

<b>Parcel Number:</b>	S066
<b>Location Description:</b>	<b>Hall Road sidings</b>
<b>Ward:</b>	Blundellsands
<b>Parish:</b>	N/A
<b>Size (ha):</b>	0.68

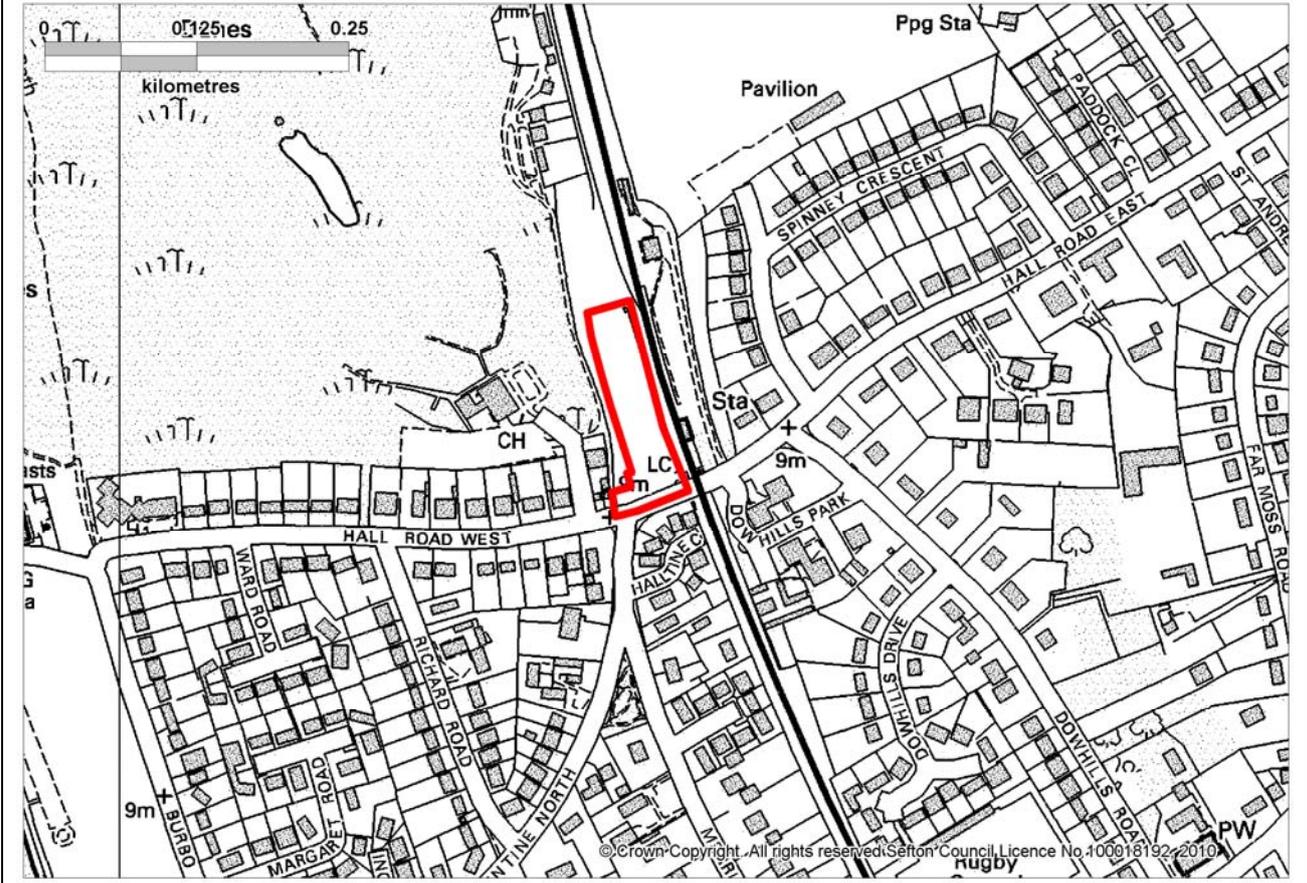
**Stage 1 Assessment – identification of parcels**

The parcel comprises rail sidings next to Hall Road Rail Station. It abuts the built-up area of Crosby. Hall Road West, the rail line and West Lincs Golf Course form the boundary of the parcel. Different in character to the adjacent parcel (S067) which is a Golf Course.

**Is the parcel fully developed?**

Yes  No

If Yes the parcel does not progress to Stage 2



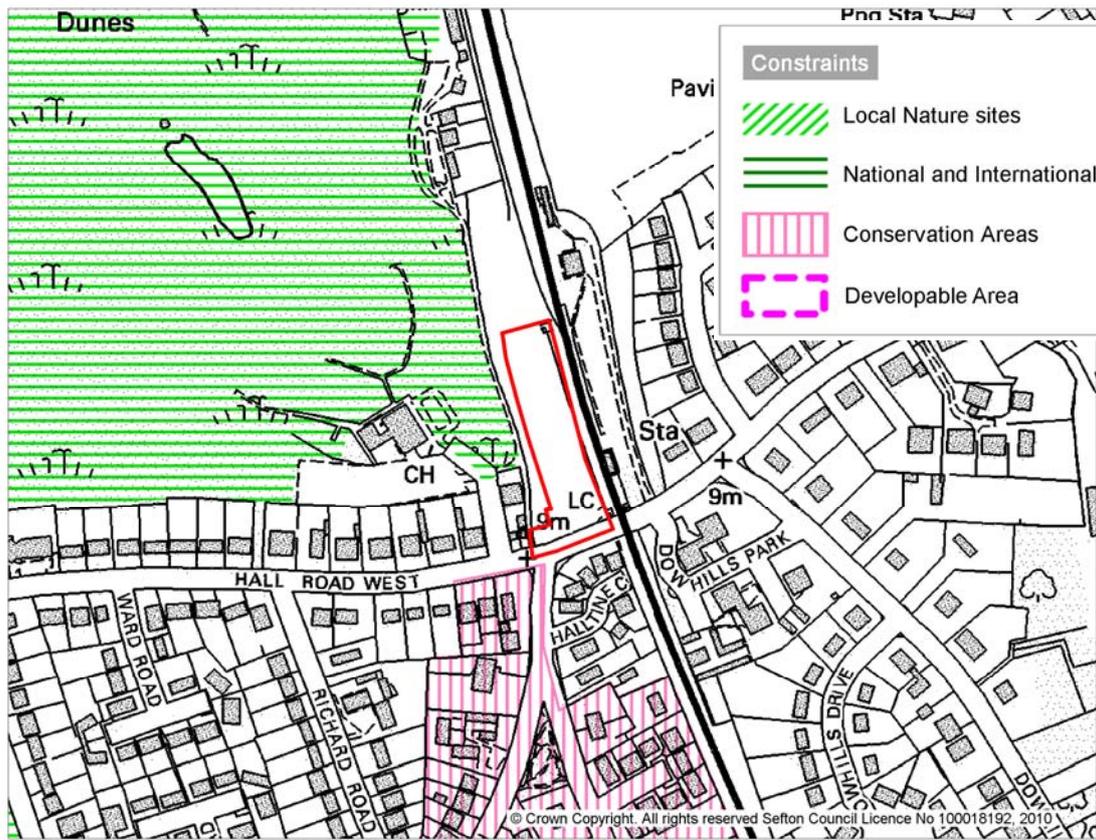
**Stage 2 Assessment – National Planning Policy Framework paragraph 80: Green Belt Purposes**

- 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



<p>Although the parcel does not contain any land that is not in Flood Zone 1, it does contain areas that have a moderate and high risk of flooding. It is the former site of railway engine sheds, so may be contaminated as a result of this former use. Development of the site would also need to take account of over-looking from the adjacent Hall Road Station and would need to make provision for some station parking which limits its suitability for built development.</p>	
<p><b>Is the parcel removed from the study following the stage 3a assessment?</b></p>	
	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<p><b>Stage 3b Assessment - accessibility</b></p>	
<p>Is the parcel adjacent to or contain a primary route network road?</p>	
	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<p>Is the parcel within 800m of a rail station?</p>	
	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<p>Is the parcel within 400m of a frequent bus route?</p>	
	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<p>Is the parcel adjacent to or contain a cycle route or public right of way?</p>	
	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<p>Is the parcel within 5km of an employment area?</p>	
	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<p>Is the parcel within 600m of a primary school?</p>	
	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<p>Is the parcel within 1km of a GP/Health Centre?</p>	
	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<p>Is the parcel within 800m of a local centre?</p>	
	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<p>Is the parcel within 800m of a leisure centre?</p>	
	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<p>Is the parcel within 1km of an accessibility open space?</p>	
	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<p><b>Stage 4 Assessment</b></p>	
<p><b>Gross developable area (ha):</b> 1.1</p>	
<p><b>Preferred main use:</b> Housing</p>	
<p><b>Notional capacity:</b> 14</p>	
<p><b>Settlement to which capacity allocated:</b> Crosby</p>	
<p><b>Conclusion:</b></p>	
<p><b>This is a brownfield site previously occupied by railway engine sheds. The narrow width of the site and the constraints present may limit its suitability for housing. If developed, part of the site would be required for additional station parking.</b></p>	

<b>Parcel Number:</b>	S067
<b>Location Description:</b>	<b>Land west of railway between Hightown &amp; Crosby</b>
<b>Ward:</b>	Blundellsands
<b>Parish:</b>	N/A
<b>Size (ha):</b>	74.89

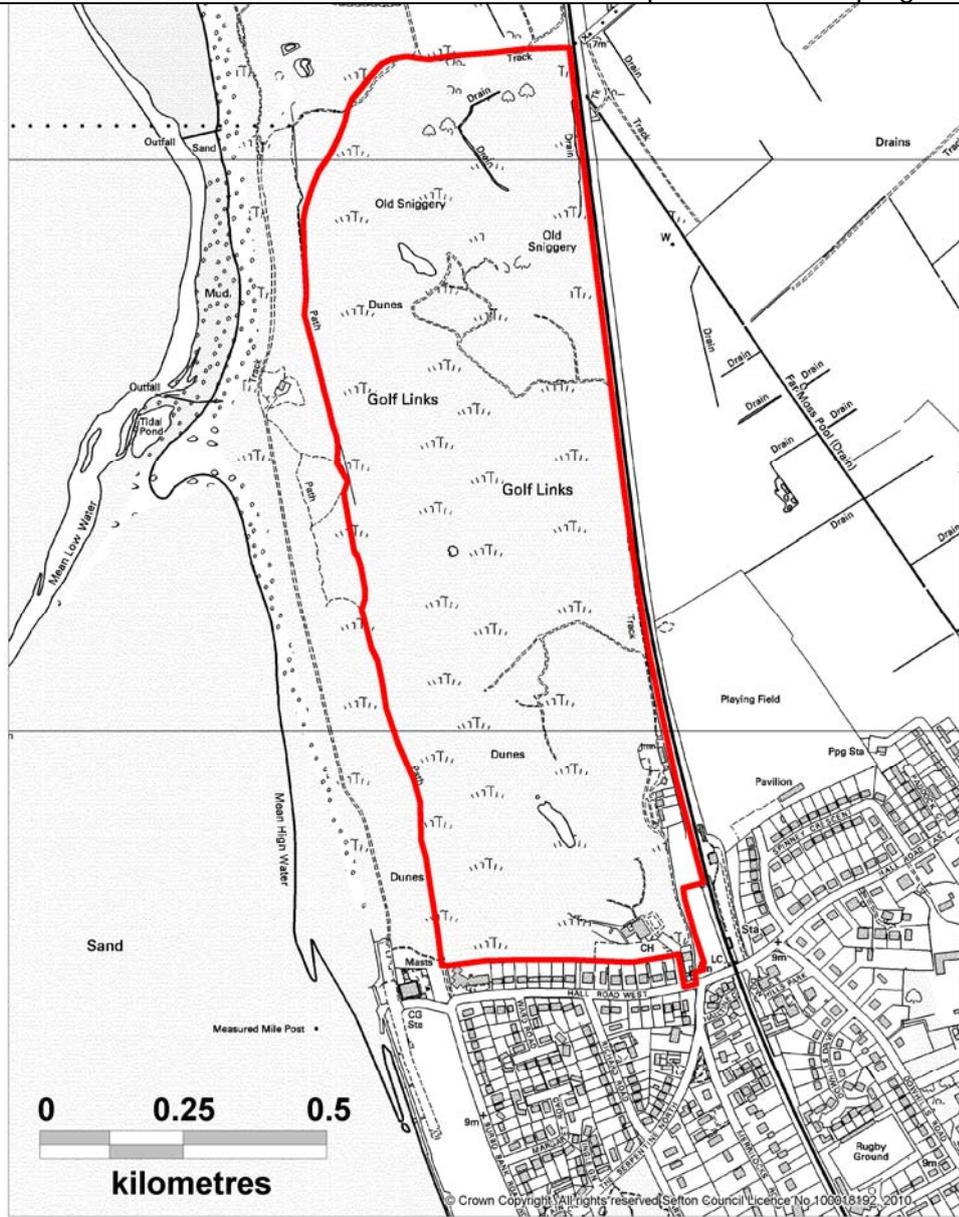
**Stage 1 Assessment – identification of parcels**

The parcel comprises the West Lancashire Golf Course. The rail line, properties to the rear of Hall Road and the sand dune area form the boundary of this 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

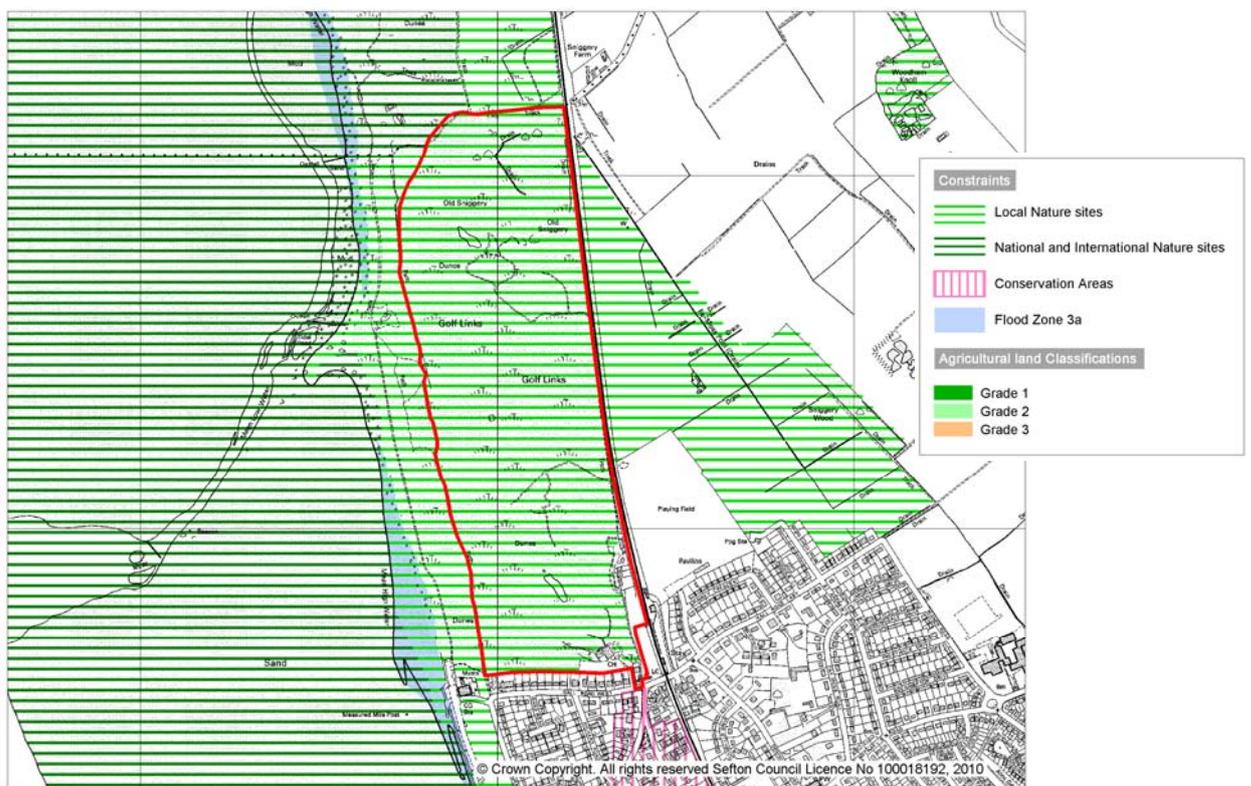
**Purpose Four**

Setting  Part Setting  No Setting

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

Yes  No

**Stage 3a Assessment - constraints**



Most of the parcel is designated as a Site of Local Biological Interest.

**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?

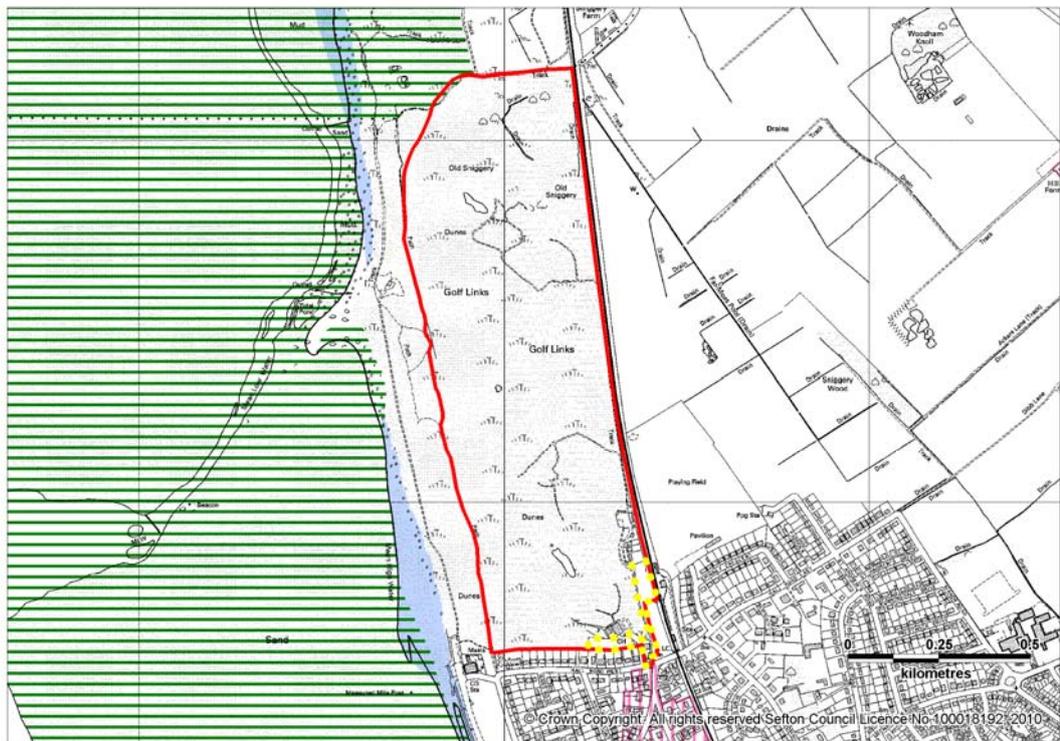
Yes  No

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 <input checked="" type="checkbox"/> No <input type="checkbox"/>
Is the parcel within 600m of a primary school?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Is the parcel within 1km of a GP/Health Centre?	Yes <input type="checkbox"/> No <input checked="" 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**



<b>Gross developable area (ha):</b> 1.34
<b>Net developable area (ha):</b> 1.21
<b>Preferred main use:</b> Housing
<b>Notional capacity:</b> 36
<b>Settlement to which capacity allocated:</b> Crosby

**Conclusion:**

**Development should not extend beyond the northern most edge of Spinney Crescent (to the east of the railway) in order to maintain the gap between Crosby and Hightown. Because the area north of Crosby is not protected by coastal defence measures, development is likely to be confined to area adjacent to railway and clubhouse, so as not to prejudice use of majority of the site as a golf links.**

<b>Parcel Number:</b>	S069
<b>Location Description:</b>	<b>Land north of Crosby, west of railway and east of Moss Lane (parcel excludes any of Little Crosby)</b>
<b>Ward:</b>	Blundellsands and Manor
<b>Parish:</b>	N/A
<b>Size (ha):</b>	226.7

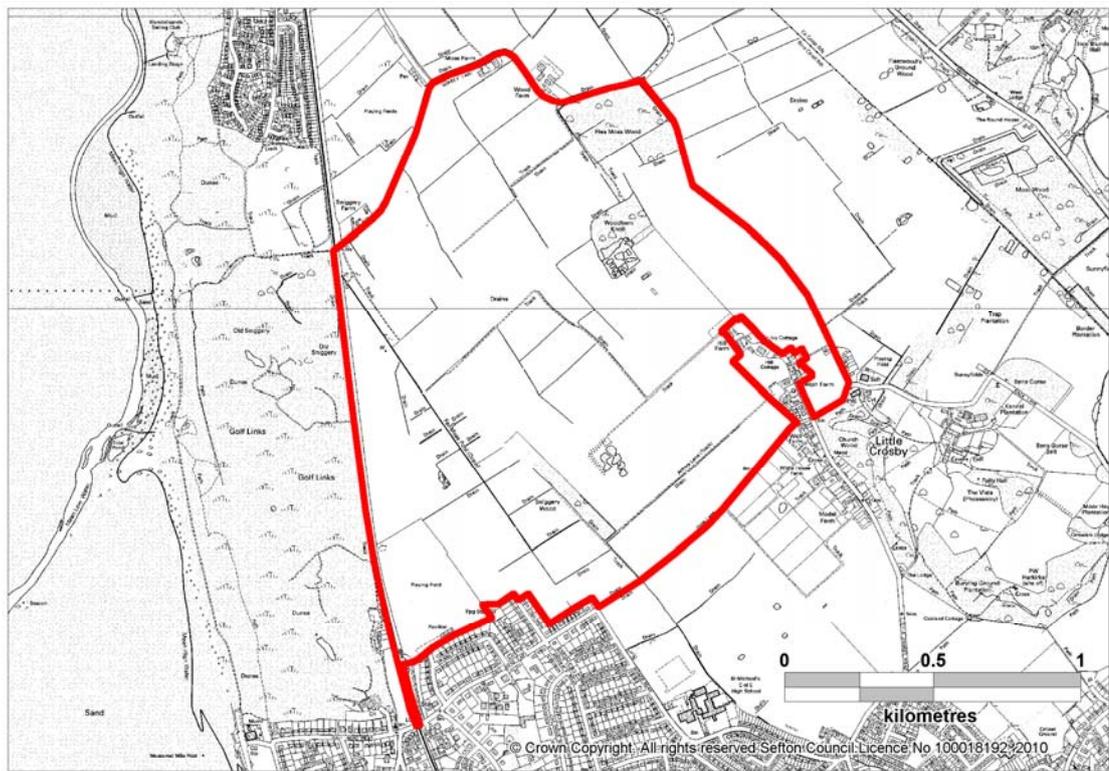
**Stage 1 Assessment – identification of parcels**

Large parcel comprises open agricultural land to the north of Crosby. The railway line, Gorsey Lane, the B5913, and Dibb Lane and the north end of Blundellsands form the boundary of the parcel. It has been separated from neighbouring parcels (S058, S068 and S071) in a similar land use in order to create manageable sized parcels for further analysis.

**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

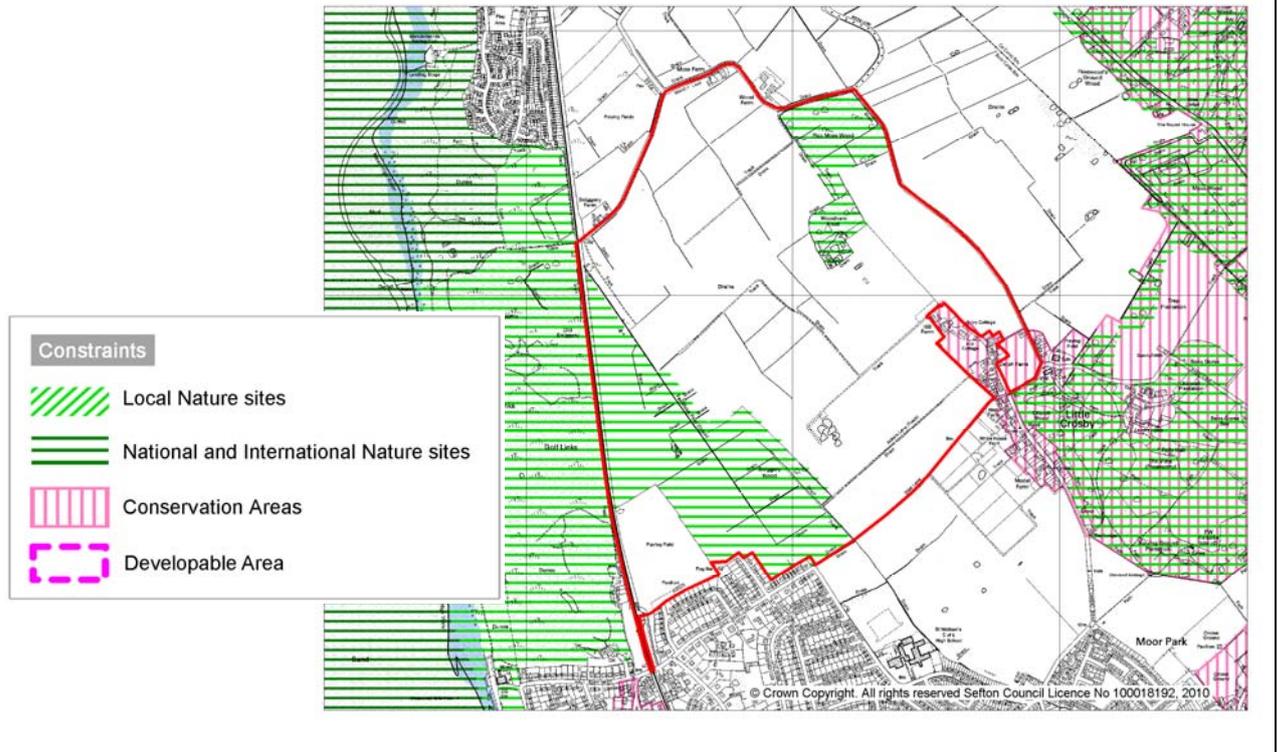
**Purpose Four**

Setting  Part Setting  No Setting

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

Yes  No

### Stage 3a Assessment - constraints



The north and east of the parcel is covered by 'best and most versatile' agricultural land. Parts of the west of the parcel as designated as Sites of Local Biological Interest. The whole of the parcel is regularly used as winter feeding by pink-footed geese, a protected species.

**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 as it is a wintering feeding area for pink-footed geese.**

<b>Parcel Number:</b>	S070
<b>Location Description:</b>	<b>St Michael's C of E High School playing fields, Manor Road, Crosby</b>
<b>Ward:</b>	Blundellsands
<b>Parish:</b>	N/A
<b>Size (ha):</b>	7.41

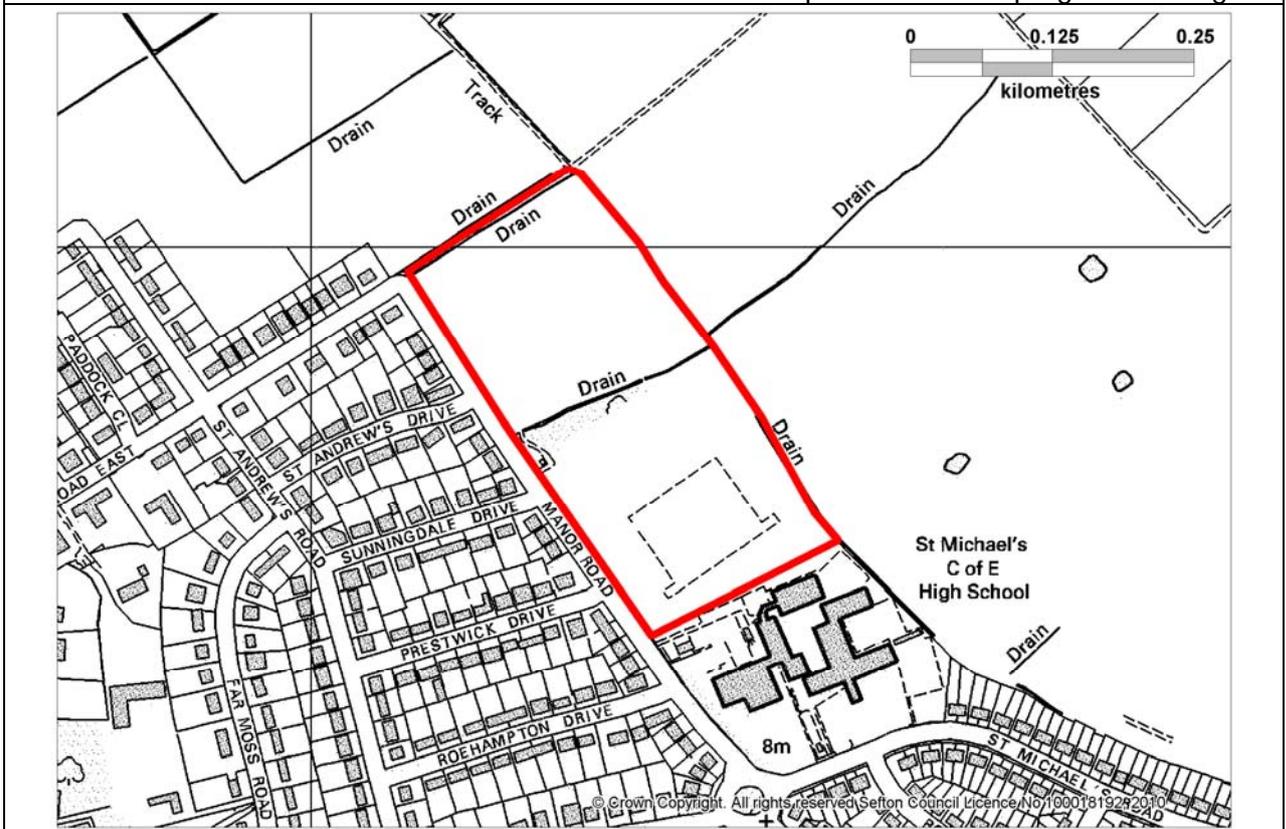
**Stage 1 Assessment – identification of parcels**

Parcel comprises playing fields associated with school. It abuts the built-up area of Crosby along its west edge. Dibb Lane, Manor Road, St Michael's School and agricultural land to the east form the boundary of the parcel. Different in character from the neighbouring parcels (S069 and S071), which are uncultivated land.

**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



The southern part of the parcel contains school playing fields. The whole of the area is a winter feeding area of pink-footed geese, a protected species.

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

Yes  No

**Stage 4 Assessment:** N/A

#### Conclusion:

**Whilst the school playing field is expected to remain in its current use, the whole area is unsuitable for development as it comprises the winter feeding area of pink-footed geese, a protected species.**

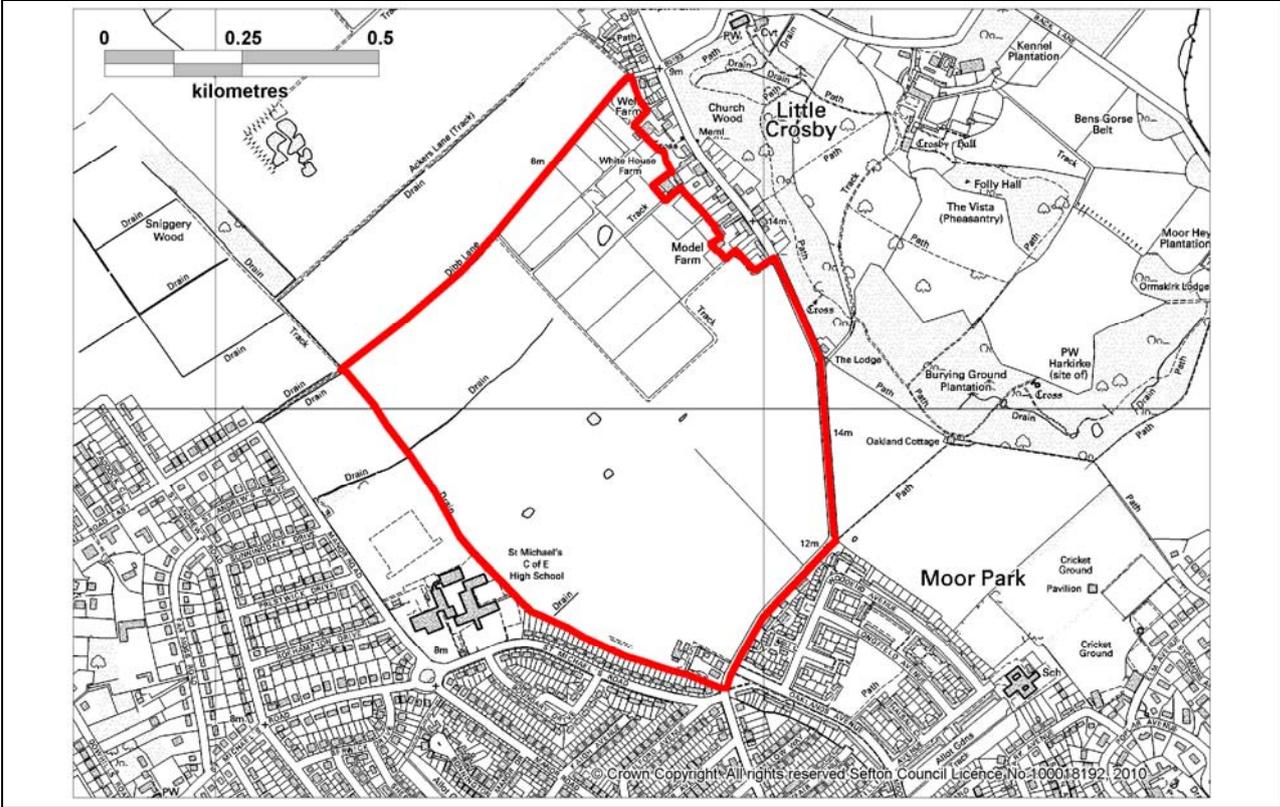
<b>Parcel Number:</b>	S071
<b>Location Description:</b>	<b>Land between St Michaels High School and Little Crosby</b>
<b>Ward:</b>	Manor
<b>Parish:</b>	N/A
<b>Size (ha):</b>	56.44

**Stage 1 Assessment – identification of parcels**

Parcel comprises agricultural land between Crosby and Little Crosby. It abuts the the built-up areas of Crosby and Little Crosby Village. Dibbs Lane, Little Crosby Village, Little Crosby Road and the north end of Crosby form the boundary of the parcel. Separate from neighbouring parcels (S069 and S073) to ensure manageable sized parcels.

**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

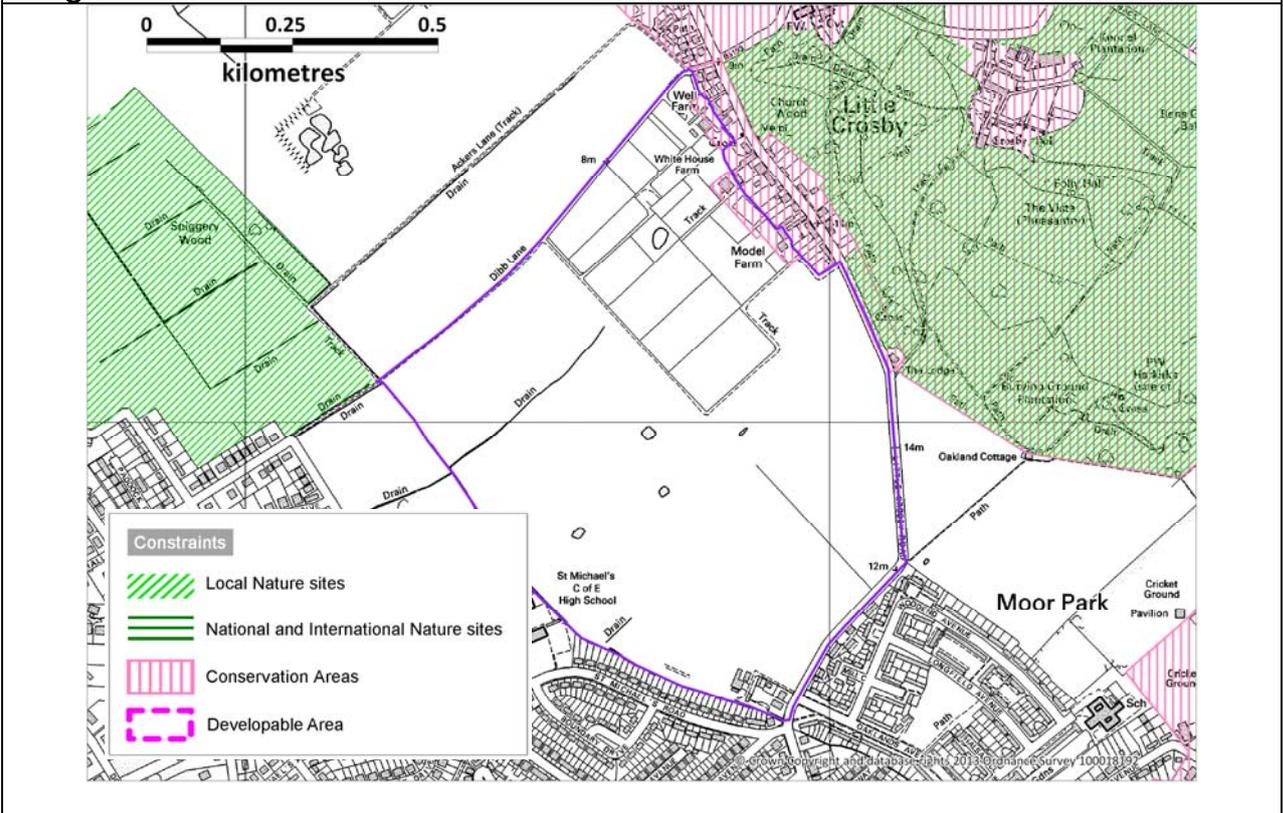
**Purpose Two**  
Essential Gap  Essential Gap (part)  Narrow Gap  Wide Gap  Not applicable

**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



The east of the parcel is covered by 'best and most versatile' agricultural land and a small part of the parcel is within the Little Crosby Conservation Area. The area is an important regular feeding area for pink-footed geese, a protected species.

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

Yes  No

Stage 4 Assessment: N/A

Conclusion:

Development should not be permitted in this area, which is an important regular feeding area for pink-footed geese, a protected species.

<b>Parcel Number:</b>	S072
<b>Location Description:</b>	<b>Little Crosby Village</b>
<b>Ward:</b>	Manor
<b>Parish:</b>	N/A
<b>Size (ha):</b>	7.62

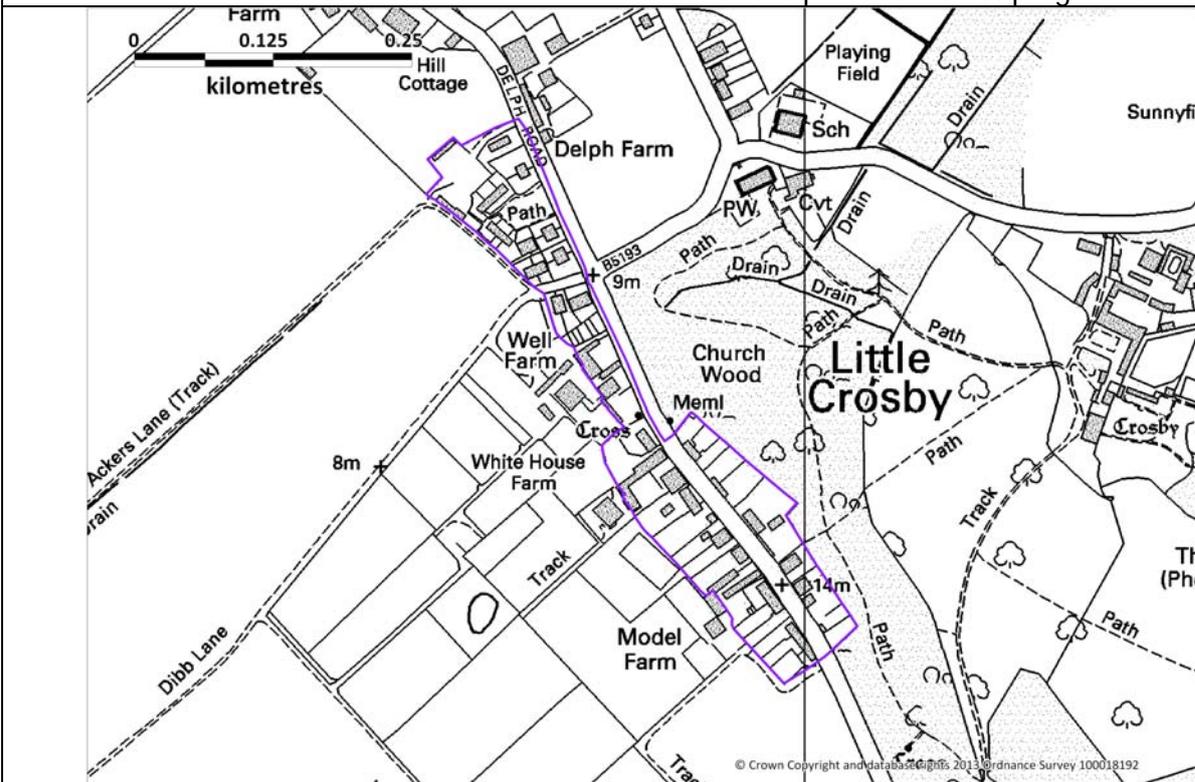
**Stage 1 Assessment – identification of parcels**

The parcel comprises Little Crosby Village and adjacent built development. Borders defined by the built-up area.

**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**

N/A

**Conclusion:**

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

<b>Parcel Number:</b>	S073
<b>Location Description:</b>	<b>Land between Little Crosby &amp; Moor Park</b>
<b>Ward:</b>	Manor
<b>Parish:</b>	N/A
<b>Size (ha):</b>	12.91

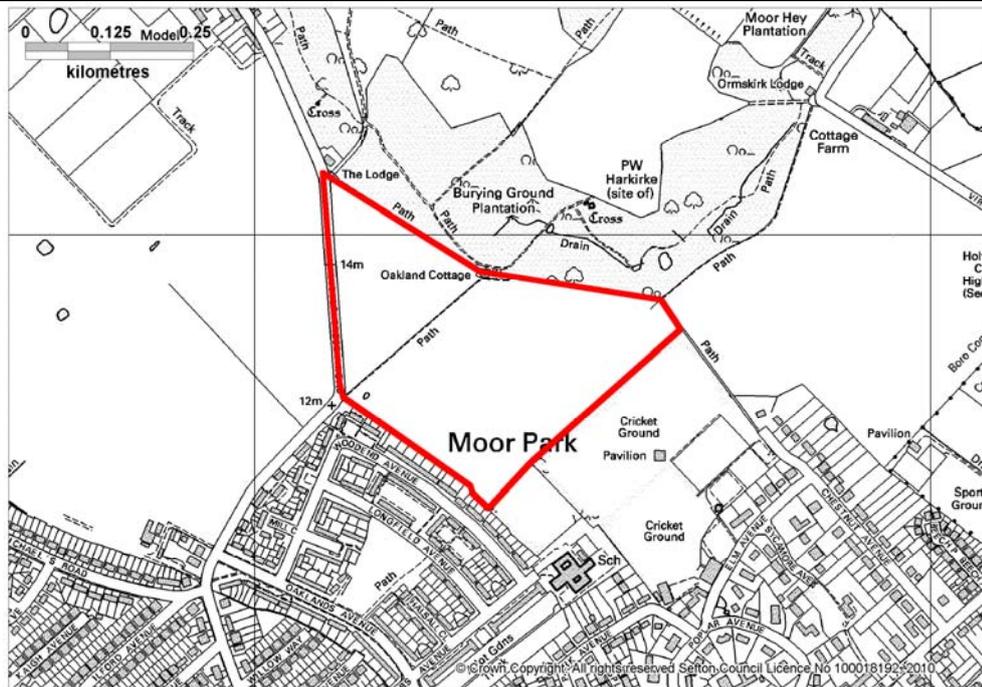
**Stage 1 Assessment – identification of parcels**

Parcel comprises agricultural land between Crosby and Crosby Hall. It abuts the built-up area of Crosby on its south edge. Little Crosby Road, Crosby Hall Grounds and the sports grounds off Woodend Avenue form 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?**

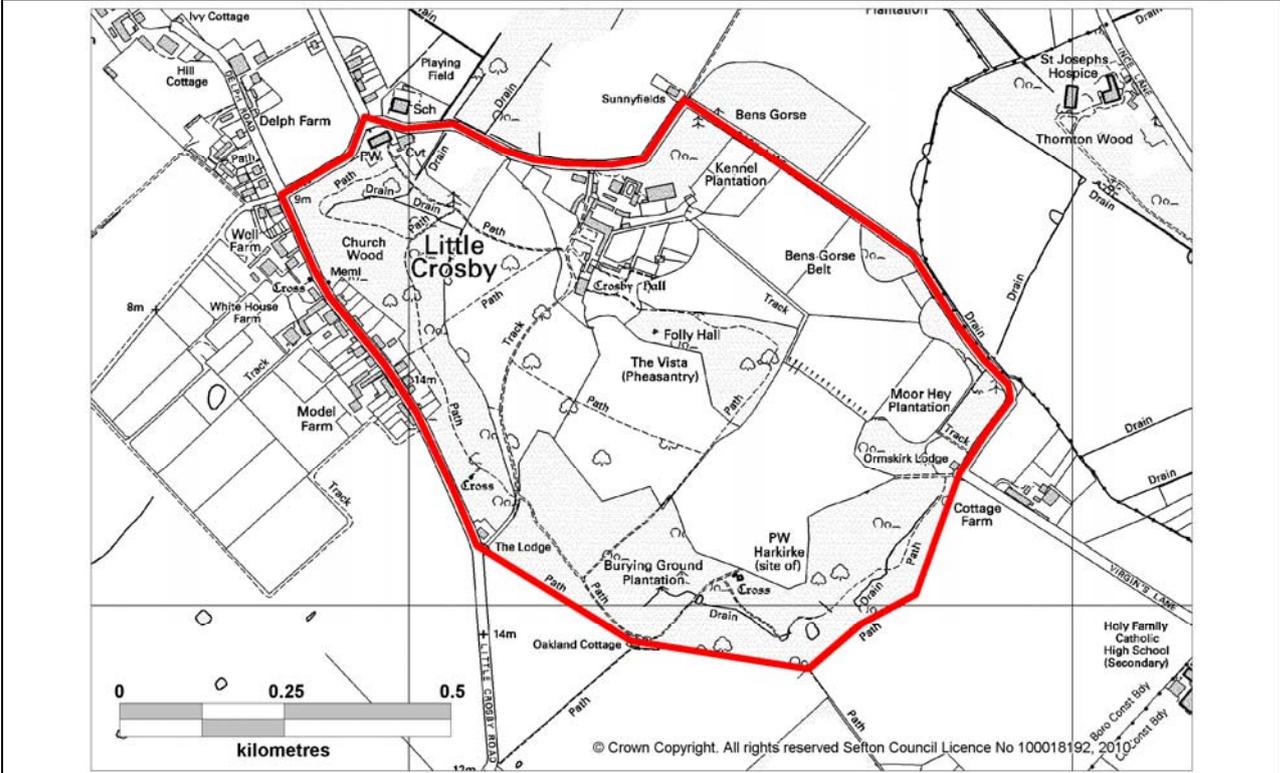
Yes  No

**Conclusion:**

The parcel was discarded at Stage 2 as it forms part of the Essential Gap between Crosby and Little Crosby Village.

<b>Parcel Number:</b>	S074
<b>Location Description:</b>	<b>Little Crosby Hall</b>
<b>Ward:</b>	Manor
<b>Parish:</b>	N/A
<b>Size (ha):</b>	59.69

**Stage 1 Assessment – identification of parcels**  
Parcel comprises Little Crosby Hall and grounds.  
**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**

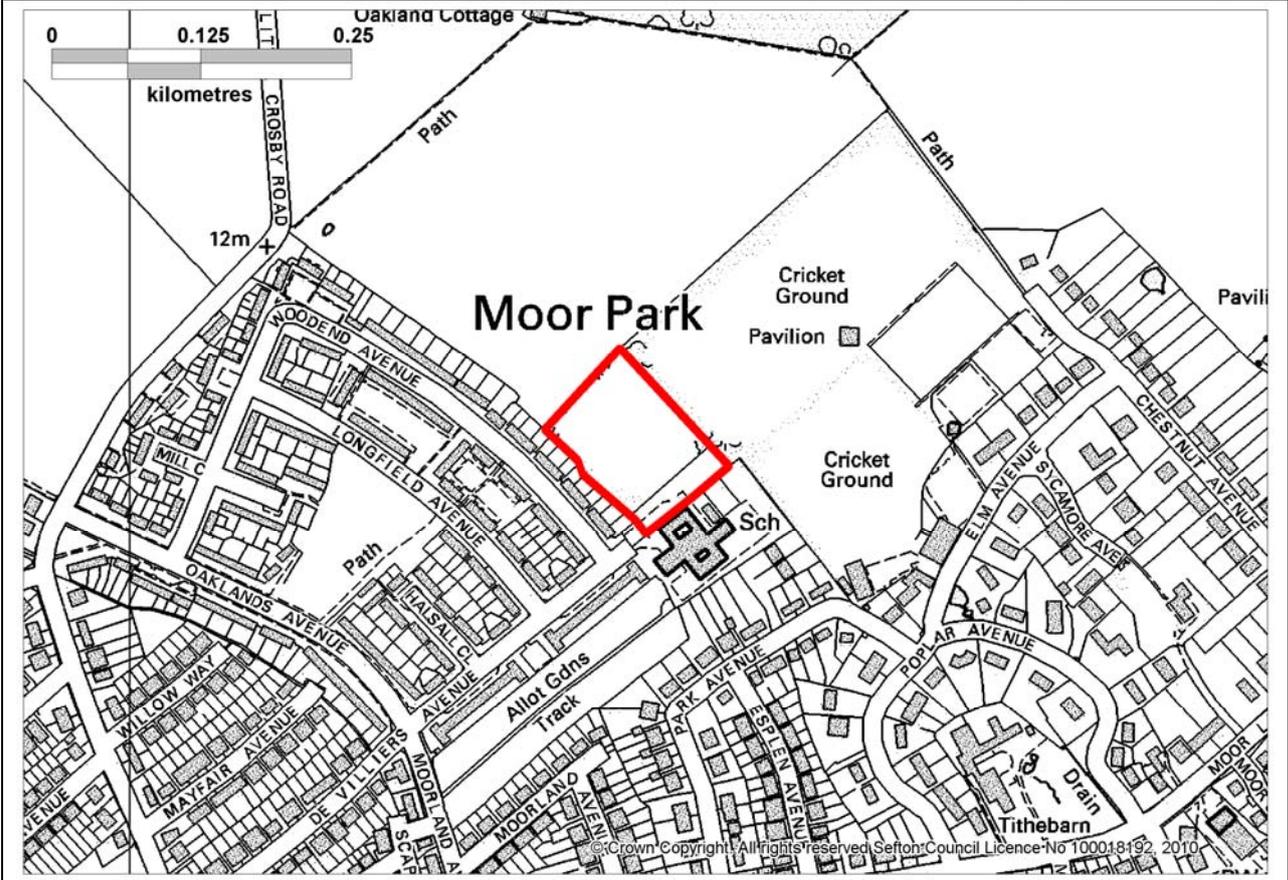
**Purpose One**  
Well Contained  Partially Contained  Not Contained   
**Purpose Two**  
Essential Gap  Essential Gap (part)  Narrow Gap  Wide Gap  Not applicable   
**Purpose Three**  
Countryside Use  Non Countryside Use  Mixed   
**Purpose Four**  
Setting  Part Setting  No Setting

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

**Conclusion:**  
The parcel was discarded at Stage 2 as it forms part of an Essential Gap between Ince Blundell and Crosby.

<b>Parcel Number:</b>	<b>S075</b>
<b>Location Description:</b>	<b>Crosby High School playing fields</b>
<b>Ward:</b>	Manor
<b>Parish:</b>	N/A
<b>Size (ha):</b>	1.16

**Stage 1 Assessment – identification of parcels**  
Parcel comprises enclosed playing pitches off Woodend Avenue next to Crosby High School.  
**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



The north edge of the parcel contains '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

<b>Stage 4 Assessment</b>
<b>Gross developable area (ha):</b> 1.16
<b>Preferred main use:</b> Likely to be retained in current use as playing fields. Area is an important winter feeding ground for protected bird species.
<b>Notional capacity:</b> 0
<b>Settlement to which capacity allocated:</b> N/A
<b>Conclusion:</b>  <b>As the site is likely to remain in its current use, the deliverable capacity is not likely to be realised.</b>

<b>Parcel Number:</b>	S076
<b>Location Description:</b>	<b>Northern Cricket Club, Moor Lane, Crosby</b>
<b>Ward:</b>	Manor
<b>Parish:</b>	N/A
<b>Size (ha):</b>	3.88

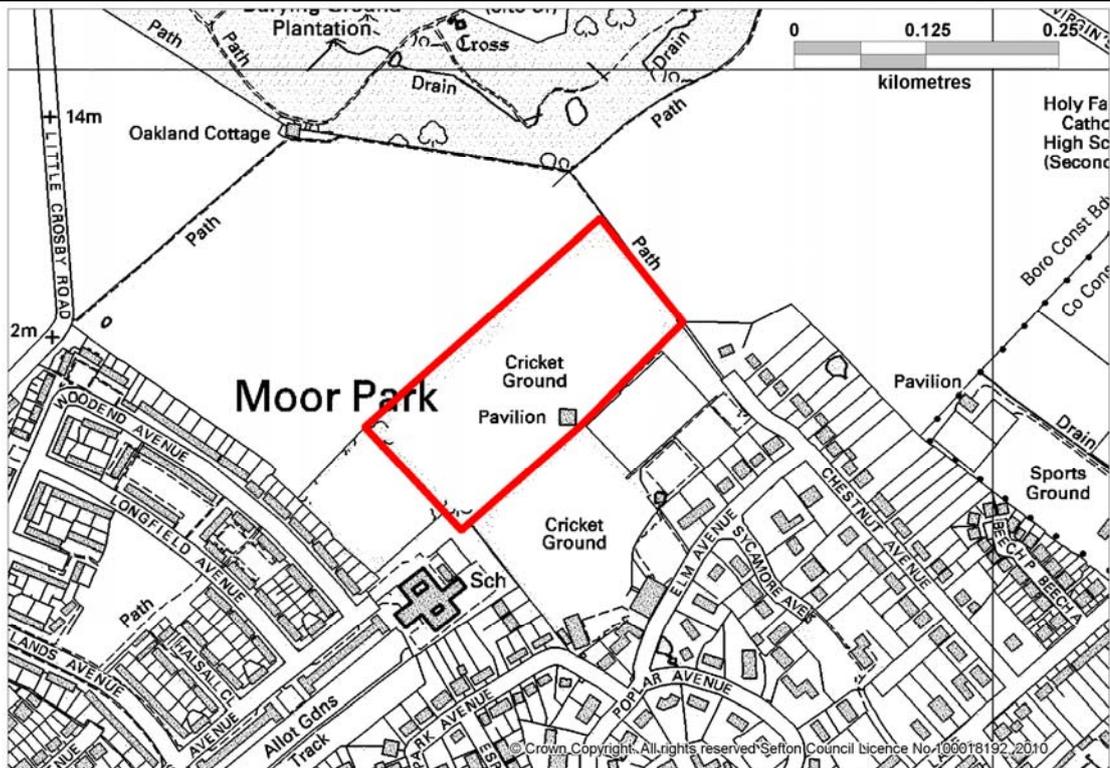
**Stage 1 Assessment – identification of parcels**

The parcel comprises enclosed cricket pitch off Chestnut Avenue.

**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

**Conclusion:**

The parcel was discarded at stage 2 as it forms part of the Essential Gap between Crosby and Little Crosby Village.

<b>Parcel Number:</b>	S077
<b>Location Description:</b>	Rear of Holy Family School, Thornton
<b>Ward:</b>	Manor
<b>Parish:</b>	N/A
<b>Size (ha):</b>	16.41

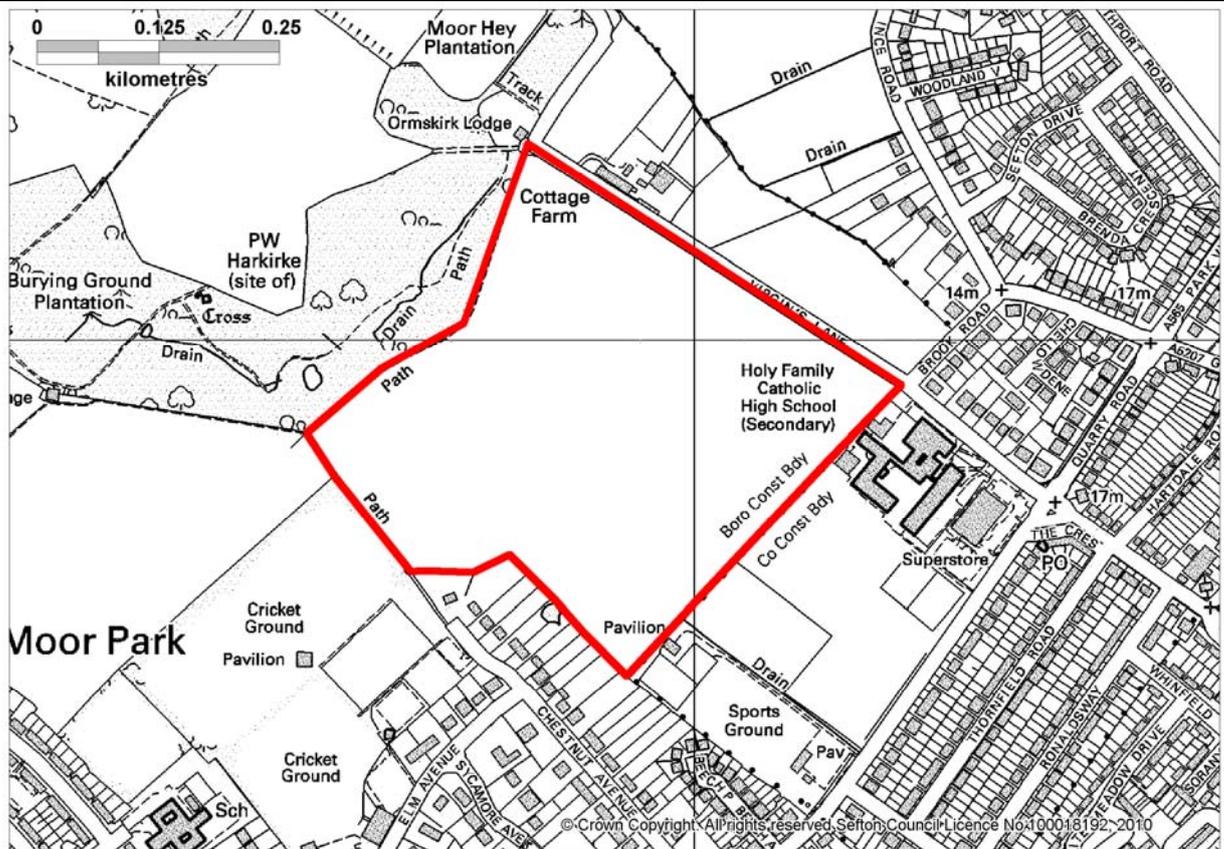
**Stage 1 Assessment – identification of parcels**

The parcel comprises agricultural land between Crosby Hall and Thornton. It abuts the built-up area of Thornton to the east. Virgins Lane, Crosby Hall and built edge of Thornton form 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

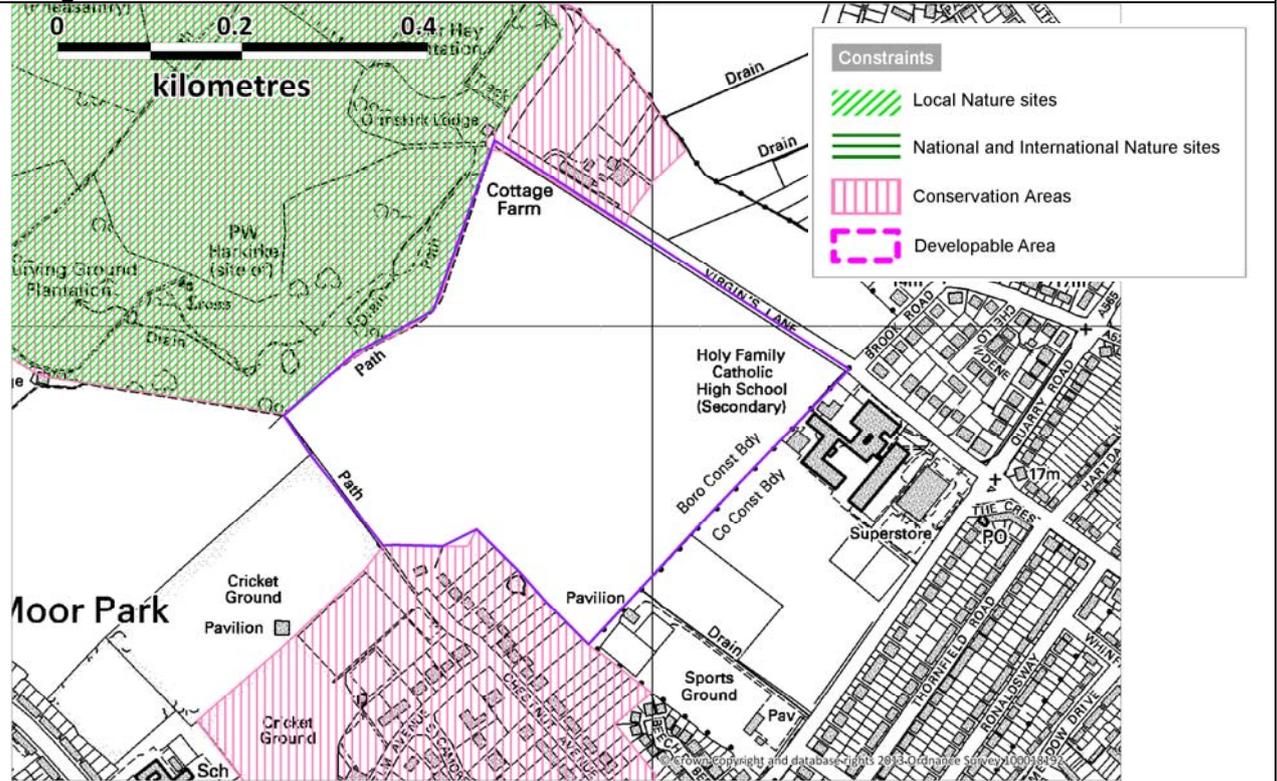
**Purpose Four**

Setting  Part Setting  No Setting

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

Yes  No

### Stage 3a Assessment - constraints



The area contains 'best and most versatile' agricultural land. It is part of an important regular winter feeding area for pink-footed geese, a protected species. The parcel is located between the Moor Park and Crosby Hall Conservation Areas.

**Is the parcel removed from the study following the stage 3a assessment?** Yes  No

### Stage 3b Assessment - accessibility

N/A

### Stage 4 Assessment

N/A

### Conclusion:

Development should not be permitted in this area. Not only would it have an adverse impact on the setting of the adjacent Conservation Areas, but the area is also part of an important winter feeding area for pink-footed geese, a protected species. In addition, the Moor Lane / Virgin's Lane junction is above capacity and could not cope with the traffic generated by any development in this location.

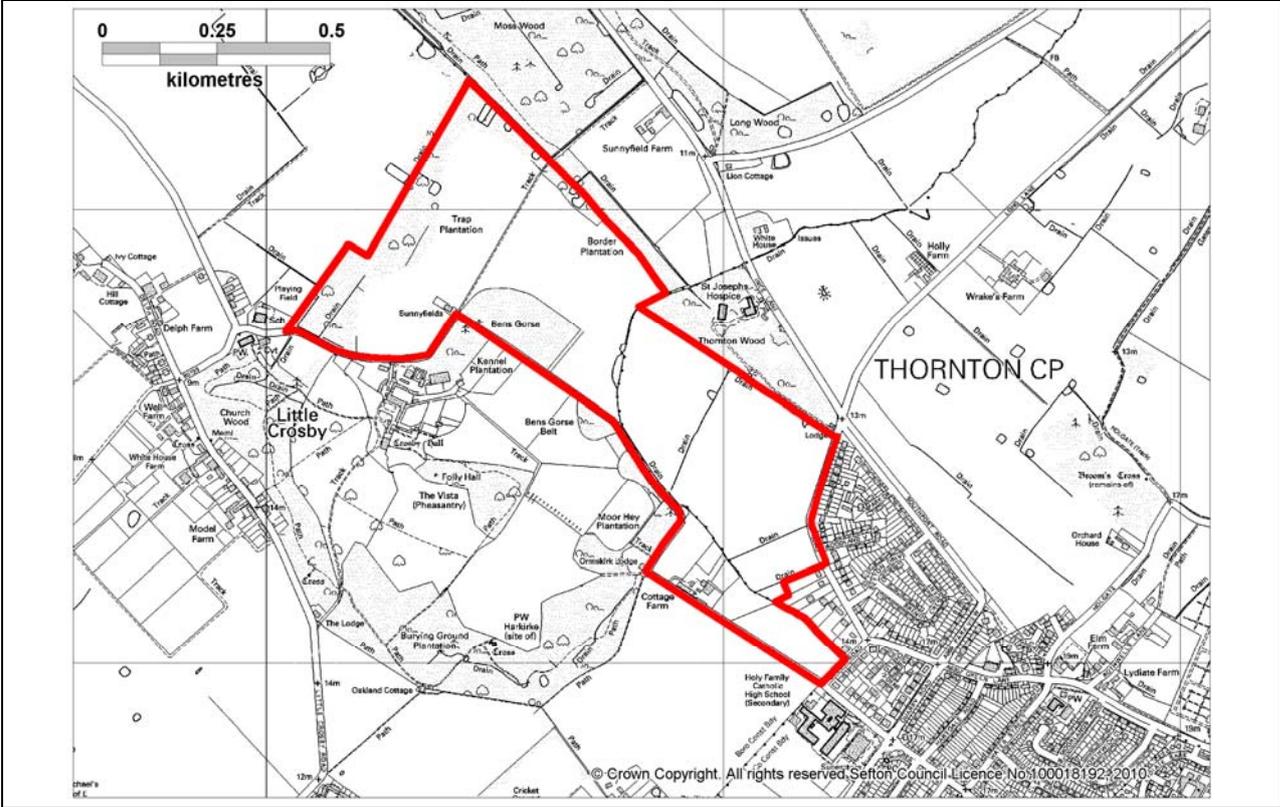
<b>Parcel Number:</b>	<b>S078</b>
<b>Location Description:</b>	<b>Land east of Back Lane and Virgins Lane, Little Crosby</b>
<b>Ward:</b>	Manor
<b>Parish:</b>	Thornton
<b>Size (ha):</b>	50.56

**Stage 1 Assessment – identification of parcels**

The parcel comprises agricultural land on the north west edge of Thornton. Virgins Lane, Ince Road, Moss Wood, Back Lane and a drain between Crosby Hall and Moss Wood form the boundary of the parcel. Separate from neighbouring parcel S061 to ensure manageable sized 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

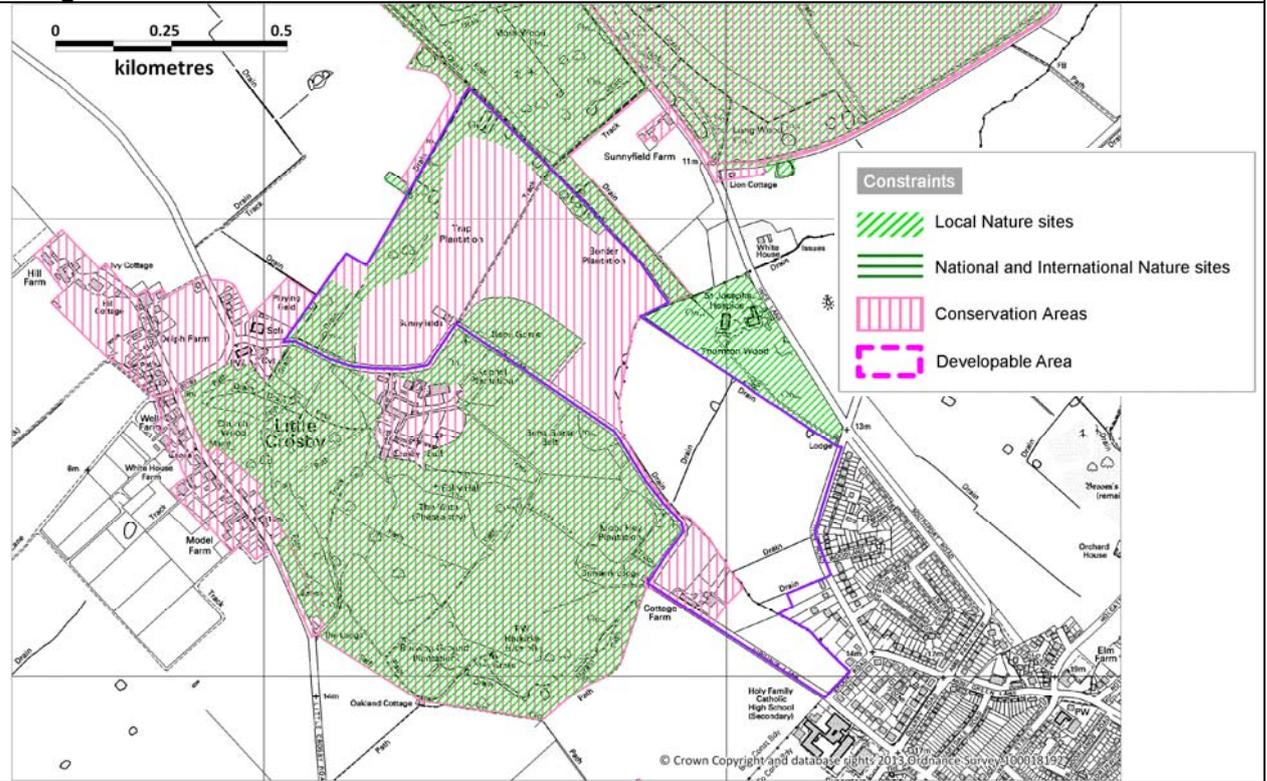
**Purpose Two**  
Essential Gap  Essential Gap (part)  Narrow Gap  Wide Gap  Not applicable

**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



The area contains best and most versatile agricultural land. It is part of an important regular winter feeding area for pink-footed geese, a protected species. The parcel is located between the Moor Park and Crosby Hall Conservation Areas, which extends into the parcel. It also contains areas designated as Local Wildlife Sites.

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

Yes  No

### Stage 3b Assessment - accessibility

N/A

### Stage 4 Assessment

N/A

### Conclusion:

**Development should not be permitted on this parcel because it would harm the setting of the Crosby Hall Conservation Area and the area is part of an important wintering area for pink-footed geese, a protected species. In addition, the highway network could not cope with the traffic generated by this development, as the Virgin's Lane / Moor Lane junction is already over capacity.**

<b>Parcel Number:</b>	<b>S079</b>
<b>Location Description:</b>	<b>Residential development on Ince Lane</b>
<b>Ward:</b>	Manor
<b>Parish:</b>	Thornton
<b>Size (ha):</b>	1.81

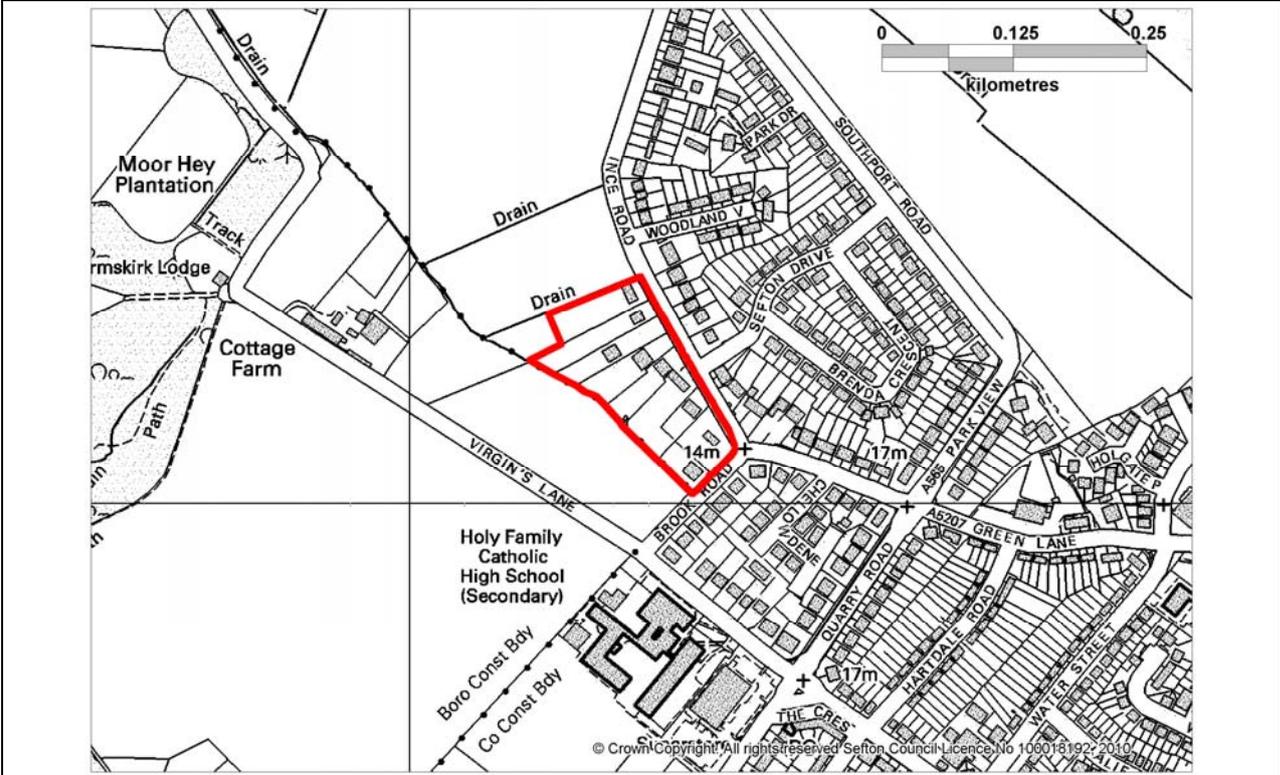
**Stage 1 Assessment – identification of parcels**

The parcel comprises low density housing at the north of the junction of Brook and Ince Roads. It abuts the built-up area of Crosby. It has a separate character and use from parcel S078, which is open agricultural land.

**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**

N/A

**Conclusion:**

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

<b>Parcel Number:</b>	S080
<b>Location Description:</b>	Thornton Wood & Moss Wood, Thornton
<b>Ward:</b>	Ravenmeols and Manor
<b>Parish:</b>	Ince Blundell and Thornton
<b>Size (ha):</b>	24.05

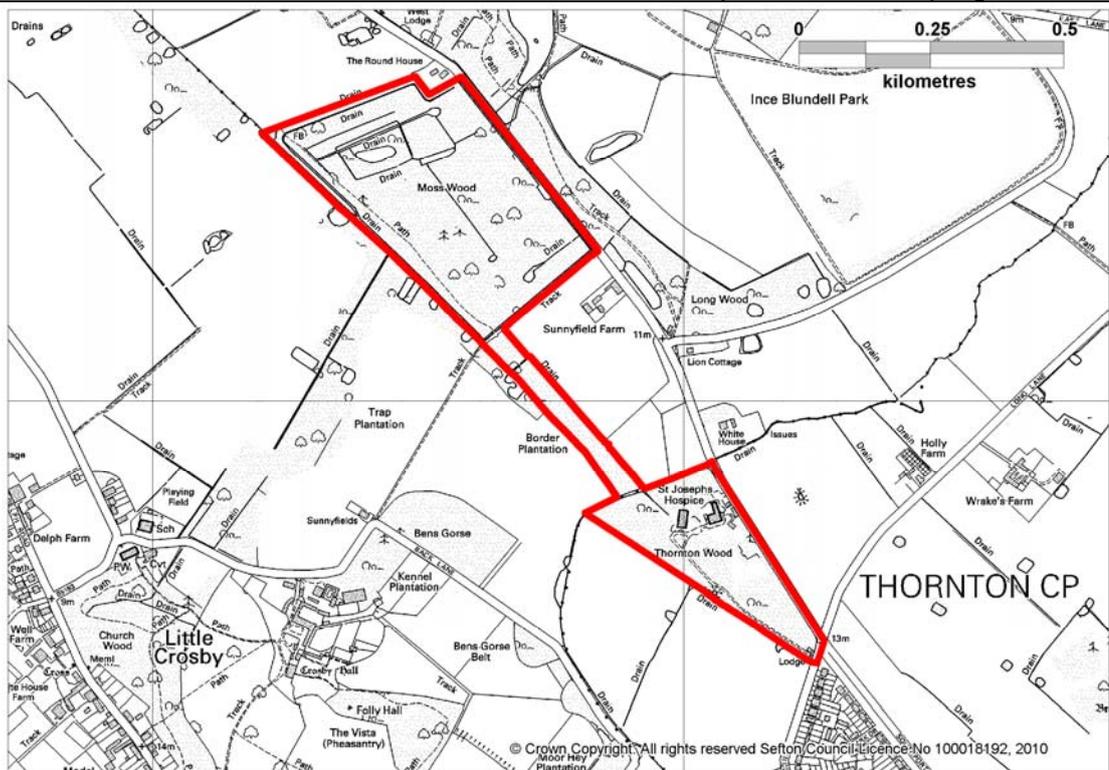
**Stage 1 Assessment – identification of parcels**

The parcel comprises of wooded area northeast of Little Crosby Village. It does not abut any built-up area. Boundary created by tree line area of Moss Wood.

**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

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

<b>Parcel Number:</b>	<b>S081</b>
<b>Location Description:</b>	<b>Sunnyfield Farm, Thornton</b>
<b>Ward:</b>	Ravenmeols
<b>Parish:</b>	Ince Blundell
<b>Size (ha):</b>	8.55

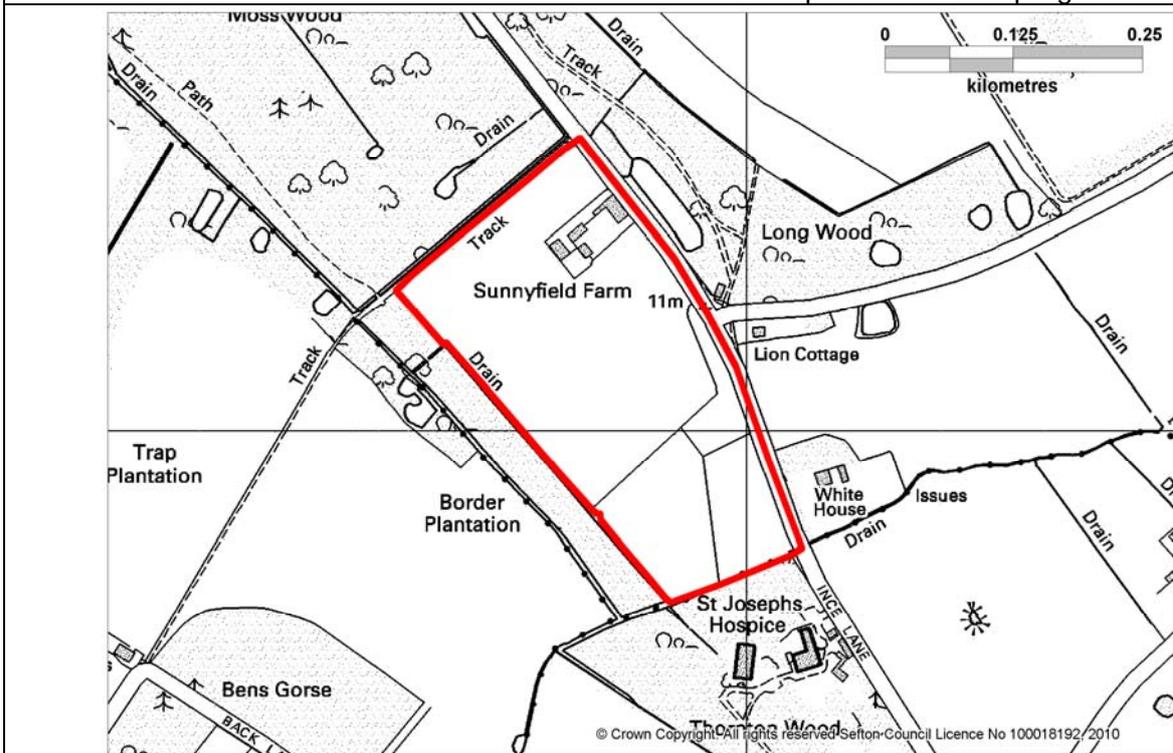
**Stage 1 Assessment – identification of parcels**

The parcel comprises farmland next to Moss Wood. It does not abut any built-up area. Moss Wood and Ince Lane form 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 - N/A**

**Stage 3b Assessment – N/A**

**Stage 4 Assessment – N/A**

**Conclusion:**

The parcel was discarded at stage 2 as it is not contained by any urban area.

<b>Parcel Number:</b>	S083
<b>Location Description:</b>	<b>Land to east of Ince Blundell Park</b>
<b>Ward:</b>	Ravenmeols and Manor
<b>Parish:</b>	Ince Blundell and Thornton
<b>Size (ha):</b>	180.54

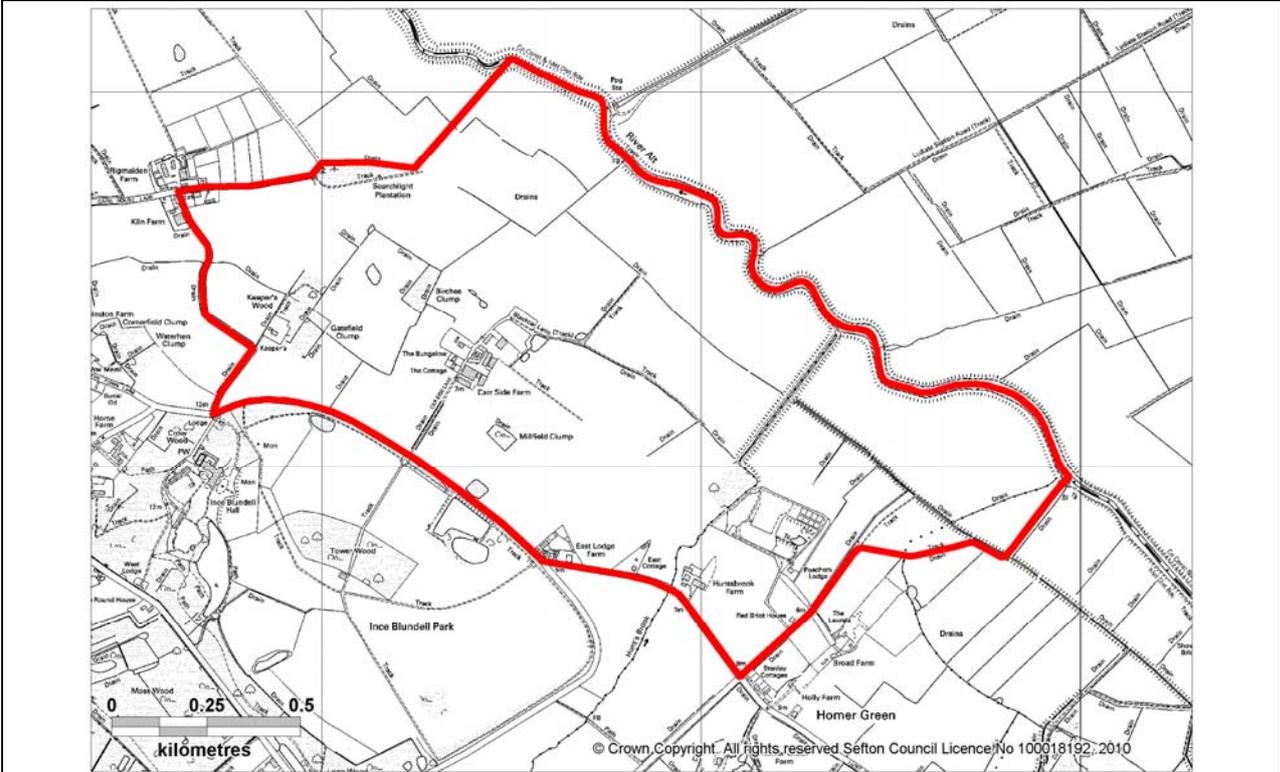
**Stage 1 Assessment – identification of parcels**

Parcel comprises agricultural land to the north east of Ince Blundell Hall. Park Wall Road, East and Broad Lanes, River Alt and Carr House Lane form the boundary of the parcel. Separate from neighbouring parcels (S060 and S085) to ensure manageable sized parcels.

**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

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

<b>Parcel Number:</b>	S084
<b>Location Description:</b>	<b>Land to south of Ince Blundell Park</b>
<b>Ward:</b>	Ravenmeols and Manor
<b>Parish:</b>	Ince Blundell and Thornton
<b>Size (ha):</b>	46.04

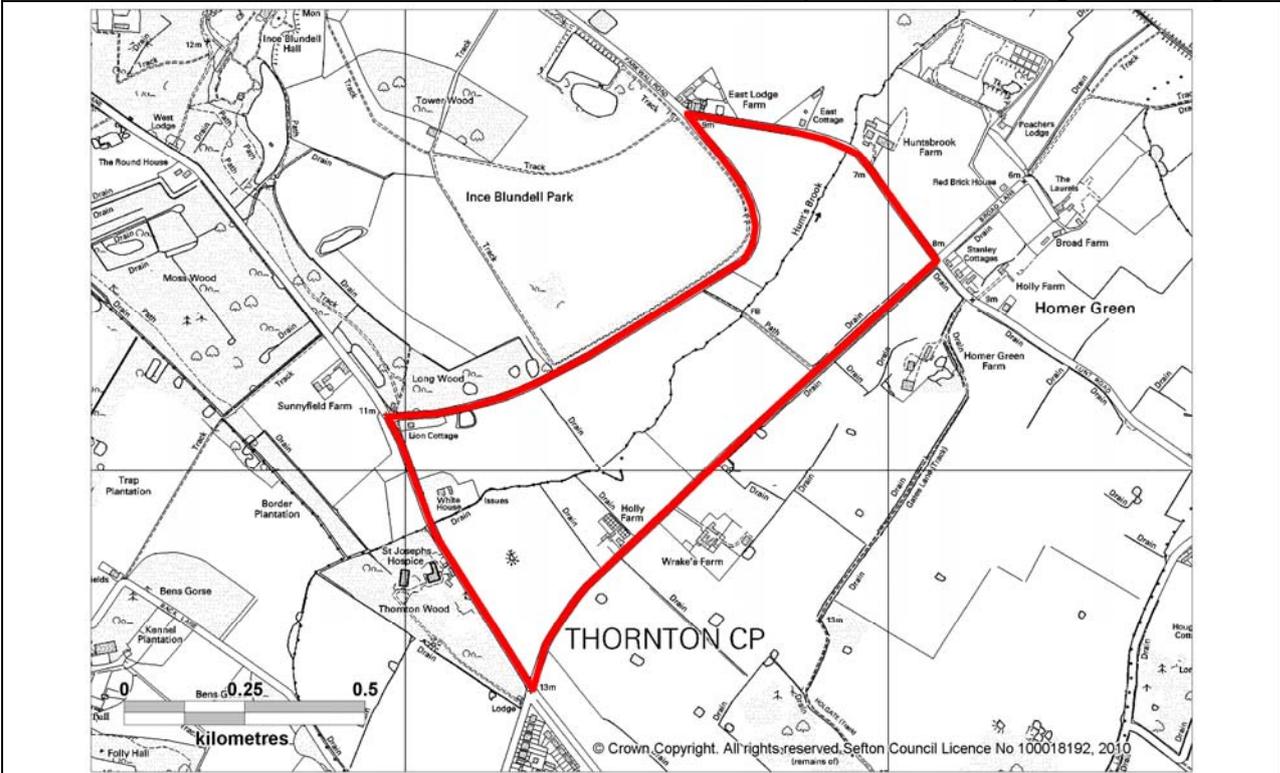
**Stage 1 Assessment – identification of parcels**

The parcel comprises open agricultural land to the south of Ince Blundell Hall. It does not abut any built-up area. Long Lane, East Lane, Park Wall Road and Ince Lane form the boundary of the parcel. Separate from neighbouring parcels (S086 and S083) to ensure manageable sized parcels.

**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

<b>Stage 3a Assessment - constraints</b>
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N/A
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<b>Stage 3b Assessment - accessibility</b>
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N/A
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<b>Stage 4 Assessment – N/A</b>
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<b>Gross developable area (ha): 0</b>
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<b>Net developable area (ha): 0</b>
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<b>Preferred main use: N/A</b>
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<b>Notional capacity: N/A</b>
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<b>Settlement to which capacity allocated: N/A</b>
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<b>Conclusion:</b>
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<b>The parcel was discarded at Stage 2 as it is not contained by any urban area.</b>
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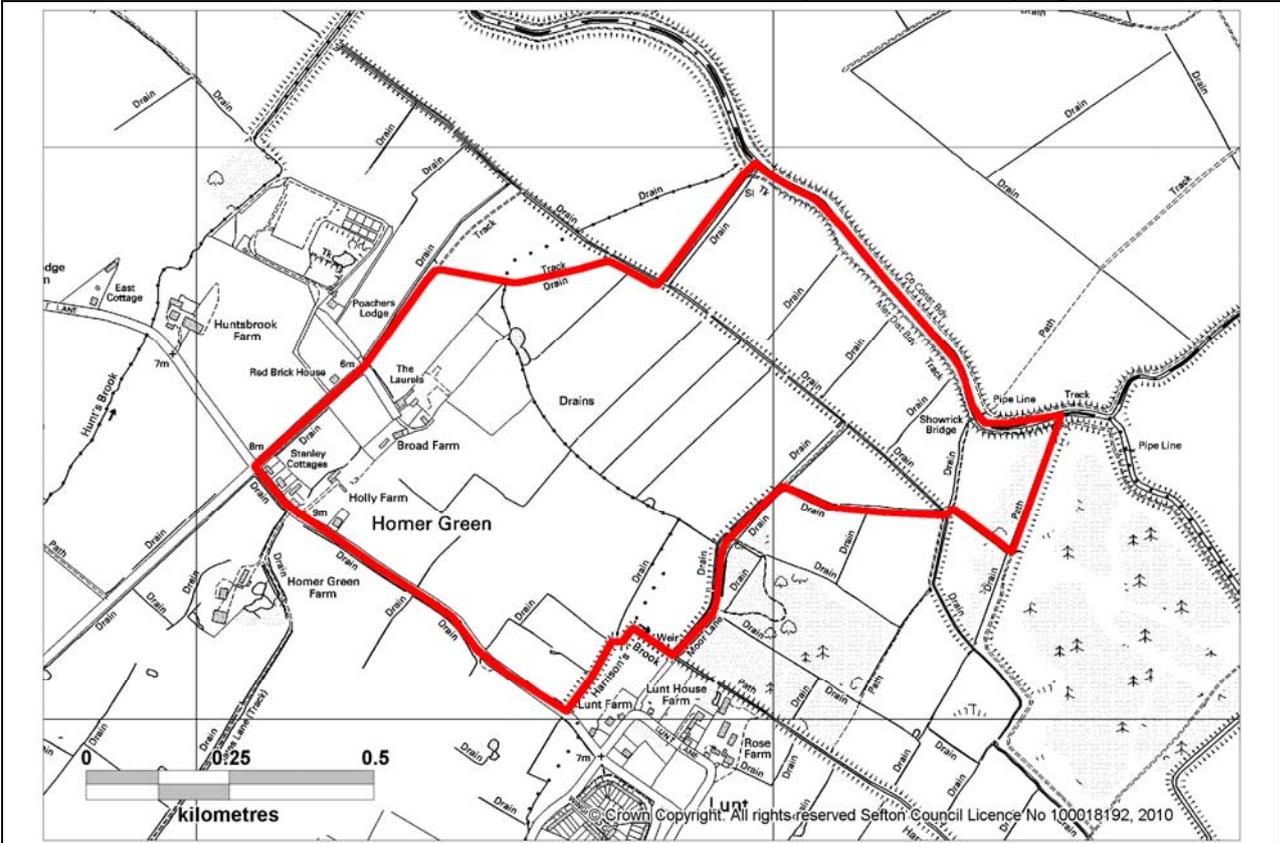
<b>Parcel Number:</b>	S085
<b>Location Description:</b>	<b>Agricultural land north and east of Homer Green</b>
<b>Ward:</b>	Manor and Park
<b>Parish:</b>	Thornton and Sefton
<b>Size (ha):</b>	64.81

**Stage 1 Assessment – identification of parcels**

The parcel comprises open agricultural land on the northwest edge of Lunt Village. Lunt Road, Moor Lane, the River Alt and Broad Lane (including track) create the boundary of the parcel. Separate from neighbouring parcels (S083 and S099) to ensure manageable sized parcels.

**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

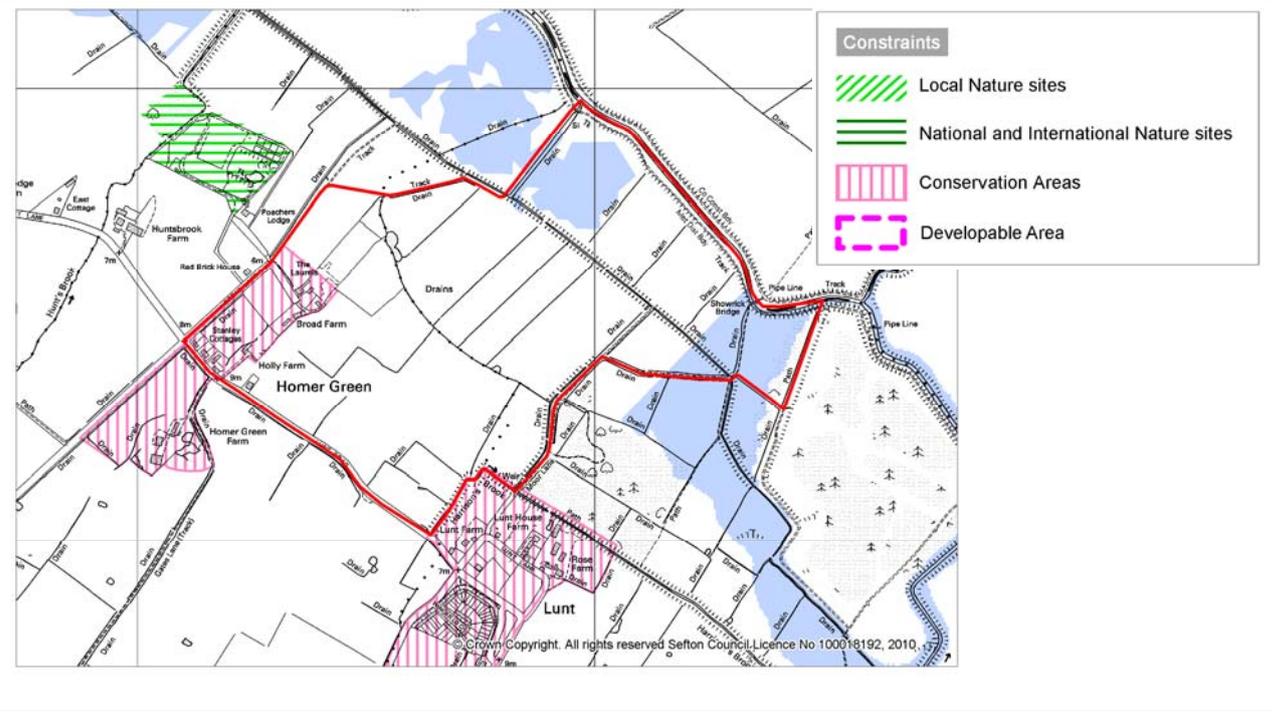
**Purpose Two**  
Essential Gap  Essential Gap (part)  Narrow Gap  Wide Gap  Not applicable

**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



The parcel comprises the 'best and most versatile' agricultural land and parts of the north and east have areas classed as flood zone 3. Neither settlement is a suitable location for further development due to their size and character (they are washed over by the 'Green Belt') and the lack of services and facilities.

**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

<b>Stage 4 Assessment</b>
N/A
<b>Conclusion:</b>
<b>The parcel is not suitable for development. Any development would represent urban sprawl and have a detrimental impact on the openness of the Green Belt, as well as harming the setting on the Homer Green and Lunt Conservation Areas.</b>

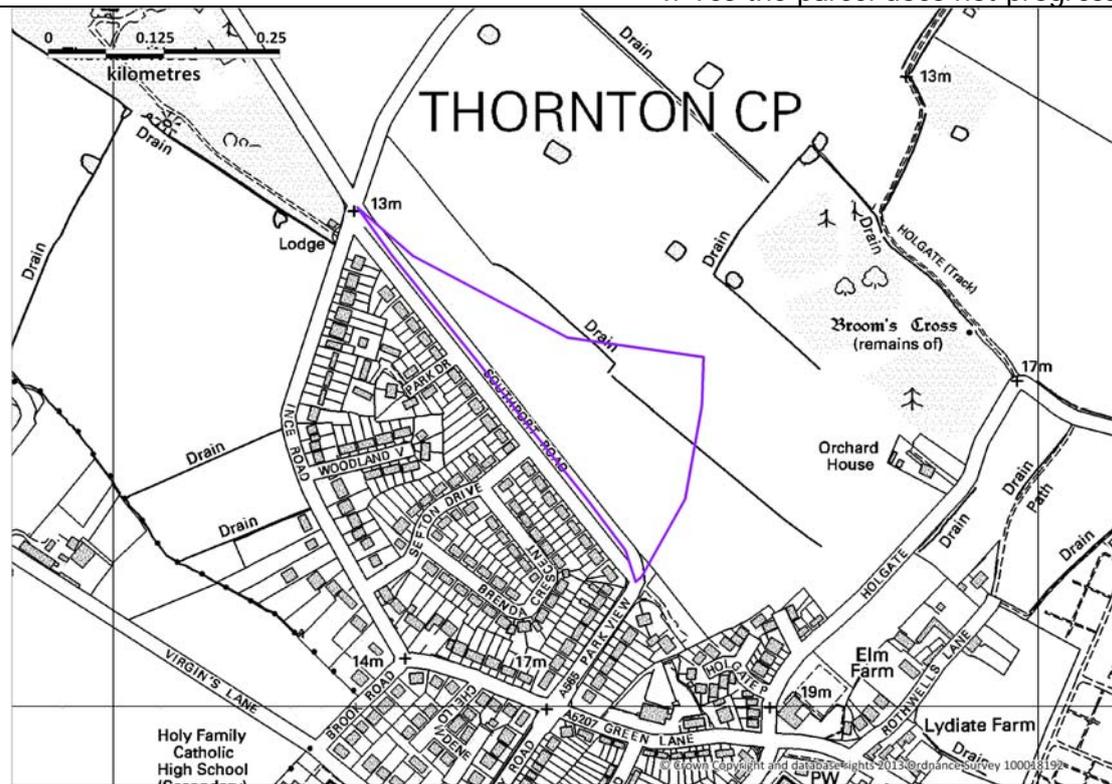
Parcel Number:	S086
Location Description:	Land between Southport Old Road and the Thornton – Switch Island link road
Size (ha):	3.24

**Stage 1 Assessment – identification of parcels**

Is the parcel fully developed?

Yes  No

If Yes the parcel does not progress to Stage 2



**Stage 2 Assessment – Planning Policy Guidance (PPG) Note 2, 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 contains 'best and most versatile' agricultural land but is otherwise unconstrained.

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

Yes  No

<b>Stage 3b Assessment</b>	
<b>Accessibility</b>	
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 checked="" type="checkbox"/> No <input type="checkbox"/>
Is the parcel adjacent to or contain a cycle route or public right of way?	Yes <input 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 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 accessible open space?	Yes <input type="checkbox"/> No <input type="checkbox"/>
<b>Stage 4 Assessment</b>	
<b>Developable area:</b> 3.24	
<b>Potential uses:</b> Housing	
<b>Notional capacity:</b> 85	
<b>Settlement to which capacity allocated:</b> Crosby	
<b>Conclusion:</b>	
<p>The site is free from constraints apart from containing 'best and most versatile' agricultural land. It will have clear and well-defined boundaries once the Thornton-Switch Island road link is built.</p>	

<b>Parcel Number:</b>	S087
<b>Location Description:</b>	Land south of Homer Green and Lunt bounded by Long Lane, Lunt Road, Back Lane, Holgate and the Thornton – Switch Island link road
<b>Ward:</b>	Manor
<b>Parish:</b>	Thornton
<b>Size (ha):</b>	102.1

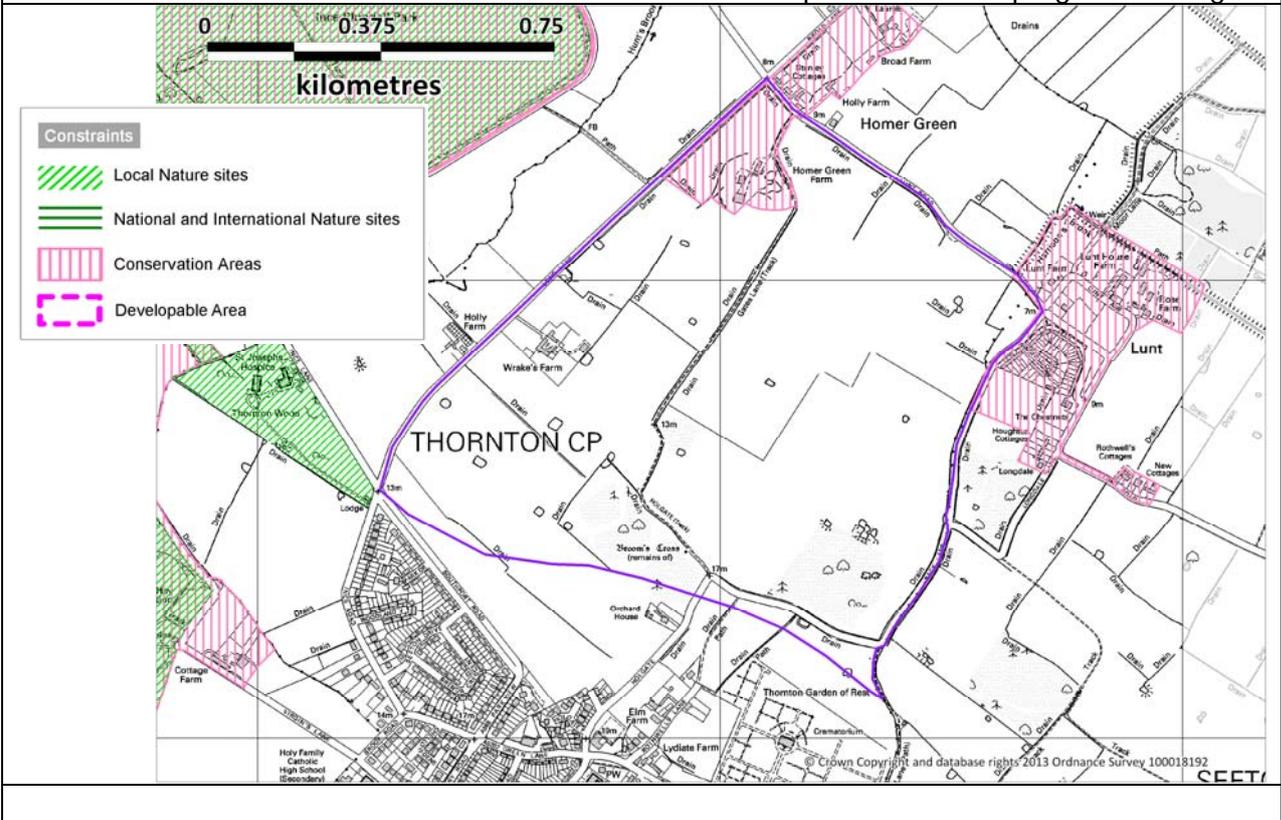
**Stage 1 Assessment – identification of parcels**

Large parcel comprising open agricultural land to the west of Lunt Village. It abuts the built-up area of Thornton to the south. Lunt Road, Long Lane, Back Lane and Southport Road form the boundary of the parcel. Separate from neighbouring parcels (S084 and S085) to ensure manageable sized parcels.

**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

**Conclusion:**

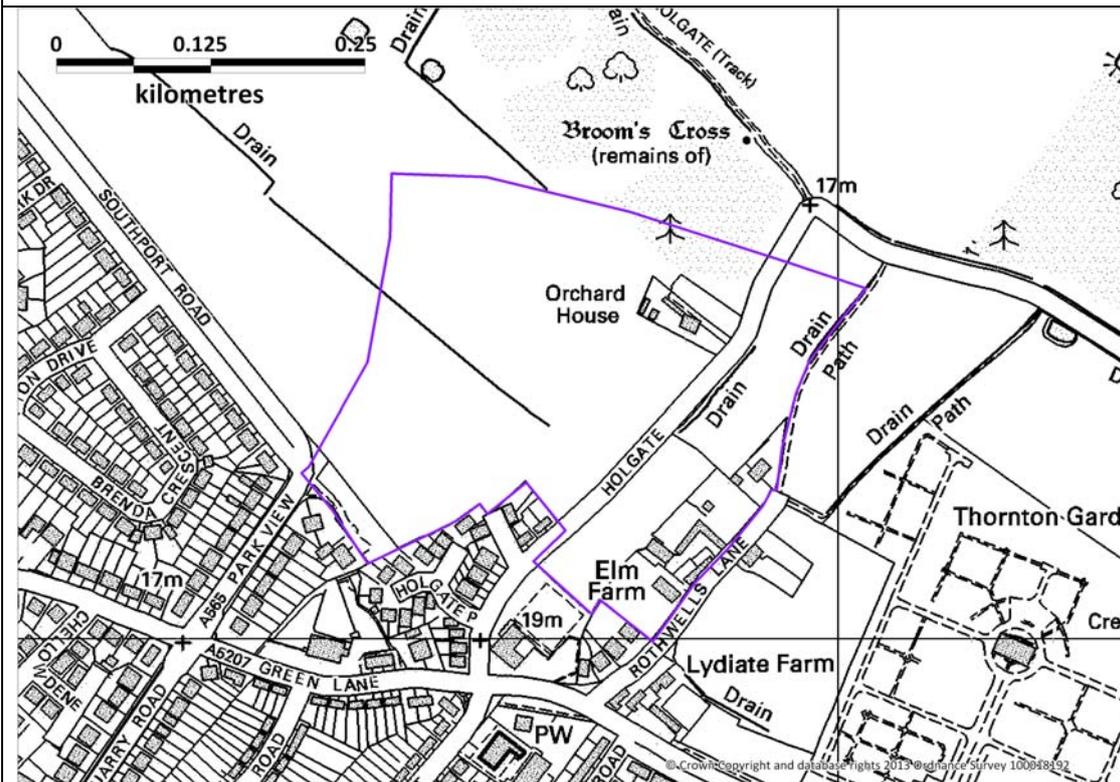
**Development should not be permitted in this parcel as it is not adjacent to an urban area.**

Parcel Number:	S088
Location Description:	Land between the Park Drive extension, the Thornton – Switch Island link road, Rothwell's Lane and Thornton
Size (ha):	8.75

**Stage 1 Assessment**

Is the parcel fully developed?

Yes  No



**Stage 2 Assessment**

**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**

The parcel contains 'best and most versatile agricultural land', but is otherwise unconstrained.

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

Yes  No

<b>Stage 3b Assessment</b>	
<b>Accessibility</b>	
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 checked="" type="checkbox"/> No <input type="checkbox"/>
Is the parcel adjacent to or contain a cycle route or public right of way?	Yes <input 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 type="checkbox"/> No <input type="checkbox"/>
<b>Stage 4 Assessment</b>	
<b>Developable area:</b> 8.7	
<b>Potential uses:</b> Housing	
<b>Notional capacity:</b> 240	
<b>Settlement to which capacity allocated:</b> Crosby	
<b>Conclusion:</b>	
<p><b>The site is free from constraints apart from containing 'best and most versatile' agricultural land. It will be well-enclosed once the Thornton – Switch Island link road is built.</b></p>	

<b>Parcel Number:</b>	S089
<b>Location Description:</b>	<b>Land between Rothwells Lane and Thornton Cemetery</b>
<b>Ward:</b>	Manor
<b>Parish:</b>	Thornton
<b>Size (ha):</b>	8.0

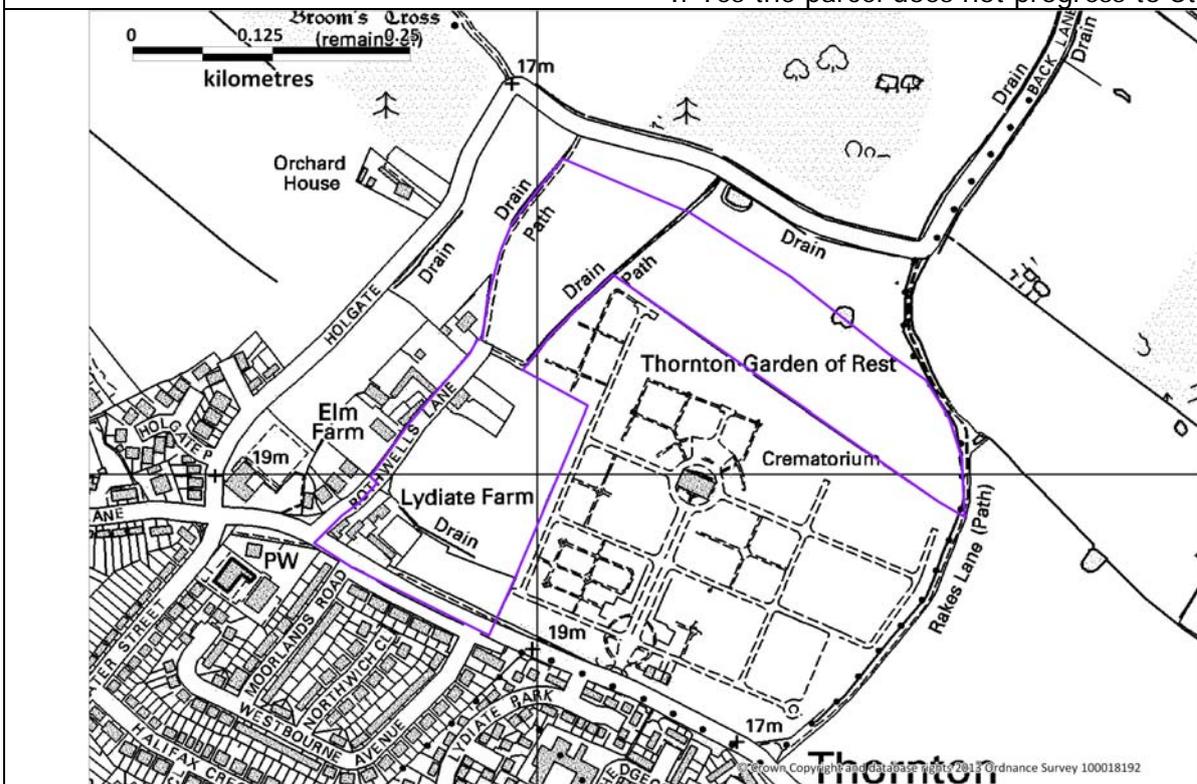
**Stage 1 Assessment – identification of parcels**

The parcel comprises buildings and associated land around Elm Farm. It abuts the built-up area of Thornton. Holgate (track), Green Lane, Thornton Cemetery and Rakes Lane Path form the boundary of the parcel. Separate from neighbouring parcel S090, which is in use as a crematorium.

**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**

The parcel contains 'best and most versatile' agricultural land. It is held for an extension to the cemetery and is therefore not suitable for development.

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

Yes  No

**Stage 3b Assessment - accessibility**

N/A

**Stage 4 Assessment**

N/A

**Conclusion:**

**The area would be suitable for development, but is subject to a restrictive covenant limiting the use of the land to that of a cemetery extension.**

<b>Parcel Number:</b>	S090
<b>Location Description:</b>	<b>Thornton Cemetery</b>
<b>Ward:</b>	Manor
<b>Parish:</b>	Thornton
<b>Size (ha):</b>	10.63

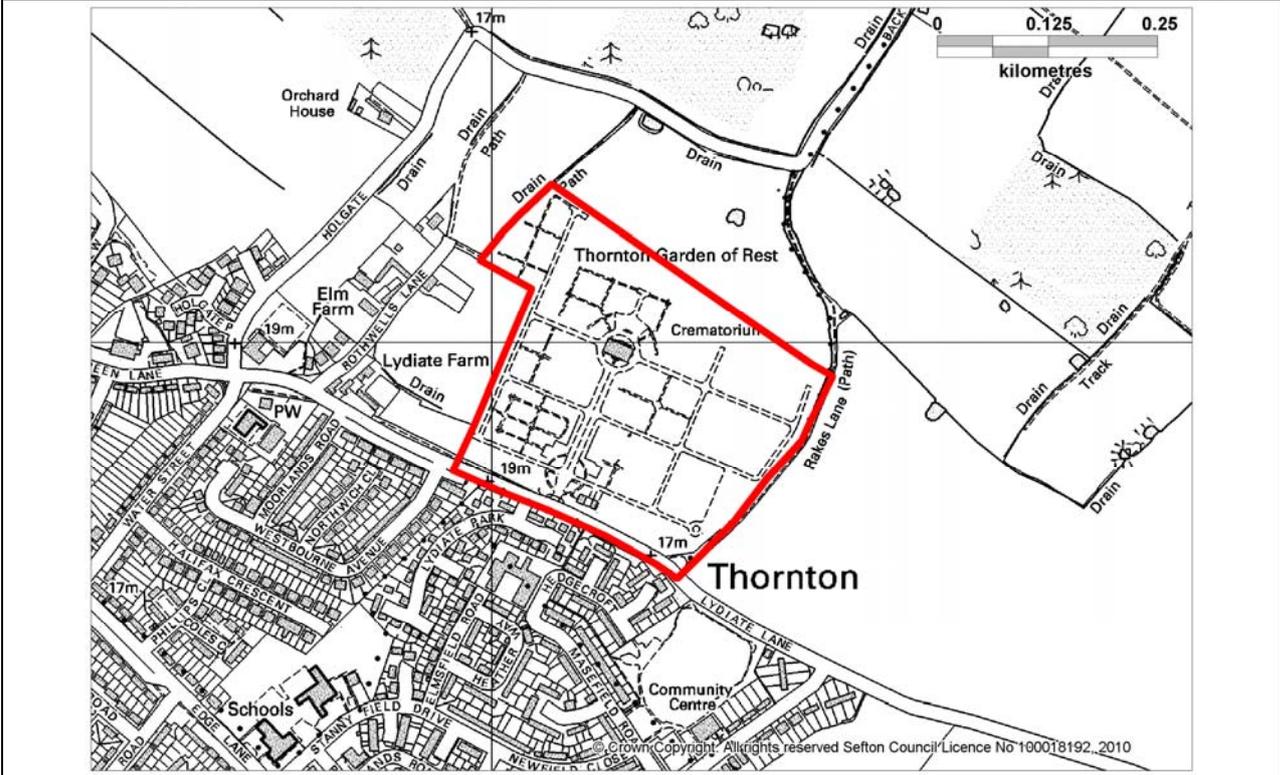
**Stage 1 Assessment – identification of parcels**

The parcel comprises the Thornton Crematorium. It abuts the built-up area of Thornton to the south. Lydiate Lane and Rakes Lane Path from part of 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

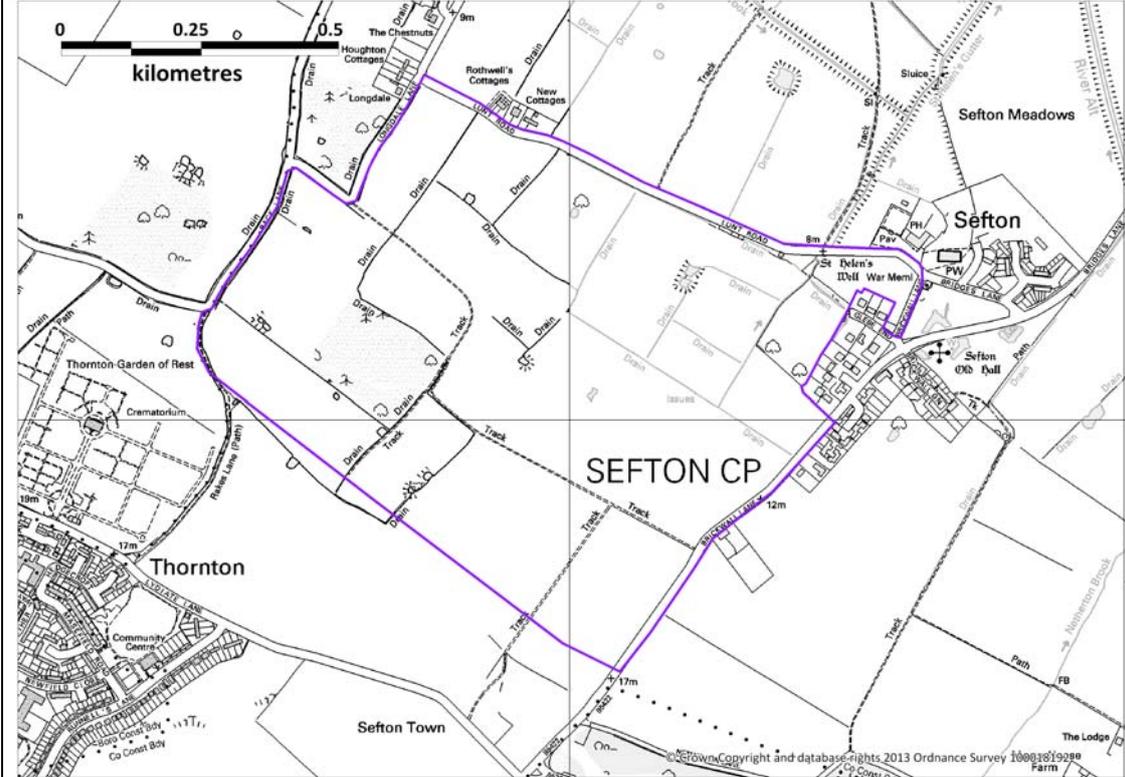
**Is the parcel removed from the study following the stage 2 assessment?**

Yes  No

<b>Stage 3a Assessment - constraints</b>
N/A
<b>Stage 3b Assessment - accessibility</b>
N/A
<b>Stage 4 Assessment – N/A</b>
<b>Gross developable area (ha): 0</b>
<b>Net developable area (ha): 0</b>
<b>Preferred main use: N/A</b>
<b>Notional capacity: N/A</b>
<b>Settlement to which capacity allocated: N/A</b>
<b>Conclusion:</b>
<b>The parcel was discarded at Stage 2 as it forms part of an Essential Gap between Thornton and Lunt Village.</b>

<b>Parcel Number:</b>	<b>S091</b>
<b>Location Description:</b>	<b>Land between Lunt &amp; Sefton Villages and the Thornton – Switch Island link road</b>
<b>Size (ha):</b>	73.7

**Stage 1 Assessment**



**Is the parcel fully developed?** Yes  No

**Stage 2 Assessment**

**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 – N/A**  
**Stage 3b Assessment – N/A**  
**Stage 4 Assessment – N/A**

**Conclusion:**  
 Development should not be permitted in this area as it needs to be kept open to stop Thornton, Netherpton, Homer Green and Sefton village from merging, and would reduce the gap between these settlements and Maghull.

<b>Parcel Number:</b>	S092
<b>Location Description:</b>	<b>Agricultural land bounded by Lydiate Lane &amp; Edge Lane, between Netherton &amp; Thornton</b>
<b>Ward:</b>	Manor
<b>Parish:</b>	Sefton
<b>Size (ha):</b>	38.11

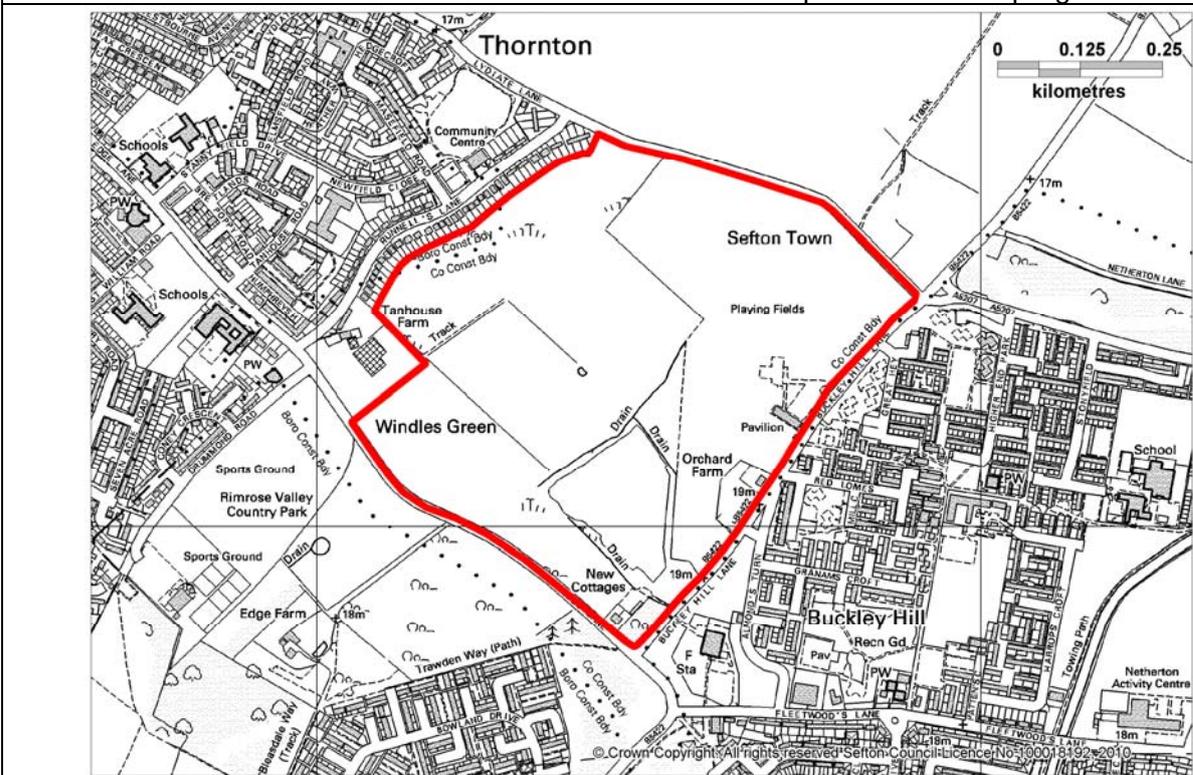
**Stage 1 Assessment – identification of parcels**

The parcel comprises open agricultural land between Crosby and Litherland. It abuts the built-up areas of Thornton and Netherton. Edge Lane, Runnells Lane, Lydiate Lane and Buckley Hill Lane form 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**

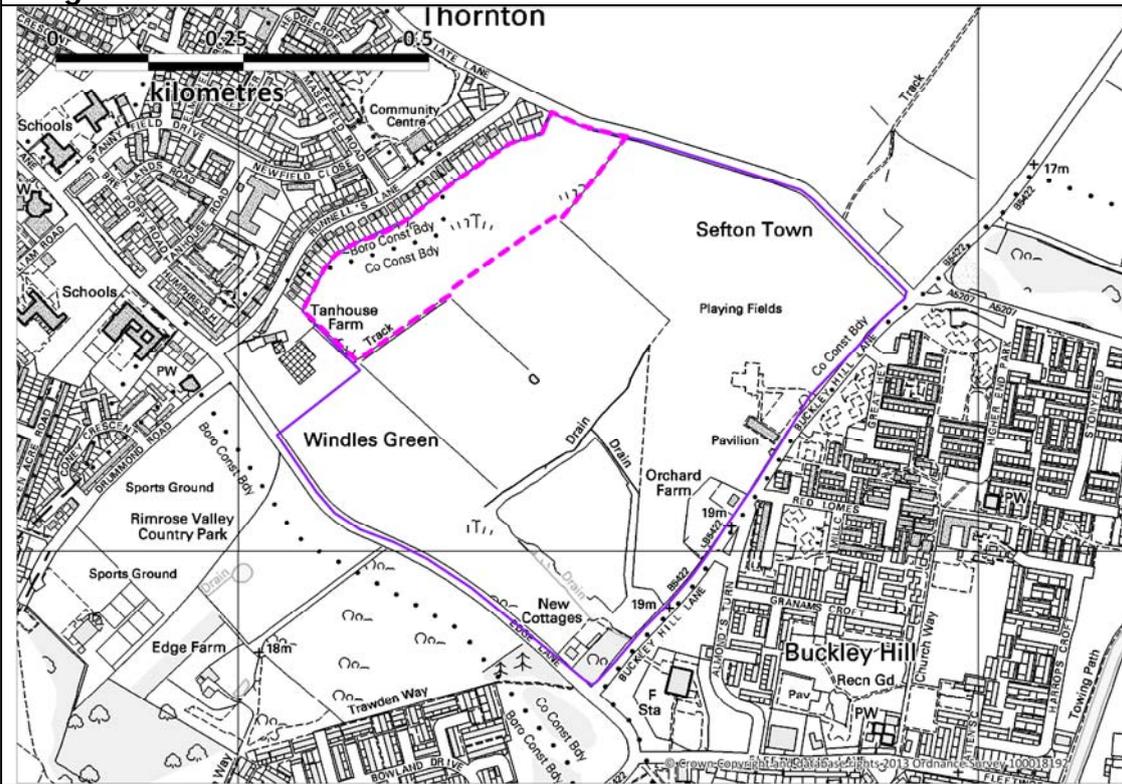
Setting  Part Setting  No Setting

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

Yes  No



## Stage 4 Assessment



**Gross developable area (ha):** 5.2

**Preferred main use:** Housing

**Notional capacity:** 137

**Settlement to which capacity allocated:** Crosby

**Conclusion:**

Development would only be acceptable in the field adjacent to the houses fronting Runnells Lane so as not to narrow the gap between Thornton and Netherton.

<b>Parcel Number:</b>	S093
<b>Location Description:</b>	<b>Rushton's Nursery, Runnells Lane, Thornton</b>
<b>Ward:</b>	Manor
<b>Parish:</b>	Sefton
<b>Size (ha):</b>	1.76

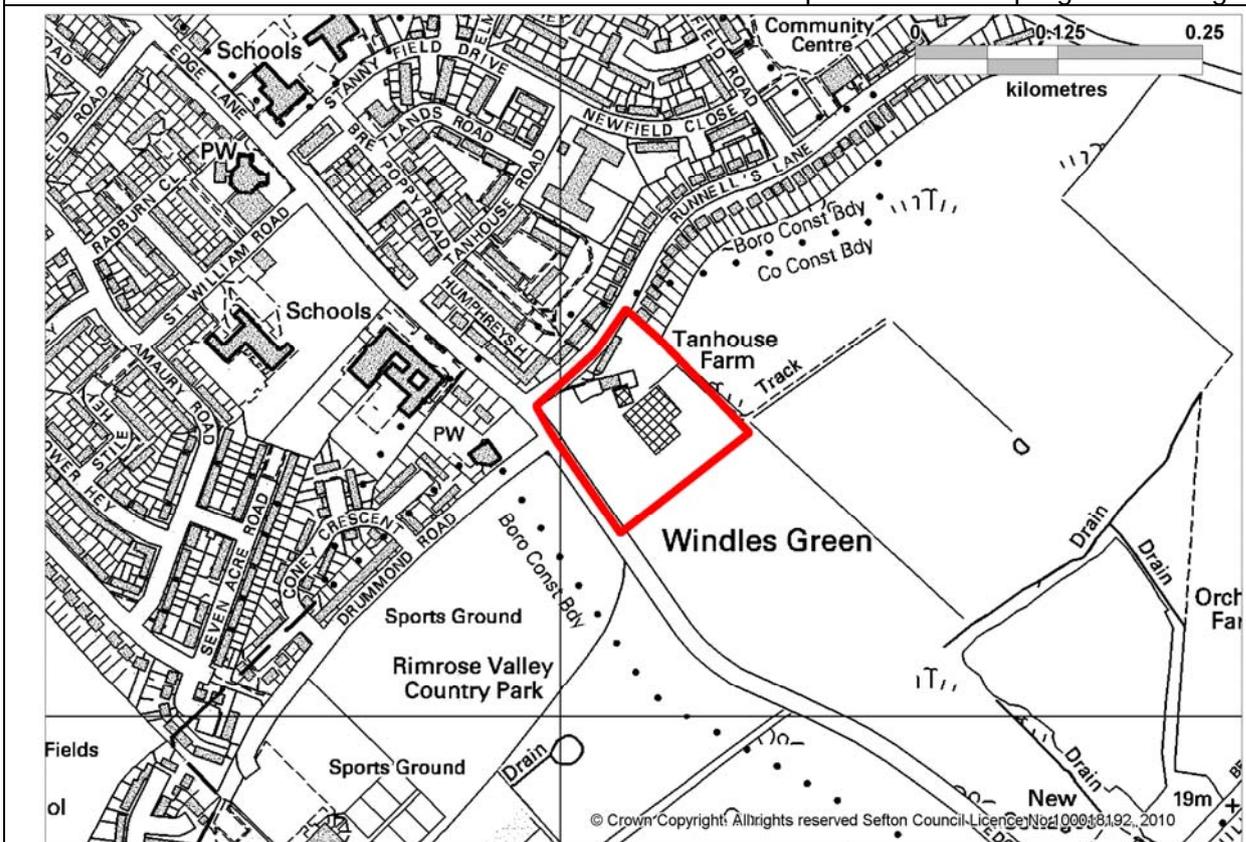
**Stage 1 Assessment – identification of parcels**

The parcel comprises a nursery with associated buildings. It abuts the built-up area of Thornton. Part of the boundary of the site is created by Runnells Lane and Edge Lane.

**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

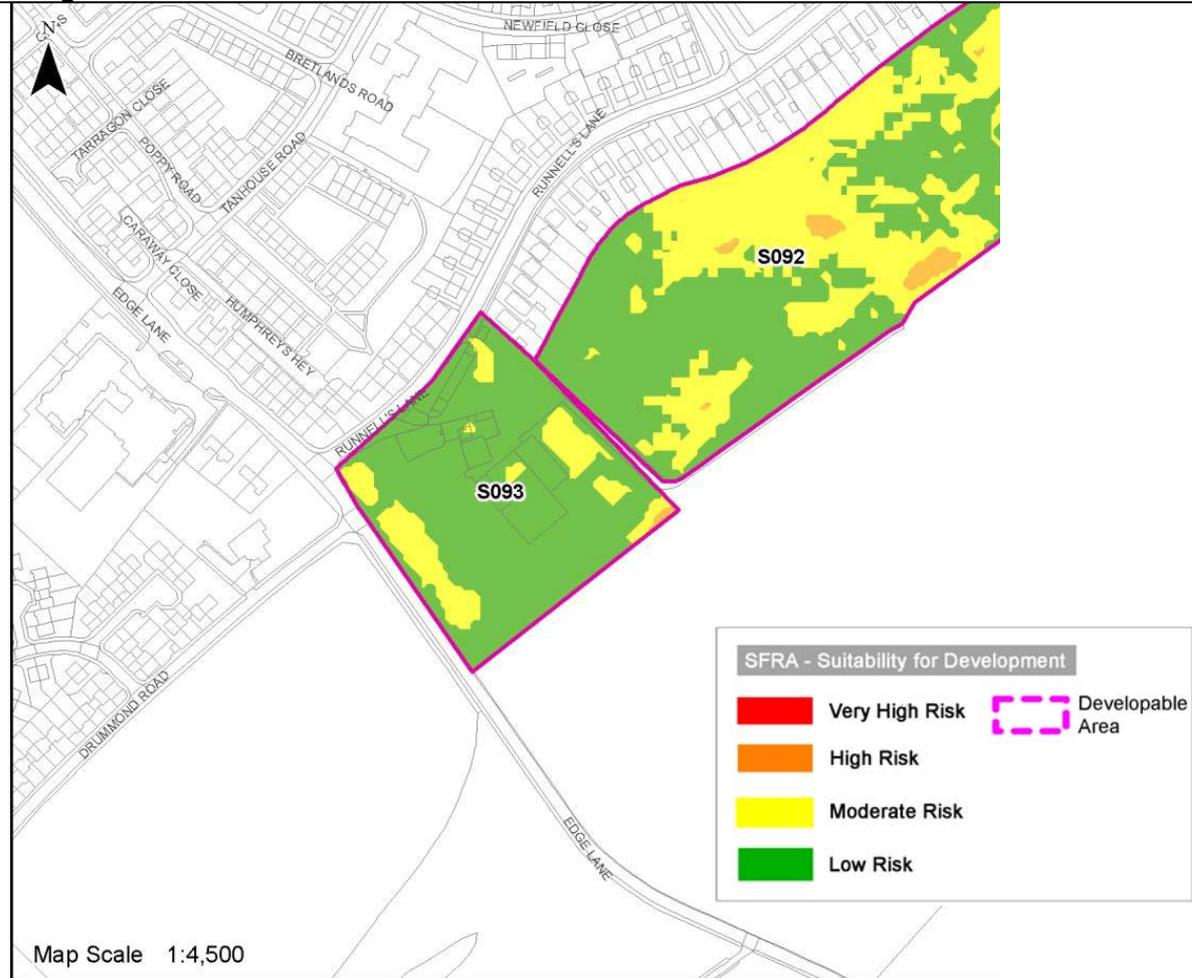
**Purpose Four**

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 contains 'best and most versatile' agricultural land. Although it is entirely in Flood Zone 1, parts of the parcel have a moderate 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  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):** 1.76

**Preferred main use:** Housing

**Notional capacity:** 46

**Settlement to which capacity allocated:** Crosby

**Conclusion:**

The parcel could be developed with a minimum impact on the openness of the Green Belt despite the narrowness of the gap between Thornton and Netherton as it already contains a mix of permanent and temporary buildings associated with the nursery.

<b>Parcel Number:</b>	S094
<b>Location Description:</b>	<b>Rimrose Valley</b>
<b>Ward:</b>	St Oswald and Ford
<b>Parish:</b>	N/a
<b>Size (ha):</b>	144.07

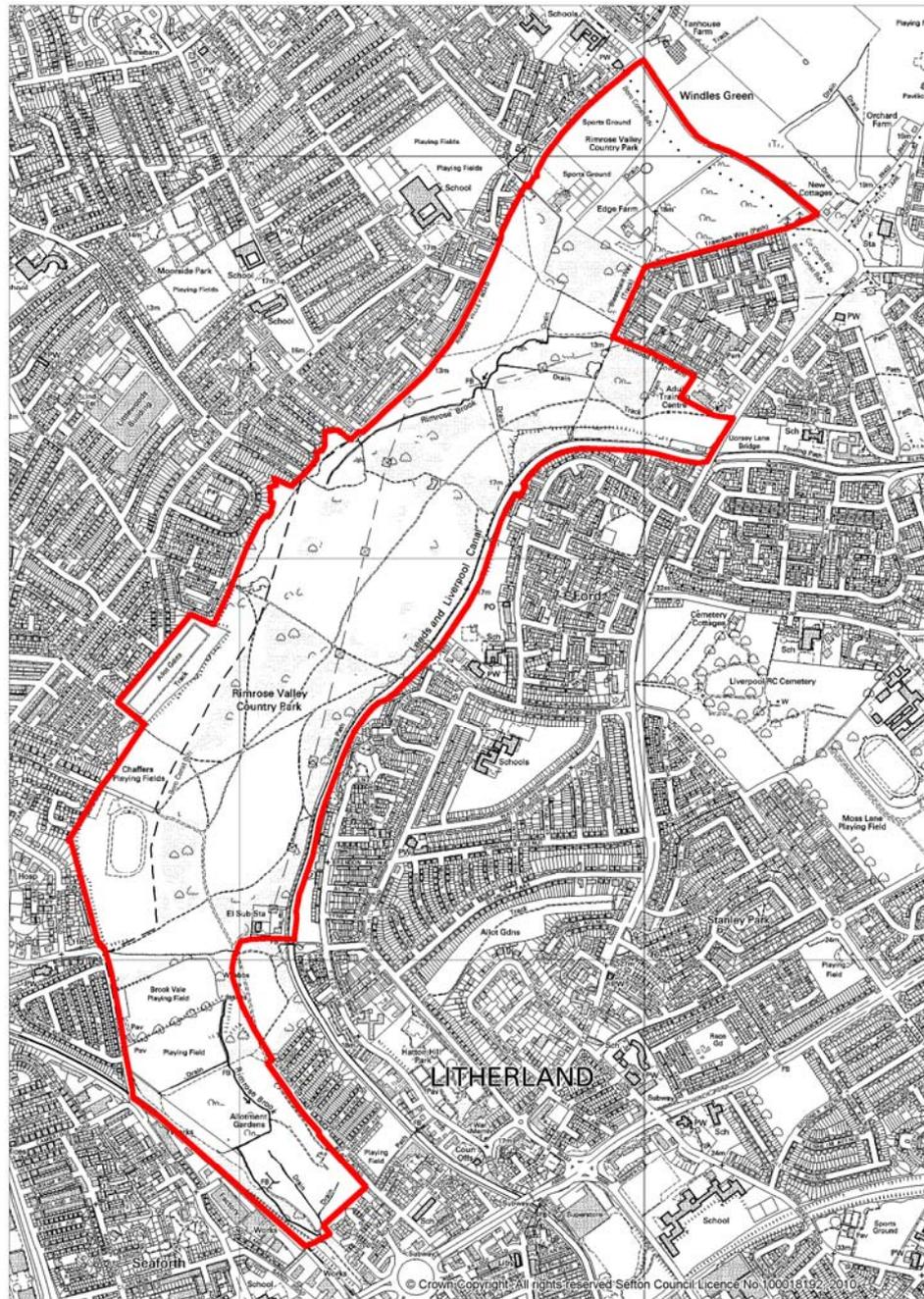
**Stage 1 Assessment – identification of parcels**

The parcel comprises the Rimrose Valley Park. Parcel is wedged between Crosby and Litherland between Cullen Drive in the south to Edge Lane in the north. Different in character from adjacent parcel S092.

**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 an Essential Gap between Crosby and Litherland.

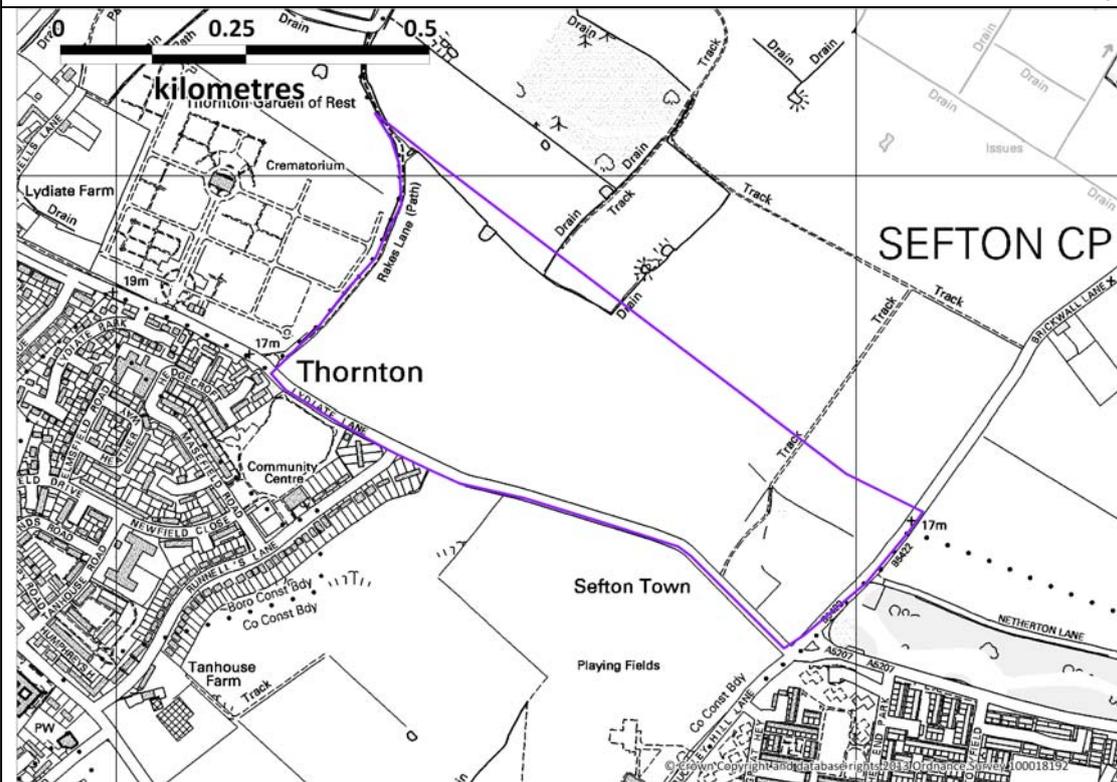
<b>Parcel Number:</b>	S095
<b>Location Description:</b>	<b>Land between Thornton and Netherton, the Thornton – Switch Island link road and Lydiate Lane</b>
<b>Ward:</b>	Manor and Park
<b>Parish:</b>	Sefton
<b>Size (ha):</b>	23.4

**Stage 1 Assessment – identification of parcels**

Large parcel comprises open agricultural land between Thornton and Netherton, between the Thornton – Switch Island link road and Lydiate Lane.

**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

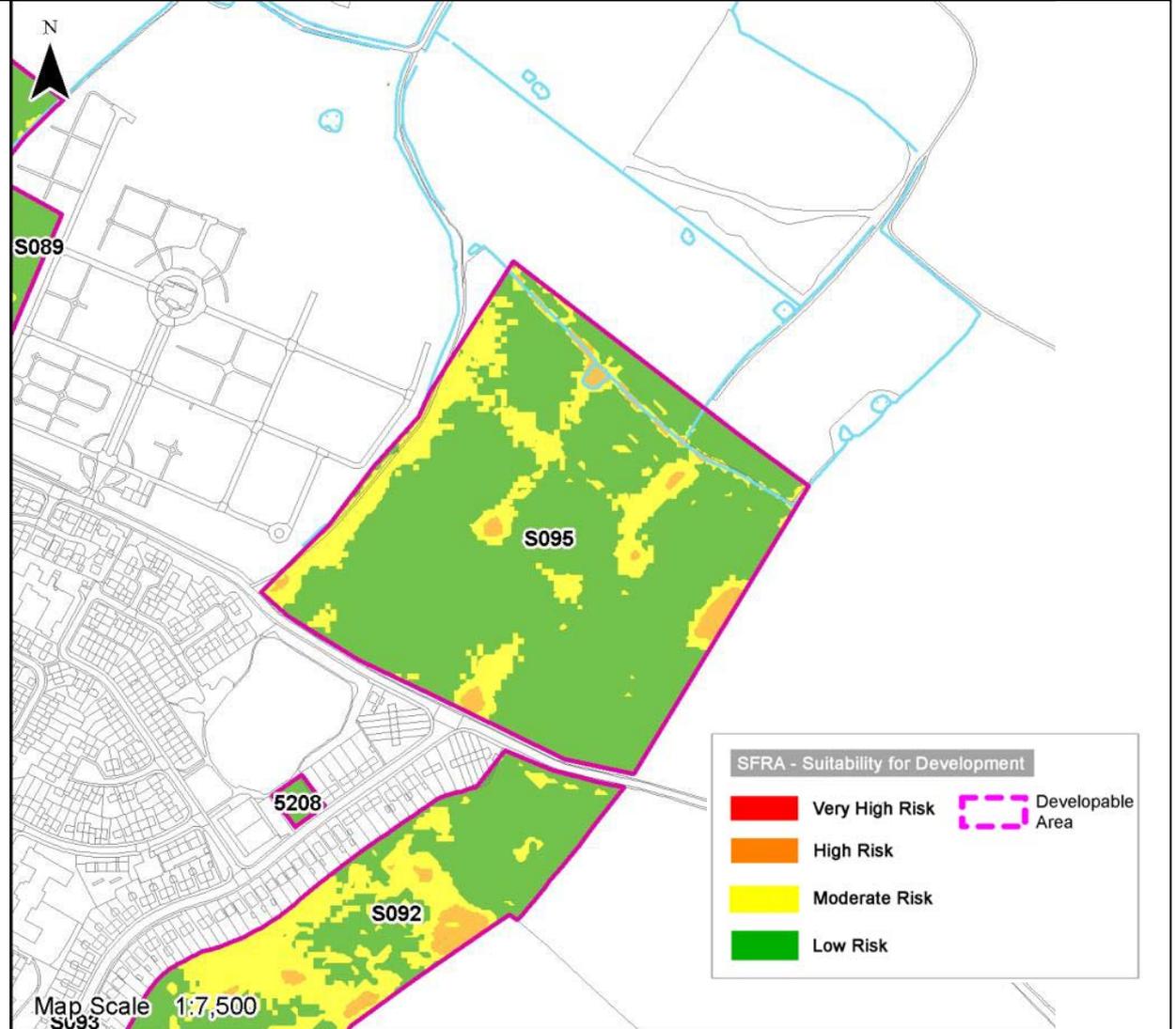
**Purpose Four**

Setting  Part Setting  No Setting

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

Yes  No

### Stage 3a Assessment - constraints



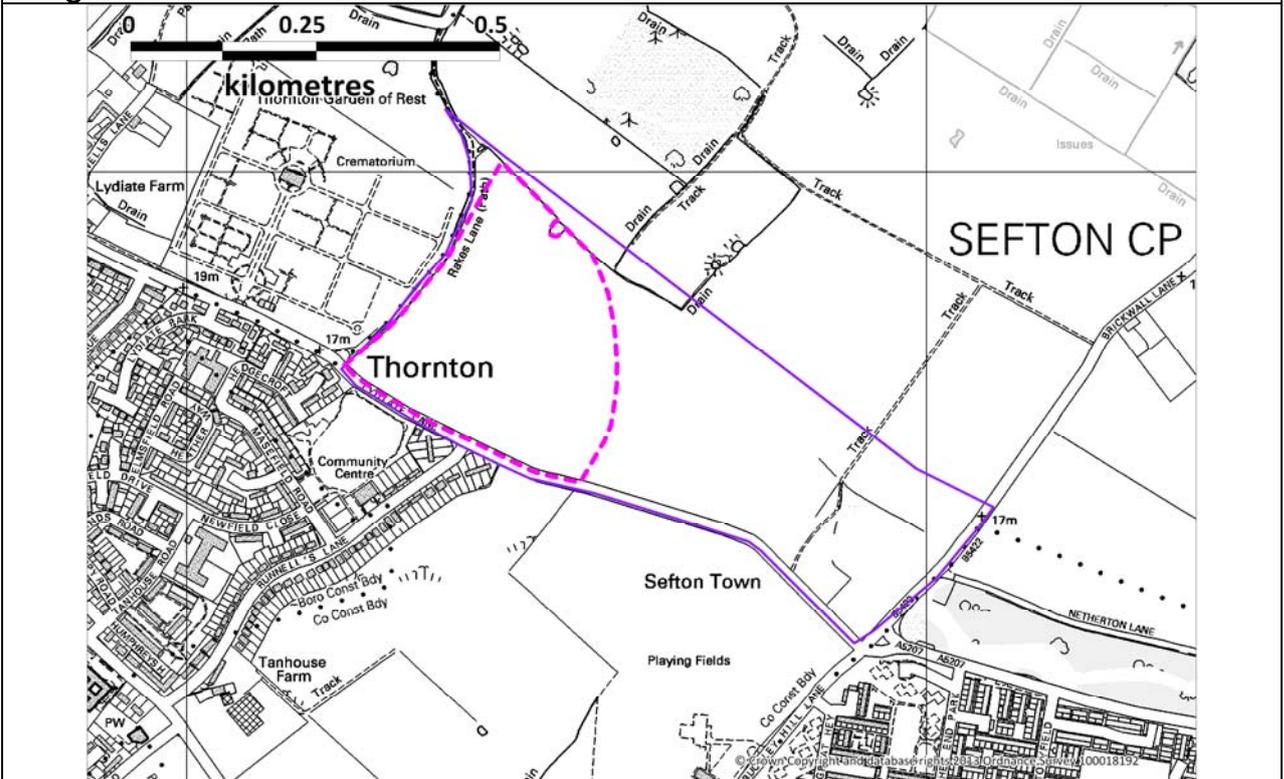
The parcel contains 'best and most versatile' agricultural land. Although it is in Flood Zone 1, it contains areas of moderate and high risk flooding.

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

Yes  No

<b>Stage 3b Assessment - accessibility</b>	
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 checked="" type="checkbox"/> No <input 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 checked="" type="checkbox"/> No <input 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):** 9.0

**Preferred main use:** Housing

**Notional capacity:** 235

**Settlement to which capacity allocated:** Crosby

### Conclusion:

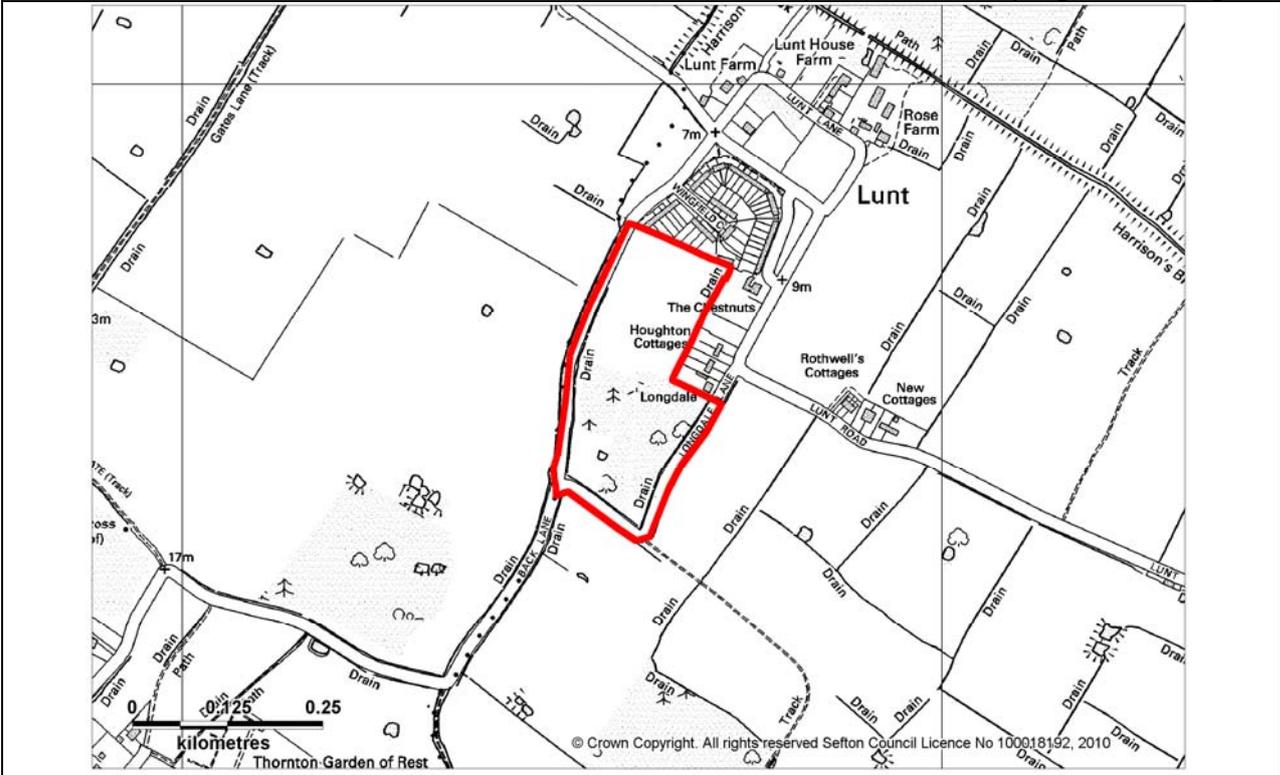
Development would only be acceptable to 'round off' Thornton between Runnells Lane and northeast corner of Thornton Garden of Rest. The developable area contains 'best and most versatile' agricultural land and should only be considered if no other preferable sites are available.

<b>Parcel Number:</b>	S096
<b>Location Description:</b>	<b>Community Woodland south of Lunt Village</b>
<b>Ward:</b>	Park
<b>Parish:</b>	Sefton
<b>Size (ha):</b>	5.92

**Stage 1 Assessment – identification of parcels**

The parcel comprises a Community Woodland on the south edge of Lunt Village. Back Lane, Longdale Lane and Lunt Village form the boundary of this 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

<b>Stage 3a Assessment - constraints</b>
N/A
<b>Stage 3b Assessment - accessibility</b>
N/A
<b>Stage 4 Assessment – N/A</b>
<b>Gross developable area (ha): 0</b>
<b>Net developable area (ha): 0</b>
<b>Preferred main use: N/A</b>
<b>Notional capacity: N/A</b>
<b>Settlement to which capacity allocated: N/A</b>
<b>Conclusion:</b>
<b>The parcel was discarded at Stage 2 as it is in an Essential Gap between Lunt Village and Thornton.</b>

<b>Parcel Number:</b>	S097
<b>Location Description:</b>	<b>Lunt Village</b>
<b>Ward:</b>	Park
<b>Parish:</b>	Sefton
<b>Size (ha):</b>	10.74

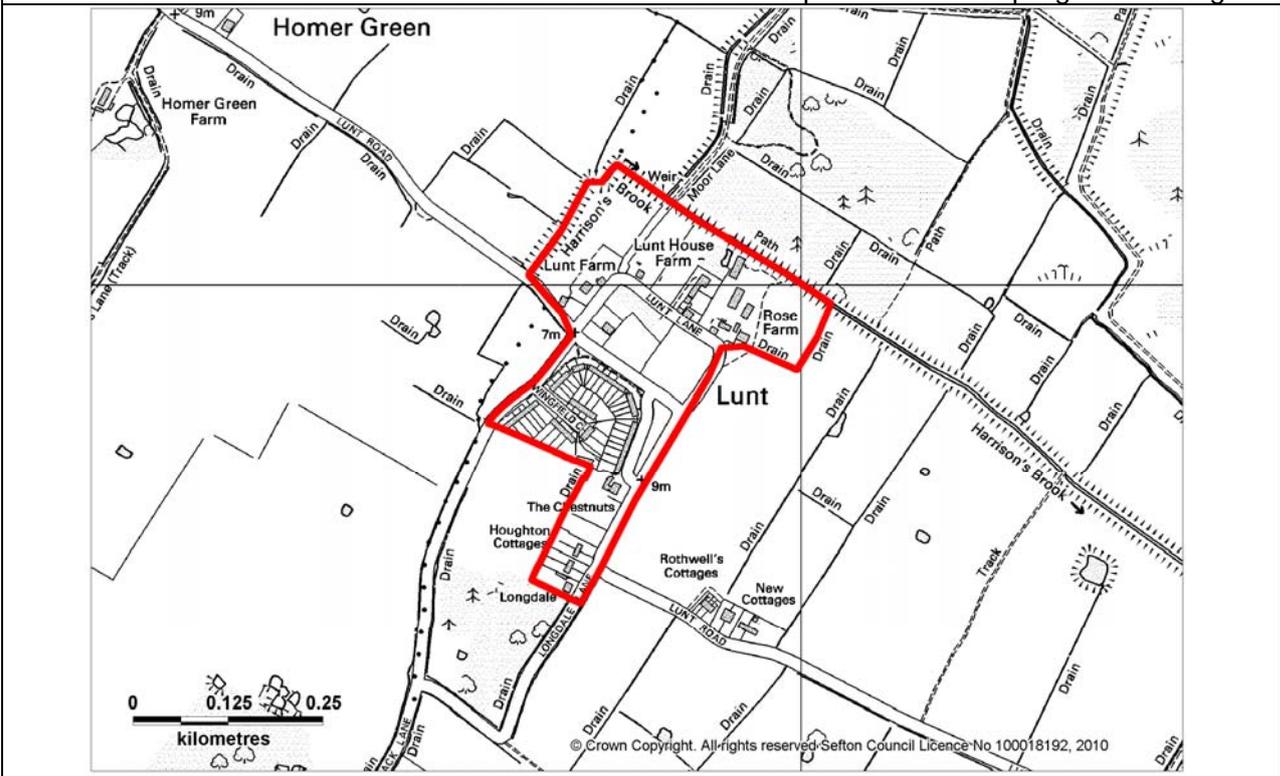
**Stage 1 Assessment – identification of parcels**

Parcel comprises Lunt Village and adjacent built development. Borders defined by the built-up area.

**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 – 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 1 as it is already fully developed.**

<b>Parcel Number:</b>	S098
<b>Location Description:</b>	<b>Agricultural land east of Lunt Village</b>
<b>Ward:</b>	Park
<b>Parish:</b>	Sefton
<b>Size (ha):</b>	30.01

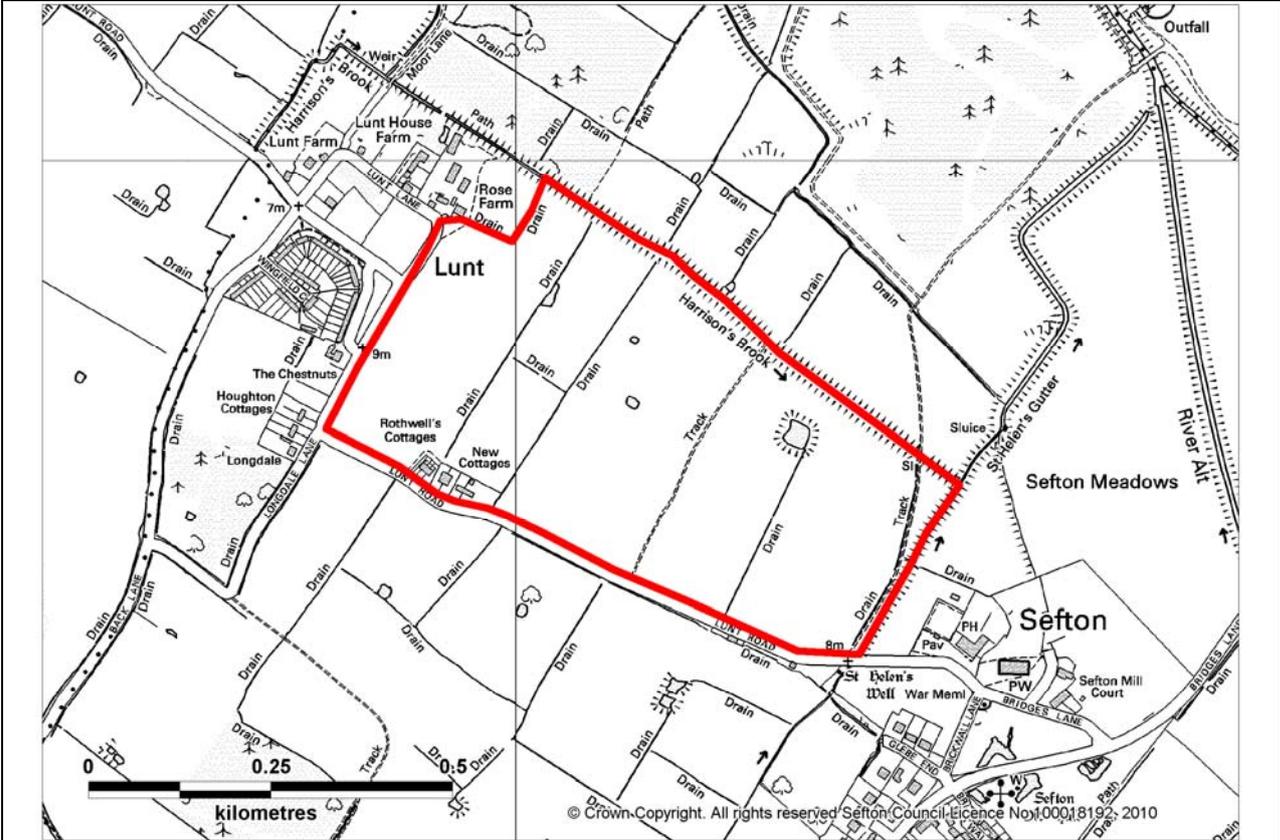
**Stage 1 Assessment – identification of parcels**

The parcel comprises open agricultural land on the eastern edge of Lunt Village. Harrison's Brook, St Helens Gutter, Lunt Road and Langdale Lane form the boundary of the parcel. Separate from neighbouring parcels (S099 and S95) to ensure manageable sized parcels.

**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

<b>Stage 3a Assessment - constraints</b>
N/A
<b>Stage 3b Assessment - accessibility</b>
N/A
<b>Stage 4 Assessment – N/A</b>
<b>Gross developable area (ha): 0</b>
<b>Net developable area (ha): 0</b>
<b>Preferred main use: N/A</b>
<b>Notional capacity: N/A</b>
<b>Settlement to which capacity allocated: N/A</b>
<b>Conclusion:</b>
<b>The parcel was discarded at Stage 2 as it is part of an Essential Gap between Lunt and Sefton villages.</b>

<b>Parcel Number:</b>	S099
<b>Location Description:</b>	<b>Land to north of Harrison's Brook, Lunt</b>
<b>Ward:</b>	Park
<b>Parish:</b>	Sefton
<b>Size (ha):</b>	28.28

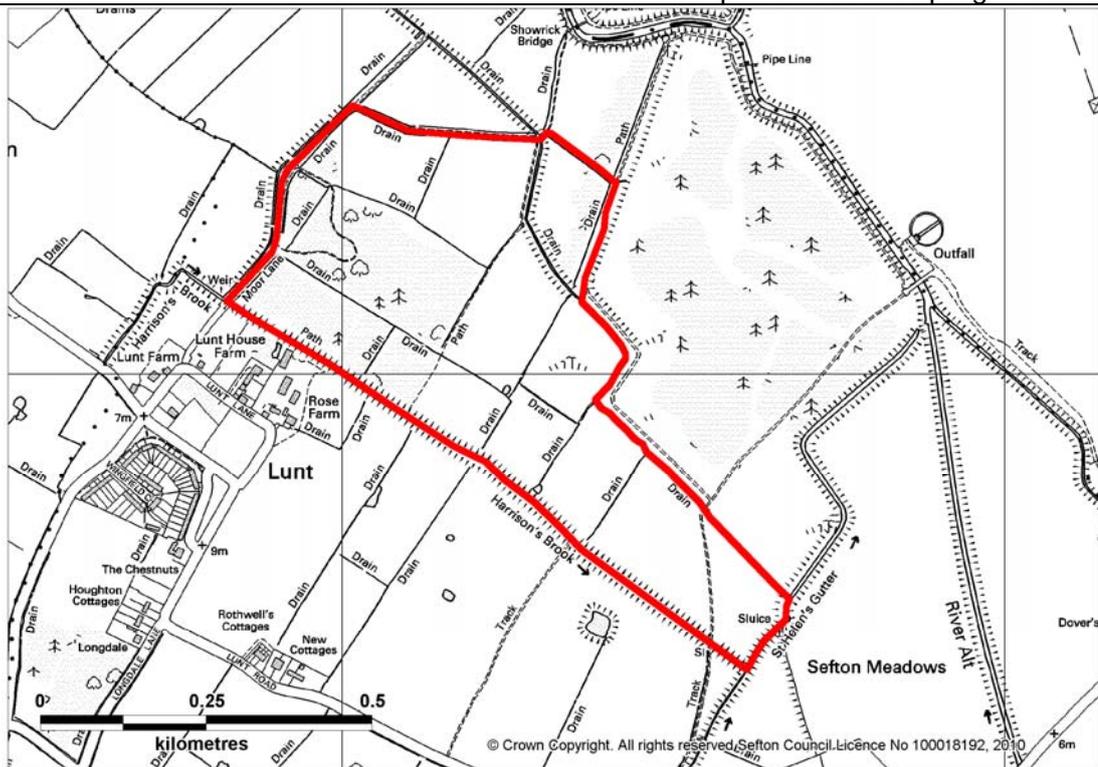
**Stage 1 Assessment – identification of parcels**

The parcel comprises open agricultural land to the north and east of Lunt Village. Separate from parcel S098 as this is a planned flood storage area

**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**

This parcel has been identified as a flood storage area.

<p><b>Is the parcel removed from the study following the stage 3a assessment?</b></p> <p style="text-align: right;">Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>
<p><b>Stage 3b Assessment - accessibility</b></p> <p>N/A</p>
<p><b>Stage 4 Assessment – N/A</b></p> <p><b>Gross developable area (ha): 0</b></p> <p><b>Net developable area (ha): 0</b></p> <p><b>Preferred main use: N/A</b></p> <p><b>Notional capacity: N/A</b></p> <p><b>Settlement to which capacity allocated: N/A</b></p>
<p><b>Conclusions:</b></p> <p>The parcel was discarded at Stage 3a as it has planning permission to be developed for use as a flood storage area.</p>

<b>Parcel Number:</b>	S100
<b>Location Description:</b>	<b>Sefton Meadows south &amp; west of River Alt</b>
<b>Ward:</b>	Park
<b>Parish:</b>	Sefton
<b>Size (ha):</b>	25.2

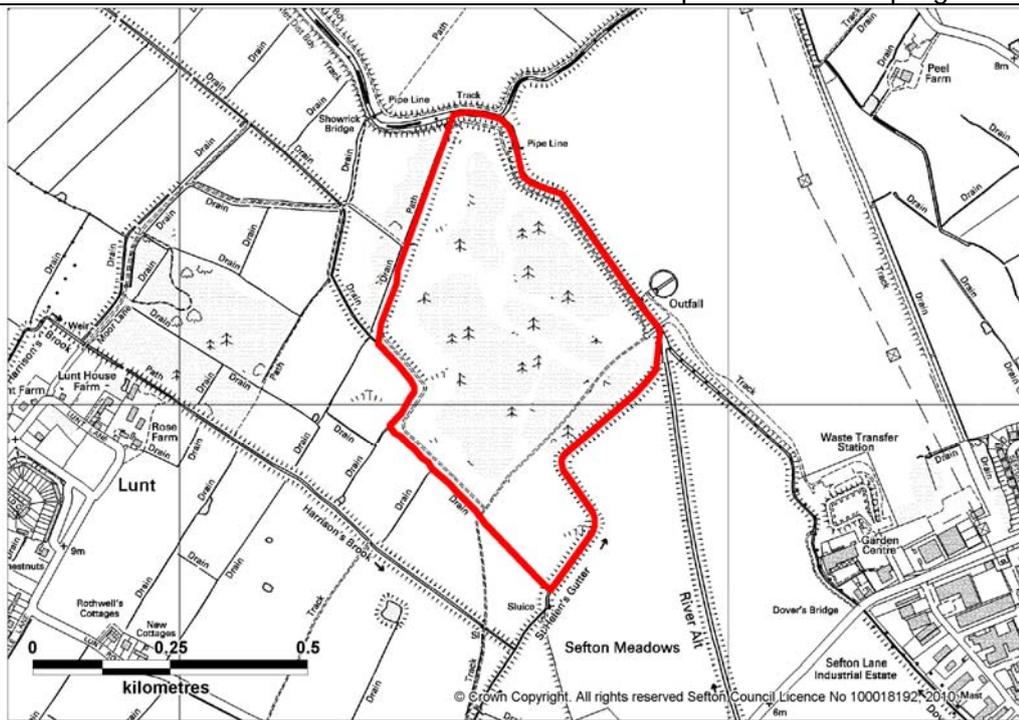
**Stage 1 Assessment – identification of parcels**

The parcel comprises Community Woodland on higher ground north of Sefton Village. The north boundary of the parcel is formed by the River Alt.

**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 - N/A**

**Stage 3b Assessment – N/A**

**Stage 4 Assessment – N/A**

**Conclusion:**

The parcel was discarded at Stage 2 as it forms part of an Essential Gap between Maghull and Lunt.