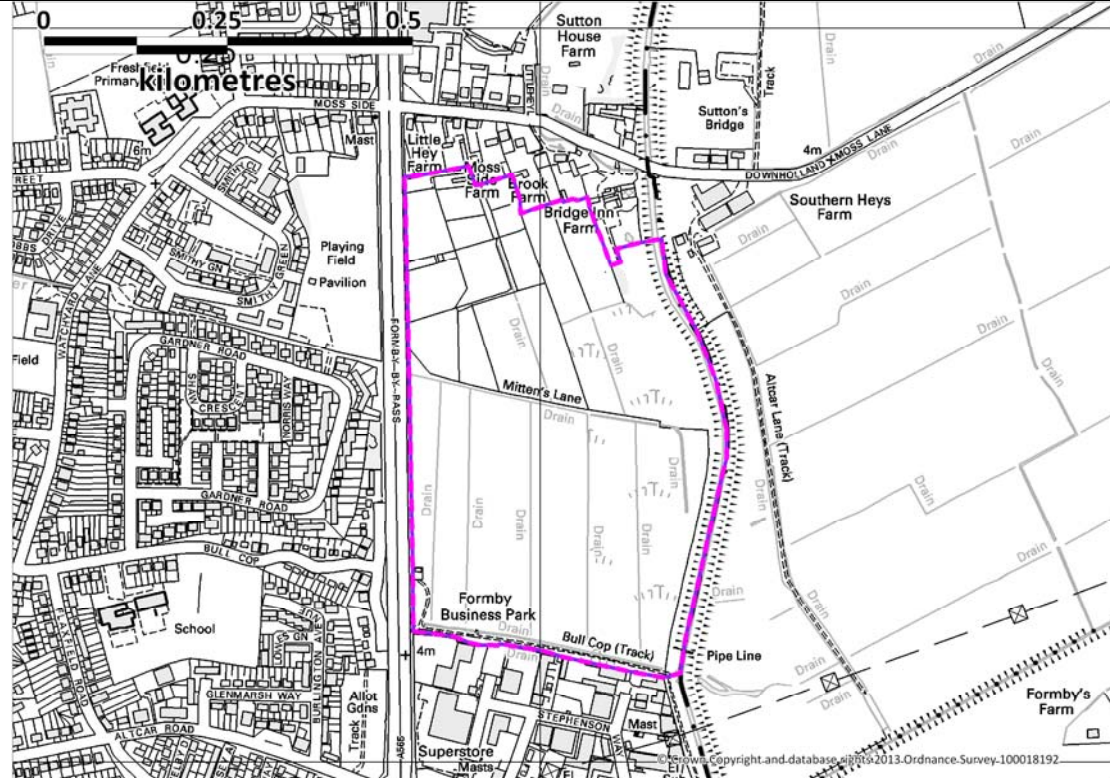


Part of the parcel has high risk flooding, although the risk is less for employment uses compared to housing. Most of the site is classified as not being the 'best and most versatile' agricultural land, although it is a designated Local Wildlife Site.

Is the parcel removed from the study following the Stage 3a assessment?

Yes No

Stage 4 Assessment:



Gross developable area (ha): 22.5 has

Preferred main use:

Business Park

Settlement to which capacity allocated:

Formby and Southport

Conclusion:

The parcel is designated a Local Wildlife Site, and would therefore not normally be considered for development. However, there is a need to identify a site of about 25 hectares as a business park to meet long term needs arising in the north of Sefton. The Employment Land and Premises Study identifies this as the only site where this need can be met.

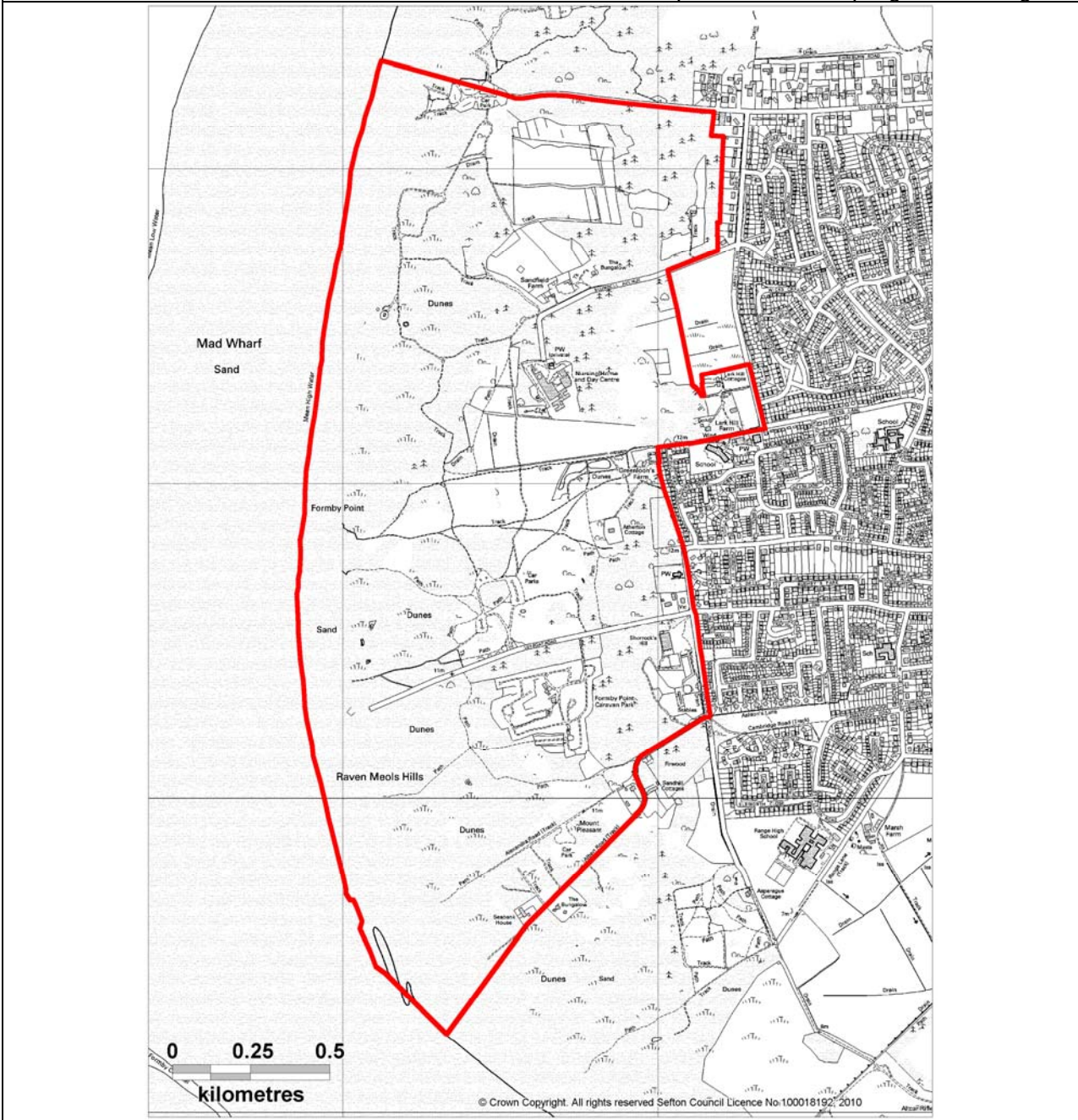
Parcel Number:	S045
Location Description:	Formby Point / Raven Meols Hills, west of Formby
Ward:	Harington
Parish:	Formby
Size (ha):	308.8

Stage 1 Assessment – identification of parcels

The parcel contains the Formby sand dunes, woods and nature reserves, as well as a number of other uses including a caravan site, car parks & a former nightclub as well as a number of houses. Formby's urban area lies to its east.

Is the parcel fully developed? Yes No

If Yes the parcel does not progress to Stage 2



Stage 2 Assessment – National Planning Policy Framework paragraph 80: Green Belt purposes

Purpose One

Well Contained **Partially Contained** Not Contained

Purpose Two

Essential Gap Essential Gap (part) Narrow Gap Wide Gap **Not applicable**

Purpose Three

Countryside Use Non Countryside Use Mixed

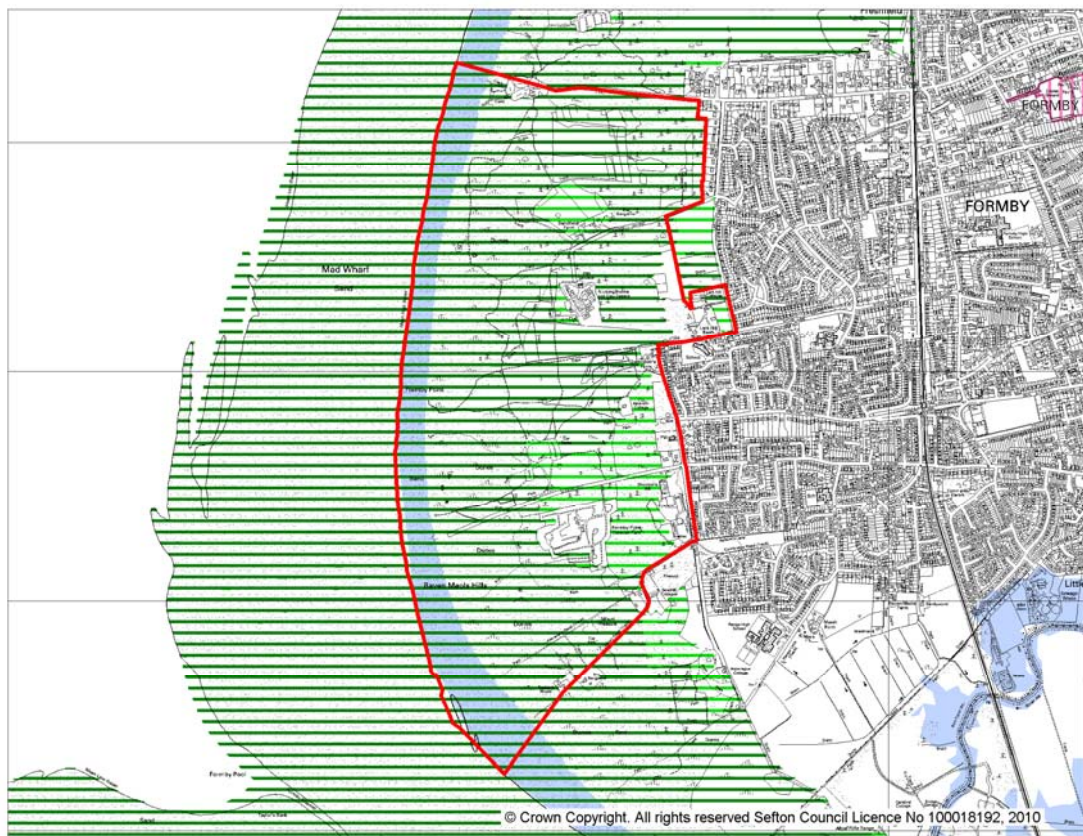
Purpose Four

Setting Part Setting **No Setting**

Is the parcel removed from the study following the Stage 2 assessment?

Yes **No**

Stage 3a Assessment - constraints



Most of the parcel has international nature conservation designations, whilst the eastern part is also identified as a Local Wildlife Site. Any development in this area is likely to have an unacceptable impact on these areas. The parcel is also affected by coastal erosion, with the western half of the site likely to have been eroded by 2015.

Is the parcel removed from the study following the stage 3a assessment?

Yes No

Stage 4 Assessment: N/A

Conclusion:

The site is not suitable for development.

Parcel Number:	S046
Location Description:	Land west of Larkhill Lane
Ward:	Harington
Parish:	Formby
Size (ha):	7.45

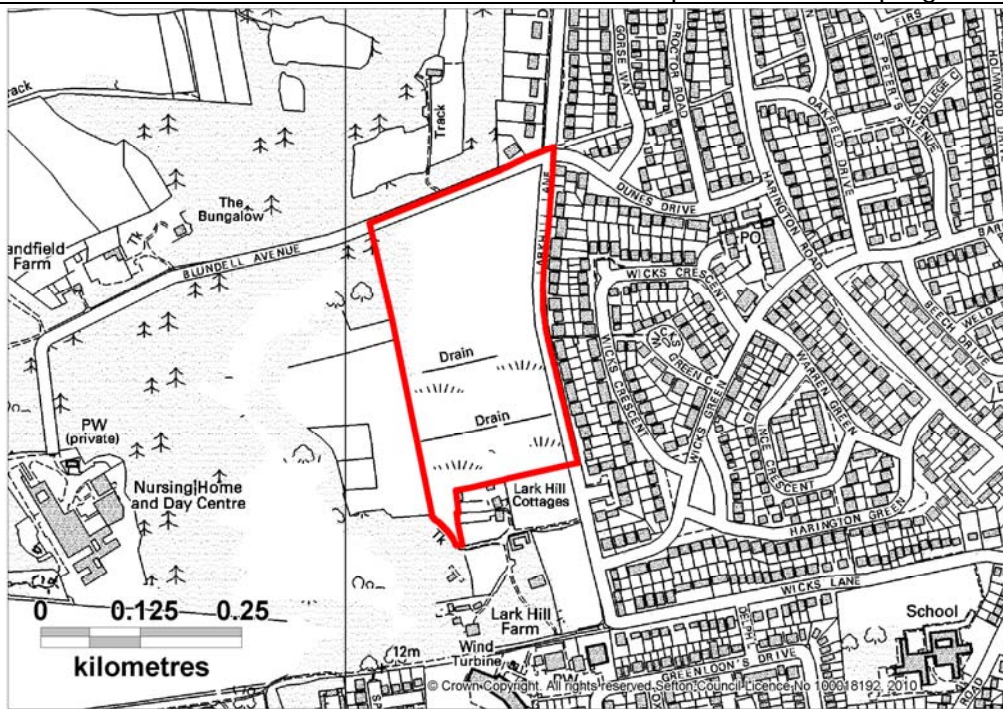
Stage 1 Assessment – identification of parcels

This parcel has been separated from the adjoining parcel S045 as it is used as an informal recreation area, and is also different in character, as it is not wooded and does not contain sand dunes. It is adjacent to the urban area of Formby, with Larkhill Cottages to its south (in the Green Belt) and a tree line in the west creating the boundary of the parcel.

Is the parcel fully developed?

Yes No

If Yes the parcel does not progress to Stage 2



Stage 2 Assessment – National Planning Policy Framework paragraph 80: Green Belt purposes

Purpose One

Well Contained Partially Contained Not Contained

Purpose Two

Essential Gap Essential Gap (part) Narrow Gap Wide Gap Not applicable

Purpose Three

Countryside Use Non Countryside Use Mixed

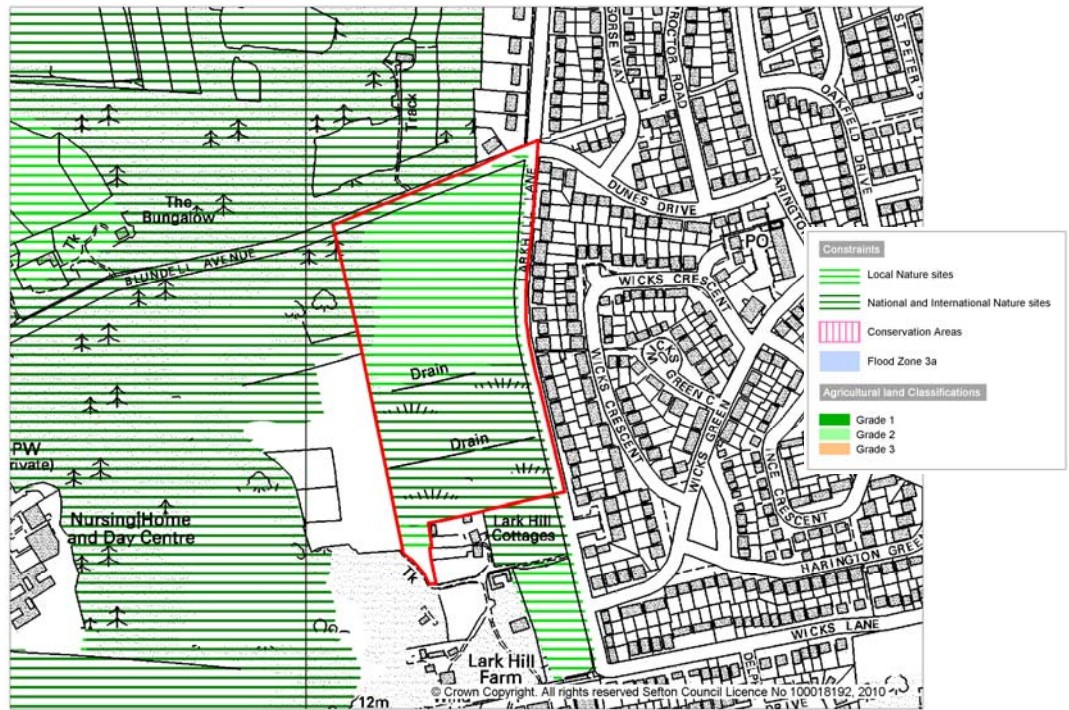
Purpose Four

Setting Part Setting No Setting

Is the parcel removed from the study following the stage 2 assessment?

Yes No

Stage 3a Assessment - constraints



Part of the parcel has international nature conservation designations. Any development would have an unacceptable impact on this and the ecological importance of the adjacent area which is similarly protected.

Is the parcel removed from the study following the stage 3a assessment?

Yes No

Stage 4 Assessment: N/A

Conclusion:

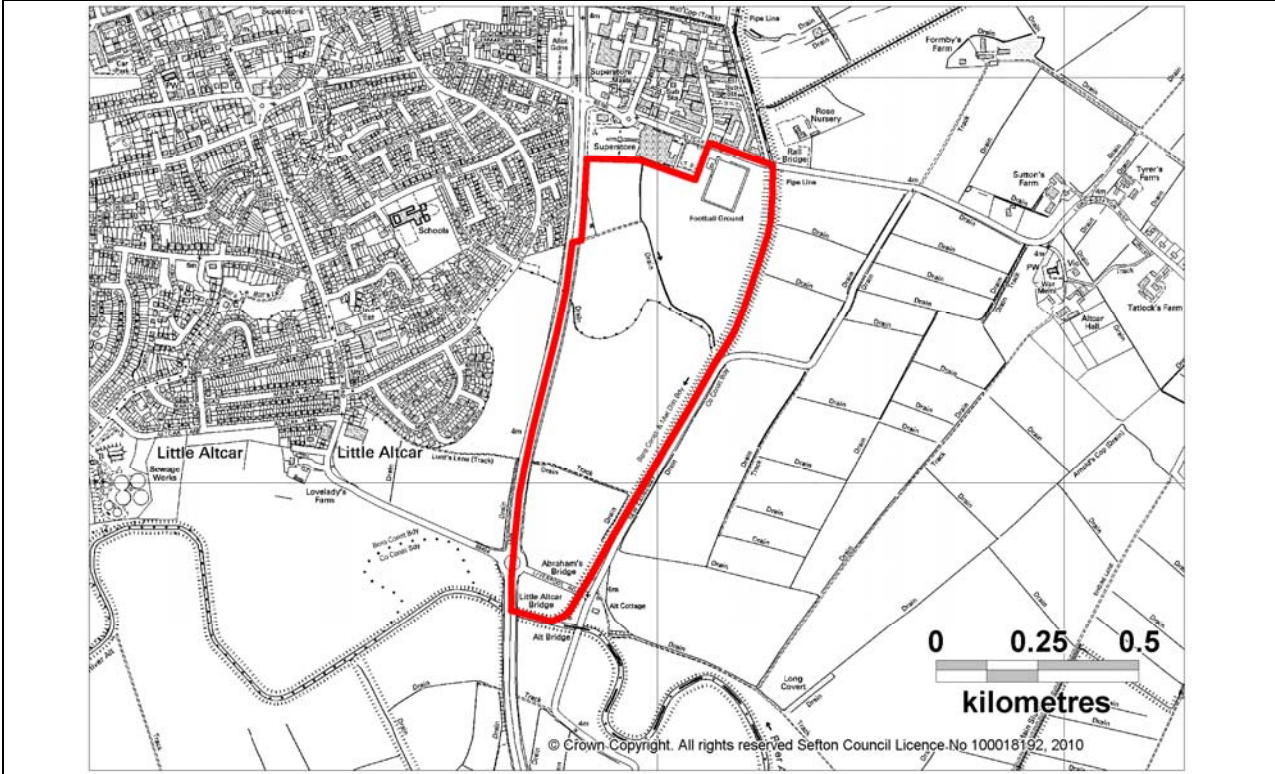
Development in this parcel is unlikely to be acceptable as it would have an unacceptable impact on the integrity of the nature conservation areas.

Parcel Number:	S047
Location Description:	Land south of Formby Industrial Estate
Ward:	Ravenmeols
Parishes:	Formby and Little Altcar
Size (ha):	40.52

Stage 1 Assessment – identification of parcels

The parcel comprises open, mainly agricultural land located to the south of the Formby Industrial Estate. It is well-contained by the Formby Bypass, Downholland Brook and the River Alt.

Is the parcel fully developed? Yes No

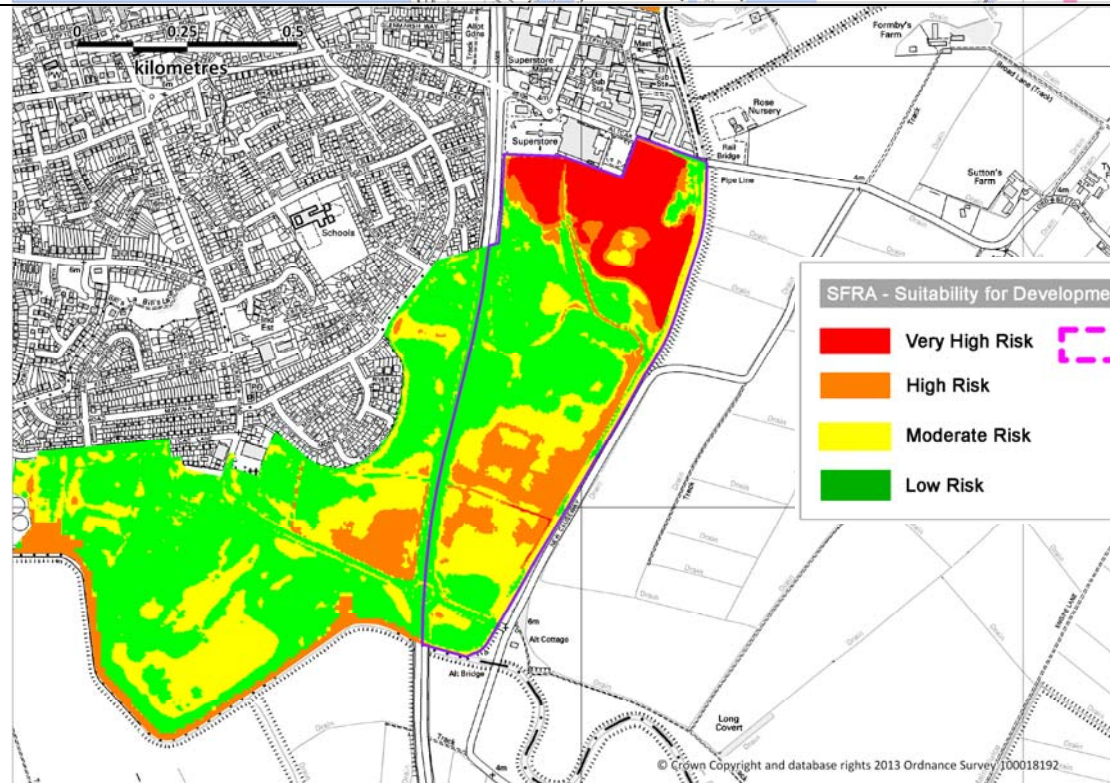
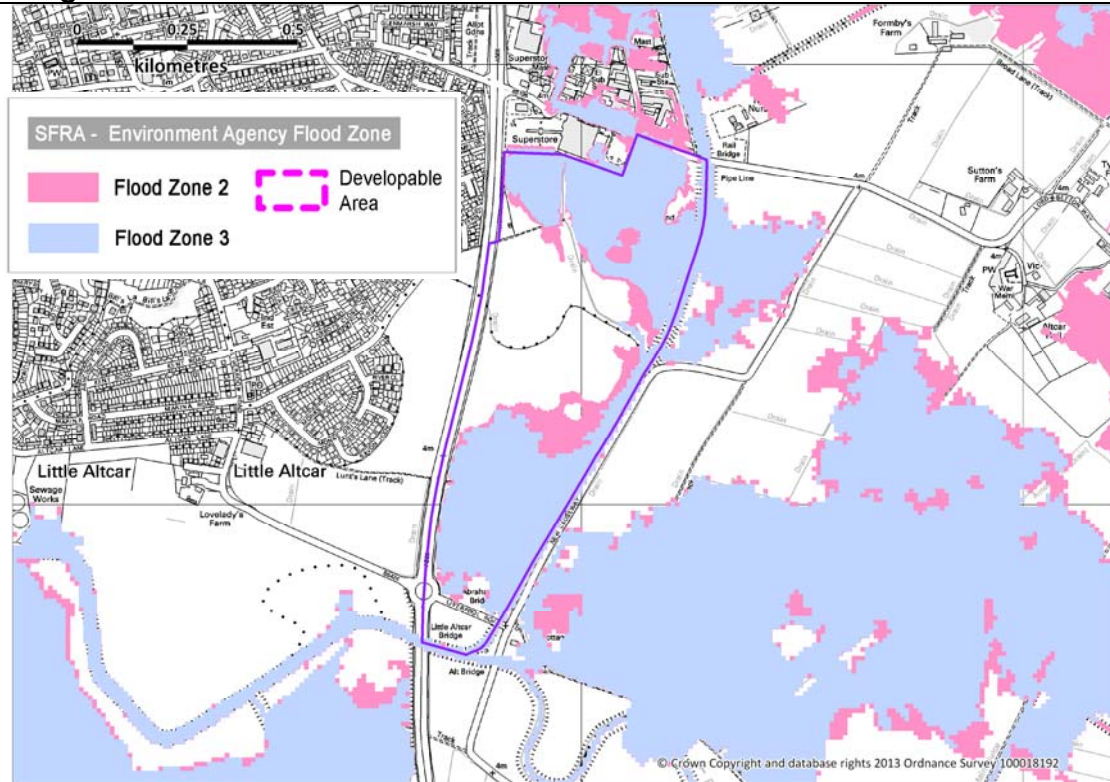


Stage 2 Assessment – National Planning Policy Framework paragraph 80: Green Belt Purposes

Purpose One
Well Contained Partially Contained Not Contained
Purpose Two
 Essential Gap Essential Gap (part) Narrow Gap **Wide Gap** Not applicable
Purpose Three
Countryside Use Non Countryside Use Mixed
Purpose Four
 Setting Part Setting **No Setting**

Is the parcel removed from the study following the Stage 2 assessment? Yes No

Stage 3a Assessment - constraints



The area adjacent to the Formby Industrial Estate is in Flood Zone 3 and has a very high risk of flooding. This is likely to make it unsuitable for development. The area has been classified as 'best and most versatile' agricultural land by DEFRA.

Is the parcel removed from the study following the stage 3a assessment?

Yes No

Stage 4 Assessment: N/A
Conclusion:
The presence of land in Flood Zone 3 adjacent to the urban area means this site is not suitable for development.

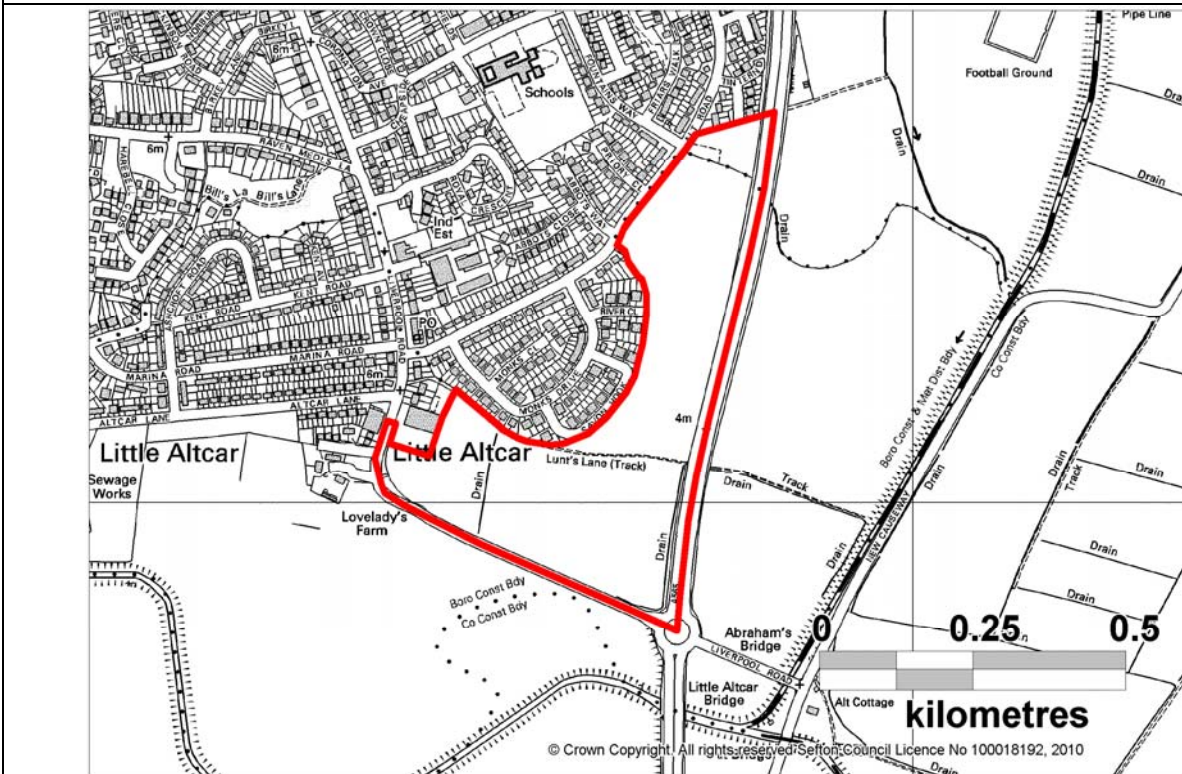
Parcel Number:	S048
Location Description:	Land between Little Altcar & Formby Bypass / Liverpool Road
Ward:	Ravenmeols
Parishes:	Formby and Little Altcar
Size (ha):	14.16

Stage 1 Assessment – identification of parcels

The parcel contains open land uses, mainly agricultural with a recreation ground in its northern extremity. It abuts the urban area, and is bounded by the Formby Bypass, Liverpool Road and Alt Road.

Is the parcel fully developed?

Yes No



Stage 2 Assessment – National Planning Policy Framework paragraph 80: Green Belt Purposes

Purpose One

Well Contained Partially Contained Not Contained

Purpose Two

Essential Gap Essential Gap (part) Narrow Gap Wide Gap Not applicable

Purpose Three

Countryside Use Non Countryside Use Mixed

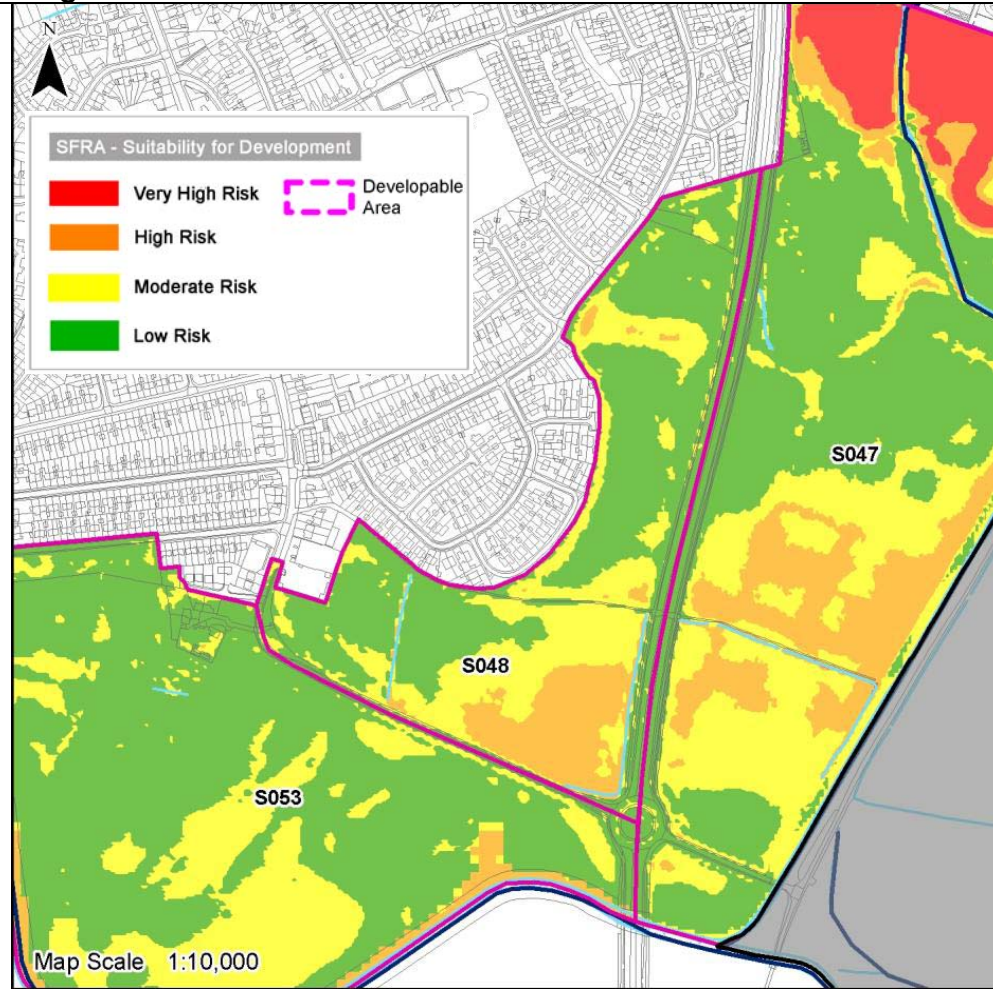
Purpose Four

Setting Part Setting No Setting

Is the parcel removed from the study following the Stage 2 assessment?

Yes No

Stage 3a Assessment - constraints



Although the whole of the parcel is in Flood Zone 1, parts of the parcel are a moderate or high risk of flooding.

Is the parcel removed from the study following the stage 3a assessment?

Yes No

Stage 3b Assessment - accessibility

Is the parcel adjacent to or contain a primary route network road?

Yes No

Is the parcel within 800m of a rail station?

Yes No

Is the parcel within 400m of a frequent bus route?

Yes No

Is the parcel adjacent to or contain a cycle route or public right of way?

Yes No

Is the parcel within 5km of an employment area?

Yes No

Is the parcel within 600m of a primary school?

Yes No

Is the parcel within 1km of a GP/Health Centre?

Yes No

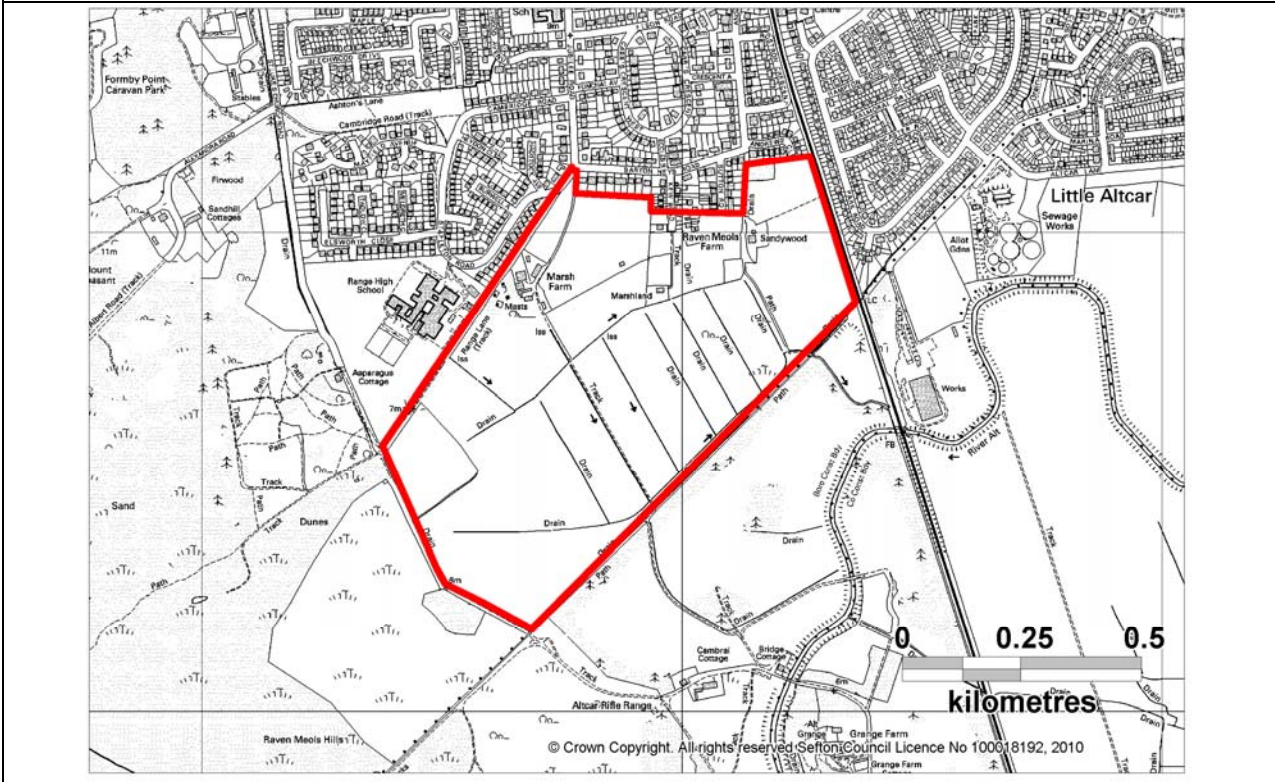
Is the parcel within 800m of a local centre?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Is the parcel within 800m of a leisure centre?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Is the parcel within 1km of an accessibility open space?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Stage 4 Assessment:	
Gross developable area (ha): 14.2	
Preferred main use: Housing	
Notional capacity: 372	
Settlement to which capacity allocated: Formby	
Conclusion:	
The parcel has few constraints and relates well to the urban area.	

Parcel Number:	S049
Location Description:	Land South of Barton Heys Road / Range High School, Formby
Ward:	Harington
Parish:	Formby
Size (ha):	52.83

Stage 1 Assessment – identification of parcels

The parcel contains agricultural land on the southern edge of Formby. It is distinct from the duneland area to the south & west.

Is the parcel fully developed? Yes No

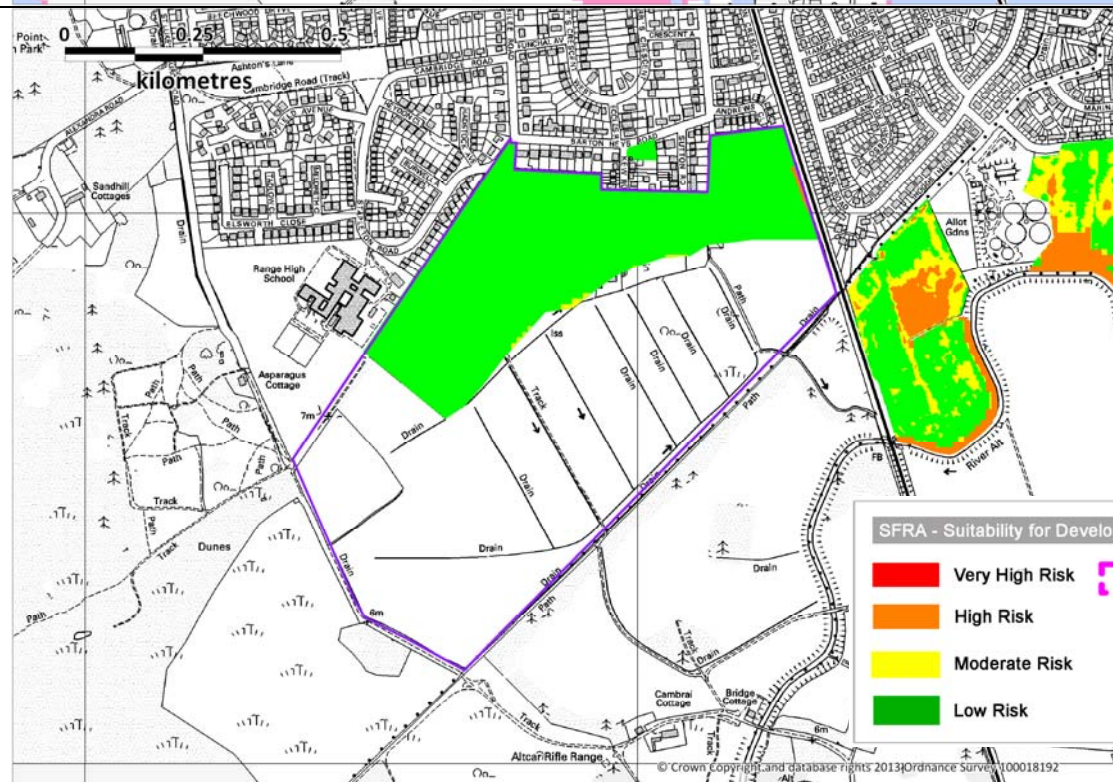
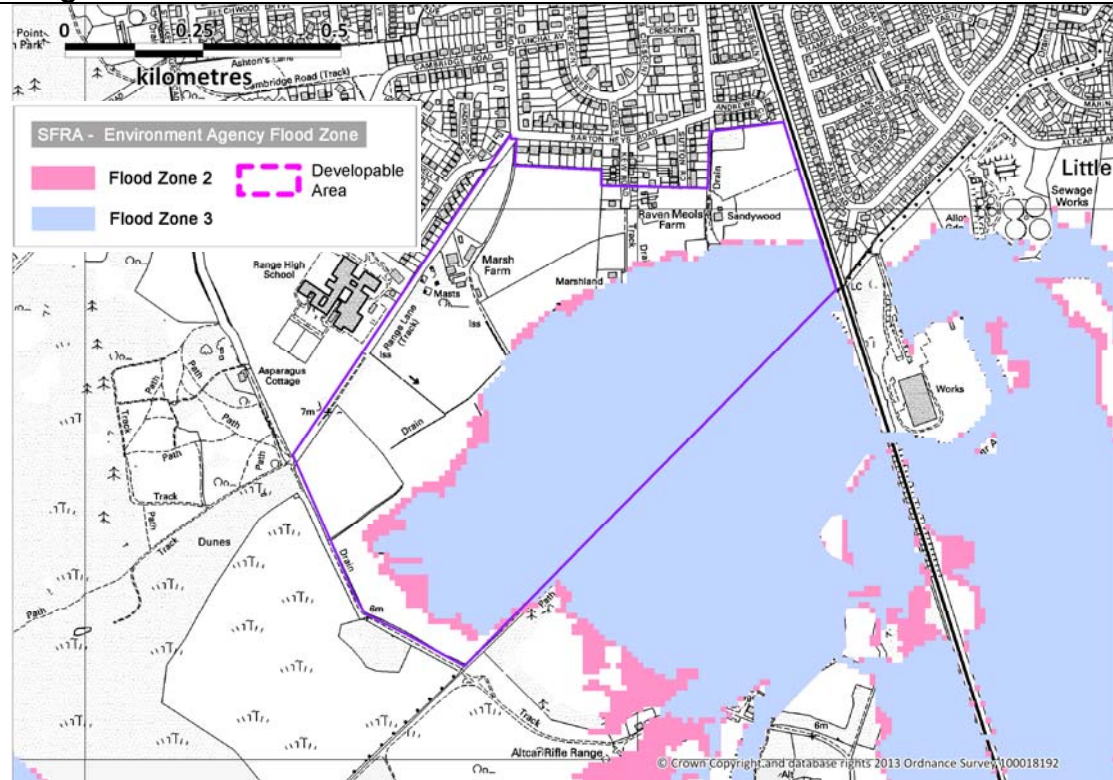


Stage 2 Assessment – National Planning Policy Framework paragraph 80: Green Belt Purposes

Purpose One
 Well Contained **Partially Contained** Not Contained
Purpose Two
 Essential Gap **Essential Gap (part)** Narrow Gap Wide Gap Not applicable
Purpose Three
Countryside Use Non Countryside Use Mixed
Purpose Four
 Setting Part Setting **No Setting**

Is the parcel removed from the study following the Stage 2 assessment? Yes No

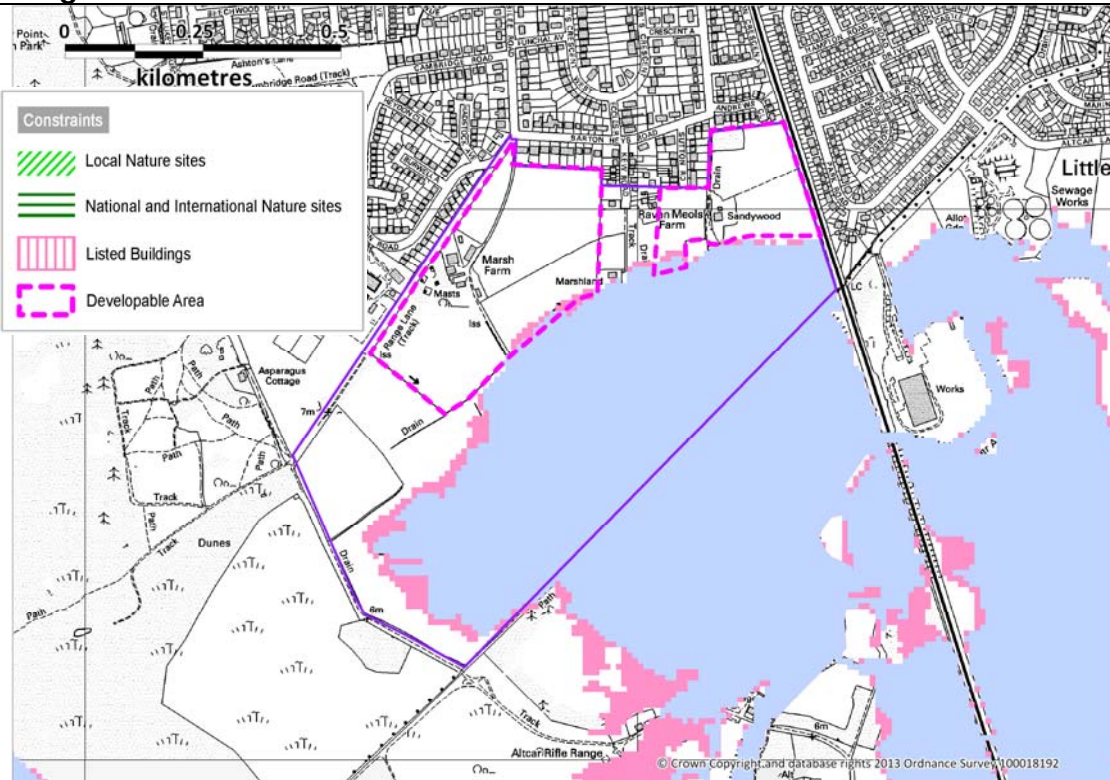
Stage 3a Assessment - constraints



The area adjacent to the urban area is not identified as being at high risk of flooding. The land does not comprise 'best and most versatile' agricultural land. The site contains Kew Farmhouse which is a listed building. New development should not be located to the south of this in order to maintain its setting. This will dissect the potential area suitable for development in two. The site is located to the west of the Liverpool – Southport railway. As there are only 3 crossing points, this restricts the area's connectivity to the rest of Formby and most local services.

Is the parcel removed from the study following the stage 3a assessment?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Stage 3b Assessment - accessibility	
Is the parcel adjacent to or contain a primary route network road?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Is the parcel within 800m of a rail station?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Is the parcel within 400m of a frequent bus route?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Is the parcel adjacent to or contain a cycle route or public right of way?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Is the parcel within 5km of an employment area?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Is the parcel within 600m of a primary school?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Is the parcel within 1km of a GP/Health Centre?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Is the parcel within 800m of a local centre?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Is the parcel within 800m of a leisure centre?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Is the parcel within 1km of an accessibility open space?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

Stage 4 Assessment:



Gross developable area (ha): 10.8 ha (west area), 4.6 ha (east area).

Preferred main use: Housing

Notional capacity: 283 (w) and 120 (e)

Settlement to which capacity allocated: Formby

Conclusion:

The southern part of the parcel is covered by Flood Zone 3 and so is not suitable for housing. Development could take place in the northern part of the parcel adjacent to the urban area, although the setting of the listed farmhouse would need to be preserved.

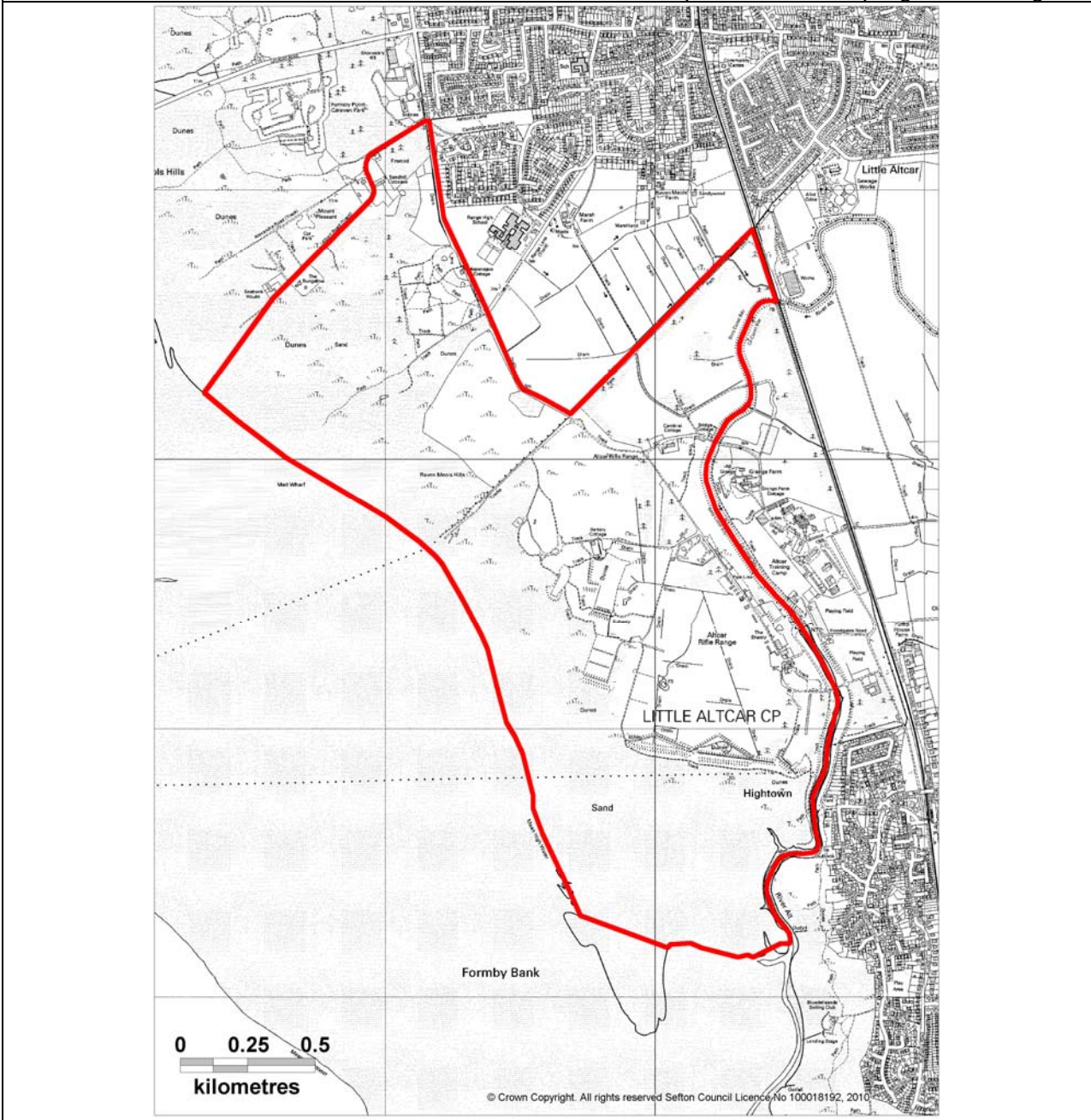
Parcel Number:	S050
Location Description:	Land bounded by Hoggs Hill Lane (track), railway, River Alt and coast
Ward:	Harington, Ravenmeols and Manor
Parish:	Formby, Little Altcar and Hightown
Size (ha):	319.61

Stage 1 Assessment – identification of parcels

This large parcel contains the sand dunes nature reserve south of Formby. It is different in character to the neighbouring parcels (S049 & S054) which are used for agriculture and as a rifle range respectively.

Is the parcel fully developed? Yes No

If Yes the parcel does not progress to Stage 2



Stage 2 Assessment – National Planning Policy Framework paragraph 80: Green Belt Purposes

Purpose One

Well Contained **Partially Contained** Not Contained

Purpose Two

Essential Gap Essential Gap (part) Narrow Gap Wide Gap Not applicable

Purpose Three

Countryside Use Non Countryside Use Mixed

Purpose Four

Setting Part Setting **No Setting**

Is the parcel removed from the study following the stage 2 assessment?

Yes No

Stage 3a Assessment - constraints

N/A

Stage 3b Assessment - accessibility

N/A

Stage 4 Assessment: N/A

Gross developable area (ha): 0

Net developable area (ha): 0

Preferred main use: N/A

Notional capacity: N/A

Settlement to which capacity allocated: N/A

Conclusion:

The parcel was discarded at Stage 2 as it forms the key part of the Essential Gap between Formby & Hightown.

Parcel Number:	S051
Location Description:	Powerhouse site, Altcar Lane, Formby
Ward:	Ravenmeols
Parish:	Little Altcar
Size (ha):	8.47

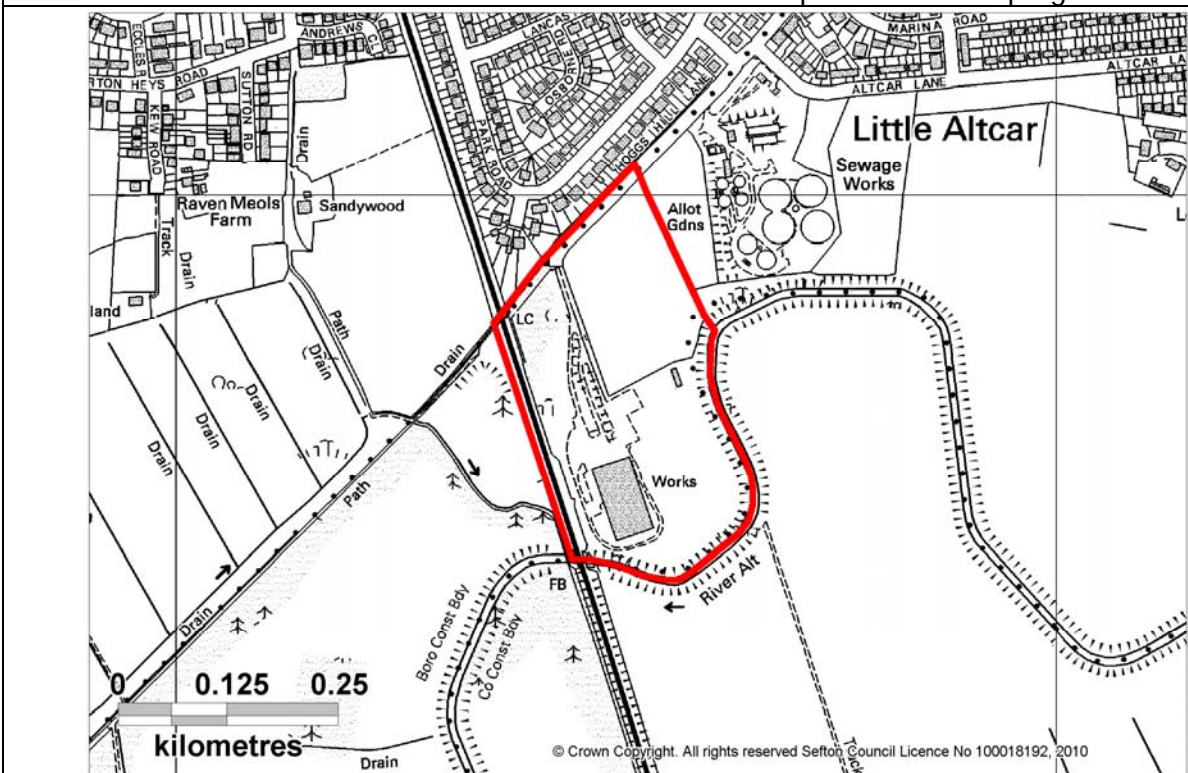
Stage 1 Assessment – identification of parcels

The parcel comprises the site of the former Powerhouse Power Station. It is located between the Southport – Liverpool railway, the River Alt and the Hoggs Hill Lane allotments. The parcel is identified as a 'Major Developed Site' in the Green Belt in the UDP and has planning permission for conversion to residential use.

Is the parcel fully developed?

Yes No

If Yes the parcel does not progress to Stage 2



Stage 2 Assessment – National Planning Policy Framework paragraph 80: Green Belt Purposes

Purpose One

Well Contained Partially Contained Not Contained

Purpose Two

Essential Gap Essential Gap (part) Narrow Gap Wide Gap Not applicable

Purpose Three

Countryside Use Non Countryside Use Mixed

Purpose Four

Setting Part Setting No Setting

Stage 3a Assessment - constraints



The parcel contains the Powerhouse and open land. Whilst planning permission has been granted for the redevelopment of the building, there is some land adjacent to Hogs Hill Lane that is free from constraints so could be developed as Phase 2.

Stage 3b Assessment - accessibility

Is the parcel adjacent to or contain a primary route network road?

	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Is the parcel within 800m of a rail station?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Is the parcel within 400m of a frequent bus route?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Is the parcel adjacent to or contain a cycle route or public right of way?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Is the parcel within 5km of an employment area?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Is the parcel within 600m of a primary school?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Is the parcel within 1km of a GP/Health Centre?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Is the parcel within 800m of a local centre?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Is the parcel within 800m of a leisure centre?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Is the parcel within 1km of an accessibility open space?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Stage 4 Assessment	
Gross developable area (ha): 0.8 ha	
Preferred main use: Housing	
Notional capacity: 20	
Settlement to which capacity allocated: Formby	
Conclusion:	
<p>The capacity from the redevelopment of the Powerhouse building has already been included in the Strategic Housing Land Availability Assessment (SHLAA), so to include its potential capacity in this Study would result in double-counting. However, it would be possible to develop about 20 dwellings on the Hoggs Hill Lane frontage in areas which are not in Flood Zone 3.</p>	

Parcel Number:	S052
Location Description:	Allotment & sewage works, Altcar Lane, Formby
Ward:	Ravenmeols
Parish:	Little Altcar
Size (ha):	4.86

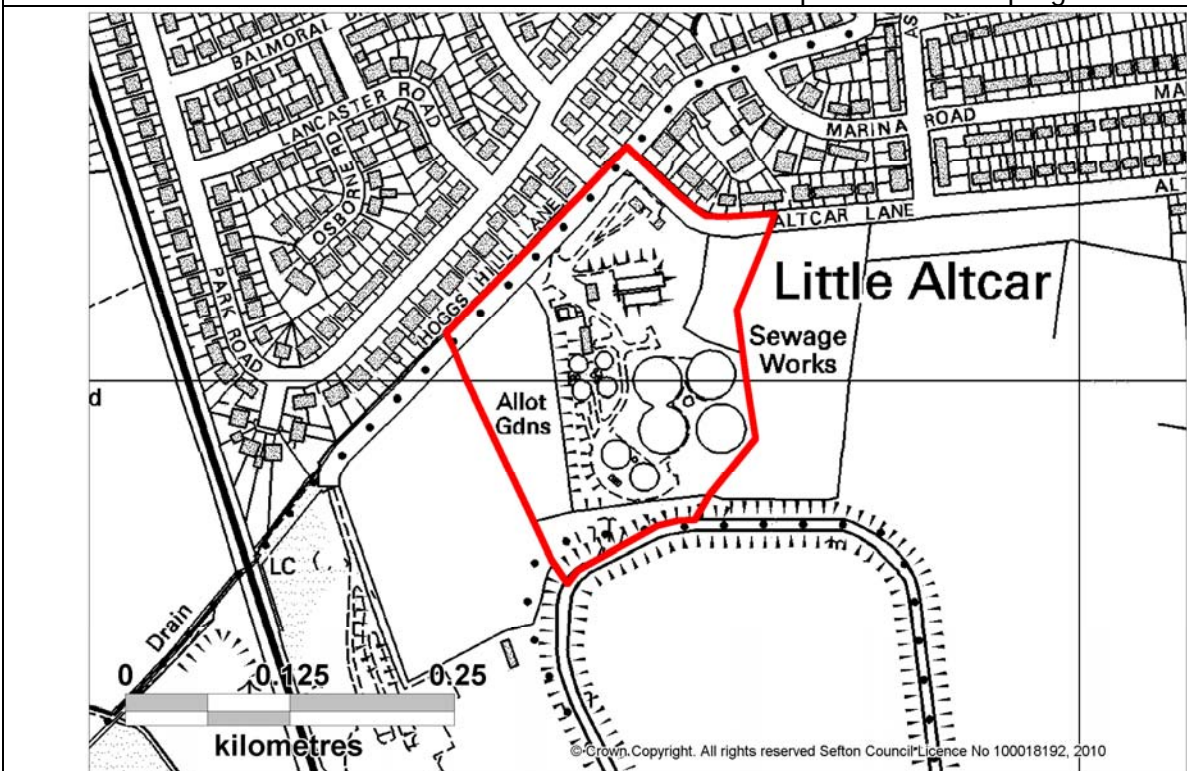
Stage 1 Assessment – identification of parcels

The parcel contains allotments and a waste water treatment works and is located between the southern edge of Formby & the River Alt. It has a different character to the neighbouring parcels (S051 & S053) which are a derelict brownfield site, and agricultural land respectively.

Is the parcel fully developed?

Yes No

If Yes the parcel does not progress to Stage 2



Stage 2 Assessment – National Planning Policy Framework paragraph 80: Green Belt Purposes

Purpose One

Well Contained Partially Contained Not Contained

Purpose Two

Essential Gap Essential Gap (part) Narrow Gap Wide Gap Not applicable

Purpose Three

Countryside Use Non Countryside Use Mixed

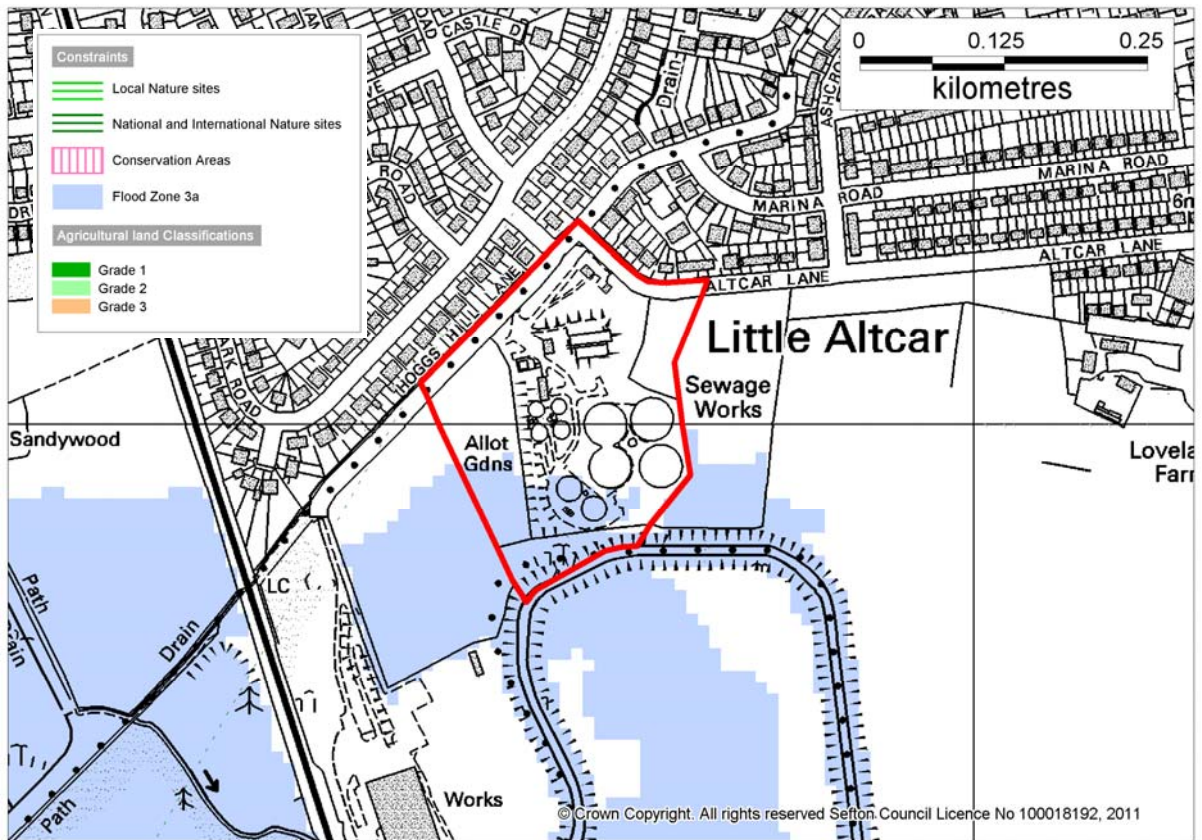
Purpose Four

Setting Part Setting No Setting

Is the parcel removed from the study following the stage 2 assessment?

Yes No

Stage 3a Assessment - constraints



Most of the parcel is in Flood Zone 3a, although a small area adjacent to Altcar Lane is not.

Is the parcel removed from the study following the stage 3a assessment?

Yes No

Stage 3b Assessment - accessibility

Is the parcel adjacent to or contain a primary route network road?

Yes No

Is the parcel within 800m of a rail station?

Yes No

Is the parcel within 400m of a frequent bus route?

Yes No

Is the parcel adjacent to or contain a cycle route or public right of way?

Yes No

Is the parcel within 5km of an employment area?

Yes No

Is the parcel within 600m of a primary school?

Yes No

Is the parcel within 1km of a GP/Health Centre?

Yes No

Is the parcel within 800m of a local centre?

Yes No

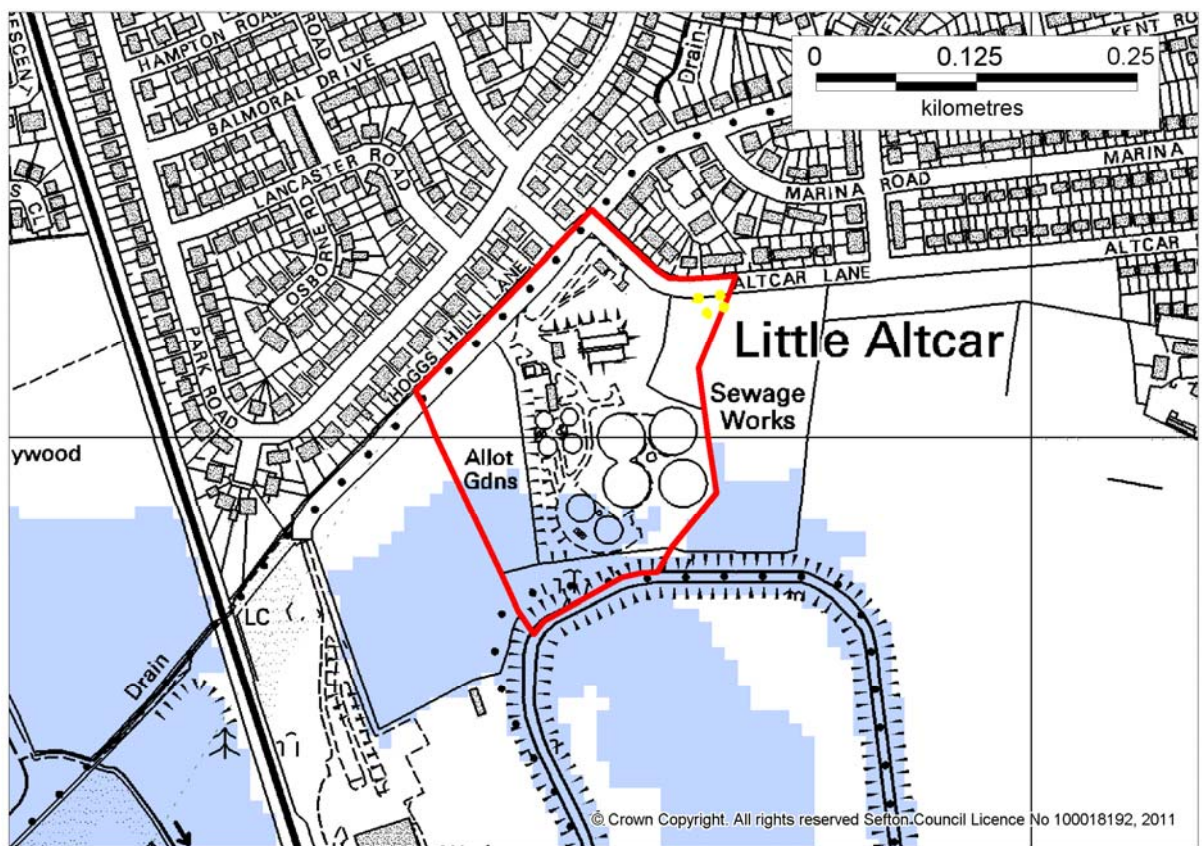
Is the parcel within 800m of a leisure centre?

Yes No

Is the parcel within 1km of an accessibility open space?

Yes No

Stage 4 Assessment



The current uses (allotments and waste water treatment works) are likely to remain on site.

Conclusion:

This site is not suitable for development, as the current uses are likely to remain.

Parcel Number:	S053
Location Description:	Agricultural land between Altcar Lane and River Alt, Formby, including Lovelady's Farm
Ward:	Ravenmeols
Parish:	Little Altcar and Ince Blundell
Size (ha):	32.68

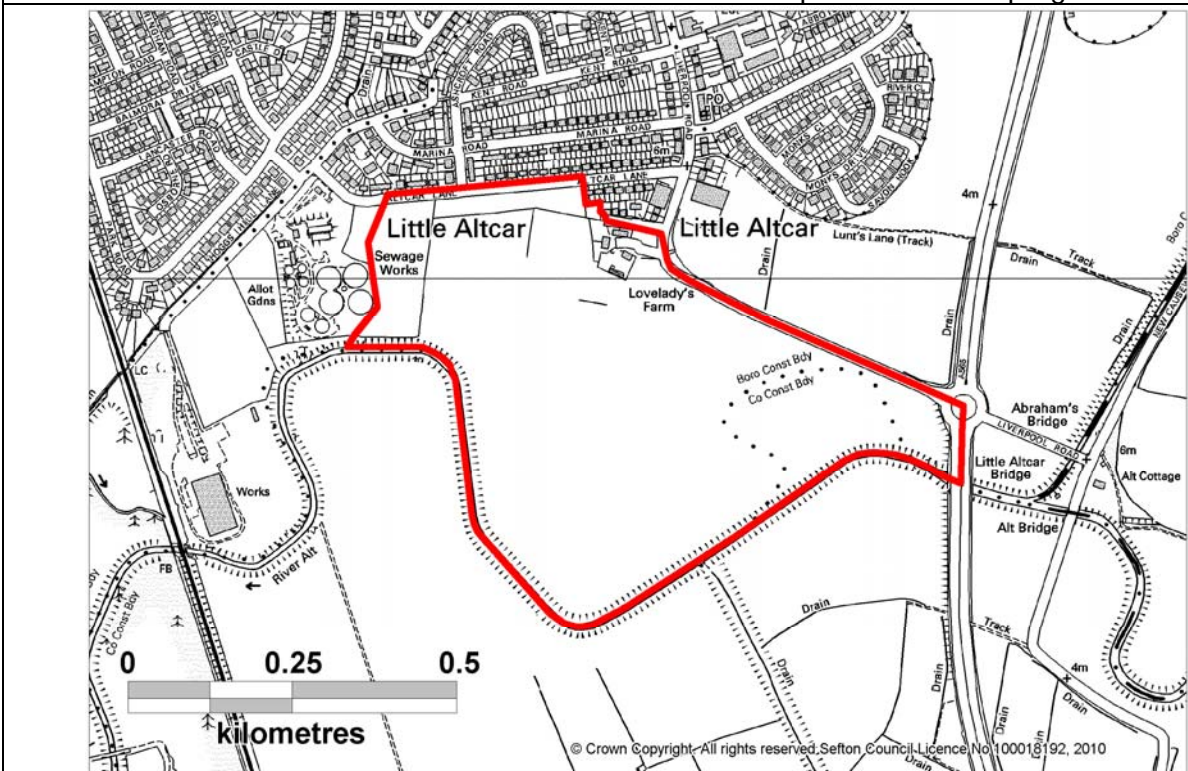
Stage 1 Assessment – identification of parcels

The parcel contains agricultural land between the edge of Formby & the River Alt, as well as the converted farm-buildings at Lovelady's Farm.

Is the parcel fully developed?

Yes No

If Yes the parcel does not progress to Stage 2



Stage 2 Assessment – National Planning Policy Framework paragraph 80: Green Belt Purposes

Purpose One

Well Contained Partially Contained Not Contained

Purpose Two

Essential Gap Essential Gap (part) Narrow Gap Wide Gap Not applicable

Purpose Three

Countryside Use Non Countryside Use Mixed

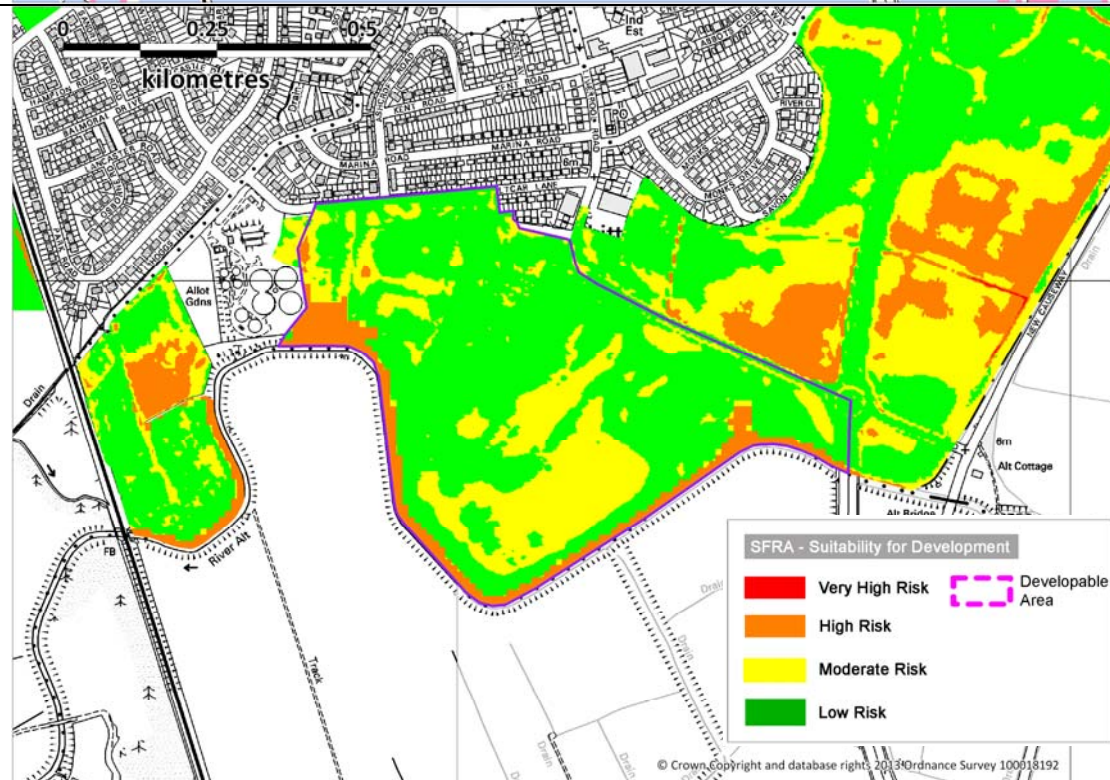
Purpose Four

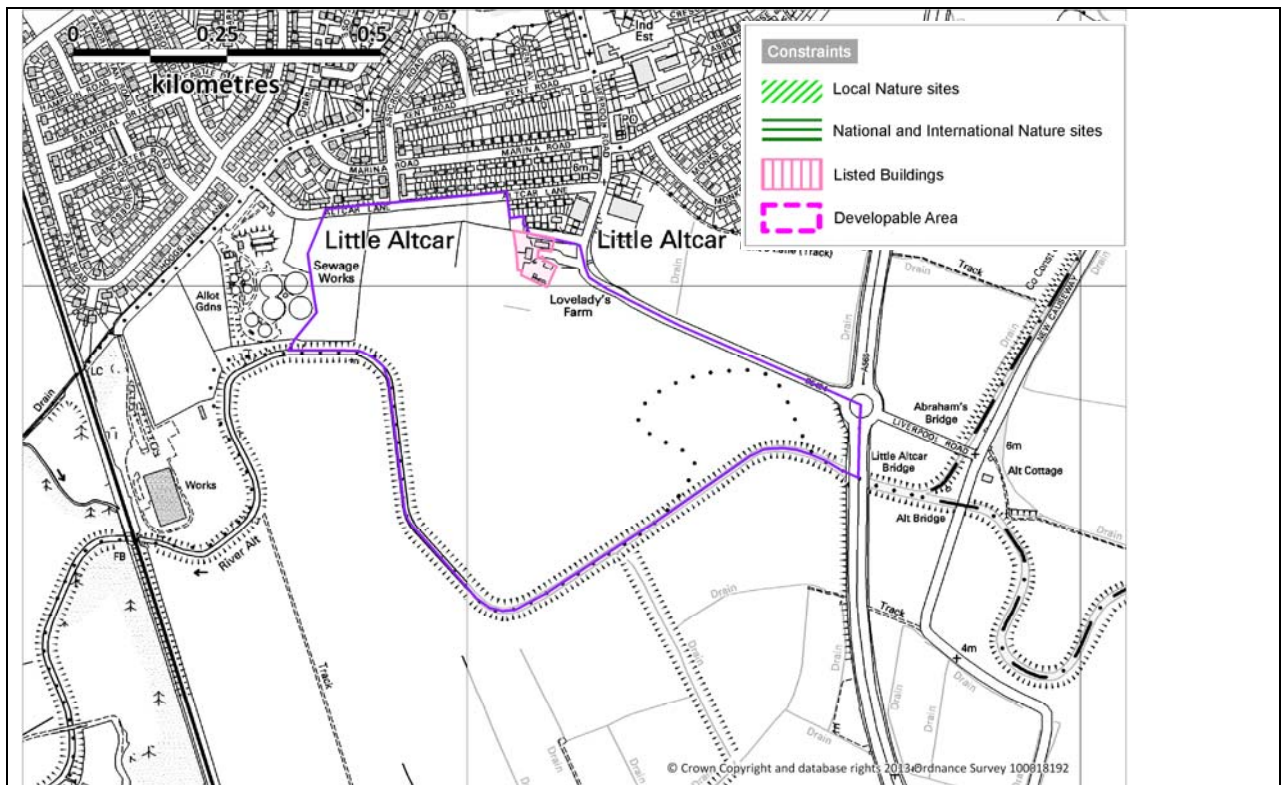
Setting Part Setting No Setting

Is the parcel removed from the study following the stage 2 assessment?

Yes No

Stage 3a Assessment - constraints





Most of the site has a low risk of flooding. It contains the 'best and most versatile' agricultural land. Any development would need to respect the setting of the group of listed buildings at Lovelady's Farm. Development would also have a significant impact on the openness of the Green Belt if the whole of the parcel were proposed for development.

Is the parcel removed from the study following the stage 3a assessment?

Yes No

Stage 3b Assessment - accessibility

Is the parcel adjacent to or contain a primary route network road?

Yes No

Is the parcel within 800m of a rail station?

Yes No

Is the parcel within 400m of a frequent bus route?

Yes No

Is the parcel adjacent to or contain a cycle route or public right of way?

Yes No

Is the parcel within 5km of an employment area?

Yes No

Is the parcel within 600m of a primary school?

Yes No

Is the parcel within 1km of a GP/Health Centre?

Yes No

Is the parcel within 800m of a local centre?

Yes No

Is the parcel within 800m of a leisure centre?

Yes No

Is the parcel within 1km of an accessibility open space?

Yes No

Stage 4 Assessment:
Gross developable area (ha): 2.53
Preferred main use: Housing
Notional capacity: 73
Settlement to which capacity allocated: Formby
Conclusion: This parcel would have a significant impact on the openness of the Green Belt. Development should therefore be limited to that which would not have an adverse impact on the setting of the listed buildings at Lovelady's Farm i.e. adjacent to Altcar Lane and in the western-most field only.